



Agenda
City Council Regular Meeting
Tuesday, June 5, 2018
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Item:

1. South Richland Traffic Impact Fee Program Update (15 minutes)
 - Pete Rogalsky, Public Works Director
2. 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:

3. New Hire/Retirements (5 minutes)
 - Allison Jubb, Human Resources Director
4. 2017 Art Recognition Award for Contributions in Support of the Arts (7 minutes)
 - Arts Commission Chair, Jeff Kissel
5. Kennewick Irrigation District (7 minutes)
 - Charles Freeman

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

6. Proposed Increase in the 2018 Budget Appropriation in the Water Fund - Ordinance No. 30-18
 - Pete Rogalsky, Public Works Director
7. Proposed Vacation of a Portion of Logston Boulevard - Ordinance No. 31-18
 - 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:

8. Approve the Minutes of the Council Meetings Held on May 15, 21, and 22, 2018; Approve the Minutes of the Transportation Benefit District Meeting Held on May 2, 2017
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

9. Ordinance No. 23-18, Amending Richland Municipal Code Title 23 and the Official Zoning Map of the City of Richland to Change Zoning on .34 acres from C-I to C-LB
 - Kerwin Jensen, Community Development Director
10. Ordinance No. 24-18, Amending Richland Municipal Code Title 23 and the Official Zoning Map of the City of Richland to Change Zoning on 1.84 Acres Located North of Keene Road from C-I to C-3
 - Kerwin Jensen, Community Development Director
11. Ordinance No. 28-18, Amending Richland Municipal Code Title 23 and the Official Zoning Map of the City of Richland to Change Zoning on 2.1 acres Located Along Keene Road From C-I to C-3
 - Kerwin Jensen, Community Development Director
12. Ordinance No. 30-18, Increasing 2018 Budget Appropriations in the Water Fund
 - Pete Rogalsky, Public Works Director

Ordinances - Second Reading/Passage:

13. Ordinance No. 25-18, Accepting the WASPC Human Trafficking Grant Award and Amending the 2018 Budget
 - Jeff Taylor, Interim Police Services Director
14. Ordinance No. 26-18, Amending Richland Municipal Code Section 10.04.040 related to Public Nuisances affecting Peace and Safety
 - Pete Rogalsky, Public Works Director
15. Ordinance No. 27-18, Amending Richland Municipal Code Section 22.14.130 related to Public Nuisances
 - Pete Rogalsky, Public Works Director

Resolutions – Adoption:

16. Resolution No. 88-18, Authorizing a Water Main Oversizing and Reimbursement Agreement with Pahlisch Homes of Westcliffe Heights, LLC
 - Pete Rogalsky, Public Works Director
17. Resolution No. 89-18, Authorizing an Interconnection Facilities Study Agreement with the Bonneville Power Administration for the Dallas Road Substation and Transmission Line
 - Clint Whitney, Energy Services Director
18. Resolution No. 91-18, Authorizing a South Richland Collector Street Latecomer Agreement with Pahlisch Homes at Westcliffe Heights, LLC for a Portion of Queensgate Drive
 - Pete Rogalsky, Public Works Director
19. Resolution No. 92-18, Approving an Engineering Services Agreement with Parametrix, Inc. for the Horn Rapids Landfill Disposal Capacity Improvements Project
 - Pete Rogalsky, Public Works Director

20. Resolution No. 93-18, Changing the Spelling of Mc Ewan Drive in West Village Phase 2 to McEwan Drive
- Kerwin Jensen, Community Development Director

Items for Approval:

21. Appointment to the Americans with Disabilities Act Citizens Review Committee: John (Scott) McDonald
- Heather Kintzley, City Attorney
22. Appointment to the Code Enforcement Board: Skye White
- Heather Kintzley, City Attorney
23. Appointment to the Economic Development Committee: Rae Moss
- Heather Kintzley, City Attorney
24. Proclamations of Appreciation: Debbie Berkowitz and David Carl
- Heather Kintzley, City Attorney
25. Authorize Travel for Mayor Thompson and Mayor Pro Tem Christensen
- Cindy Reents, City Manager

Expenditures - Approval:

26. Expenditures from May 7, 2018 - May 25, 2018 for \$10,356,227.01 including Check Nos. 257230-258048, Wire Nos. 6890-6921, Payroll Check Nos. 133650-134187, and Payroll Wire/ACH Nos. 10458-10472
- Cathleen Koch, Administrative Services Director

Items of Business:

27. Emergency Ordinance No. 29-18, Declaring an Emergency at the Water Treatment Plant regarding Failure of Filter No. 6
- Pete Rogalsky, Public Works Director

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Adjournment

City Council Meetings are broadcast live on CityView Channel 192 and online at CI.RICHLAND.WA.US/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: 06/05/2018

Agenda Category: Agenda Item

Key Element:

Subject:

South Richland Traffic Impact Fee Program Update (15 minutes)

Department:
Public Works

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

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: 06/05/2018

Agenda Category: Presentations

Key Element:

Subject:

2017 Art Recognition Award for Contributions in Support of the Arts (7 minutes)

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Presentations

Key Element:

Subject:

Kennewick Irrigation District (7 minutes)

Department:

City Manager

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

None.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Public Hearing

Key Element:

Subject:

Proposed Increase in the 2018 Budget Appropriation in the Water Fund - Ordinance No. 30-18

Department:

Public Works

Ordinance/Resolution Number:

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. 30-18 is on this evening's consent calendar and proposes to appropriate existing fund balance in the Water Fund's restricted reserve fund and to make changes to the 2018 Water Fund.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Public Hearing

Key Element:

Subject:

Proposed Vacation of a Portion of Logston Boulevard - Ordinance No. 31-18

Department:

Public Works

Ordinance/Resolution Number:

Document Type:

Public Hearing Item

Recommended Motion:

Summary:

Staff has evaluated the City's long-term street connectivity needs within Horn Rapids Industrial Park and determined that Logston Blvd is not needed. State law requires a public hearing to solicit testimony related to this request. Staff will present an ordinance for Council consideration on June 19, 2018 based on the public hearing testimony.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Minutes

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Approve the Minutes of the Council Meetings Held on May 15, 21, and 22, 2018; Approve the Minutes of the Transportation Benefit District Meeting Held on May 2, 2017

Department:

City Attorney

Ordinance/Resolution Number:

Document Type:

Minutes

Recommended Motion:

Approve the minutes of the Council Meetings held on May 15, 21, and 22, 2018; and approve the minutes of the Transportation Benefit District Meeting held on May 2, 2017.

Summary:

None.

Fiscal Impact:

None.

Attachments:

1. May 2, 2017 TBD Meeting Minutes
2. May 15 2018 Regular Council Meeting Minutes
3. May 21, 2018 Special Joint Workshop with City of Pasco
4. May 22, 2018 Regular Workshop



MINUTES

RICHLAND TRANSPORTATION BENEFIT DISTRICT MEETING

Richland City Hall ~ Council Chamber 505 Swift Boulevard

Tuesday, May 2, 2017 ~ Directly Following the City Council Meeting

Call to Order:

Mayor Thompson called the Richland Transportation Benefit District meeting to order at 8:01 p.m.

Attendance:

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

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Administrative Services Director Koch, Public Works Director Rogalsky, Community Development Director Jensen, Fire and Emergency Services Battalion Chief Wrooley, Parks and Public Facilities Director Schiessl, Police Services Director Skinner, Energy Services Business Services Manager Edgemon and City Clerk Hopkins.

Public Comments:

Mike Steen, 1607 Stevens, Richland, WA, does not support the \$20 car tab fee and believes it is excessive taxation.

Ann Fraser, 570 Holly Street, Richland, WA, questioned if other options were available for funding the Duportail Bridge and street maintenance.

Mayor Thompson explained the funding options considered by the City and the reasoning behind choosing the car tab fee.

Consent Agenda:

1. Minutes

- a. Approve the Minutes of the Meeting Held April 18, 2017
- Heather Kintzley, City Attorney

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER LUZZO GILMOUR SECONDED A MOTION TO APPROVE THE MINUTES. THE MOTION CARRIED 7-0.

2. Ordinance – Second Reading
 - a. Ordinance No. 01-17, Transportation Benefit District Funding
- Pete Rogalsky, Public Works Director

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO GIVE SECOND READING AND PASS ORDINANCE NO. 01-17, TRANSPORTATION BENEFIT DISTRICT FUNDING.

Councilmember Luzzo Gilmour said the \$20 car tab fee will not raise over the 20 years it is active. She said the Benton Franklin Community Action Committee's Helping Hands Program may be able to assist low-income individuals with the car tab fee.

Mayor Pro Tem Christensen pointed out that not all motorized vehicles will require the \$20 car tab fee. He noted that 40% of the funds will go towards the Duportail Bridge and 60% will go to street maintenance.

THE MOTION CARRIED 7-0.

Adjournment:

Mayor Thompson adjourned the meeting at 8:11 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



MINUTES
RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, May 15, 2018

City Council Pre-Meeting Workshop - 6:30 p.m. (Discussion Only - Annex Building)

Mayor Pro Tem Christensen called the pre-meeting to order at 6:30 p.m. in the City Manager's Conference Room in the City Hall Annex building.

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

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley and Public Works Director Rogalsky.

Agenda Item

1. Executive Session Per RCW 42.30.110 (1) (ii): Discuss Current or Potential Litigation With Legal Counsel (30 minutes)

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER ALVAREZ SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 6:30 P.M. TO DISCUSS CURRENT OR POTENTIAL LITIGATION WITH LEGAL COUNSEL FOR 30 MINUTES. THE MOTION CARRIED 5-0.

Councilmember Anderson arrived at 6:32 p.m.

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER ALVAREZ SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 6:58 p.m. P.M. THE MOTION CARRIED 6-0.

Parks and Public Facilities Director Schiessl and City Clerk Hopkins joined the meeting.

Mr. Schiessl reported on the high water in the Columbia River regarding how it is affecting the community.

2. Review of Queensgate Drive Roundabouts Public Art Concepts (20 minutes)
Mr. Schiessl described the art pieces being considered for the City's roundabouts.

3. Discuss Meeting Agenda Items (10 minutes)
Council and staff briefly reviewed the proposed agenda scheduled for the regular meeting.

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

Welcome and Roll Call

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

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

Also present were City Manager Reents, Assistant City Manager Amundson, 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, Energy Services Director Whitney, Police Services Lieutenant Smith and City Clerk Hopkins.

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER LUKSON SECONDED THE MOTION TO EXCUSE MAYOR THOMPSON. THE MOTION CARRIED 6-0.

Pledge of Allegiance

Mayor Pro Tem Christensen led the Council and audience in the recitation of the Pledge of Allegiance.

Approval of Agenda

COUNCILMEMBER LUKSON MOVED AND COUNCILMEMBER ALVAREZ SECONDED A MOTION TO AMEND THE AGENDA TO ADD AN ITEM TO PRESENTATIONS ON THE CITY'S EMPLOYEE WELLNESS PROGRAM. THE CARRIED MOTION 6-0.

Presentations

4. Richland Energy Services Tree Trimming Program Video (3 minutes)

Mr. Whitney introduced the video on the Energy Services tree trimming program.

4a. Employee Wellness Program

Ms. Koch introduced Irma Bottineau, Administrative Operations Coordinator, who is heading up the Wellness Program. Ms. Bottineau gave details on the Employee Wellness Program and the current and future events planned for program.

Public Hearing

None.

Public Comments

City Clerk Hopkins read the public comments procedure.

Stewart Stone, 1220 20th Ave, Salem, Oregon, said he supports Ordinance No. 22-18. He said the City has taken steps to improve the development process and he believes

more staff is needed to handle permits.

Consent Calendar

City Clerk Hopkins read the Consent Calendar.

COUNCILMEMBER KENT MOVED AND COUNCIL LUKSON SECONDED A MOTION TO APPROVE THE CONSENT AGENDA AS PUBLISHED. THE CARRIED MOTION 6-0.

Minutes

5. Approve the May 1, 2017 Council Meeting Minutes

Ordinances - First Reading

6. Ordinance No. 25-18, Accepting the WASPC Human Trafficking Grant Award and Amending the 2018 Budget
7. Ordinance No. 26-18, Amending Richland Municipal Code Section 10.04.040 related to Public Nuisances affecting Peace and Safety
8. Ordinance No. 27-18, Amending Richland Municipal Code Section 22.14.130 related to Public Nuisances

Ordinances - Second Reading/Passage

9. Ordinance No. 21-18, Amending Chapter 2.04 of the Richland Municipal Code related to Boards, Commissions and Committees
10. Ordinance No. 22-18, Amending Chapter 12.08 of the Richland Municipal Code related to Right-of-Way Construction Permitting

Resolutions – Adoption

11. Resolution No. 74-18, Authorizing a Replacement Grant Agreement with the Federal Emergency Management Agency for the Duportail Bridge Water Line
12. Resolution No. 87-18, Authorizing a Department of Justice Bulletproof Vest Grant Application

Items for Approval

Expenditures - Approval

13. Expenditures from April 23, 2018 - May 4, 2018 for \$10,402,584.48 including Check Nos. 256734-257229, Wire Nos. 6859-6889, Payroll Check Nos. 133118-133649, and Payroll Wire/ACH Nos. 10435-10457

Items of Business

None.

Reports and Comments

City Manager

Ms. Reents thanked Ms. Bottineau for her presentation regarding the Employee Wellness Program and said the employee excitement for the program was intense. She said the Port of Benton asked Council to sign a letter expressing support to expand the historical Sail monument. She also added that a second position has opened up on the Richland Public Facilities Board due to the upcoming term expiration of Daniel Boyd. Lastly, she said construction on the Queensgate road improvement project is scheduled for May 19-20, 2018, between 7:00 p.m.-6:00 a.m. and the freeway on-ramp will be closed during that time.

City Council

Councilmember Anderson said he was excited to participate in the Employee Wellness Program.

Councilmember Alvarez said he attended the grand re-opening of Fuse's new facility; that he was pleased with the art concepts for the City's roundabouts; and he complimented the efforts of the staff in charge of the City's Employee Wellness Program.

Councilmember Lukson said he appreciated Mr. Stone and Mr. Rogalsky working together to improve the City's development process.

Adjournment

Mayor Pro Tem Christensen adjourned the meeting at 8:09 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



MINUTES

SPECIAL JOINT RICHLAND/PASCO CITY COUNCIL WORKSHOP

Pasco City Hall ~ 525 N. 3rd Avenue

Monday, May 21, 2018

City Council Workshop - 6:00 p.m.

Pasco Mayor Watkins called the Joint Council workshop to order at 6:03 p.m. in the Council Chamber at Pasco City Hall.

Richland City Council Attendance: Mayor Pro Tem Christensen, Councilmembers Kent, Lemley and Alvarez were present.

Pasco City Council Attendance: Mayor Watkins, Councilmembers Alvarado, Maloney, Martinez, Milne and Serrano were present.

Also present were City Manager Reents, Community Development Director Jensen, Parks and Public Facilities Director Schiessl, Energy Services Director Whitney and City Clerk Hopkins.

Agenda Items

1. Reconveyance of the Columbia River Shorelines Presentation
- U.S. Army Corps of Engineers

Members of the Walla Walla District of the Corps of Engineers (Corps) gave the presentation beginning with the background and purpose of the Corps acquiring land and easements during the construction of the McNary Project and factors to consider in the land conveyance. The Corps had a prepared list of questions and answers they addressed including information on staffing, fiscal impact, Corps oversight management of the levee system, vegetation maintenance, the river pool, maintenance, certifications and permits, lands owned by the Corps above the high water mark, agreement with other agencies, enforcement actions, transition issues, regulations retained by Corps and the timeline and process of reconveyance.

Councilmembers had a question and answer period with the members of the Corps.

Adjournment

Pasco Mayor Watkins adjourned 7:00 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



MINUTES

RICHLAND CITY COUNCIL WORKSHOP MEETING

Richland City Hall ~ 505 Swift Boulevard
Tuesday, May 22, 2018

City Council Workshop - 6:00 p.m.

Mayor Pro Tem Christensen called the Council workshop to order at 6:03 p.m. in the Council Chamber at City Hall.

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

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

Agenda Items

1. Site Visit of the New City Hall Building (30 minutes)

Councilmembers and staff participated in a site visit of the new City Hall building. They returned to the Council Chamber at 6:55 p.m.

2. Horn Rapids Solar, Storage and Training Economic Summary (20 minutes)

Mr. Whitney said Energy Northwest is the lead agency on the Horn Rapids Solar, Storage and Training Economic project. The site will have solar panels on the property, a storage facility and a training facility. Also, the Department of Commerce has grant money that can be applied to this project. He said this is the largest proposed facility in the state and will draw national attention. He gave details on the three components of the project and the direct, indirect and induced benefits.

Council had a question and answer period with Mr. Whitney. Council would like more detailed information on costs to the City and would like to discuss the topic again with Mr. Whitney.

3. Smart Grid RFP Status (15 minutes)

Mr. Whitney said the Smart Grid request for proposals will be released in June and the results will come back for Council action by November. If the project starts in November it would be done in June 2019.

4. Update on 650 George Washington Way Property

Mr. Jensen said the developer has submitted building permits for the project, but the HUD financing is taking more time than anticipated. The developer is asking for a 7th amendment to the contract for a time extension of 12 weeks, making the closing date of October 30, 2019. He said this request will be on the June 19, 2018, Council agenda for consideration.

Council requested that the developer provides proof that he has financing in progress with HUD.

5. U.S. Army Corps of Engineers Columbia River Shoreline Reconveyance Presentation Update

Mr. Schiessl gave a brief recap of the U.S. Army Corp of Engineer Columbia River shoreline reconveyance presentation given at the joint workshop with Pasco's and Richland's City Councils. He said the path forward is to work with Representative Newhouse to draft legislation.

Adjournment

Mayor Pro Tem Christensen adjourned 7:39 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Ordinances - First Reading

Key Element: Key 3 - Economic Vitality

Subject:

Ordinance No. 23-18, Amending Richland Municipal Code Title 23 and the Official Zoning Map of the City of Richland to Change Zoning on .34 acres from C-I to C-LB

Department:

Community Development Services

Ordinance/Resolution Number:

23-18

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 23-18, amending RMC Title 23 and the Official Zoning Map of the City of Richland to change the zoning on 0.34 acres from Neighborhood Retail (C-I) to Commercial Limited Business (C-LB).

Summary:

Kenton Bricker, owner of the subject property, has filed a rezone request to change the zoning on a 0.35 acre site from C-I (Neighborhood Retail) to C-LB (Commercial Limited Business). The reason for filing this request is to make available some residential development opportunities in conjunction with low-intensity commercial or office uses. Primarily, the applicant is interested in constructing a multi-family residential apartment or townhome style building which offers commercial/office tenant spaces on the first floor.

The site is a 0.34-acre parcel of undeveloped land and is located at the northeast corner of Alder Avenue and Turner Street, lying approximately 135-feet south of Van Gisen Street. Surrounding properties to the west and to the south contain a mix of multi-family and single-family residences.

The Hearing Examiner recommended approval.

Staff recommends approval of Ordinance No. 23-18 for first reading by title only.

Fiscal Impact:

Multi-family development will increase the demand on city services and contribute to increased property and sales taxes for the city. The change in zoning classification is not anticipated to increase demand for city services above the current zoning classification.

Attachments:

1. Ordinance No. 23-18
2. May 16, 2018 - Hearing Examiner Recommendation
3. March 12, 2018 - Staff Report - Bricker C-I to C-LB

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 23-18

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 to change the zoning on 0.34 acres from Neighborhood Retail (C-1) to Commercial Limited Business (C-LB); said property being located at the southwest corner of the intersection of Alder Avenue and Turner Street.

WHEREAS, on March 12, 2018, the Richland Hearing Examiner held a duly advertised public hearing to consider a petition from Kenton and Gina Bricker to change the zoning of the hereafter described property; and

WHEREAS, on May 16, 2018, 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 March 12, 2018 public hearing, and has considered the written recommendation of the Richland Hearing Examiner.

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 property described below is Commercial Limited Business (C-LB) when consideration is given to the interest of the general public.

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

PLAT OF RICHLAND BLOCK 339 LOT 1: LESS THE NORTH 120.5 FEET
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, 1-25-83
HAVING AN AREA OF 148,052 SQUARE FEET, 0.34 ACRES

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Section 3. Such property is rezoned from Neighborhood Retail (C-1) to Commercial Limited Business (C-LB).

Section 4. Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said title, are amended by amending Sectional Map No. 9, which is one of a series of maps constituting said Official Zoning Map, as depicted in **Exhibit A** and bearing the number and date of passage of this ordinance, and by this reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 5. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and the attached amended zoning map, 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, Washington, at a regular meeting on the ____ day of _____, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

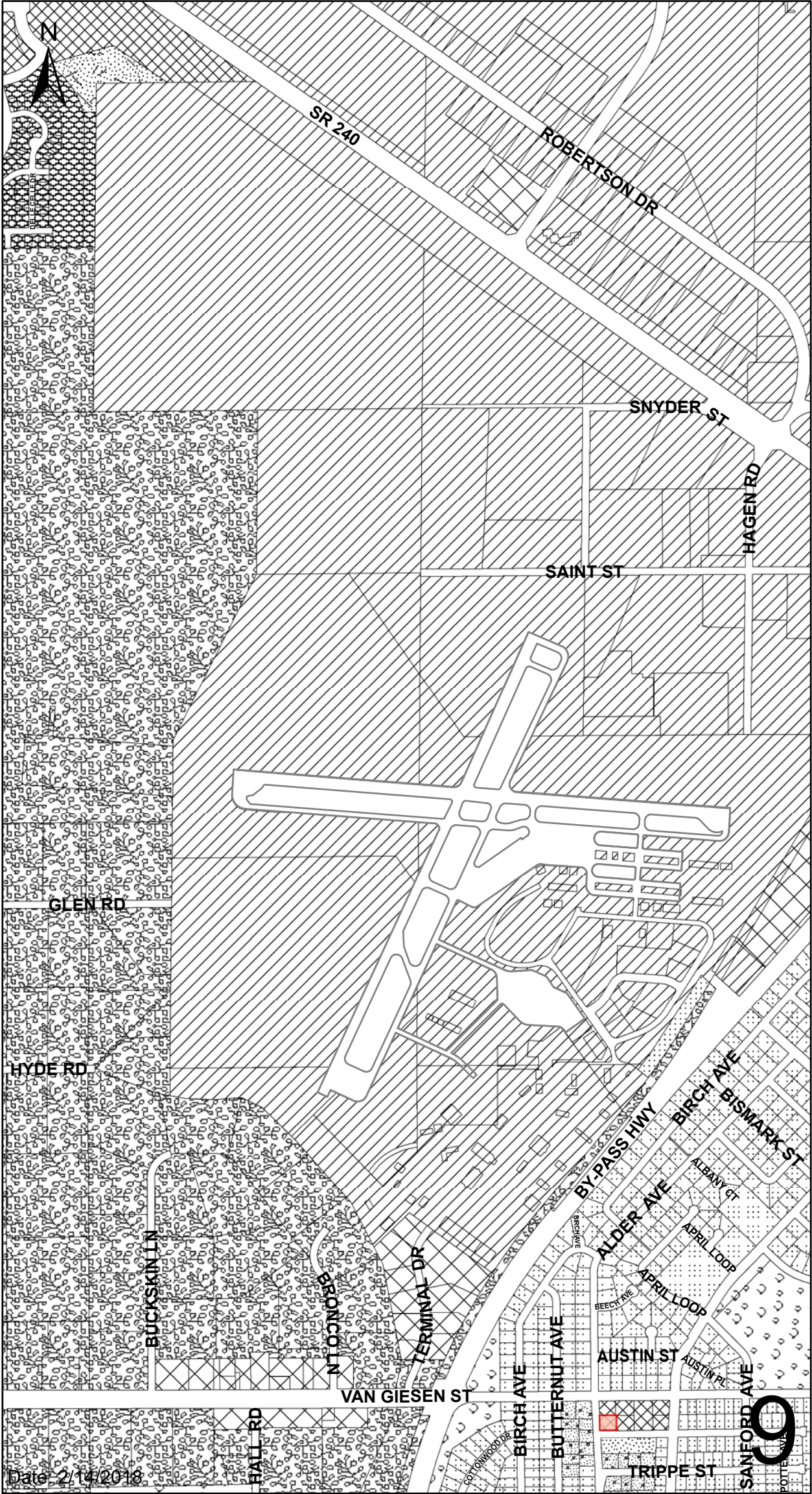
APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: _____

Exhibit A to Ordinance No. 23-18



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

Regarding the Application to *Rezone* a)
vacant .34 acre site located at 1526 Alder)
Avenue from C-1 (Neighborhood Retail) to)
C-LB (Commercial Limited Business),) **File No. Z2018-100**
submitted by the property owners)
)
Kenton and Gina Bricker,) **FINDINGS OF FACT,**
Applicants,) **CONCLUSIONS AND**
) **RECOMMENDATION**
_____)

I. SUMMARY OF RECOMMENDATION.

The property owners, Kenton and Gina Bricker, can meet the burden of proof to demonstrate that their requested rezone merits approval. The site is now designated as suitable for Commercial land uses under the City’s Comprehensive Plan, and the request is to rezone the property from a relatively more-intense commercial designation to a less-intense commercial designation that allows for some residential development opportunities. After public notices provided in accord with law, there was no opposition.

II. BACKGROUND and APPLICABLE LAW.

In this matter, the Hearing Examiner has jurisdiction to conduct an open record public hearing on the site-specific rezone application at issue, and is directed to issue a written recommendation for consideration and final action by the Richland City Council. *See* Richland Municipal Code (RMC) 19.20.010(C)(2)(identifies “site-specific rezone” as a Type III permit application); RMC 19.20.030(jurisdiction to conduct public hearing, issue recommendation); RMC 19.25.110(authority for Examiner actions, including conditions of approval on applications or appeals); and RCW 35A.63.170(state statute regarding hearing examiner system).

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: BRICKER REZONE
APPLICATION TO CHANGE A .34-ACRE SITE
LOCATED AT 1526 ALDER AVENUE FROM C-1
(NEIGHBORHOOD RETAIL) TO C-LB
(COMMERCIAL LIMITED BUSINESS) FILE NO.
Z2018-100**

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

1 The applicant bears the burden of proof to show that its application conforms to the relevant
2 elements of the city's development regulations and comprehensive plan, and that any significant
3 adverse environmental impacts have been adequately addressed. RMC 19.60.060. And, because a
4 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).

5 Finally, Washington Courts apply three basic rules when reviewing appeals of rezone
6 applications: (1) there is no presumption favoring the rezone request; (2) the proponent of a rezone
7 must demonstrate that there has been a change of circumstances since the original zoning,
8 PROVIDED if a proposed rezone implements the policies of a comprehensive plan, a showing of
9 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).

10 III. QUESTIONS PRESENTED.

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

12 A. Whether the requested rezone implements policies of the City's Comprehensive Plan,
13 and/or whether there has been a change of circumstances since the original C-1 zoning adopted for
the site?

14 *Short Answer:* Yes. The site is already designated for Commercial land uses.

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

17 *Short Answer:* Yes.

18 IV. RECORD.

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

22
23 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).

24 FINDINGS OF FACT, CONCLUSIONS AND
25 RECOMMENDATION RE: BRICKER REZONE
APPLICATION TO CHANGE A .34-ACRE SITE
26 LOCATED AT 1526 ALDER AVENUE FROM C-1
(NEIGHBORHOOD RETAIL) TO C-LB
(COMMERCIAL LIMITED BUSINESS) FILE NO.
Z2018-100

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

Hearing Testimony: The following individuals presented testimony under oath at the duly noticed public hearing for the underlying application, held on March 12, 2018:

1. Shan O'Neill, Interim Planning Manager/Senior Planner for the City of Richland.
2. Brad Bricker, the applicant's son, spoke in favor of the request; and
3. Kenton Bricker, the applicant.

The applicant, Mr. Bricker, attended the hearing, and fully supported the staff recommendation to approve the rezone. No one opposed the requested rezone.

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

1. Application for Rezone, including Justification statement, handwritten by the applicants, which reads in part: "...would allow for a greater flexibility in design and purpose to meet the commercial and residential market needs of the surrounding neighborhood..." signed by applicants on January 17, 2018;
2. Commercial zoning regulations – RMC Chapter 18.22;
3. Site photos; and
4. Affidavit of publication and public hearing notices;

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

The Examiner visited the road network and vicinity of the proposed rezone and is fully advised on matters at issue herein, including without limitation adjacent developments and land uses, 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. In January of this year, the applicants and owners of the subject property, Kenton and Gina Bricker, submitted an application seeking to rezone a vacant .34 acre site located at 1526 Alder Avenue from C-1 (Neighborhood Retail) to C-LB (Commercial Limited Business). The property is identified as Benton County Parcel No. 103983020339005.

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: BRICKER REZONE
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2. The small parcel that is subject to this rezone application is the only vacant piece of land on a block that is all now zoned C-1, and mostly developed. The parcel is a corner lot, with Alder Avenue to the west, and Turner Street to the south.

3. To the west, the block is zoned R-2 (Medium Density Residential). To the south, the properties are zoned R-3 (High Density Residential). Properties the east and north are developed with retail commercial tenant spaces laid out to function as a single small commercial complex known as "Westgate Center." (*Staff Report, page 3*).

4. Given how other properties on the same block have already been developed, opportunities to access the busier Van Giesen Street do not seem readily available.

5. The application includes the following notation as "Justification" for the requested rezone: "...would allow for a greater flexibility in design and purpose to meet the commercial and residential market needs of the surrounding neighborhood..." (*Ex. 1*).

6. Following receipt, City staff complied with all applicable public notice requirements for the rezone application and the public hearing held for the matter. (*Staff Report, Page 6; and Exhibit 4, copies of various public notices published and mailed*).

7. Because staff deemed the application to be consistent with the City's Comprehensive Plan, which already designates the rezone site as suitable for Commercial land uses, and the City's plan was analyzed in an environmental impact statement at the time of its adoption, the pending application is categorically exempt from SEPA review as provided in WAC 197-11-800(6)(c). *Staff Report, pages 8 and 9*.

8. Although notices were duly published, posted and mailed as required by law, no one provided any written comments regarding the pending rezone. *Staff Report, page 6*.

9. The rezone is not likely to have any material impact on capacity for the existing local street system serving the property.

Summary of Public Hearing.

10. At the public hearing, Mr. O'Neill made a brief presentation regarding the application, the site, and his recommendation of approval, as explained in the Staff Report. The applicant, Mr. Bricker, and his son, Brad Bricker, expressed their support for the staff recommendation of approval. The applicant noted that the requested rezone would allow for more flexibility in pursuing mixed-use options with a range of housing options, all of which is consistent with land use policy goals in the City's Comprehensive Plan. No one testified to express concerns with or opposition to the Bricker's rezone application.

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: BRICKER REZONE
APPLICATION TO CHANGE A .34-ACRE SITE
LOCATED AT 1526 ALDER AVENUE FROM C-1
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1 ***Public services and utilities are adequate and readily available to serve the site.***

2
3 11. As part of the review process, City staff confirmed that adequate utilities, including without
4 limitation water, power, and sewer, are in place and/or readily available to serve the parcel that is at
5 issue in this matter. *Staff Report, pages 7-8.*

6 ***Surrounding uses and zones.***

7 12. The entire parcel is currently zoned Single Family Residential, based on the preferences of
8 the McDonalds at the time their property was annexed into the City of Richland in 2013. Since
9 then, they changed their minds, and now wish for their property to be rezoned to a Commercial
10 classification, like most all other properties in the vicinity located south of Reata Road.

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

12 13. As explained elsewhere in this Recommendation, the rezone site is already designated as
13 "Commercial" in the City's Comprehensive Plan, and the request is to modify the classification
14 from one Commercial classification to another, in this case from C-1 to C-LB.

15 14. Based on the record, the Examiner finds and concludes that the requested rezone from one
16 Commercial classification to another in an area where commercial uses face residential uses on the
17 other side of the street is appropriate, especially given the fact that one of the stated purposes of the
18 C-LB Zone is, in certain instances (such as this one) to provide a buffer zone between residential
19 areas and other commercial districts. *(See C-LB Zone Purpose, quoted on page 5 of Staff Report).*
20 The requested C-LB zone is not inconsistent with existing land uses located on or zoning
21 designations assigned to surrounding properties in the area.

22 15. Standing alone, the requested rezone conforms to the Comprehensive Plan, because the plan
23 already identifies the property as suitable for Commercial uses.

24 ***General findings.***

25 16. The requested rezone bears a substantial relationship to the public health, safety, and
26 general welfare. The requested rezone is appropriate in the context of adjacent properties.

17 17. The Development Services Division Staff Report, prepared by Mr. O'Neill, includes a
18 number of specific findings and explanations that establish how the underlying application satisfies
19 provisions of applicable law and is consistent with the city's Comprehensive Plan and zoning
20 regulations. Except as modified in this Recommendation, all Findings contained in the Staff Report

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24 **FINDINGS OF FACT, CONCLUSIONS AND**
25 **RECOMMENDATION RE: BRICKER REZONE**
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are incorporated herein by reference as Findings of the undersigned-hearing examiner.

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

VI. CONCLUSIONS.

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

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

2. The applicant has met its burden to demonstrate that the requested rezone bears a substantial relationship to the public health, safety, or welfare.

3. The Staff Report and testimony on the record demonstrate that the proposed rezone will not require new public facilities and that there is capacity within the transportation network, the utility system, and other public services, to accommodate commercial uses on the rezone site. The rezone from one Commercial zoning classification to another, C-1 to C-LB, will keep the property compatible with the character of the existing uses and zoning districts surrounding the site, and will allow development that can serve as a buffer between residential areas and commercial properties surrounding the site.

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

5. While the pending rezone application is categorically exempt from formal SEPA review, the record demonstrates that the potential for adverse impacts is very unlikely. And, despite the ample public notice issued for the application, no one spoke or submitted any written comments opposing the pending rezone request.

6. As required by RMC 19.50.010(C), the transportation system is sufficient to accommodate the type of development envisioned with the proposed rezone, subject to frontage improvements and other infrastructure upgrades possibly required as conditions for developing various types of commercial uses on the site. The site visit to the area confirms that the road network is fully functional, and no transportation concurrency problems are likely to arise as a result of the rezone for the site. Development regulations, including without limitation those detailing setbacks, will apply to any future project built on the site.

FINDINGS OF FACT, CONCLUSIONS AND
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1 7. Based on the record, the applicant demonstrated its rezone application merits approval,
meeting its burden of proof imposed by RMC 19.60.060.

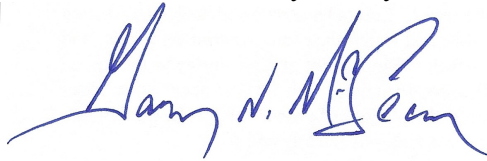
2 8. Approval of this rezone will not and does not constitute, nor does it imply any expectation
3 of, approval of any permit or subsequent reviews that may be required for development or other
regulated activities on the site of the subject rezone.

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

6 **VII. RECOMMENDATION.**

7 Based upon the preceding Findings and Conclusions, the Hearing Examiner recommends
8 that the Bricker's application (File No. Z2018-100) to rezone a .34 acre site located at 1526 Alder
9 Avenue, from C-1 (Neighborhood Retail) to C-LB (Commercial Limited Business), should be
APPROVED.

10 ISSUED this 16th Day of May, 2018

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14 Gary N. McLean
15 Hearing Examiner

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24 FINDINGS OF FACT, CONCLUSIONS AND
25 RECOMMENDATION RE: BRICKER REZONE
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**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE HEARING EXAMINER**

GENERAL INFORMATION:

PROPOSAL NAME: Bricker Rezone

LOCATION: 1526 Alder Avenue

APPLICANT: Kenton & Gina Bricker

FILE NO.: Z2018-100

DESCRIPTION: Request to change zoning on 0.34 acres from C-1 (Neighborhood Retail) to C-LB (Commercial Limited Business)

PROJECT TYPE: Type 3 Site-specific rezone

HEARING DATE: March 12, 2018

REPORT BY: Shane O'Neill, Senior Planner

RECOMMENDED
ACTION: Approval



Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

The applicant, Kenton Bricker, owner of the subject property, has filed a rezone request to change the zoning on a 0.35 acre site from C-1 (Neighborhood Retail) to C-LB (Commercial Limited Business). The reason for filing this request is to make available some residential development opportunities in conjunction with low-intensity commercial or office uses. Primarily, the applicant is interested in constructing a multi-family residential apartment or townhome style building which offers commercial/office tenant spaces on the first floor. The application is attached herein as Exhibit 1. A proposed site plan nor building elevations/designs accompanied the application to rezone the site, neither of which are necessary to review a rezoning proposal based upon its land use merits.

The existing C-1 Neighborhood Retail zoning is a limited retail business zone appropriate for areas which primarily provide retail products and services of the convenience of nearby neighborhoods with minimal impact on surrounding

residential neighborhoods. Whereas the C-LB (Commercial Limited Business) zone is designed for the location of 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 District. C-LB zoning may also serve as a buffer zone between residential areas and other commercial districts. This zone may be applied to lands designated commercial or high-density residential under Richland's Comprehensive Plan (RMC 23.22.010). Refer to RMC Section 22.18.020 (Exhibit 2) for the list of land uses allowed in both the existing C-1 zone and the proposed C-LB zone.

SITE DESCRIPTION & ADJACENT LAND USES

The site is a 0.34-acre (122.35' x 121') parcel of undeveloped land lying at the northeast corner of Alder Avenue and Turner Street, lying approximately 135-feet south of Van Gisen Street, a minor arterial roadway. The trapezoidal property is generally level and is bordered by Alder Street to the west and on by Turner Street to the south. Both Alder Ave and Turner Street are classified as local roadways in the City's Comprehensive Plan.

The site is situated in an area of mixed uses. Adjacent properties immediately to the east and north are zoned C-1 and are developed with retail-level commercial tenant spaces laid out to function as a single small commercial shopping center named the "Westgate Center". This shopping center gains primary and direct access from Van Giesen Street leading to a shared parking lot. The subject site occupies the southwest corner of this single isolated commercially zoned block which is surrounded by residential neighborhoods. The nearest commercially zoned property east of the bypass highway lies approximately 0/7 miles to the south.

Surrounding properties to the west and to the south contain a mix of multi-family and single-family residences. Though zoned R-2 (Medium Density Residential) the site immediately west contains a single-family home while the majority of surrounding residences are duplexes. The site immediately south, zoned R-3 (Multiple-Family Residential), is a single 1.2-acre parcel developed with 28 apartment units housed within seven separate buildings. The apartment complex contains an office building with a pool.

An aerial photo of the site in Figure 1 above and ground level site photos taken by city staff are provided in Exhibit 3.

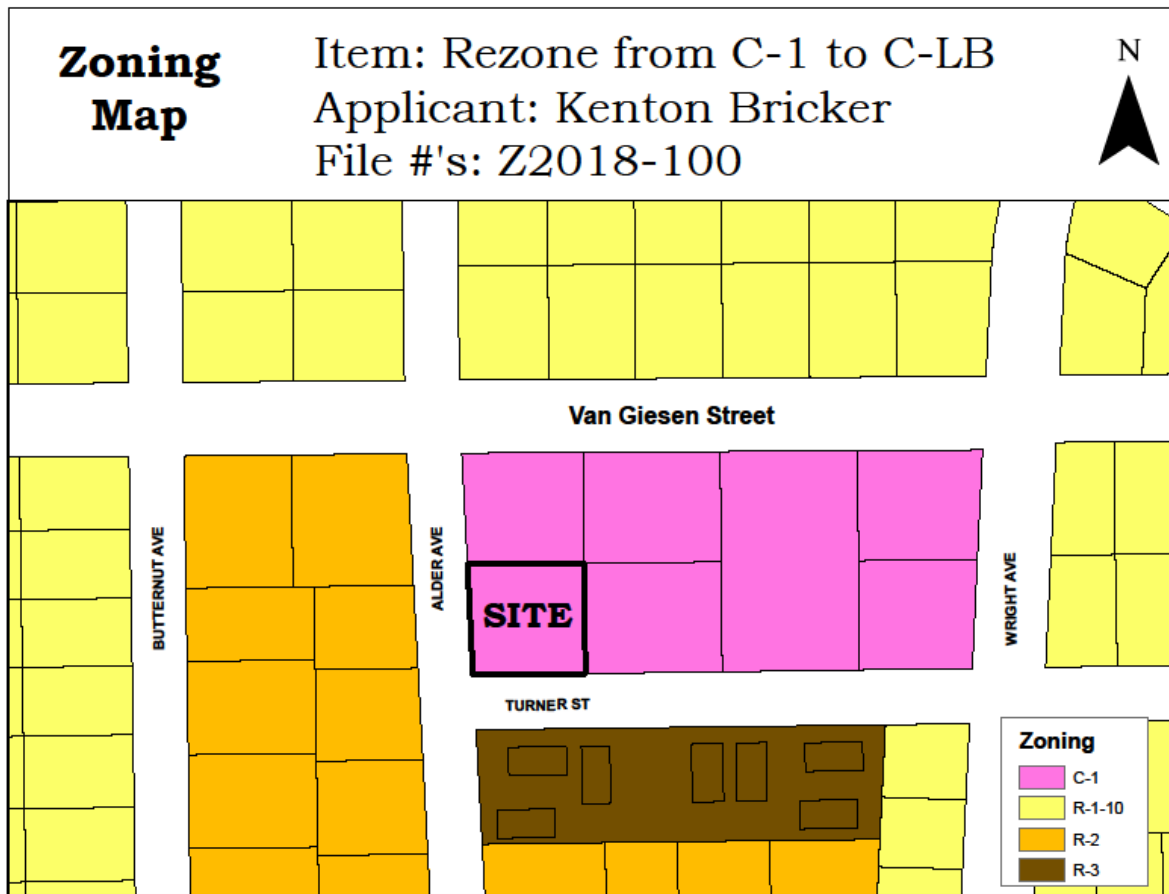


Figure 2 – Zoning Map

ZONING

As illustrated in the Zoning Map above C-1 (Neighborhood Retail) zoning is consistently assigned to the subject site together with all properties belonging to the same block. Other properties in the vicinity are zoned for a variety of land uses. Lands immediately west of the site are zoned R-2 Medium Density Residential and contain a mix of single-family homes and duplexes. Property directly south of the site is zoned R-3 High-Density Residential containing a 28-unit residential apartment complex, while properties to the north and east are zoned C-1 – Neighborhood Retail which contain neighborhood scale retail businesses.

The applicant is requesting that his current C-1 zoning be converted to Commercial Limited Business (C-LB). The stated purposes of the C-1 and C-LB zones (as set forth in RMC 23.22.010) are as follows:

C-1 Zone Purpose

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

C-LB Zone Purpose

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.

There are some differences in the dimensional requirements associated with the existing and proposed zone, as shown in the following table:

Zoning	Existing C-1	Proposed C-LB
STANDARD	REQUIRED/ALLOWED	REQUIRED/ALLOWED
Min. Lot Area	None	None
Max. Lot Coverage	None	None
Building Setbacks		
Front	45 ft.	20 ft.
Side(s)	0 ft.	0 ft.
Rear	0 ft.	0 ft.
Building Height	30 ft.	55 ft.

Table 1 – Comparison of C-1 & C-LB Dimensional Standards

Noteworthy is the point that the front setback reduction to twenty (20) feet incurred with assigning C-LB zoning is consistent with the minimum front setback applied to the surrounding residential neighborhoods. The commercial land use table (RMC 23.22.030) is provided as Exhibit 2 to illustrate specific differences between each zone in terms of permitted land uses.

The dimensional standards table above applies to non-residential development in each zone. In the case of residential development proposals in the C-LB zone the following performance standards drawn from RMC 23.22.020(A) apply:

1. Minimum Yard Requirements.

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

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

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

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

PUBLIC NOTICE

Application Date:	January 22, 2018
Notice of Application & Hearing Mailed:	February 22, 2018
Notice of Application & Hearing Published:	February 28, 2018
Notice of Application & Hearing Posted:	February 22, 2018
Public Hearing:	March 12, 2018

Notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 4. As of the date of this report, no comments were received from the public.

UTILITY AVAILABILITY

A six-inch sewer main extends to near the southeast corner of the property in Turner Street. Eight-inch water mains are located in both Turner Street and Alder Ave. The water main in Alder Ave currently serves a fire hydrant located at the southwest corner of the property.

The nearest municipal electrical service line currently terminates at an overhead end-pole placed approximately 154-feet east of the site on Turner Street. The end-pole feeds multiple service drops servicing many of the commercial tenant spaces in the Westgate Center. Richland Energy Services has indicated that depending on the load of the specific development proposed, overhead primary lines may need to be extended west to serve the subject site or in the case of a low load electrical demand it may be feasible to extend service from the existing end-pole without extending the primary.

TRANSPORTATION

Van Giesen Street is classified as a minor arterial roadway in the City's Transportation Plan. The street has existing capacity to support additional commercial and residential development. Specific design and assessment of transportation related improvements, if any are required, will be determined when specific development plans are submitted to the City. Considering the permitted number of dwelling units and types of office/commercial uses, development of this site is unlikely to trigger the need for a traffic study and/or associated traffic impact mitigation. Public Works has provided a trigger of approximately 25 peak pm trips for imposing further traffic study and/or mitigation requirements.

SEPA

No environmental review was conducted as part of this rezone application, based on the categorical exemption in WAC 197-11-800(6) (c) which provides for exemptions under the following circumstances:

Where an exempt project requires a rezone, the rezone is exempt only if:

- (i) The project is in an urban growth area in a city or county planning under RCW 36.70A.040;*
- (ii) The proposed rezone is consistent with and does not require an amendment to the comprehensive plan; and*
- (iii) The applicable comprehensive plan was previously subjected to environmental review and analysis through an EIS under the requirements of this chapter prior to adoption; and the EIS adequately addressed the environmental impacts of the rezone.*

In this case, the proposed project is located with the City and within Richland's urban growth area; the proposed action is consistent with the City's comprehensive plan; and the City's comprehensive plan was analyzed through the preparation of an environmental impact statement at the time of the plan's initial adoption in 1997.

The following Land Use Map illustrates the City's Comprehensive Plan Commercial Land Use Designation of the site. As shown in the Existing Zoning section above (pg 5) the C-LB zoning classification is intended to be applied to portions of the city that are designated either commercial or high-density residential under the city of Richland Comprehensive Plan.

COMPREHENSIVE PLAN

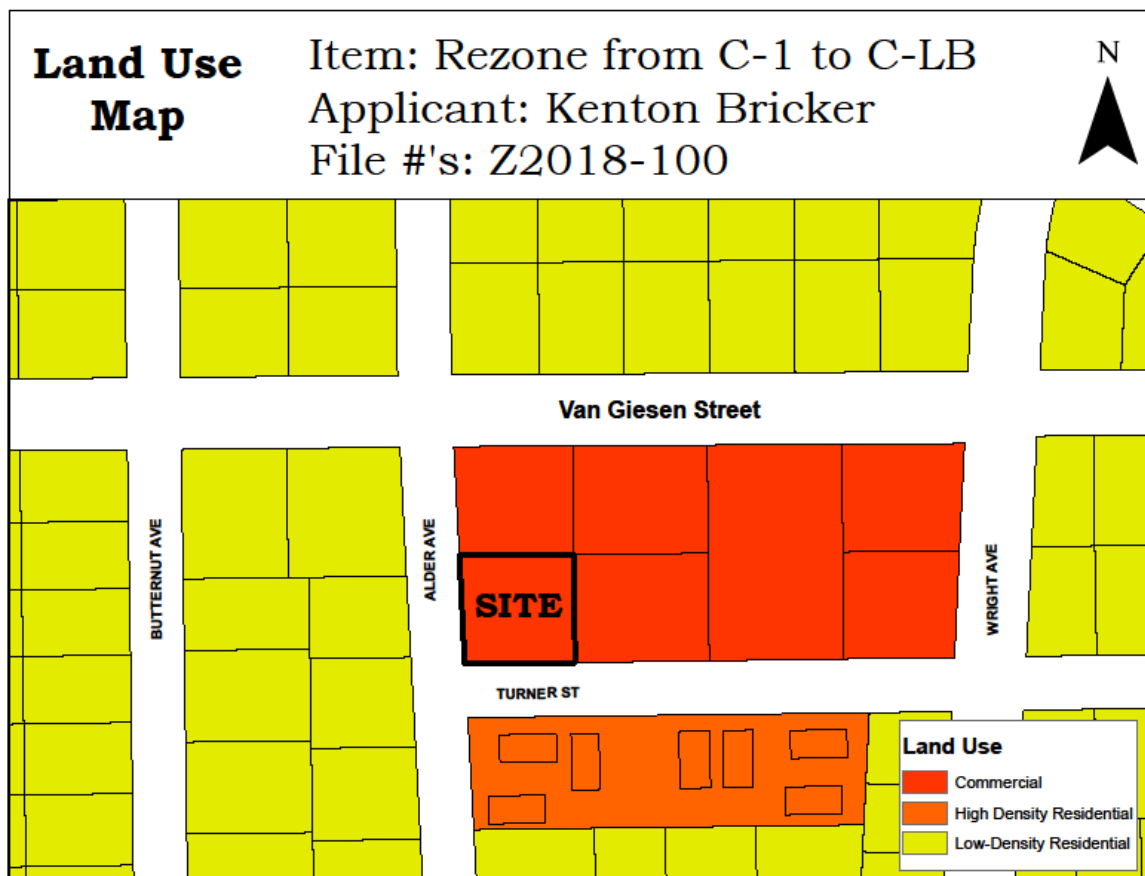


Figure 3 – Comprehensive Plan Map

The comprehensive plan contains the following goal and policy statements generally viewed as being in support of the proposed rezone application:

Land Use Goal 1:

Plan for growth within the urban growth area and promote compatible land use.

Policy 2 - Facilitate planned growth and infill developments within the City.

Land Use Goal 2:

Establish land uses that are sustainable and create a livable and vibrant community.

Policy 1 - Maintain a variety of land use designations to accommodate appropriate residential [and] commercial... uses that will take advantage of the existing infrastructure network.

Land Use Goal 3:

Maintain a broad range of residential land uses and designations to accommodate a variety of lifestyles and housing opportunities

Policy 1 - Distribute residential densities throughout the urban growth area consistent with the City's vision.

Policy 2 – Encourage higher residential densities in and near the Central Business District area.

Land Use Goal 5:

Ensure connectivity that enhances community access and promotes physical, social, and overall well-being so residents can live healthier and more active lives.

Policy 1 – Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transport.

ANALYSIS

The subject site is situated on the fringe of a commercially zoned block completely surrounded by residential neighborhoods immediately comprised of single-family homes, duplexes and residential apartment buildings. The site also lies 135-feet south of Van Gisen Street, a minor arterial roadway which serves as a primary high-volume access-way connecting a densely populated residential sector of central Richland to the Bypass Highway.

Because the parcel has remained vacant while the adjacent commercial properties were developed the site lacks access and visibility coordination with the layout of the commercial block thereby reducing its commercial viability. Though the site is near a busy roadway the site suffers from reduced visibility and indirect access from Van Giesen Street.

Primarily an office zone and secondly a high-density residential zone, the C-LB district is well applied to transitional areas of the community to serve as a buffer between commercial and residential land uses. Transitioning this site to C-LB zoning would expand residential development opportunities while further reducing the intensity of allowable commercial uses. It is reasonable to presume that the surrounding residents may very well appreciate the elimination of the site's potential to be developed with high customer volume businesses currently allowed under the existing C-1 zone such as: automotive repair shops, fueling stations, mini-marts, laundromats, drinking establishments, restaurants, building supply stores and grocery stores in exchange for allowing more residential apartments and office uses. In the opinion of staff, the proposed C-LB zoning with its associated permitted land uses, is generally compatible with the vicinity. For the reasons listed above staff does not feel it is necessary to impose site specific development restrictions by way of a property use and development agreement.

The City's comprehensive plan designates the site as suitable for commercial land uses. In the purpose statement of the C-LB zone it is written: *"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."* In this way the subject rezone application is consistent with the city's Comprehensive Plan.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2014-109) and recommends approval of the request subject to a property use and development agreement based on the following:

1. The City of Richland Comprehensive Plan designates the subject site as suitable for commercial land uses;
2. The site is visible from Van Giesen Street which means future apartment residents would not need to travel through existing residential neighborhoods to gain access, thereby minimizing disruption to existing residents in the vicinity;
3. The size of the site does not lend itself to large format retail establishments;
4. Residential/office development of the site, with C-LB uses is consistent with the intent of the comprehensive plan;

5. The site is situated in a transitional area of zoning, with R-3 to the south, R-2 to the west and C-1 to the north and east;
6. Transitioning the site to C-LB zoning would reduce the intensity level of commercial development opportunities; thereby buffering the surrounding homes from the existing commercial shopping center;
7. The project is exempt from the provisions of the State Environmental Policy Act, as identified in WAC 197-11-800(6) (c).
8. Based on the above findings and conclusions, approval of the zone change request would be in the best interest of the community of Richland.

EXHIBIT LIST

1. Application Form
2. Commercial Zoning – Chapter 18.22 of the Richland Municipal Code
3. Site Photos
4. Public Notices and Affidavits



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

Z2018-100

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: Kenton Bricker / Gina Bricker

Address: 5408 Fern Loop

City: West Richland State: WA Zip: 99353

Phone: (509) 967-1363 Fax: _____ Other and/or e-mail address: brickshouse6@msn.com

Please check under what capacity you are filing:

☒ Recorded owner of the property as of SAME ☐ 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: 1526 ALDER AVE

Parcel # 103983020339005

Relationship to adjacent streets (i.e., west of Main Street between 1st Avenue and 2nd Avenue): Corner lot adjacent to Papa John's Pizza and Westgate Plaza; corner of Alder St. & Turner St.

General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement): VACANT

Size of petition area 120' x 120' acres and 14,400 square feet

SECTION III - CHANGE OF ZONE REQUEST

A change of zone from C-1 To C-LB

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:

The change in zoning from C-1 to C-LB would allow for a greater flexibility in design and purpose to meet the commercial and residential market needs of the surrounding neighborhood. The requested change aligns with and supports the Economic Development element (e.g. goal 6) and Land Use Element (e.g. goal 13) of Richland's Comprehensive Plan (draft dated 9/30/17)

Continued

509-942-7794
 509-942-7764

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 17 DAY OF JANUARY, 2018

Karen D. Brier

Applicant's Signature

Applicant's Signature

Gina K. Bricker

Address

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FOR OFFICE USE ONLY

Date accepted for filing

1.22.2018

[Signature]

City Official's Signature

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

Chapter 23.22 COMMERCIAL ZONING DISTRICTS

Sections:

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

23.22.010 Purpose of commercial use districts.

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

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

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

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

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

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

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

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

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

23.22.020 Performance standards and special requirements.

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

1. Minimum Yard Requirements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. Building facades facing streets shall include:

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

b. At least two of the following architectural elements:

i. Awnings;

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

iii. Pilasters or columns;

iv. Bays;

v. Balconies or building overhangs; or

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

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

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

5. All buildings with a flat roof shall use a modulated height parapet wall for wall lengths greater than 50 feet. The modulation of parapet heights is encouraged to identify building entrances.
6. All new buildings that utilize parapet walls shall include a projecting cornice detail to create a prominent edge.
7. Public street and sidewalk improvements are required per Richland Municipal Code to implement approved street cross-sections. Curb cuts are encouraged to be located adjacent to property lines and shared with adjacent properties, via joint access agreement.
8. Service bays, loading areas, refuse dumpsters, kitchen waste receptacles, outdoor storage locations, and rooftop mechanical equipment shall be located away from public rights-of-way via site planning and screened from view with landscaping, solid screening or combination.
9. Alternative Design. In the event that a proposed building and/or site does not meet the literal standards identified in this section, or the maximum setback standards set forth in RMC [23.22.040](#) or the maximum parking standards set forth in RMC [23.22.050](#), a project representative may apply to the Richland planning commission for a deviation from these site design standards. The Richland planning commission shall consider said deviation and may approve any deviation based on its review and a determination that the application meets the following findings:
 - a. That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and
 - b. The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and
 - c. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity. [Ord. 28-05 § 1.02; Ord. 07-06; Ord. 04-09; Ord. 07-10 § 1.01; amended during 2011 recodification; Ord. 32-11 § 4].

23.22.030 Commercial use districts permitted land uses.

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter [23.46](#) RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Agricultural Uses								
Raising Crops, Trees, Vineyards								P
Automotive, Marine and Heavy Equipment								
Automotive Repair – Major				P				
Automotive Repair – Minor		P	P	P	S			
Automotive Repair – Specialty Shop		S	P	P	S			
Automobile Service Station		P ₁	P ₁	P ₁	S ₁			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Auto Part Sales		P	P	P	S			
Boat Building				P				
Bottling Plants				P				P ₂₈
Car Wash – Automatic or Self-Service		P ₂	P ₂	P ₂	S ₂			
Equipment Rentals			P	P				
Farm Equipment and Supplies Sales				P				
Fuel Station/Mini Mart	S	P	P	P	P			
Heavy Equipment Sales and Repair				P				
Manufactured Home Sales Lot				P				
Marinas						P	P	
Marine Equipment Rentals				P		P	P	
Marine Gas Sales						A	A	
Marine Repair				P		P	P	
Towing, Vehicle Impound Lots				S ₃				
Truck Rentals			P	P				
Truck Stop – Diesel Fuel Sales			S	P				
Truck Terminal				P				

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Vehicle Leasing/Renting			P ⁴	P	S ⁴			
Vehicle Sales			P ⁴	P	S ⁴			
Warehousing, Wholesale Use				P				
Business and Personal Services								
Animal Shelter				S ⁵				
Automatic Teller Machines	P	P	P	P	P	P		P
Commercial Kennel				P ⁵				
Contractors' Offices		P	P	P	P			
Funeral Establishments			P	P				
General Service Businesses	A	P	P	P	P	P		
Health/Fitness Facility	A	P	P	P	P	A	P	
Health/Fitness Center			P	P	P		P	
Health Spa		P	P	P	P	P		P
Hospital/Clinic – Large Animal				S ⁵				
Hospital/Clinic – Small Animal			S ⁵	P ⁵	P			
Laundry/Dry Cleaning, Com.				P	P ²⁹			
Laundry/Dry Cleaning, Neighborhood		P	P	P	P			

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

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

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
House Banked Card Rooms				P ₁₄	P ₁₄	P ₁₄	P ₁₄	
Recreational Vehicle Campgrounds				S ₁₅			S ₁₅	
Recreational Vehicle Parks				S ₁₆			S ₁₆	
Stable, Public				S ₁₇				
Theater		P ₇	P	P	P	P	P	P
Residential Uses								
Accessory Dwelling Unit		A	A	A	A	A		A
Apartment, Condominium (3 or more units)	P		P ₁₈		P	P		
Assisted Living Facility	P		P		P ₁₈	P		
Bed and Breakfast	P	P	P	P	P	P	P	P
Day Care Center	P ₁₉	P ₁₉	P ₁₉	P ₁₉	P ₁₉	P ₁₉		
Dormitories, Fraternities, and Sororities	P				P	P		
Dwelling, One-Family Attached						P ₂₅		
Dwelling, Two-Family Detached						P		
Dwelling Units for a Resident Watchman or Custodian				A				P ₂₈
Family Day Care Home	P ₁₉					P ₁₉		
Houseboats						P	P	

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Hotels or Motels	P		P	P	P	P	P	P
Nursing or Rest Home	P		P		P ₁₈	P		
Recreational Club	A				A	A		
Senior Housing	P				P ₁₈	P		
Temporary Residence	P ₂₀	P ₂₀	P ₂₀	P ₂₀	P ₂₀	P ₂₀		P
Retail Uses								
Adult Use Establishments				P ₂₁				
Apparel and Accessory Stores		P	P	P	P	P		P
Auto Parts Supply Store		P	P	P	P			
Books, Stationery and Art Supply Stores	A	P	P	P	P	P		P
Building, Hardware, Garden Supply Stores		P	P	P	P			
Department Store			P	P	P			
Drug Store/Pharmacy	A	P/S ²²	P	P	P	P		
Electronic Equipment Stores		P	P	P	P	P		
Food Stores		P	P	P	P	P		
Florist		P	P	P	P	P		P
Furniture, Home Furnishings and Appliance Stores		P	P	P	P			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Landscaping Material Sales			A	P				
Lumberyards				P				
Nursery, Plant				P				P
Office Supply Store	A	P	P	P	P	P		
Outdoor Sales				P				
Parking Lot or Structure	P	P	P	P	A	P		P
Pawn Shop				P				
Pet Shop and Pet Supply Stores		P	P	P	P			
Retail Hay, Grain and Feed Stores				P				
Secondhand Store			P	P	P	P		
Specialty Retail Stores		P	P	P	P	P		P
Miscellaneous Uses								
Bus Station				P	P			
Bus Terminal				P	P			
Bus Transfer Station	P		P	P	P		P	
Cemetery	P		P	P				
Community Festivals and Street Fairs	P	P	P	P	P	P	P	P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Convention Center	P		P	P	P	P	P	
Micro- and Macro-Antennas	P	P	P	P	P	P	P	P
Monopole			S ²³	P/S ²³	S ²³			
On-Site Hazardous Waste Treatment and Storage	A	A	A	A	A	A	A	A
Outdoor Storage		A ²⁴	A ²⁴	P ²⁴				
Storage in an Enclosed Building	A	A	A	A	A	A	A	A ²⁸

1. RMC [23.42.280](#)
2. RMC [23.42.270](#)
3. RMC [23.42.320](#)
4. RMC [23.42.330](#)
5. RMC [23.42.040](#)
6. RMC [23.42.170](#)
7. RMC [23.42.053](#)
8. RMC [23.42.047](#)
9. RMC [23.42.055](#)
10. RMC [23.42.050](#)
11. RMC [23.42.200](#)
12. RMC [23.42.250](#)
13. RMC [23.42.260](#)
14. RMC [23.42.100](#)
15. RMC [23.42.230](#)
16. RMC [23.42.220](#)
17. RMC [23.42.190](#)
18. Use permitted on upper stories of multi-story buildings, if main floor is used for commercial or office uses.
19. RMC [23.42.080](#)
20. RMC [23.42.110](#)
21. RMC [23.42.030](#)
22. Use permitted, requires special use permit with drive-through window.
23. Chapter [23.62](#) RMC
24. RMC [23.42.180](#)
25. RMC [23.18.025](#)
26. See definition, RMC [23.06.780](#)
27. RMC [23.42.185](#)
28. Activities permitted only when directly related to and/or conducted in support of winery operations.
29. Within the central business district (CBD), existing commercial laundry/dry cleaning uses, established and operating at the time the CBD district was established, are allowed as a permitted use. All use of the land and/or buildings necessary and incidental to that of the commercial laundry/dry cleaning use, and existing at the effective date of the CBD district, may be continued. Commercial laundry/dry cleaning uses not established and operating at the time the CBD district was established are prohibited.

23.22.040 Site requirements and development standards for commercial use districts.



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

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Lot Area	None	None	None	None	None	None	None	None
Maximum Density – Multifamily Dwellings (units/square feet)	1:1,500	N/A	N/A	N/A	None	1:1,500	N/A	N/A
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A	30 feet	N/A	N/A
Minimum Front Yard Setback ¹⁴	20 feet	45 feet ¹	0 feet ²	0 feet ²	CBD, Parkway, Uptown Districts: 0 feet min. – 20 feet max. ^{3, 11, 13} Medical District: 0 feet min.	Note 4,5	Note 4	20 feet
Minimum Side Yard Setback	0 feet ⁶	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,9}	0 feet	0 feet ^{6,8}
Minimum Rear Yard Setback	0 feet ^{6,8}	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,8,10}	0 feet	0 feet ^{6,8}
Maximum Building Height ¹⁴	55 feet	30 feet	80 feet	80 feet	CBD – 110 feet Medical – 140 feet Parkway – 50 feet Uptown – 50 feet	35/55 feet ¹²	35/55 feet ¹²	35 feet

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	500 feet	N/A	N/A	N/A	500 feet	500 feet	N/A	N/A

1. Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.
2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
3. Unless a greater setback is required by Chapter [12.11](#) RMC, Intersection Sight Distance.
4. Front and Side Street. No building shall be closer than 40 feet to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.
5. In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the medium-density residential small lot (R-2S) zoning district. Refer to RMC [23.18.040](#).
6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:
 - a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential 12,000, R-1-10 – single-family residential 10,000, R-2 – medium-density residential, R-2S – medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.
 - b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family residential

use in the central business district (CBD) (as defined in footnote (6)(a)) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.

c. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC [23.54.140](#).

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

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

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

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

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

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

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

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

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

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

PLATE NO. 1 - 23.22.040

PLATE 1



CBD - MEDICAL DISTRICT

PLATE NO. 2 - 23.22.040

PLATE 2



CBD - UPTOWN DISTRICT

PLATE NO. 3 - 23.22.040

PLATE 3



CBD - THE PARKWAY DISTRICT

23.22.050 Parking standards for commercial use districts.

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

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

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

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

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

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

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

Looking North



Looking East



Looking Southeast



Looking South



Looking Southwest



Looking West



**CITY OF RICHLAND
NOTICE OF APPLICATION & PUBLIC HEARING
(Z2018-100)**

Notice is hereby given that Kenton & Gina Bricker have applied to rezone a 0.34 acre site generally located at the southwest corner of Alder Avenue and Turner Street, from C-1 (Neighborhood Retail) to C-LB (Commercial-Limited Business).

A public hearing on the proposed rezone will be held before the Hearing Examiner on Monday, **March 12, 2018** at 6:00 pm in the Council Chambers, 505 Swift Blvd., Richland WA 99352.

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



AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Shane O'Neill**, who, being first duly sworn upon oath deposes and says:

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

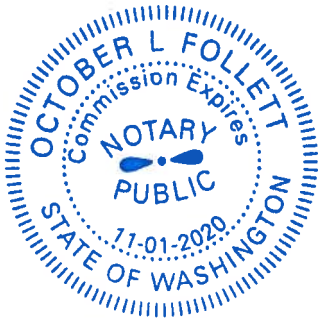
2. On the 22nd day of February, 2018, I posted the attached NOTICE OF PUBLIC HEARING, File Number's Z2018-100 at the following location:

1526 Alder Avenue, generally occupying the southwest corner of the intersection of Alder Avenue and Turner Street in Richland, WA.



Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 22nd day of February, 2018 by SHANE O'NEILL.



Signature of Notary

October L. Follett

Printed Name

Notary Public in and for the State of Washington,

Residing in Benton County

My appointment expires: 11-1-2020

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, October Lynne Follett, 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 22nd day of February 2018, I mailed a copy of the attached NOTICE OF PUBLIC HEARING to the attached list of individuals via regular USPS or E-mail on the date indicated above. The Notice of Public Hearing is related to a request to rezone a 0.34 acre site generally located at the southwest corner of Alder Avenue and Turner Street, from C-1 (Neighborhood Retail) to C-LB (Commercial-Limited Business).


October Lynne Follett

SIGNED AND SWORN to before me this 23rd day of February, 2018 by
OCTOBER LYNNE FOLLETT

TAMMI MAE LARCHE
NOTARY PUBLIC
STATE OF WASHINGTON
MY COMMISSION EXPIRES
JANUARY 22, 2020


Notary Public in and for the State of Washington,
Residing at Franklin Co.
My appointment expires: 1-22-2020

CITY OF RICHLAND

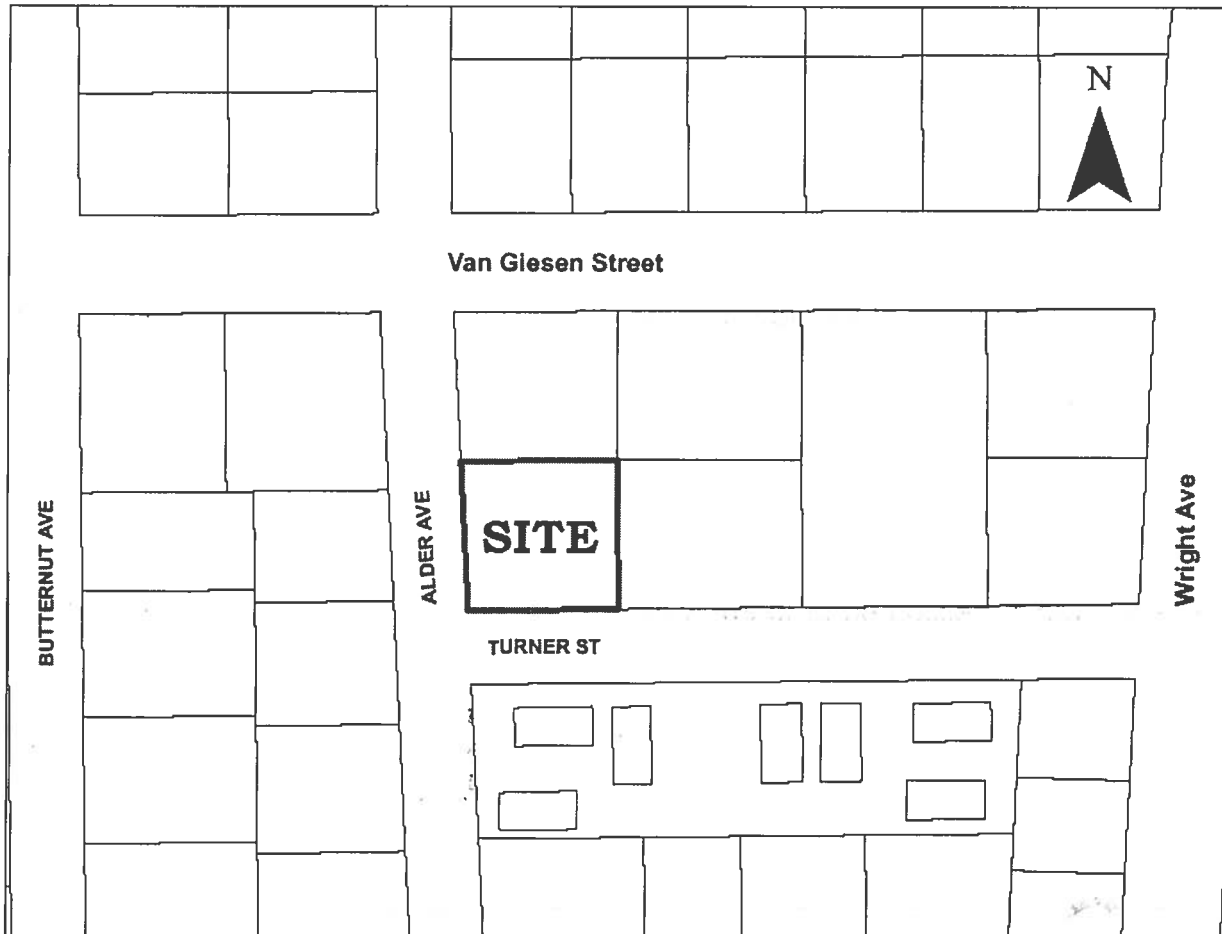
NOTICE OF APPLICATION & PUBLIC HEARING

(Z2018-100)

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	MailingAddress1	MailingCity	ilingSi	MailingZip
CATHOLIC CHARITIES OF THE DIOCESE OF YAKIMA	5301-C TIETON DR	YAKIMA	WA	98908
LEILANI FINK	2126 VAN GIESEN ST	RICHLAND	WA	99354
LORIS J & MARILYN A SCHMIDT TRUSTEES	1604 BUTTERNUT AVE	RICHLAND	WA	99354-2744
COLLEEN TIMNEY	1605 ALDER AVE	RICHLAND	WA	99354-2736
WILLIAM SCOTT & A L LEWIS	1608 ALDER AVE	RICHLAND	WA	99354-2737
JAMES C & BARBARA K SCHMITT	2132 VAN GIESEN ST	RICHLAND	WA	99354-2747
HECTOR RUIZ	2120 VAN GIESEN ST	RICHLAND	WA	99354-2747
BRUCE SPINKS	2102 TRIPPE ST	RICHLAND	WA	99354-2729
TIMOTHY L & DIANE K HOMOLA	26110 NE 209TH ST	BATTLEGROUND	WA	98604
CHAD DE LEON	2110 TRIPPE ST	RICHLAND	WA	99354-2729
CRISTELA MARTINEZ	2114 TRIPPE ST	RICHLAND	WA	99354-2729
TTT PROPERTIES, LLC	4758 229TH SE	SAMMAMISH	WA	98075
TIMOTHY & KIMBERLY OKAMURA	4758 229TH SE	SAMMAMISH	WA	98075
JOHN WILLIAM MEYER TRUSTEE	1976 GREENVIEW DR	RICHLAND	WA	99352-9697
SUKHIBR ENTERPRISES INC	2111 VAN GIESEN ST	RICHLAND	WA	99354-2746
KENTON D & GINA K BRICKER	5408 FERN LOOP	WEST RICHLAND	WA	99353
TETRA M LLC	1976 GREENVIEW DR	RICHLAND	WA	99352-9697
BRAGER REAL ESTATE, LLC	1617 HUNT AVE	RICHLAND	WA	99354
KENNETH SMITH	1523 ALDER AVE	RICHLAND	WA	99354-2709
KENNETH REED & JUDITH KAY SIMPSON	11404 W COURT ST	PASCO	WA	99301
BRETT BARNES	1519 ALDER AVE	RICHLAND	WA	99354
JOHN I & SHAIRYL A DEARING	1517 ALDER AVE	RICHLAND	WA	99354-2709
CALEB MCGEHEE	1510 BUTTERNUT AVE	RICHLAND	WA	99354
MEEGAN SPEAR	1514 BUTTERNUT AVE	RICHLAND	WA	99354-2713
ZINN FAMILY TRUST,	1961 PINE ST	RICHLAND	WA	99354-2157
WILLIAM F & ET UX WALKER	1520 BUTTERNUT AVE	RICHLAND	WA	99354-2713
1522 BUTTERNUT LLC	2381 ROBERTSON DR	RICHLAND	WA	99354-5307
TIMOTHY S & JANA L PHILLIPS	PO BOX 1870	RICHLAND	WA	99352
ADAM L & BROOKE EMERSON	1515 ALDER AVE	RICHLAND	WA	99354
BRASS LAMP APARTMENTS, LLC	12819 SE 38TH ST #282	BELLEVUE	WA	98006



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Ordinances - First Reading

Key Element: Key 3-Economic Vitality

Subject:

Ordinance No. 24-18, Amending Richland Municipal Code Title 23 and the Official Zoning Map of the City of Richland to Change Zoning on 1.84 Acres Located North of Keene Road from C-1 to C-3

Department:

Community Development Services

Ordinance/Resolution Number:

24-18

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 24-18, amending RMC Title 23 and the Official Zoning Map of the City of Richland to change the zoning on 1.84 acres from (C-1) Neighborhood Retail to (C-3) General Business subject to the land use limitations of a Property Use and Development Agreement.

Summary:

Jeff and Lori Wenner filed a rezone request to convert the zoning of a 1.84 acre site on the south side of Jericho Road from C-1 (Neighborhood Retail) to C-3 (General Business) with the intent to expand an existing mini-storage facility that sits directly east of this parcel.

The 1.84-acre parcel was transferred from a larger 14.16-acre parcel previously owned by the Richland First Church of the Nazarine by way of a boundary line adjustment approved on January 5, 2018.

The Hearing Examiner recommends approval subject to the limitations of a Property Use and Development Agreement (PUDA) restricting adult uses and limiting building height.

Staff recommends approval of Ordinance No. 24-18 for first reading by title only.

Fiscal Impact:

New development will increase the demand on city services and contribute to increased property and sales taxes for the city. The change in zoning classification is not likely to increase demand for city services above what would have been anticipated in the current zoning classification.

Attachments:

1. Ordinance No. 24-18
2. May 17, 2018 - Hearing Examiner Recommendation (Wenner)
3. February 22, 2018 - Staff Report - Z2017-106 (Wenner)

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 24-18

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 to change the zoning on 1.84 acres from Neighborhood Retail (C-1) to General Business (C-3).

WHEREAS, on January 25, 2018 and February 22, 2018, the Richland Hearing Examiner held duly advertised public hearings to consider a petition to change the zoning of the property hereafter described in Section 2 and generally located north of Keene Road between Jericho Road and Queensgate Drive; and

WHEREAS, on May 17, 2018, the Richland Hearing Examiner issued a written decision recommending approval of the requested rezone; and

WHEREAS, petitioners Jeff and Lori Wenner will execute, upon Council approval, a Property Development and Use Agreement (PUDA) regarding said property as a condition of approval; and

WHEREAS, the Richland City Council has considered the record created at the January 25, 2018 and February 22, 2018 public hearings, and has considered the written recommendation of the Richland Hearing Examiner.

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 is General Business (C-3) when consideration is given to the interest of the general public.

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

Lot 3, Short Plat 2302

Section 3. Such property is rezoned from Neighborhood Retail (C-1) to General Business (C-3) subject to the land use limitations of the Property Use and Development Agreement substantially in the form of **Exhibit A**, attached hereto.

Section 4. Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said title, are amended by amending Sectional Map No. 16, which is one of a series of maps constituting said Official Zoning Map, as shown on the attached **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 5. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and the attached amended zoning map, duly certified by the Clerk as a true copy.

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

PASSED by the City Council of the City of Richland, 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: _____

Exhibit A to Ordinance No. 24-18

PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2018, by and between the CITY OF RICHLAND and JLW Asset Management, LLC a Washington Limited Liability Company owned by Jeffery and Lori Wenner ("Petitioners").

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

WHEREAS, the City of Richland is currently entertaining an application by Petitioners for a change of zone covering a 1.84-acre site, being Benton County Tax Parcel No. 1-22982020003013 located at 2373 Jericho Road (hereinafter "Property") and more particularly described in Ordinance No. 24-18.

NOW, THEREFORE, it is agreed that if the subject Property is rezoned from C-1 (Neighborhood Retail) to C-3 (General Business), petitioner for themselves and for and on behalf of their heirs, successors and assigns, covenants and agrees as follows:

- 1) Any and all building(s) constructed on the property shall not exceed a maximum height of thirty-five (35) feet as measured from the elevation of that portion of Keene Road lying directly south of the site, to the peak of any portion of the roof not including ancillary rooftop appurtenances such as HVAC equipment, vent pipes and similar features related to the mechanical function of the building(s);
- 2) To assure that probable, specific, identifiable impacts on nearby properties will be adequately mitigated, use of the property shall be restricted from containing any "Adult Use Establishments" as defined in RMC 23.06.030. Performance standards and special requirements of the C-3 zone as set forth in RMC 23.22.020(C) remain in effect.

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

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

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

CITY OF RICHLAND

Cindy Reents, ICMA-CM
City Manager

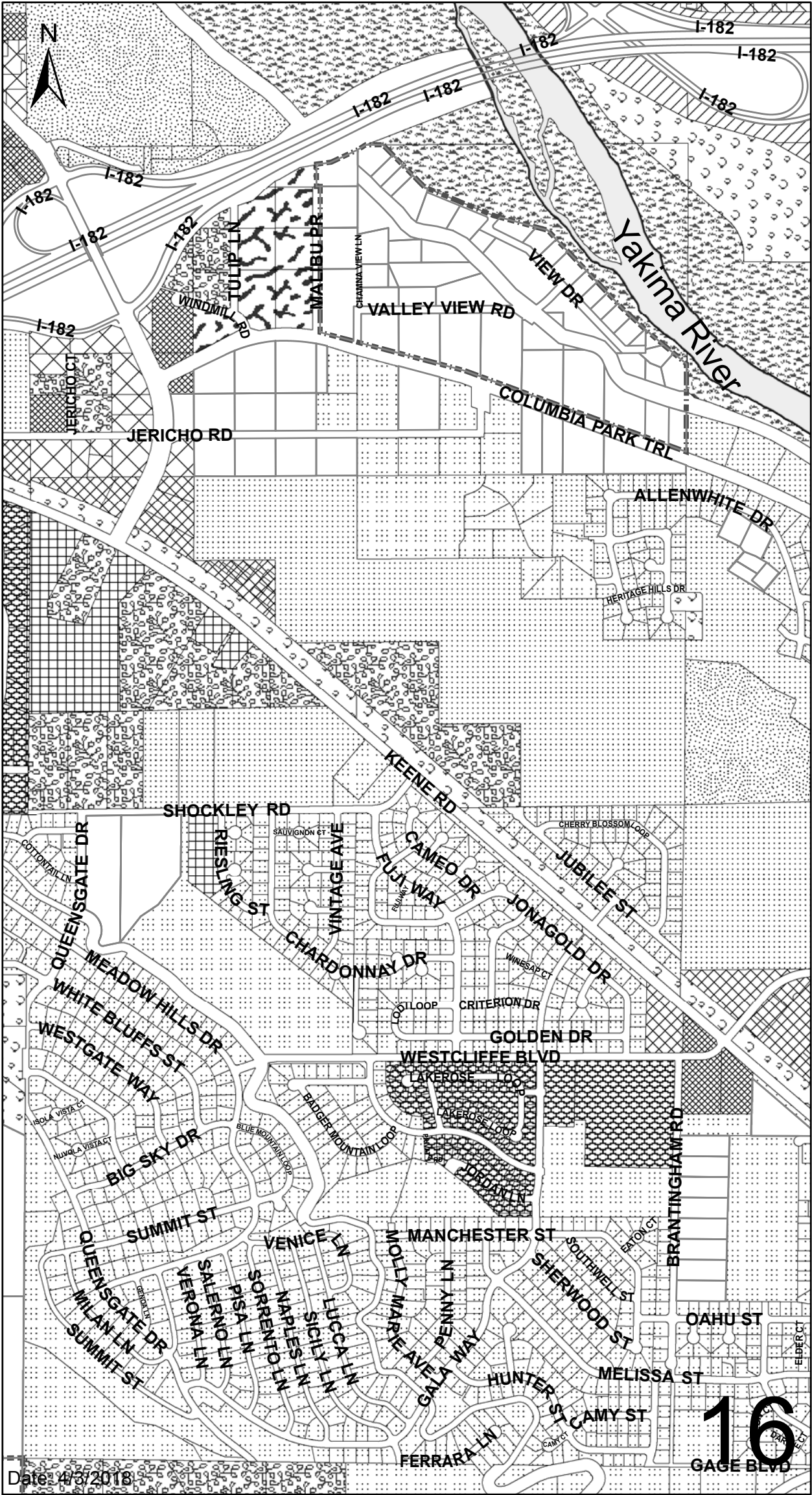
PETITIONERS

Jeffery Wenner, Petitioner
For JLW Asset Management, LLC

Lori Wenner, Petitioner
For JLW Asset Management, LLC

APPROVED AS TO FORM:

Heather Kintzley, City Attorney



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

Regarding the Applications to **Rezone** three)
vacant portions of land located in the)
triangle formed by Jericho Road, Queensgate)
Drive, and Keene Road, from C-1)
(Neighborhood Retail) and PPF (Parks &)
Public Facilities) to C-3 (General Business),)
submitted by the property owners)

File No. Z2017-106 (Wenner)
File No. Z2017-107 (Markel – 1)
File No. Z2018-102 (Markel – 2)

JEFF WENNER AND GREG MARKEL,)
Applicants)

**FINDINGS OF FACT,
CONCLUSIONS AND
RECOMMENDATION**

I. SUMMARY OF RECOMMENDATION.

This Recommendation addresses three rezone requests that involve substantially similar issues and public comments expressing concerns about an unrestricted rezone approval. In the interest of promoting economy and efficiency in scheduling matters taken up by the City Council, these related items are addressed in this single Recommendation of approval, noting that all of the requested rezones seek the same new zoning classification, C-3 (General Business), and all three decisions should be subject to contemporaneous approval of an appropriate Property Use and Development Agreement(s) for the properties, substantially in a form as approved by the City Attorney. With this condition, the property owners, Mr. Wenner and Mr. Markel, can meet the burden of proof to demonstrate that their requested rezones merit approval, and legitimate public concerns about compatibility of certain potential uses and projects can be appropriately addressed.

II. BACKGROUND and APPLICABLE LAW.

In rezone matters, 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

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: WENNER AND
MARKEL REZONE APPLICATIONS TO ASSIGN
THE C-3 CLASSIFICATION TO THREE SITES
LOCATED IN THE TRIANGLE FORMED BY
JERICHO ROAD, QUEENSGATE DRIVE, AND
KEENE ROAD – FILE NOS. Z2017-106, Z2017-107,
AND Z2018-102**

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

1 recommendation for consideration and final action by the Richland City Council. *See* Richland
2 Municipal Code (RMC) 19.20.010(C)(2)(identifies “site-specific rezone” as a Type III permit
3 application); RMC 19.20.030(jurisdiction to conduct public hearing, issue recommendation); RMC
4 19.25.110(authority for Examiner actions, including conditions of approval on applications or
5 appeals); and RCW 35A.63.170(state statute regarding hearing examiner system).

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

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

20 III. QUESTIONS PRESENTED.

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

22 A. Whether the requested rezones implement policies of the City’s Comprehensive Plan,
23 and/or whether there has been a change of circumstances since the original zoning adopted for the
24 site?

25 *Short Answer:* Yes.

26 B. Whether the requested rezones bear a substantial relationship to the public health, safety,
morals, or general welfare?

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

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

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: WENNER AND
MARKEL REZONE APPLICATIONS TO ASSIGN
THE C-3 CLASSIFICATION TO THREE SITES
LOCATED IN THE TRIANGLE FORMED BY
JERICHO ROAD, QUEENSGATE DRIVE, AND
KEENE ROAD – FILE NOS. Z2017-106, Z2017-107,
AND Z2018-102

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

1
2
3 **IV. RECORD.**

4 Exhibits entered into evidence as part of the record for all three rezone requests, and an
5 audio recording of the public hearings conducted for such applications, are maintained by the City
6 of Richland, and may be examined or reviewed by contacting the City Clerk's Office.

7 **Hearing Testimony:** The following individuals presented testimony under oath at the duly
8 noticed consolidated public hearing for two of the applications, Wenner (Z2017-106) and Markel-1
9 (Z2017-107), held on February 22, 2018:

- 10 1. Shane O'Neill, Interim Planning Manager/Senior Planner for the City of Richland;
11 2. Pete Rogalski, Public Works Director for the City of Richland;
12 3. Harvey Pritchett, for the applicants;
13 4. Greg Markel, one of the applicants;
14 5. Ron Marsh, local resident, President of Country Ridge homeowners' association;
15 6. Jeff Marty, local resident;
16 7. Gordon Beecher, local resident;
17 8. Mary Banks, local resident;
18 9. Spencer Peterson, local resident, spoke for Horizon Heights' homeowners;
19 10. Phillip Clarke, local resident;
20 11. David Ashley, local resident; and
21 12. Jeff Wenner, one of the applicants.

22 Following the first public hearing, the Examiner held the record open for the parties to work
23 with city staff to explore language for potential agreements that might limit uses and projects that
24 drew the focus of public opposition to the requested rezones. Mr. Wenner submitted a copy of his
25 Purchase and Sale Agreement with the Church of Nazarene, covering the land addressed in his part
26 of this rezone application. He suggested that his limited intent, to expand his storage business
operations on the site, and that certain restrictions in his purchase agreement, limiting the height of
any building to no more than 16 feet and mandating a CMU wall/fence along the north and west
ends of his property, should obviate the need for any Property Use and Development Agreement to
address numerous concerns expressed at the public hearing. Mr. Markel submitted a proposed
Property Use and Development Agreement, under which building heights would be limited to 35
feet, and no adult uses would be permitted on the site. At the same time, in mid-March of 2018,
Staff advised the Examiner that yet another, related, rezone application would be coming forward
for a portion of land that attaches to Mr. Markel's property covered by his first rezone application.
This strip of land has been surplus by the City, and is currently zoned PPF. Mr. Markel submitted
his second rezone application (Z2018-102, "Markel - 2") covering the PPF strip of land, that is not

27 **FINDINGS OF FACT, CONCLUSIONS AND**
28 **RECOMMENDATION RE: WENNER AND**
29 **MARKEL REZONE APPLICATIONS TO ASSIGN**
30 **THE C-3 CLASSIFICATION TO THREE SITES**
31 **LOCATED IN THE TRIANGLE FORMED BY**
32 **JERICHO ROAD, QUEENSGATE DRIVE, AND**
33 **KEENE ROAD – FILE NOS. Z2017-106, Z2017-107,**
34 **AND Z2018-102**

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

1 needed for the City's trail that runs along Keene Road, adjacent to the Markel property. Like his
2 original rezone application, the Markel-2 application seeks C-3 zoning for the additional strip of
3 land. That application was addressed in a public hearing held on May 3rd. The applicant, Mr.
4 Markel, appeared at the second public hearing, and expressly agreed to accept and apply the same
5 terms of any Property Use and Development Agreement that would apply to his 'triangle' piece of
6 property addressed in File No. Z2017-107. No one appeared at the second public hearing to
7 question or oppose the Markel-2 rezone request.
8

9 ***Exhibits:*** In the weeks prior to each public hearing, the Examiner received copies of two
10 thorough Staff Reports, prepared by Development Services, specifically Mr. O'Neill, each of which
11 included a recommendation of approval for all of the requested rezones. The Staff Reports and all
12 Exhibits referenced therein were all accepted into the Record in their entirety without modification.
13 Exhibit 8 is the compilation of written public comments, most of which opposed the rezone without
14 restrictions to prevent potential adult uses, excessively tall buildings, and the like.

15 The Examiner visited the road network and vicinity of the proposed rezone requests and is
16 fully advised on matters at issue herein, including without limitation adjacent developments and
17 land uses, applicable law, application materials, and relevant comprehensive plan provisions.
18

19 **V. FINDINGS OF FACT.**

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

21 ***Applications, Public Notice, and Review***

22 1. In late December of 2017, the applicants submitted a joint petition to rezone two vacant
23 properties from C-1 to C-3, each located in the triangle located north of Keene Road between
24 Jericho Road and Queensgate Drive. The Wenner property is addressed as 2500 Jericho Road, and
25 is located immediately west of the Wenner's existing Queensgate Storage facility. The Markel-1
26 property is addressed as 2290 Keene Road. Together, these two properties are just about 4 acres.
Staff Report for first public hearing.

2. On or about April 4, 2018, Mr. Markel submitted a second, stand-alone rezone application,
for a narrow strip of land that he has purchased from the city as the adjacent landowner. In this
recommendation, the roughly 55-foot wide site is referenced as the "Markel-2" property. The
Markel-2 property is a recently-surplused strip of land, with just .44 acres, running parallel to Keene
Road, between the Markel-1 property and the Keene Road Trail Park managed by the City's Parks
and Public Facilities Department. *Staff Report for May 3rd hearing; Ex. 10 to May 3rd Staff Report,*
Richland City Council Resolution No. 73-18. The second rezone request seeks to apply the same
C-3 zoning to all of Mr. Markel's property, subject to the same terms of an appropriate Property Use
and Development Agreement that would apply to all of the rezoned property addressed in this

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: WENNER AND
MARKEL REZONE APPLICATIONS TO ASSIGN
THE C-3 CLASSIFICATION TO THREE SITES
LOCATED IN THE TRIANGLE FORMED BY
JERICHO ROAD, QUEENSGATE DRIVE, AND
KEENE ROAD – FILE NOS. Z2017-106, Z2017-107,
AND Z2018-102**

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Recommendation.

3. Virtually all of the property located in the “triangle” area, where the Wenner and Markel rezone requests are located, is already designated for Commercial uses in the City’s Comprehensive Plan. The surplus strip of land is presently designated for Developed Open Space, though that designation was obviously used to apply to land that would eventually be developed with the Keane Road pedestrian trail. Now that the trail has been designed and developed, the narrow strip of land was deemed surplus to the City’s needs, and sold to Mr. Markel. Accordingly, if this rezone is approved, staff will seek Council’s approval to amend the Comprehensive Plan to reduce the size of the DOS zone, eliminating surplus portions, and confirming a more appropriate Commercial zoning designation recommended herein. *(See discussion in Second Staff Report, at page 6).*

4. North of the rezone areas, across Jericho Road, there are a mix of uses, including a church, a residence, and an auto repair business. To the east, there is a self-storage facility and a gas station. To the south and west, there are single-family homes and some vacant land. Keene Road separates the rezoned properties from developments to the south. *(Staff Report; Site Visit; Aerial photos).*

5. The joint application includes the following notation as “Justification” for the requested rezone: *“The zone change to C-3 will allow for the expansion of the Queensgate storage facility...” [re: Wenner application]; and would “allow for drive through operation and later operational hours.” [re: Markel application]. (Ex. 1, joint rezone application from December of 2017).*

6. Following receipt, City staff complied with all applicable public notice requirements for the rezone application and the public hearing held for the matter.

7. Because staff deemed the application to be consistent with the City’s Comprehensive Plan, which already designates the rezone site as suitable for Commercial land uses, and the City’s plan was analyzed in an environmental impact statement at the time of its adoption, the pending application is categorically exempt from SEPA review as provided in WAC 197-11-800(6)(c). Staff issued a second SEPA determination for Mr. Markel’s second rezone request, finding that a rezone of the narrow, surplus, strip of land, would not have any adverse environmental impacts. No one challenged any SEPA determination issued for any part of the rezone requests.

8. Written public comments received are included in the record as part of Exhibit 8. Most comments focused on concerns with potential adult uses, normally included as permitted uses in the C-3 zone; concerns with taller buildings on the site; concerns about compatibility with homes in the area; and general concerns about traffic, noise, and property values, if the properties are not developed in a manner and with uses that compliment rather than conflict with adjacent uses.

9. Staff confirmed that none of the proposed rezones will have any material impact on capacity for the existing local street system serving the properties in question.

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1 ***Summary of Public Hearings.***

2 10. At the first public hearing for the joint rezone application, Mr. O'Neill made a brief
3 presentation regarding the joint application, the site, and his recommendation of approval, as
4 explained in the Staff Report. The applicants were present, and explained their intent to develop
5 their properties in a manner that they hope would be compatible with the surrounding area. A
6 number of local residents were present at the hearing. Mr. Marsh expressed concerns of the
7 Country Ridge Homeowner's Association, about the potential for noise, lighting and traffic
8 problems that could result from the rezone. Mr. Marty expressed his opinion that a bar is not a
9 neighborhood friendly use, and he speculated that the rezone could let the cat out of the bag,
10 allowing for 80 foot tall buildings, noise, long hours, adult uses, and possible homeless shelters.
11 Mr. Beecher expressed concerns as a resident of the Upper Country Ridge neighborhood, located
12 uphill across Keane from the subject properties, noting that he shares concerns about more traffic,
13 too expansive list of permitted uses if the site is rezoned, and general concerns about new
14 development and its impact on the recreation path that borders the properties. Ms. Banks testified
15 that she lives in Country Ridge, and that she can already hear parties from the distant Bookwalter
Winery, so she is concerned about noise from any new project on the subject properties, which are
much closer to her home. Mr. Peterson, Mr. Clarke, and Mr. Ashley reiterated general opposition to
the requested rezones, including concerns with hotels or other buildings up to 80 feet tall.
Responding to public comments, the applicants reiterated their intent to develop relatively small
projects that should not result in adverse impacts on surrounding properties. Mr. Wenner focused
on his intent to use the property for an expansion of his storage unit business. Mr. Markel noted that
the restaurant drive-through he hopes to locate on the site would be similar to others in the Tri-
Cities that have not generated the problems some of the public comments suggested. Both
applicants emphasized that they have no intent to allow any adult uses on their properties, and that
they were not planning to build tall buildings, especially nothing near 80 feet like mentioned in
some comments.

16 11. In response to public comments, both applicants reiterated that they do not plan to allow adult
17 uses on their properties. The Examiner questioned the applicants and staff, and provided the parties
18 with additional time to explore terms of possible Property Use and Development Agreements that
19 might limit uses or projects that could cause adverse impacts on the surrounding area. The Record
20 was left open so the parties could explore such option. In the end, Mr. Markel submitted a proposed
21 Agreement, which would prohibit adult uses on his property, and limit building heights to 35 feet,
22 excluding mechanical equipment. (*Ex. 9 to May 3rd Staff Report*). Mr. Wenner submitted a copy of
23 his purchase agreement, with the Nazarene Church, which obligates him to record a private
covenant limiting any building height on his property to no more than 16 feet, and to build an 8-foot
tall CMU fence/wall along portions of the site. (*Ex. 10, Post-hearing exhibit added by the Examiner
to First Staff Report, Email from Mr. O'Neill to the Examiner, dated March 6, 2018, transmitting
Mr. Wenner's Purchase Agreement*). Even without such private agreement, RMC
23.42.180(A)(2)(b) would apply during building permit review, and staff relies on this provision to
require a block wall, a minimum of 8 feet in height, along all property lines containing outdoor

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storage uses (i.e. mini-warehouses). *Id.*

12. With respect to public comments and concerns about possible adult uses on the Wenner or Markel properties, it appears as though such worry is not grounded in law, because existing city codes expressly prohibit adult uses within 500 feet of any residential-zoned property or a church. RMC 23.42.030 includes specific locational requirements that apply to any “adult use establishment” in the City of Richland, including: “A. Adult use establishments shall be prohibited within 500 feet of any area of the city zoned for residential purposes. []”; and “B. Adult use establishments shall be prohibited within 500 feet of any church or other religious facility or institution.” The Nazarene Church property is located less than 500 feet from the Wenner property. In fact, it is across the street from the site. And, single-family zoned properties are located less than 500 feet away from the Markel property, across Keene Road. The examiner finds that concerns about adult uses on the two sites involved in this joint application are not valid and do not serve as a basis to deny this rezone request.

13. Comments about traffic were not supported by any professional studies or qualified expert testimony that would establish how the requested rezone, from one Commercial zone to another, would have any adverse traffic impacts. Keene Road is classified as a principal arterial. The surrounding streets are all constructed to meet city standards, and any new curb-cuts for access to any new projects would have to meet city development standards. There is no credible evidence to establish that traffic problems provide a legitimate basis to deny the requested rezone.

14. Public comments expressing concerns about 80-foot tall buildings were based on the more generous building heights that are permitted in the C-3 zone, i.e. 80-feet. There are no tall buildings along Keene in the vicinity of the requested rezone. Buildings over 3 stories might appear out of scale with the surrounding area, as noted by some public comments. Both applicants confirmed that they are not seeking the rezone so they can develop projects with 80-foot buildings. In fact, Mr. Wenner appears willing to purchase his property subject to a 16-foot height restriction, and Mr. Markel expressly agreed to limit building heights on his property to no more than 35 feet. These conditions are respectful concessions made by the applicants in response to public comments.

15. Comments opposing the rezone for the Markel property included general concerns about any bar or restaurant with hours that run beyond a relatively early bedtime. As Mr. Markel explained, restaurants and bars find it helpful to have hours that extend beyond 11:00 p.m., to allow for more time to serve their customers, and help improve the bottom line. Restaurants and bars with limited hours may fail if they do not and cannot remain open when customers are willing to patronize their establishments. The Examiner takes notice of strict liquor licensing requirements in Washington State, and quality law enforcement provided by the Richland Police Department. Given the quality of service provided in the City of Richland, there is no legitimate basis to simply assume that any bar or restaurant will generate problems wherever it might be located. Such concerns do not provide a legitimate basis to deny the requested rezone of the Markel property. Operators who run a bar or restaurant that constitutes a nuisance or public safety hazard can and often do lose their liquor license. The Examiner finds that bar and restaurant owners have an economic incentive to ensure

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1 that their businesses do not present nuisances or safety hazards to neighbors.

2 16. While some nearby residents may have a view of the potentially rezoned properties, there is no
3 legal basis to deny a rezone to essentially preserve views onto vacant land. While some additional
4 types of businesses are permitted in the C-3 zone, there are plenty of currently permitted business
5 types that could be developed on the properties using the current C-1 zoning regulations that might
6 be perceived as ugly, unattractive, or undesirable to someone in the area. Rezones are not denied or
7 approved based on what might be built on the site. City development regulations include a number
8 of detailed performance standards that are intended to regulate and mitigate potential impacts of
9 future developments on neighboring properties throughout the community, including the two
10 properties at issue herein. Specific development permit applications trigger project review, and
11 requirements to comply with city development regulations and performance standards. A rezone
12 does not entail the same level of review.

13 17. Through March and April, Mr. Markel worked with City officials to acquire the narrow strip of
14 surplus city property that abuts the Keene Road Trail Park on one side and the Markel-1 property
15 identified in the first joint rezone application. As mentioned above, on or about April 4, 2018, Mr.
16 Markel submitted a second, stand-alone rezone application, for the narrow strip of land that he has
17 purchased from the city as the adjacent landowner. In this recommendation, the roughly 55-foot
18 wide site is referenced as the "Markel-2" property, and is just .44 acres. *Staff Report for May 3rd*
19 *hearing; Ex. 10 to May 3rd Staff Report, Richland City Council Resolution No. 73-18.* The second
20 rezone request seeks to apply the same C-3 zoning to all of Mr. Markel's property, subject to the
21 same terms of an appropriate Property Use and Development Agreement that would apply to the
22 Markel-1 property.

23 18. City staff complied with all applicable notice and environmental review requirements
24 associated with both rezone petitions. No one challenged the DNS threshold determinations issued
25 for each application. And, while the first public hearing for the joint Wenner/Markel-1 application
26 generated significant public comment, the second public hearing, held on May 3rd, for the Markel-2
application, generated no comments from the general public, and no opposition. Based on the lack
of public comment and lack of opposition to the Markel-2 rezone request, it appears as though most
commenters involved in the first rezone hearing were satisfied with efforts made by the applicants
to assure local residents that no adult uses would or could be located on their properties, and that
building heights would not be anywhere near the 80-feet permitted in a C-3 zone.

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

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

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1
2 ***Consistency with City Codes and Comprehensive Plan.***

3 20. As explained elsewhere in this Recommendation, the first two rezone sites are already
4 designated as “Commercial” in the City’s Comprehensive Plan, and the request is to modify the
5 classification from one Commercial classification to another, in this case from C-1 to C-3. The
6 third rezone site is merely an undeveloped strip of surplus-land, that is no longer needed for park
and open space purposes. *See Ex. 10 to May 3rd Staff Report, Res. No. 73-18.* It is reasonable and
prudent, and good public policy, to rezone the narrow strip of surplus-land to the same zoning
classification assigned to the private property with which it will be consolidated.

7 21. Based on the record, the Examiner finds and concludes that the requested rezone from one
8 Commercial classification to another in an area where commercial uses already face some
9 residential uses that are located across a busy principal arterial roadway (Keene Road), with mixed
10 uses on other parcels, including a church, gas station, and the Wenner’s mini-storage business, is
11 appropriate. The requested C-3 zone is not inconsistent with existing land uses located on or zoning
designations assigned to surrounding properties in the area. As shown on the Zoning Map, multiple
properties in the same triangle area formed by Keene Road, Queensgate Drive, and Jericho Road are
already zoned C-3, and to date, no catastrophe, log of nuisance complaints, or spikes in local crime
were caused by commercial businesses operating on such properties.

12 22. Conditions have changed regarding the Markel-2 property since it was originally zoned for
13 Parks purposes – it has been surplus by the City Council because it is not needed for city park
14 purposes. Accordingly, the request to rezone the site to C-3 is fully supported by evidence in the
15 Record. The requested rezone provides a public benefit, making use of surplus property,
converting it to commercial uses that can provide jobs, services, incomes, and tax revenues that
benefit city residents. In sum, it bears a substantial relationship to the public welfare.

16 23. Staff confirms that they will place the item on the list of amendments considered during the
17 next update cycle for the City’s Comprehensive Plan. It is well-established by Washington Courts
18 that zoning regulations control over sometimes-inconsistent Comprehensive Plan language.
19 *Citizens for Mount Vernon v. City of Mount Vernon*, 133 Wn.2d 861, 947 P.2d 1208 (1997). With
20 respect to the Markel-2 rezone, the Comprehensive Plan, which is the City’s general guide for more
specific, controlling, development and zoning regulations, can be amended after the rezone is
approved. There is no credible reason to justify delay in approving the rezone request. It is
squarely in the public interest to do so, subject to an appropriate Property Use and Development
Agreement.

21 24. Standing alone, the requested rezones for the Wenner and Markel-1 properties merit
22 approval because they already conform to the Comprehensive Plan, which identifies the properties
as suitable for Commercial uses.

23
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General findings.

25. The requested rezones bear a substantial relationship to the public health, safety, and general welfare. The requested rezones are appropriate in the context of adjacent properties. To adequately protect local residents, and eliminate any uncertainty regarding adult uses and unusually tall buildings, the Examiner finds that it would be appropriate to make all three rezones subject to compliance with terms of appropriate Property Use and Development Agreements, that prohibit adult uses and building heights over 35 feet. Even though both applicants sincerely explained that they intend to move forward with relatively small projects on their land, i.e. for Mr. Wenner an expansion of mini-storage unit facilities, and for Mr. Markel a drive through restaurant, multi-tenant commercial building, and/or a restaurant with later operational hours, neither applicant can predict the future. A rezone assigns certain permissible uses and development standards to a property, that either applicant can sell to someone else who does not have the same vision or plans. While neither applicant plans to build a tall building, a future owner might not be so accommodating to local residents. And, while current codes make it impossible to locate an adult use on either the Wenner or Markel property, conditions change, and if the church moves (unlikely, but still possible), or if lands around the area were to be rezoned (again, unlikely, but still possible), there might be no way to limit adult uses on such property. Thus, appropriate Property Use and Development Agreements should be included as part of these rezone approvals.

26. The Development Services Division Staff Reports, prepared by Mr. O'Neill, include a number of specific findings and explanations that establish how the underlying applications satisfy provisions of applicable law and are consistent with the city's Comprehensive Plan and zoning regulations. Except as modified in this Recommendation, particularly statements dismissing the need for any property use and development agreement, all Findings contained in the Staff Reports are incorporated herein by reference as Findings of the undersigned-hearing examiner.

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

VI. CONCLUSIONS.

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

1. With respect to the joint Wenner/Markel-1 application, the applicants have met their burden to demonstrate that the requested rezones conform to, and in fact implement objectives of, the City's Comprehensive Plan. *Findings; Staff Report.* The Markel-2 rezone request merits approval because there has been a clear change in circumstances regarding the property, it has been surplus because it is no longer needed for parks purposes.

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2. The applicants met their burden to demonstrate that the requested rezones bear a substantial relationship to the public health, safety, or welfare.

3. The Staff Reports and testimony on the record demonstrates that the proposed rezones will not require new public facilities and that there is capacity within the transportation network, the utility system, and other public services, to accommodate commercial uses on the rezoned sites. The rezone from one Commercial zoning classification to another, C-1 to C-3, will keep the property compatible with the character of the existing uses and zoning districts surrounding the site. Assigning the same C-3 zoning to the now-surplused strip of land for the Markel-2 request, is in the public interest.

4. Subject to compliance with all development regulations at the time of any project application, and the terms of an appropriate Property Use and Development Agreement for all three properties, substantially in a form as approved by the City Attorney, the rezoned sites will not be materially detrimental to surrounding uses or property.

5. While the pending rezone applications are all categorically exempt from formal SEPA review, the record demonstrates that the potential for adverse impacts is very unlikely. The applicants agreed to accept terms that will avoid the parade of horrors expressed by some public comments opposing the rezones, particularly adult uses and unusually tall buildings.

6. As required by RMC 19.50.010(C), the transportation system is sufficient to accommodate the type of development envisioned with the proposed rezones, subject to frontage improvements and other infrastructure upgrades possibly required as conditions for developing various types of commercial uses on the site. The site visit to the area confirms that the road network is fully functional, and no transportation concurrency problems are likely to arise as a result of the rezone for the site. Development regulations, including without limitation those detailing setbacks, will apply to any future projects built on the sites.

7. Based on the record, the applicants demonstrated that their rezone applications merit approval, meeting their burden of proof imposed by RMC 19.60.060.

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

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

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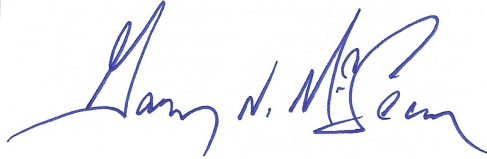
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VII. RECOMMENDATION.

Based upon the preceding Findings and Conclusions, the Hearing Examiner recommends that the following three rezone requests should all be **APPROVED, subject to terms of a Property Use and Development Agreement(s)**, substantially in a form as approved by the City attorney, which should prohibit adult uses on any of the three properties, and limit building heights to no more than 35 feet, excepting mechanical equipment and the like:

Wenner Rezone Petition – File No. Z2017-106;
Markel-1 Rezone Petition – File No. Z2017-107; and
Markel-2 Rezone Petition – File No. Z2018-102.

ISSUED this 17th Day of May, 2018



Gary N. McLean
Hearing Examiner

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

GENERAL INFORMATION:

PROPOSAL NAME: Markel/Werner Rezone

LOCATION: North of Keene Road, South of Jericho Road and west of Queensgate Drive

APPLICANT: Jeff & Lori Wenner together with Greg Markel

FILE NO's.: Z2017-106 & Z2017-107

DESCRIPTION: Request to change zoning of 3.9 acres from C-1 (Neighborhood Retail) to C-3 (General Business)

PROJECT TYPE: Type 3 Site-Specific Rezone

HEARING DATE: February 22, 2018

REPORT BY: Shane O'Neill, Senior Planner

RECOMMENDED
ACTION: Approval

Vicinity Map

Item: Rezone from C-1 to C-3
Applicant: Jeff Wenner & Greg Markel
File #'s: Z2016-106 & Z2017-107



Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

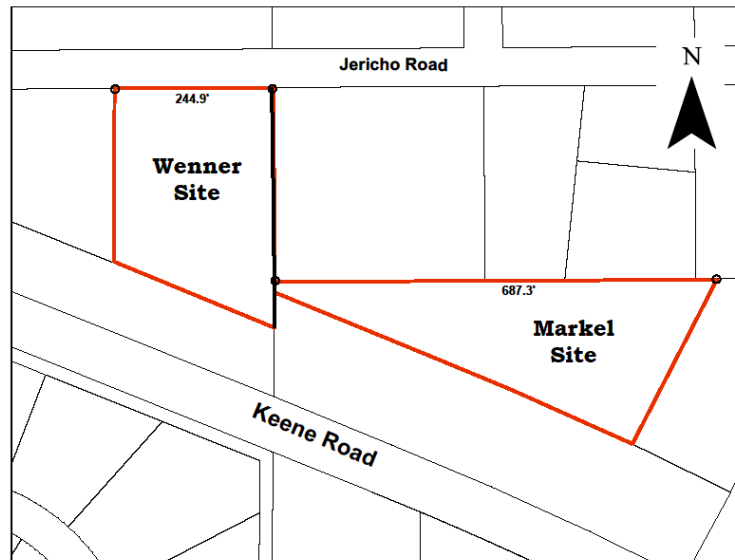
Jeff & Lori Wenner together with Greg Markel, have filed a rezone request to change the zoning classification of a 3.9 acre site from C-1 (Neighborhood Retail) to C-3 (General Business) with the intent of commercial site development. Mr. Wenner, who owns that portion of the site fronting Jericho Road, has indicated specific intent to develop the site with a mini-storage facility available for general use by the public at large. Mr. Markel intends to develop that triangular portion of the site running along Keene Road with a multi-tenant commercial building tentatively depicted in Exhibit 2.

SITE DESCRIPTION & ADJACENT LAND USES

This 3.9-acre vacant site is comprised of one 2.1-acre parcel together with a 1.8-acre portion of another parcel located to the northwest. The 1.8-acre portion of

the subject site is being transferred from a larger (14.16 ac.) parcel owned by the Richland First Church of the Nazarene to Mr. Wenner by way of boundary line adjustment. On January 5, 2018 city staff approved the boundary line adjustment application to be recorded. The 1.8-acres lies immediately west of Mr. Wenner's existing self-storage facility on Jericho Road.

The map below illustrates the site's division based on ownership. For the remainder of this report each area of the site will be referenced as labeled ("Wenner site" & "Markel site").



In terms of topography, the central portion of the site where we see a narrow connection point experiences a depression; then rising again approaching the existing gas station to the east. With the goal of bringing the Markel site into a more level condition, in recent months a significant amount of fill has been placed on-site in preparation for site development.

Vegetative composition of the Wenner site is nearly uniformly colonized by big sagebrush (*Artemisia tridentata*), the keystone plant species which dominates the natural landscape on surrounding undisturbed land. Whereas the Markel site has been disturbed but some sagebrush remains intact. Both divisions of the subject rezone site are vacant of structures.

Overhead municipal power lines secured by easement, bisect the site in a north-south orientation along the boundary between site divisions. Underground power lines paralleling Keene Road exist just outside of the south boundary of the Wenner site. Municipal sewer and water lines are currently located in Jericho Road while Keene Road only contains a water line. Sewer lines are located at both intersections of Keene Rd. and Jericho Rd. and at Keene Rd. and Queensgate Dr.

SURROUNDING LAND USES:

North – Church, self-storage, residence, auto repair
East – Self-storage, fueling station
South – Single-Family Residences, vacant land
West – Single-Family Residences, vacant land

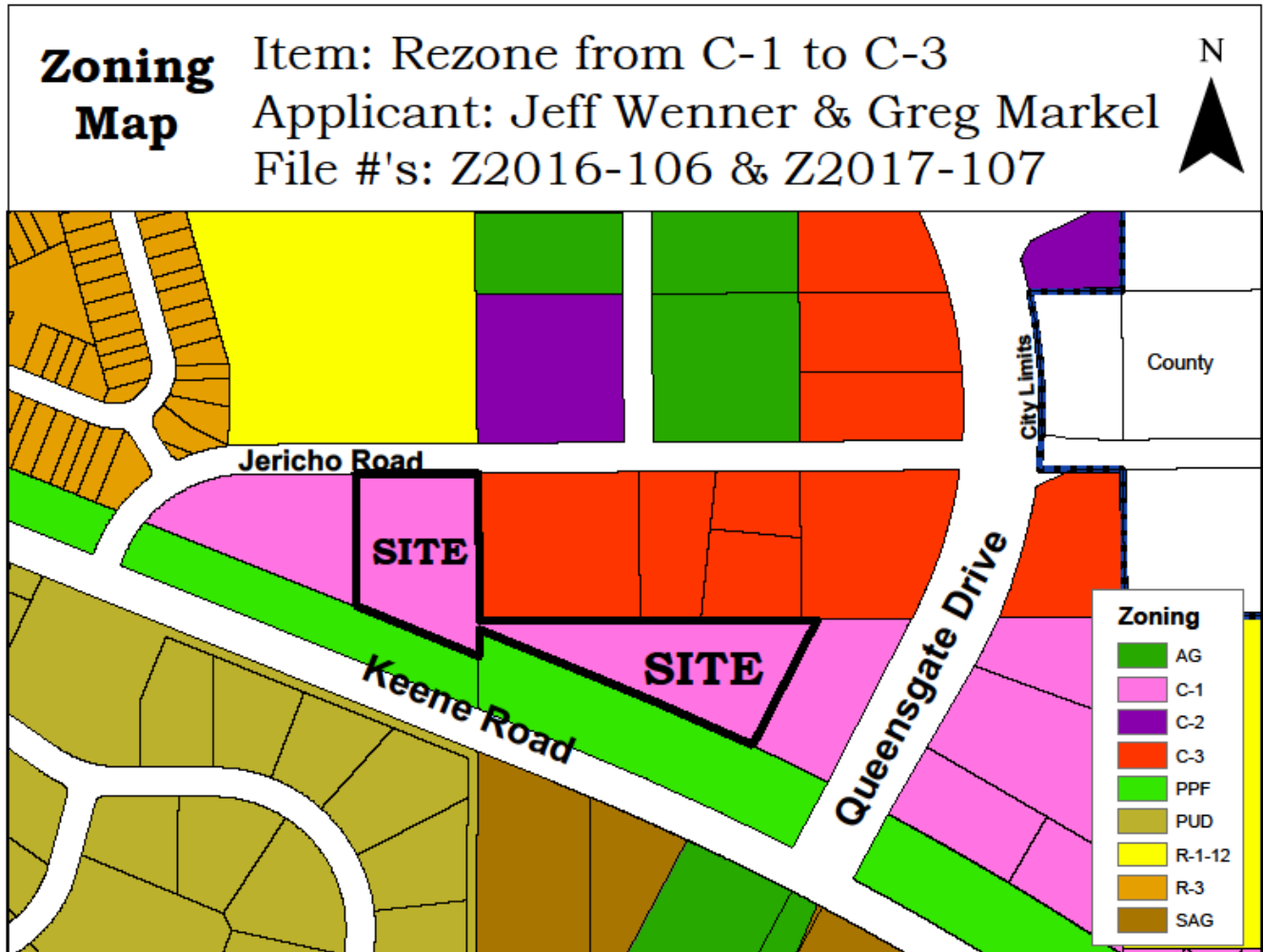


Figure 1 - Zoning Map

CURRENT ZONING:

The current C-1 zoning assignment would allow the site to be developed with a variety of neighborhood-scale retail sales and services businesses, not including self-storage facilities (see Exhibit 4 – commercial zoning table). Pertinent to the Markel application is the fact that C-1 zoning imposes an hours of operation limitation on restaurants, lounges, drinking establishments and restaurants offering a dancing venue. RMC 23.42.053 (Exhibit 5) requires restaurants, lounges, drinking establishments and restaurants with dancing facilities in the C-

1 zone to cease nightly operations no later than 11:00pm. Said restriction serves at the impetus behind the Markel rezone application as, on a preliminary basis, he intends to develop the site with a 3,000 square foot restaurant amongst two other retail buildings. All uses indicated on his tentative conceptual site plan are otherwise permitted outright in the C-1 zone.

As for the Wenner site, Mr. Wenner intends to expand his existing self-storage facility onto a portion of the vacant property lying immediately west of his facility. C-1 zoning does not allow for self-storage facilities. In order to expand his existing facility Mr. Wenner requires C-3 zoning.

SURROUNDING ZONING DISTRICTS:

North –	C-3 (General Business) & R-1-12 (Single Family Residential)
East –	C-3 (General Business) & C-1 (Neighborhood Retail)
South –	PPF (Parks & Public Facilities)
West –	C-1 (Neighborhood Retail) & PUD (Residential Planned Unit Development)

PROPOSED ZONING

The applicants propose to convert the zoning of their combined sites to C-1 (Neighborhood Retail) to allow a mini-storage/self-storage facility to be built expanded westward and to lift hours of operations restrictions for drinking establishments and restaurants/lounges offering an evening dancing venue. According to Section 23.22.010(D) of the Richland Municipal Code (Exhibit 2) the purpose of the C-3 district is as follows:

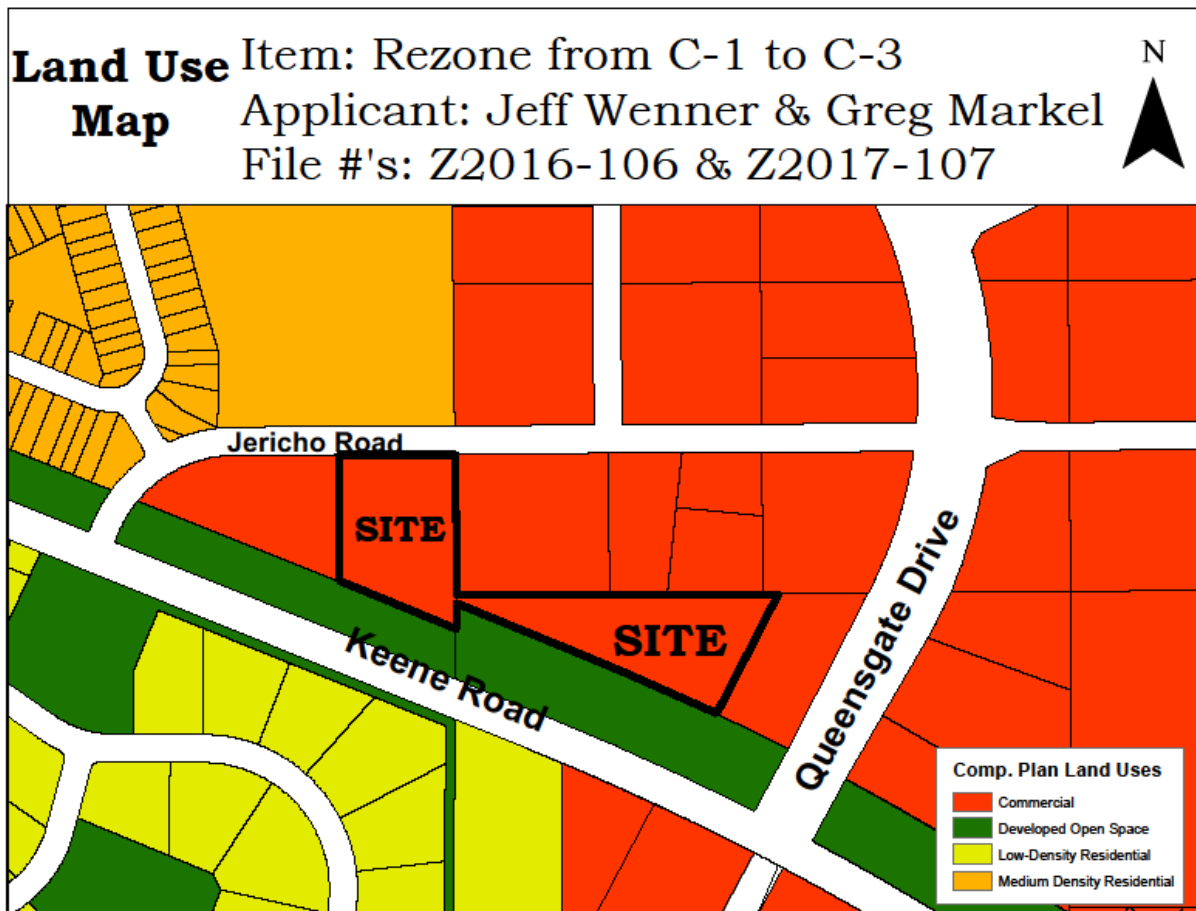
The general business use district (C-3) is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with incidental shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 use district. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

Allowed uses within the C-3 district include many, if not all, automotive related business types, light industrial and manufacturing businesses and all listed retail uses. Residential development of any kind is not permitted on C-3 zoned lands. The commercial section of the Zoning Code (RMC 23.22) is included herein as Exhibit 4.

Performance standards and special requirements of the C-3 district [RMC 23.22.020(G)] include measures aimed at reducing nuisance conditions such as noise, dust and fumes experienced by adjacent land uses.

As illustrated in the Zoning Map above, property immediately north of the Wenner site is zoned residentially. Often times mitigation measures such as physical buffers or barriers are warranted between heavy commercial zoning and residentially zoned land. In this case however, the residentially zoned property is developed with two church buildings and an extensive parking lot network located between Jericho Road and the church buildings. From a land use impact perspective, churches do not warrant the same level of mitigation against disturbances as residential neighborhoods. For that reason staff is not inclined to impose site specific development features to ameliorate potential impacts from the Wenner site on the church through the imposition of a property use and development agreement.

Figure 2 – Comprehensive Plan Map



COMPREHENSIVE PLAN

The City's comprehensive plan designates the site as suitable for commercial land uses. This land use designation provides for a variety of heavy commercial and allows for some light industrial and manufacturing business types. As indicated in the "Proposed Zoning" section above, the C-3 district may be applied to commercially designated portions of the city under the city of Richland Comprehensive Plan. Below is a list of applicable goals and policies from the Comprehensive Plan. Relative to land use goal #5 below, it is noteworthy here that the Markel site is separated from Keene Road right-of-way by City-owned parcel zoned PPF that contains a section of contiguous pedestrian trail running the length of Keene Road.

COMMERCIAL/OFFICE GOALS & POLICIES

Land use goal #1: Plan for growth within the urban growth area and promote compatible land use.

Policy 2 – Facilitate planned growth and infill developments within the City.

Land use goal #4: Promote commercial and industrial growth that supports the City's economic development goals.

Pertinent policies within this goal are as follows:

Policy 1 – Accommodate a variety of commercial land uses including retail and wholesale and services, and research and professional services.

Policy 3 – Locate neighborhood-oriented commercial land uses in Neighborhood Retail Business areas.

Policy 5: In areas where residential uses are in close proximity to industrial or commercial lands, adequate development standards should be used in industrial or commercial developments to mitigate the impacts on residential uses.

Land use goal # 5: Ensure connectivity that enhances community access and promotes physical, social, and overall well-being so residents can live healthier and more active lives.

Policy 1 – Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transportation.

Policy2: Promote pedestrian and bicycle circulation throughout the community by connecting with the City's network of parks and trail systems.

PUBLIC NOTICE

Application Date:	December 20, 2017
Notice of Application & Hearing Mailed:	December 29, 2017
Notice of Application & Hearing Published:	January 7, 2018
Notice of Application & Hearing Posted:	January 31, 2018
Public Hearing:	February 22, 2018

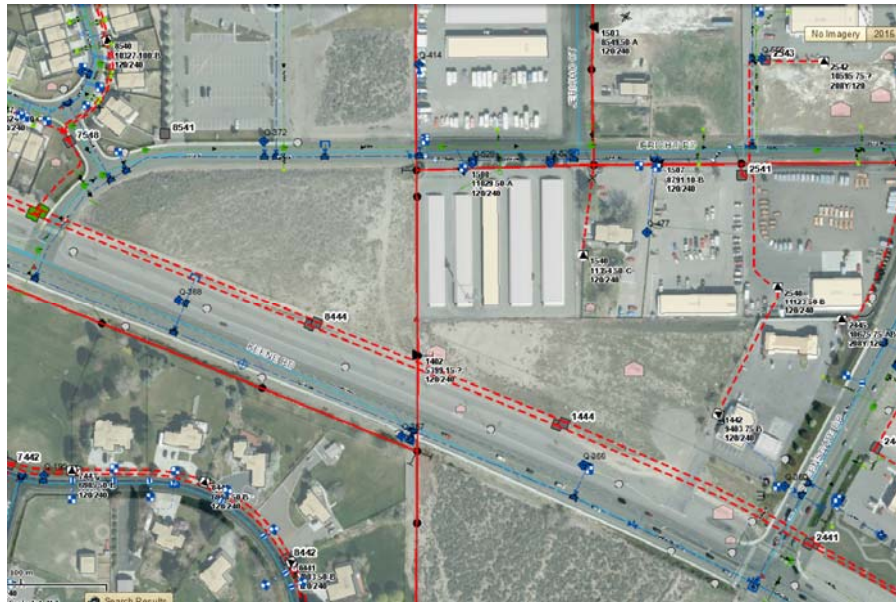
Notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 6. As of the date of this report City staff received several public comments submitted for the record which are provided as Exhibit 8.

During the postponed Jan. 25th hearing, members of the public in attendance informally discussed the potential for the Markel site to be developed with an adult entertainment dance club. There is no evidence in the record supporting Mr. Markel's intent to develop such an establishment. To that effect staff offers the explanation that though adult entertainment businesses are listed as a permitted use in the C-3 zone, said businesses may not be located within 500 feet of residentially zoned properties; thereby excluding the Markel site from containing such businesses.

UTILITY AVAILABILITY

Sewer and water services extend along the north property line of the Wenner site from an 8-inch mains located in Jericho Road. Sewer service will require extension leading to the Markel site from the intersection of Keene Road and Queensgate Drive. The Markel site benefits from a 24-inch water main extending along the entire south boundary of the Markel site in Keene Road. Said water main is sufficiently sized to serve the demand of the uses permitted in the C-3 zone.

An above-ground electrical service line bifurcates the site in a north-south orientation at their narrowest point of connection. This service is capable of serving the few additional self-storage buildings informally proposed by Mr. Wenner. Underground electrical power lines also lie within the parcels zoned PPF which run parallel to Keene Road. All of the utility services necessary for site development are currently in place and are of adequate capacity to serve future site development. The map below is inserted to illustrate the approximate location of municipal utilities.



red = electrical power, green = sewer and blue = water

TRANSPORTATION

Richland's Comprehensive Plan classifies Keene Road as a principal arterial roadway in the Street Functional Classification System map, whereas Jericho Road is classified as a local roadway.

Access to the Wenner project site will come from Jericho Road by way of Queensgate Drive to the east or from Keene Road to the west. The Markel portion of the site will be accessed directly from access from Keene Road. Short Plat #2302 (Exhibit 3) provides the Markel site with 40' worth of an 80' access easement from Keene Road at the southeast corner of the property. Mr. Markel's tentative site plan (Exhibit 2) proposes accessing the site from Keene Road in a more centralized location. Discussions with the City Public Works Department have indicated that the more centralized access point may be acceptable as well.

SEPA

Pursuant to WAC 197-11-800(6) (c) the rezone application qualifies as a categorically exempt action by meeting the requisite circumstances; they are as follows:

Where an exempt project requires a rezone, the rezone is exempt only if:

(i) The project is in an urban growth area in a city or county planning under RCW 36.70A.040;

- (ii) The proposed rezone is consistent with and does not require an amendment to the comprehensive plan; and*
- (iii) The applicable comprehensive plan was previously subjected to environmental review and analysis through an EIS under the requirements of this chapter prior to adoption; and the EIS adequately addressed the environmental impacts of the rezone.*

In this case, the proposed project is located with the City and within Richland's urban growth area; the proposed action is consistent with the City's comprehensive plan; and the City's comprehensive plan was analyzed through the preparation of an environmental impact statement at the time of the plan's initial adoption in 1997 and for the subsequent plan update in 2017.

ANALYSIS

The site in this application involves one parcel together with a portion of another parcel for a combined land area of 3.9 acres. The site(s) front both Jericho Road and Keene Road and are the subject of separate development proposals. The request to assign C-3 zoning to the Wenner site is planned to allow for expansion of the adjacent self-storage facility owned by Mr. Wenner. The request to assign C-3 zoning to the Markel site is planned to allow for development of the site with retail sales and service businesses without restrictions on hours of operation for businesses offering an evening dancing venue.

In consideration of the existing adjacent land uses staff does not feel it is necessary to impose a property use and development agreement to restrict building placement and/or uses. Lying adjacent to a fueling station, self-storage facility and a principal arterial roadway, the proposed C-3 zoning and associated permitted land uses are generally compatible with the vicinity.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the requests for a change in zoning (Z2017-106 & Z2017-107) and recommends approval of both requests based on the following:

1. The subject site is comprised of Benton County tax parcel # 1-22983012302003 together with an approximately 1.8-acre portion of tax parcel # 1-21981000002012 lying south of Jericho Road;
2. The subject of planning master file #'s Z2017-106 and Z2017-107 are a joint application requesting to convert city zoning of the subject site, illustrated on page 3 of this report, from Neighborhood Retail (C-1) to General Business (C-3);

3. The City of Richland Comprehensive Plan designates the subject site as suitable for commercial uses;
4. In Richland's Zoning Code the purpose statement for the General Business district (C-3) states that the zone may be applied to portions of the city designated for commercial uses under the Comprehensive Plan;
5. Development of the site with certain commercial uses is consistent with the intent of the Comprehensive Plan;
6. Richland's Zoning Code contains C-3 zone site performance standards regulating potential impacts of permitted uses on surrounding properties;
7. The subject site is not directly adjacent to residential properties;
8. Rezone approval is not conditioned upon the applicant entering into a development agreement;
9. Aboveground municipal electrical lines exist on-site. The power lines bifurcate the site in a north-south orientation;
10. City water and sewer mains are in close proximity to the site and could be extended to serve the commercial development of the site(s);
11. The project is exempt from the provisions of the State Environmental Policy Act, as identified in WAC 197-11-800(6)(c).
12. Based on the above findings and conclusions, approval of the zone change request would be in the best interest of the community of Richland.

EXHIBIT LIST

1. Joint Zone Change Application
2. Markel Tentative Site Plan
3. Short Plat 2302
4. Commercial zoning regulations– Chapter 23.22
5. RMC 23.42.053
6. Affidavit of publication and public hearing notice
7. Site Photos
8. Public Comments

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: 1. JLW Asset Management dba. Queensgate Storage (Jeff & Lori Wenner) & 2. Washington Securities and Investments Corporation			
Address: 1. PO Box 1175 2. 8901 W Tucannon			
City: 1. Richland 2. Kennewick	State: 1. WA 2. WA	Zip: 1. 99352 2. 99336	
Phone: 1. (509) 308-2769 2. (509) 735-2255	Fax:	Other and/or e-mail address: 1. aurahomes.jw@gmail.com 2. wsic@eltopia.com	
Please check under what capacity you are filing:			
☐ Recorded owner of the property as of		☒ Purchasing under contract as of 1. 12-10-17 2. 10-01-17	
☐ 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:			
1. 2500 Jericho Rd. 2. 2290 Keene Rd.			
Relationship to adjacent streets (i.e., west of Main Street between 1 st Avenue and 2 nd Avenue):			
1. North of Keene Rd. between Jericho Rd and Queensgate Dr. 2. North of Keene Rd. between Jericho Rd and Queensgate Dr.			
General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement): 1. Vacant 2. Vacant			
Size of petition area	1. 1.84 2. 2.07	acres and	1. 80,265 2. 91,169 square feet
SECTION III - CHANGE OF ZONE REQUEST			
A change of zone from		C1	To C3
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:			
1. The zone change to C3 will allow for the expansion of the Queensgate storage facility, adding approximately 30,000 sq. ft. to the current footprint of 40,000 sq ft. The current facility has experienced an occupancy rate of 97%-100% for the past 24 months. Given the additional retail, low to high density residential expected within a two mile radius and proximity to I-82 we anticipate this demand for storage space will only grow. Buffering the zone change to the west is portion of land that will remain C1. Further to the west is a medium density residential neighborhood.			
2. To conform with adjacent properties, allow for drive through operation and later operational hours.			

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 19 DAY OF DECEMBER, 2017

ju
Applicant's Signature

Jeff Wenner

Address
PO Box 1235

City, State, Zip
Richland, WA 993352

Phone
509-308-2769

Don D Flury
Applicant's Signature

2500 JACOBO Rd
Address

Richland, WA 99352
City, State, Zip

509 937-2296
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

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 29 DAY OF November, 2017.

Gregory S. Markel
Applicant's Signature

Applicant's Signature

8901 W Tucannon Ave. STE 110
Address Kennelwick
Richland, WA 99336
City, State, Zip
509-735-2255
Phone

Address

City, State, Zip

Phone

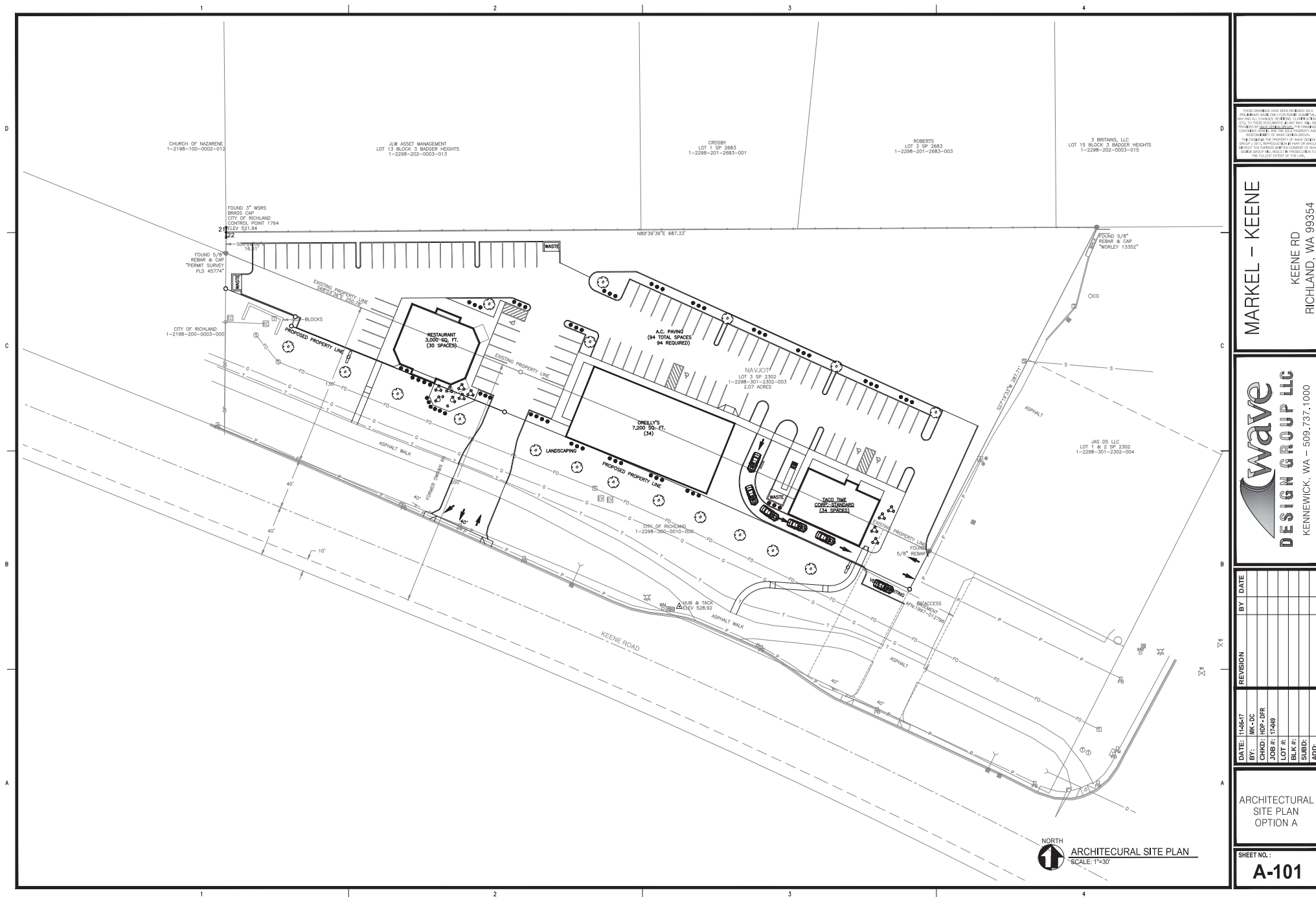
FOR OFFICE USE ONLY

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

Exhibit 2



MARKEL - KEENE

KEENE RD
RICHLAND, WA 99354



KENNEWICK, WA - 509.737.1000

DATE:	BY:	REVISION	BY	DATE
11-06-17	MK-DC			
CHND: HDP-DFR				
JOB #1: 17-049				
LOT #:				
BLK #:				
SUBD:				
ADD:				

ARCHITECTURAL
SITE PLAN
OPTION A

SHEET NO.:
A-101

Exhibit 3

2302

SHORT PLAT NO.

PORTION NW1/4 SW1/4 SECTION 22, T. 9 N., R. 28 E., W. M.
RICHLAND BENTON COUNTY, WASHINGTON

VICINITY MAP
N.T.S.

W1/4 CORNER SECTION 22, T9N, R28E
FND WSRIS BRASS CAP

N 00°29'36"E
16.51'

UTILITY EASEMENT
10-30-97
#3127

500'29'36"W 2698.55'

SW CORNER SECTION 22, T9N, R28E
FND WSRIS BRASS CAP



N 89°39'36"E 878.22'

687.33'

3
90240 S.F.

KEENE ROAD

FORMER OWR&N RR R/W
NOW CITY OF RICHLAND PROPERTY.

Δ = 03°24'36"
A = 352.40'
R = 5920.00'

Δ = 08°03'36"
R = 5920.00'
L = 523.40'

90' ACCESS EASEMENT
A.F. NO. 97-17199

5-30-97

APPROVALS
THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE
CITY OF RICHLAND, STATE OF WASHINGTON.

Herb Everett
SHORT PLAT ADMINISTRATOR

TREASURER'S CERTIFICATE
I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE
BEEN PAID TO AND INCLUDING THE YEAR 1997.

Darwin W. Parker
BENTON COUNTY TREASURER

SURVEYOR'S CERTIFICATE
ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO
THE NORMAL SURVEYING SERVICE, INC., P.S.
121 S. ELY STREET
P.O. BOX 6132
KENNEWICK, WASHINGTON 99336
509-582-6716

4/24/97
DATE
WASH. SURVEYING SERVICE, INC., P.S.
121 S. ELY STREET
P.O. BOX 6132
KENNEWICK, WASHINGTON 99336
509-582-6716

IRRIGATION APPROVAL
I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED
WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT AND
THAT THIS PROPERTY IS NOT CLASSIFIED AS IRRIGABLE LAND AND IS NOT
ENTITLED TO IRRIGATION WATER UNDER THE EXISTING OPERATING RULES
AND REGULATIONS OF THIS DISTRICT. I FURTHER CERTIFY THAT THE
IRRIGATION EASEMENTS SHOWN ON THIS BINDING SITE PLAN ARE ADEQUATE
TO SERVE ALL LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW
56.17.316.

James L. Egan
KENNEWICK IRRIGATION DISTRICT

4/24/97
DATE

OWNER'S CERTIFICATE

WE, SURMUKH S. BATH AND SURJIT K. BATH, HUSBAND AND WIFE, AND PIONEER NATIONAL
BANK, HEREBY CERTIFY THAT WE ARE THE OWNER'S OF THE TRACT OF LAND DESCRIBED HEREON
AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND A SHORT PLAT PREPARED
AS SHOWN AND THAT THE EASEMENTS ON THE SHORT PLAT ARE HEREBY GRANTED FOR
THE USES SHOWN THEREON.

Surmukh S. Bath
SURMUKH S. BATH

Surjit K. Bath
SURJIT K. BATH

PIONEER NATIONAL BANK

BY: *Maureen*

BY: *Maureen*

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF BENTON
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SURMUKH S. BATH AND
SURJIT K. BATH, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE
THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE
INSTRUMENT.

Monica Huber
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 11/26/2000

4/24/97
DATE

STATE OF WASHINGTON
COUNTY OF BENTON
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Max J. Webb*
AND *Gary L. Ruster* SIGNED THIS
INSTRUMENT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT
AND ACKNOWLEDGED IT AS THE *Vice President* AND
AND *Vice President* RESPECTIVELY, OF PIONEER NATIONAL BANK TO BE THE
FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE
INSTRUMENT.

Monica Huber
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 11/26/2000

4/24/97
DATE

DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF
THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH,
RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, LYING
NORTHEASTERLY OF THE O.W.R. AND N. RAILROAD RIGHT OF WAY
AND NORTHWEST OF STATE HIGHWAY SR 182 RIGHT OF WAY,
(NOW KENNEDY ROAD).

NOTES

1. BASIS OF BEARING: SHORT PLAT NO. 2211, RECORDS OF
BENTON COUNTY, WASHINGTON.
2. SET 5/8" IRON PINS WITH PLASTIC CAPS MARKED "WORLEY
13352" AT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
3. NO BUILDING PERMITS FOR STRUCTURES REQUIRING POTABLE
WATER WILL BE ISSUED UNTIL EVIDENCE OF AN APPROVED WATER
SUPPLY IS PROVIDED.
4. NO BUILDING PERMIT WILL BE ISSUED FOR LOTS 1 AND 2
UNTIL SUCH TIME AS LOT 3 IS CONNECTED TO THE CITY OF
RICHLAND SANITARY SEWER SYSTEM AND THE EXISTING DRAINFIELD
LOCATED ON LOT 2 IS NO LONGER IN USE.
5. ADDRESS NUMBERS [NOTED IN BRACKETS] ARE SUBJECT TO
CHANGE UNTIL THE EXACT LOCATION OF ACCESS ON THE LOTS
IS DETERMINED.
6. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED
FOR THE USE, ACCESS AND MAINTENANCE BY THE SHORT PLATTED
PROPERTY'S CURRENT UTILITY PROVIDER. SAID UTILITY
EASEMENTS ARE FOR THE USE, ACCESS AND MAINTENANCE OF
ELECTRIC POWER, TELEPHONE, CABLE AND OTHER DEFINED
UTILITIES TO AND/OR THROUGH THE PROPERTY.

HEALTH DEPARTMENT APPROVAL

NO BUILDING PERMIT SHALL BE ISSUED FOR BUILDING ON LOT 2 UNTIL BOTH LOTS
1 AND 2 ARE CONNECTED TO THE CITY OF RICHLAND PUBLIC
SANITARY SEWER SYSTEM.

BENTON FRANKLIN DISTRICT HEALTH DEPARTMENT

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SURMUKH S. BATH
AT 4:30 MINUTES PAST 4:00 P.M. THIS 30th
DAY OF MAY, 1997, AND RECORDED IN
VOLUME 1 OF SHORT PLATS, PAGE 2302, RECORDS
OF BENTON COUNTY, WASHINGTON.

Debbie Gordon
BENTON COUNTY AUDITOR

97-12797
FEE NUMBER

SP 2302

B3-003

Chapter 23.22 COMMERCIAL ZONING DISTRICTS

Sections:

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

23.22.010 Purpose of commercial use districts.

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

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

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

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

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

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

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

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

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

23.22.020 Performance standards and special requirements.

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

1. Minimum Yard Requirements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. Building facades facing streets shall include:

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

b. At least two of the following architectural elements:

i. Awnings;

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

iii. Pilasters or columns;

iv. Bays;

v. Balconies or building overhangs; or

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

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

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

5. All buildings with a flat roof shall use a modulated height parapet wall for wall lengths greater than 50 feet. The modulation of parapet heights is encouraged to identify building entrances.
6. All new buildings that utilize parapet walls shall include a projecting cornice detail to create a prominent edge.
7. Public street and sidewalk improvements are required per Richland Municipal Code to implement approved street cross-sections. Curb cuts are encouraged to be located adjacent to property lines and shared with adjacent properties, via joint access agreement.
8. Service bays, loading areas, refuse dumpsters, kitchen waste receptacles, outdoor storage locations, and rooftop mechanical equipment shall be located away from public rights-of-way via site planning and screened from view with landscaping, solid screening or combination.
9. Alternative Design. In the event that a proposed building and/or site does not meet the literal standards identified in this section, or the maximum setback standards set forth in RMC [23.22.040](#) or the maximum parking standards set forth in RMC [23.22.050](#), a project representative may apply to the Richland planning commission for a deviation from these site design standards. The Richland planning commission shall consider said deviation and may approve any deviation based on its review and a determination that the application meets the following findings:
 - a. That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and
 - b. The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and
 - c. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity. [Ord. 28-05 § 1.02; Ord. 07-06; Ord. 04-09; Ord. 07-10 § 1.01; amended during 2011 recodification; Ord. 32-11 § 4].

23.22.030 Commercial use districts permitted land uses.

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter [23.46](#) RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Agricultural Uses								
Raising Crops, Trees, Vineyards								P
Automotive, Marine and Heavy Equipment								
Automotive Repair – Major				P				
Automotive Repair – Minor		P	P	P	S			
Automotive Repair – Specialty Shop		S	P	P	S			
Automobile Service Station		P ₁	P ₁	P ₁	S ₁			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Auto Part Sales		P	P	P	S			
Boat Building				P				
Bottling Plants				P				P ₂₈
Car Wash – Automatic or Self-Service		P ₂	P ₂	P ₂	S ₂			
Equipment Rentals			P	P				
Farm Equipment and Supplies Sales				P				
Fuel Station/Mini Mart	S	P	P	P	P			
Heavy Equipment Sales and Repair				P				
Manufactured Home Sales Lot				P				
Marinas						P	P	
Marine Equipment Rentals				P		P	P	
Marine Gas Sales						A	A	
Marine Repair				P		P	P	
Towing, Vehicle Impound Lots				S ₃				
Truck Rentals			P	P				
Truck Stop – Diesel Fuel Sales			S	P				
Truck Terminal				P				

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Vehicle Leasing/Renting			P ⁴	P	S ⁴			
Vehicle Sales			P ⁴	P	S ⁴			
Warehousing, Wholesale Use				P				
Business and Personal Services								
Animal Shelter				S ⁵				
Automatic Teller Machines	P	P	P	P	P	P		P
Commercial Kennel				P ⁵				
Contractors' Offices		P	P	P	P			
Funeral Establishments			P	P				
General Service Businesses	A	P	P	P	P	P		
Health/Fitness Facility	A	P	P	P	P	A	P	
Health/Fitness Center			P	P	P		P	
Health Spa		P	P	P	P	P		P
Hospital/Clinic – Large Animal				S ⁵				
Hospital/Clinic – Small Animal			S ⁵	P ⁵	P			
Laundry/Dry Cleaning, Com.				P	P ²⁹			
Laundry/Dry Cleaning, Neighborhood		P	P	P	P			

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

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

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
House Banked Card Rooms				P ₁₄	P ₁₄	P ₁₄	P ₁₄	
Recreational Vehicle Campgrounds				S ₁₅			S ₁₅	
Recreational Vehicle Parks				S ₁₆			S ₁₆	
Stable, Public				S ₁₇				
Theater		P ₇	P	P	P	P	P	P
Residential Uses								
Accessory Dwelling Unit		A	A	A	A	A		A
Apartment, Condominium (3 or more units)	P		P ₁₈		P	P		
Assisted Living Facility	P		P		P ₁₈	P		
Bed and Breakfast	P	P	P	P	P	P	P	P
Day Care Center	P ₁₉	P ₁₉	P ₁₉	P ₁₉	P ₁₉	P ₁₉		
Dormitories, Fraternities, and Sororities	P				P	P		
Dwelling, One-Family Attached						P ₂₅		
Dwelling, Two-Family Detached						P		
Dwelling Units for a Resident Watchman or Custodian				A				P ₂₈
Family Day Care Home	P ₁₉					P ₁₉		
Houseboats						P	P	

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Hotels or Motels	P		P	P	P	P	P	P
Nursing or Rest Home	P		P		P ₁₈	P		
Recreational Club	A				A	A		
Senior Housing	P				P ₁₈	P		
Temporary Residence	P ₂₀	P ₂₀	P ₂₀	P ₂₀	P ₂₀	P ₂₀		P
Retail Uses								
Adult Use Establishments				P ₂₁				
Apparel and Accessory Stores		P	P	P	P	P		P
Auto Parts Supply Store		P	P	P	P			
Books, Stationery and Art Supply Stores	A	P	P	P	P	P		P
Building, Hardware, Garden Supply Stores		P	P	P	P			
Department Store			P	P	P			
Drug Store/Pharmacy	A	P/S ²²	P	P	P	P		
Electronic Equipment Stores		P	P	P	P	P		
Food Stores		P	P	P	P	P		
Florist		P	P	P	P	P		P
Furniture, Home Furnishings and Appliance Stores		P	P	P	P			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Landscaping Material Sales			A	P				
Lumberyards				P				
Nursery, Plant				P				P
Office Supply Store	A	P	P	P	P	P		
Outdoor Sales				P				
Parking Lot or Structure	P	P	P	P	A	P		P
Pawn Shop				P				
Pet Shop and Pet Supply Stores		P	P	P	P			
Retail Hay, Grain and Feed Stores				P				
Secondhand Store			P	P	P	P		
Specialty Retail Stores		P	P	P	P	P		P
Miscellaneous Uses								
Bus Station				P	P			
Bus Terminal				P	P			
Bus Transfer Station	P		P	P	P		P	
Cemetery	P		P	P				
Community Festivals and Street Fairs	P	P	P	P	P	P	P	P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Convention Center	P		P	P	P	P	P	
Micro- and Macro-Antennas	P	P	P	P	P	P	P	P
Monopole			S ²³	P/S ²³	S ²³			
On-Site Hazardous Waste Treatment and Storage	A	A	A	A	A	A	A	A
Outdoor Storage		A ²⁴	A ²⁴	P ²⁴				
Storage in an Enclosed Building	A	A	A	A	A	A	A	A ²⁸

1. RMC [23.42.280](#)
2. RMC [23.42.270](#)
3. RMC [23.42.320](#)
4. RMC [23.42.330](#)
5. RMC [23.42.040](#)
6. RMC [23.42.170](#)
7. RMC [23.42.053](#)
8. RMC [23.42.047](#)
9. RMC [23.42.055](#)
10. RMC [23.42.050](#)
11. RMC [23.42.200](#)
12. RMC [23.42.250](#)
13. RMC [23.42.260](#)
14. RMC [23.42.100](#)
15. RMC [23.42.230](#)
16. RMC [23.42.220](#)
17. RMC [23.42.190](#)
18. Use permitted on upper stories of multi-story buildings, if main floor is used for commercial or office uses.
19. RMC [23.42.080](#)
20. RMC [23.42.110](#)
21. RMC [23.42.030](#)
22. Use permitted, requires special use permit with drive-through window.
23. Chapter [23.62](#) RMC
24. RMC [23.42.180](#)
25. RMC [23.18.025](#)
26. See definition, RMC [23.06.780](#)
27. RMC [23.42.185](#)
28. Activities permitted only when directly related to and/or conducted in support of winery operations.
29. Within the central business district (CBD), existing commercial laundry/dry cleaning uses, established and operating at the time the CBD district was established, are allowed as a permitted use. All use of the land and/or buildings necessary and incidental to that of the commercial laundry/dry cleaning use, and existing at the effective date of the CBD district, may be continued. Commercial laundry/dry cleaning uses not established and operating at the time the CBD district was established are prohibited.

23.22.040 Site requirements and development standards for commercial use districts.



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

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Lot Area	None	None	None	None	None	None	None	None
Maximum Density – Multifamily Dwellings (units/square feet)	1:1,500	N/A	N/A	N/A	None	1:1,500	N/A	N/A
Minimum Lot Width – One- Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A	30 feet	N/A	N/A
Minimum Front Yard Setback ¹⁴	20 feet	45 feet ¹	0 feet ²	0 feet ²	CBD, Parkway, Uptown Districts: 0 feet min. – 20 feet max. ^{3, 11, 13} Medical District: 0 feet min.	Note 4,5	Note 4	20 feet
Minimum Side Yard Setback	0 feet ⁶	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,9}	0 feet	0 feet ^{6,8}
Minimum Rear Yard Setback	0 feet ^{6,8}	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,8,10}	0 feet	0 feet ^{6,8}
Maximum Building Height ¹⁴	55 feet	30 feet	80 feet	80 feet	CBD – 110 feet Medical – 140 feet Parkway – 50 feet Uptown – 50 feet	35/55 feet ¹²	35/55 feet ¹²	35 feet

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	500 feet	N/A	N/A	N/A	500 feet	500 feet	N/A	N/A

1. Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.
2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
3. Unless a greater setback is required by Chapter [12.11](#) RMC, Intersection Sight Distance.
4. Front and Side Street. No building shall be closer than 40 feet to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.
5. In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the medium-density residential small lot (R-2S) zoning district. Refer to RMC [23.18.040](#).
6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:
 - a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential 12,000, R-1-10 – single-family residential 10,000, R-2 – medium-density residential, R-2S – medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.
 - b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family residential

use in the central business district (CBD) (as defined in footnote (6)(a)) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.

c. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC [23.54.140](#).

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

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

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

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

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

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

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

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

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

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

PLATE NO. 1 - 23.22.040

PLATE 1



CBD - MEDICAL DISTRICT

PLATE NO. 2 - 23.22.040

PLATE 2



CBD - UPTOWN DISTRICT

PLATE NO. 3 - 23.22.040

PLATE 3



CBD - THE PARKWAY DISTRICT

23.22.050 Parking standards for commercial use districts.

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

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

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

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

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

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

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

23.42.053 Drinking establishments, lounges and restaurants.

Drinking establishments, restaurants with lounges, restaurants with entertainment and indoor commercial recreation facilities, when permitted in a C-1 neighborhood retail district shall comply with the following requirements:

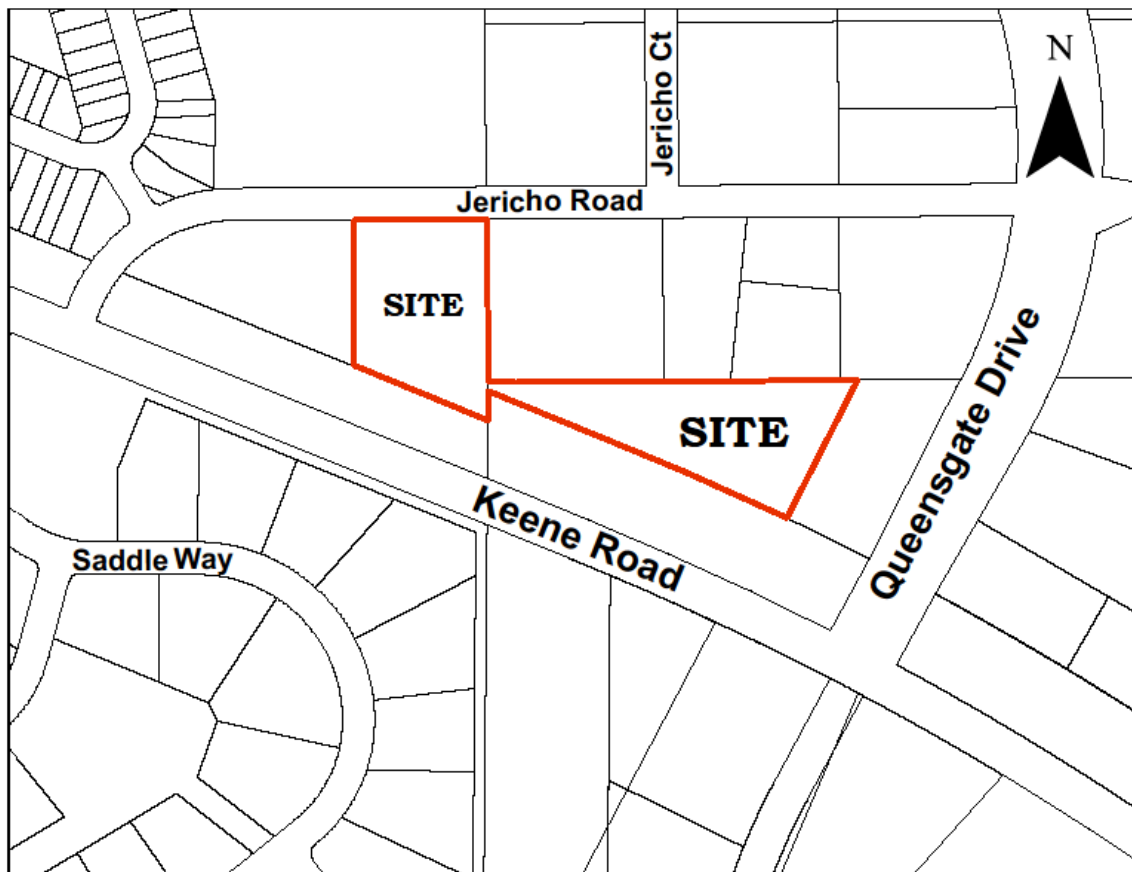
- A. The gross floor area of the building containing the use shall not exceed 5,000 square feet in area;
- B. Businesses shall not operate past 11:00 p.m.;
- C. Customer seating shall be provided only within the confines of the building, unless:
 - 1. Outdoor seating areas are screened from view with fencing or landscaping or a combination thereof;
 - 2. Any outdoor seating area shall be located at least 150 feet from the nearest property zoned for single-family residential use. (Single-family residential zones include R-1-12, R-1-10, R-2, R-2S or any residential planned unit development that is comprised of single-family detached dwellings.)

**CITY OF RICHLAND
NOTICE OF APPLICATION & PUBLIC HEARING
(Z2017-106 & Z2017-107)**

Notice is hereby given that Greg Markel & Jeff Werner have applied to rezone a 3.9 acre site generally located north of Keene Road, south of Jericho Road and west of Queensgate Drive, from C-1 (Neighborhood Retail) to C-3 (General Business).

A public hearing on the proposed rezone will be held before the Hearing Examiner on Thursday, **January 25, 2018** at 6:00 pm in the Council Chambers, 505 Swift Blvd., Richland WA 99352.

Any person desiring more information, to express views or to be notified of any decisions pertaining to these application should notify Shane O'Neill, Senior Planner, 505 Swift Blvd, MS35, Richland, WA 99352. Ph. 509-942-7587, soneill@ci.richland.wa.us.



AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Shane O'Neill**, who, being first duly sworn upon oath deposes and says:

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

2. On the 28th day of December, 2017, I posted the attached NOTICE OF PUBLIC HEARING, File Number's Z2017-106 & Z2017-107 at the following location:

The southeast corner of parcel # 1-22983012302003, located approximately 235 feet north of the intersection of Queensgate Drive and Keene Road.



Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 29th day of December, 2017 by SHANE O'NEILL.



Signature of Notary



Printed Name

Notary Public in and for the State of Washington,

Residing in Richland, WA

My appointment expires: 7-7-18

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 29th day of December, 2017, I mailed a copy of the attached NOTICE APPLICATION AND PUBLIC HEARING to the attached list of individuals via regular USPS on the date indicated above. The Notice is regarding an application to rezone a 3.9 acre site from C1 (Neighborhood Retail) to C-3 (General Business).

Kathy L. Anderson
Signed Name: Kathy Anderson

SIGNED AND SWORN to before me this 2nd day of January, 2018 by Kathy Anderson.



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

Looking North



Looking East



Looking South



Looking West



ONeill, Shane

From: SCOTT ZANGRILLI <zangrilli@hotmail.com>
Sent: Monday, February 12, 2018 9:26 AM
To: O'Neill, Shane
Subject: REZONEING NEAR JASON LOOP

Mr. O'Neill -

As a home owner living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol until 2 AM just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be bad enough; I have a young child and there are many young children living of Jason Loop, please think of the impact it will have on them.

Thank you for your consideration and help!

Sincerely,

Scott Zangrilli

2705 Jason Loop, Richland, WA

ONeill, Shane

From: Spencer Peterson <spencer.peterson@yahoo.com>
Sent: Sunday, February 11, 2018 6:31 PM
To: ONeill, Shane
Subject: proposed zoning changes: z2017-106, z2017-107

To: Shane O'Neill, Richland Planner
soneill@ci.richland.wa.us

From: A concerned resident of 2712 Jason Loop

re: z2017-106, z2017-107

Mr. O'Neill -

As a resident of Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol until 2 AM just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be bad enough; throwing drunk parties into that mix will be a disaster for what is currently a nice, safe, and quiet neighborhood.

Thank you for your consideration and help!

Sincerely,

Spencer Peterson

2712 Jason Loop, Richland, WA

ONeill, Shane

From: Michele Poteet <micheleislove@gmail.com>
Sent: Sunday, February 11, 2018 9:00 PM
To: ONeill, Shane
Subject: re: z2017-106, z2017-107

Mr. O'Neill -

As a home owner living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol [until 2 AM](#) just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be bad enough; throwing drunk partiers into that mix will be a disaster for what is currently a nice, safe, and quiet neighborhood.

With Queensgate already being a popular area, the restaurant will be profitable enough, they do not need to sell alcohol until 2am to do so. Additionally, changing the zoning invites others to develop the area and serve alcohol until 2am as well.

Thank you for your consideration and help!

Sincerely,

Michele Poteet

[2605 Jason Loop, Richland, WA](#)

ONeill, Shane

From: Iris Watahomigie <watairis@yahoo.com>
Sent: Sunday, February 11, 2018 7:07 PM
To: ONeill, Shane
Subject: Z2017-106 z2017-107

From: A concerned resident of 2712 Jason Loop
re: z2017-106, z2017-107

Mr. O'Neill -

As a home owner living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol [until 2 AM](#) just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be bad enough; throwing drunk partiers into that mix will be a disaster for what is currently a nice, safe, and quiet neighborhood.

Thank you for your consideration and help!

Sincerely,
Iris

Sent from my iPad

ONeill, Shane

From: Laurie Hutton <hutlka9@gmail.com>
Sent: Monday, February 12, 2018 7:32 AM
To: ONeill, Shane
Subject: rezoning request Z2017-106 Z2017-107

To: Shane O'Neill, Richland Planner
soneill@ci.richland.wa.us

From: A concerned resident of [2753 Jason Loop](#)
re: z2017-106, z2017-107

Mr. O'Neill -

As a home owner living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol until 2 AM just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be bad enough; throwing drunk partiers into that mix will be a disaster for what is currently a nice, safe, and quiet neighborhood.

Thank you for your consideration and help!

Sincerely,

Laurie Hutton

[2753 Jason Loop, Richland, WA](#)

ONeill, Shane

From: Horizon Heights HOA <richlandhorizonheightshoa@gmail.com>
Sent: Sunday, February 11, 2018 6:48 PM
To: O'Neill, Shane
Subject: z2017-106, z2017-107

To: Shane O'Neill, Richland Planner
soneill@ci.richland.wa.us

From: Horizon Heights Home Owners Association
re: z2017-106, z2017-107

Dear Mr. O'Neill -

As representatives of all homeowners and residents of Horizon Heights, aka Jason Loop, we urge you, in the strongest possible terms, to deny Mr. Markel's petition to change zoning laws near our neighborhood from C-1 to C-3. This change would be an unmitigated disaster for our neighborhood, allowing late-night drinking and driving just a block from the entrance to our community; it's not too difficult to imagine drunk partiers driving dangerously through the streets of Jason Loop at 2 or 3 AM, smashing into cars and destroying property. Not only will noise, traffic, and crime increase as a result, but the value of our homes and the safety of our residents, pets, and property will likely decrease as well.

Thank you for your consideration and help!

Sincerely,

Spencer Peterson, Heather Coleman, Cindy Hutsell, and Steven Houser
Horizon Heights HOA Board of Directors
PO Box 814, Richland, WA 99352
richlandhorizonheightshoa@gmail.com

ONeill, Shane

From: Aphrodite Beidler <t.aphrodite@gmail.com>
Sent: Sunday, February 11, 2018 8:00 PM
To: O'Neill, Shane
Subject: disappointed richland resident

To: Shane O'Neill, Richland Planner
soneill@ci.richland.wa.us

From: Resident of 2577 Jason Loop, Richland
re: z2017-106, z2017-107

Dear Mr. O'Neill:

As a home owner living in the Jason Loop neighborhood, I am saddened and disappointed after hearing your plans turning our friendly family neighborhood into an unsafe place.

Why would you allow a restaurant serving alcohol until 2 AM just a block from a neighborhood full of kids?

So far, this side of Richland around Queensgate, has been thriving however, the traffic is getting to be a problem. We need you to bring solutions to the traffic and congestion that causes accidents, delays and frustrations. We need problem solving.

Please help make our city better!

Yours truly,

A. Beidler
[2577 Jason Loop, Richland, WA](#)

ONeill, Shane

From: Mary Ann Nielsen <maryanns4@frontier.com>
Sent: Monday, February 12, 2018 10:26 AM
To: O'Neill, Shane
Subject: Proposed zoning changes z2017-106, z2017-107

Mr. O'Neill,

As a home owner living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol until 2 AM just a block from the entrance to our neighborhood. The increased traffic, noise and crime will be bad enough; throwing drunk partiers into that mix will be a disaster for what is currently a nice, safe, and quiet neighborhood.

Thank you for your consideration and help!

Sincerely,

Mary Ann Nielsen

2713 Jason Loop, Richland, WA

ONeill, Shane

From: Lindsay Dammarell <lindsaydammarell@yahoo.com>
Sent: Monday, February 12, 2018 1:14 PM
To: ONeill, Shane
Subject: Concerned resident of Jason Loop

re: z2017-106, z2017-107

Mr. O'Neill -

As a home owner living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol [until 2 AM](#) just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be bad enough; throwing drunk partiers into that mix will be a disaster for what is currently a nice, safe, and quiet neighborhood.

Thank you for your consideration and help!

Sincerely, Lindsay Dammarell 2613 Jason Loop Richland, Wa 99352

Sent from my iPhone

ONeill, Shane

From: Mark Swanson <mfs7591@yahoo.com>
Sent: Tuesday, February 13, 2018 6:25 AM
To: O'Neill, Shane
Subject: zoning proposal

Mr. O'Neill -

As a home owners living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene which at present is a safe, quiet neighborhood full of children and people who work. The proposal is an insult to our community and shows a complete lack of concern for the future of the Horizon Heights community. We do not want or need a restaurant serving alcohol until 2 AM just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be bad enough; throwing drunks who often include drugs into that mix will be a disaster. However decisions like these are often made when there is enough money to influence the better judgement of society. Please consider your plans and relocate this project to an area like Duportail where there is ample parking every evening. This is currently a nice, safe, and quiet neighborhood that already has parking problems for families to raising their children. Don't screw it up. Personally, I am sure that my wife and I would undoubtedly end up leaving.

Thank you for your consideration and help!

Sincerely,

Mark & Coka Swanson

2740 Jason Loop, Richland, WA

ONeill, Shane

From: Heather Coleman <hmc22@hotmail.com>
Sent: Tuesday, February 13, 2018 9:27 AM
To: O'Neill, Shane
Subject: Jericho Road Rezoning

Good Morning,

My name is Heather Coleman and I own the home at [2589 Jason Loop](#) in Richland. It's come to my attention that a rezoning proposal has been submitted for the property across the street from our Horizon Heights neighborhood to allow for not just a restaurant but a bar/nightclub establishment. I would like to make my voice heard that I'm entirely opposed to such an action and do not want this type of business, noise, or nightclub atmosphere so near to my home.

This would increase traffic on Jericho, as well as placing easily accessible alcohol and a nightclub environment directly behind a halfway house which could increase the crime in our neighborhood as well as set the individuals in that halfway house up for failure. The noise and decreased property values are also a major concern.

I respectfully request that you please reject any rezoning of these properties in the Jericho Road area.

Thank you for your time and consideration of our neighborhood and our property values!

Respectfully,
Heather Coleman
[360-303-1740](#)

Sent from my iPhone

ONeill, Shane

From: Sharon Libby <libbybear@charter.net>
Sent: Tuesday, February 13, 2018 11:18 AM
To: O'Neill, Shane
Subject: Zoning

Attn: Shane O'Neill:
Regarding file number Z2017-106 Z2017-107

We are totally against the rezoning on Jason Loop and Jericho.
We don't need to turn Jason Loop, Jericho and Keene into another congested area! There is so much congestion in our area right now and we don't really need any more.
I'm sure this will affect our property value and we don't need more houses; not to mention the noise, crime and increased traffic. Around 7-8 a.m. there are times we have to wait 20-30 minutes now just to be able to get to the freeway. Do we really need more traffic in this area?
Please consider others when you make these decisions and do not rezone this area.
Regards, Rick and Sharon Libby

O'Neill, Shane

From: Laurie Hutton <hutlka9@gmail.com>
Sent: Tuesday, February 13, 2018 12:45 PM
To: O'Neill, Shane
Subject: Re: rezoning request Z2017-106 Z2017-107

Mr. O'Neill-

As I study the potential location of a restaurant that could be serving alcohol until 2am, I realize that my two bedroom windows will face right square on with the restaurant. I open bedroom windows at night and need to retire early at night and get up early for work. If needed, I will call the police if there is a noise disturbance of people or loud music. And I will do it every time it occurs that it disturbs my sleep. Personally, I don't understand the location choice for a restaurant by the developer when there is land further west on Keene that is in an area of other commercial development, not right by a housing community.

Thank you for your consideration and serious look into concerned citizens comments.

Laurie Hutton
2753 Jason Loop, Richland, WA

On Mon, Feb 12, 2018 at 8:26 AM, O'Neill, Shane <soneill@ci.richland.wa.us> wrote:

Your comment has been received.

Thank you,

Shane O'Neill

Senior Planner

942-7587

From: Laurie Hutton [mailto:hutlka9@gmail.com]
Sent: Monday, February 12, 2018 7:32 AM
To: O'Neill, Shane <soneill@ci.richland.wa.us>
Subject: rezoning request Z2017-106 Z2017-107

To: Shane O'Neill, Richland Planner
soneill@ci.richland.wa.us

From: A concerned resident of [2753 Jason Loop](#)
re: z2017-106, z2017-107

Mr. O'Neill -

As a home owner living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol until 2 AM just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be bad enough; throwing drunk partiers into that mix will be a disaster for what is currently a nice, safe, and quiet neighborhood.

Thank you for your consideration and help!

Sincerely,

Laurie Hutton

[2753 Jason Loop, Richland, WA](#)

ONeill, Shane

From: Delores lundy <dellundy@gmail.com>
Sent: Tuesday, February 13, 2018 4:15 PM
To: O'Neill, Shane
Cc: soneil@co.Richland.wa.us
Subject: Rezone of Jericho and Keene

Mr O'Neill,

As a home owner living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol until 2 am just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be bad enough; throwing drunk partners into the mix will be a disaster for what is currently a nice, safe, and quiet neighborhood .

Thank you for your consideration and help!

Sincerely,

Delores Lundy
2720 Jason Loop

Sent from my iPhone

ONeill, Shane

From: Denise Kirwan-Pitney <dlkp@me.com>
Sent: Tuesday, February 13, 2018 6:06 PM
To: O'Neill, Shane
Subject: Re: Z2017-106 z2017-107

Dear Mr. O'Neill,

We, the Board of Directors for the Country Ridge Homeowners Association, want to register our extreme dismay and objections to the possible re-zoning of the property across Keene Rd. from Country Ridge. A number of our homeowners attended the January 25th hearing for this re-zoning, only to find out that the developer didn't bother to show up.

At our Board meeting the other night we again had a number of homeowners present who expressed their concerns about this possible re-zoning and their intention to attend the re-scheduled hearing on February 22nd.

Please let the record show that the homeowners and the Board of Directors in the Country Ridge Homeowners Association are vehemently opposed to changing the zoning from C-1 to C-3 in that area across from our neighborhood.

Thank you for your consideration.

Sincerely,

Denise Kirwan-Pitney,
Dr. Ron Marsh,
Dr. Richard Long,
Dennis Reynold,
Mark Prytherch,
Sue Duffy

ONeill, Shane

From: Graham MacLean <macleansemail@gmail.com>
Sent: Tuesday, February 13, 2018 7:03 PM
To: ONeill, Shane
Cc: Denise Kirwan-Pitney
Subject: Z2017-106, Z2017-107

Hello Mr. O'Neill,

I am a homeowner in Country Ridge Estates, and my property backs up to Keene Rd. My wife and I are very opposed to changing the zoning for the property along Keene Rd. to C-3. We have already suffered property value loss and considerable increase in noise due the expansion of Keene Road. We do not want the additional increase in traffic, noise, and potentially crime that will come with rezoning.

Thank you for your attention to this matter, and for your work on behalf of Richland residents.

Sincerely,

Graham MacLean
1113 Foxtrot Lane
509-212-8272

ONeill, Shane

From: Mary Banks <Banksmary1@msn.com>
Sent: Tuesday, February 13, 2018 7:15 PM
To: O'Neill, Shane
Subject: RE: Rezone Public Hearing Notice

master file #'s Z2017-106 & Z2017-107

Greg Markel's proposal to rezone the property on Keene Road across the street from Country Ridge Residential Neighborhood from the current and established C-1 zone should be not approved by the planning commission.

Chapter 23.22 pertaining to commercial zoning districts states that under the current C1 classification, the neighborhood retail business use district is a limited zoning which primarily provides retail products and services for the convenience of nearby neighborhoods with minimal impact to the surrounding residential area. Businesses that benefit and serve the immediate neighborhood, such as coffee shops, mini marts, medical offices are beneficial with minimal impact to our Country Ridge and surrounding neighbors. By beneficial, I mean their business will not in any way deter from the property values of the neighborhood or impinge on the repose of the neighborhood. The C1 zoning is more restrictive than C3 (General Business) for a reason. To minimize the impact to the surrounding residential neighborhood. A C-1 business must conform to the requirements of Chapter 173-60 WAC, Maximum Environmental Noise Levels. Lighting, shall be shielded or arranged so as not to reflect or cause glare to extend into any residential districts

The lighting, noise levels, building height, size, setbacks, building structure of C-3 zones do not fit into or benefit the general immediate residential neighborhood. In addition, the C-3 business that developer Greg Markel is proposing; a nightclub, would inflict excess noise from the property which would be considered a nuisance under the RMC Chapter 9.16 Public Nuisance Noise Prohibited.

A C-3, (General Business) zoning could mean that within 150 feet of our Country Ridge homes we could see drinking establishments, i.e. a bar, tavern or nightclub that serve alcohol until 2am, warehouses and distribution facilities, major automotive repair, a homeless shelter, public campgrounds, hotel or motel, farm equipment and supplies sales, manufactured home sales lot, used car sale lot, towing and vehicle impound lot. The restrictions of a C-1 Neighborhood Retail Business would not allow the undesirable business and any restaurant/drinking establishments must close its doors by 11pm and have limited outdoor seating and less than 5000 feet of inside floor space. The C-3 business can exceed all these criteria. Our home is located on the corner of Country Ridge Dr. and Foxtrot Lane, and we can hear the music from Bookwalter Winery which is a straight 1/2 mile from us. This is 3 times the distance of the proposed nightclub. We can hear this music inside our house with the windows shut. Fortunately, Bookwalter only has outdoor parties once during the summer. The noise emanating from a tavern would not stop at our property lines. There are many homes along Saddle Way, Appaloosa Way that are 150 feet away from Markel's property that will also be severely impacted by nuisance noise. The surrounding terrain rises up in height starting at Jericho Road and continues rising all the way up to the top of Badger Mountain. This physical feature is such that it acts like an amphitheater; the noise rises up as the terrain rises and it funnels up through the open areas to the existing homes.

To have a lounge with outdoor music and dancing every summer night until 2am that I would have to listen to that is 800 feet from my home would be unbearable. This factor by itself would violate RMC Chapter 9.16 Public Nuisance Noise Ordinance which states that any noise that unreasonably disturbs or interferes with the peace, comfort and repose of another person is prohibited. This includes noise made by musical instruments, sound amplifiers, jukebox, radio, TV or other similar devices which emanates from a building, structure or property between the hours of 9pm and 7am so as to be audible greater than 50 feet from the building, structure or property.

There is also a community walk path that runs right in front of the property that Mr. Markel wants to rezone. It is used regularly all year long. In the summer months many families with small children walk and ride their bikes along this path. Do we really want them to be subject to loud, obnoxious music from a local nightclub? (

Greg Markle has closed a business in downtown Richland recently. What is to prevent him from closing this proposed business in our neighborhood? Then some other developer could buy it and put in other undesirable businesses as stated above. In essence, Markle is trying to increase his property value on the backs of the residents of Country Ridge.

The following questions need to be addressed and answered to the satisfaction of the community:

How will the proposed land use impact the traffic? We do not want Keene Road to become another Road 68.

What is the purpose of the rezone and does this rezone and subsequent proposal fit into the general neighborhood community?

Where will the entrances and exits be?

What about this business will benefit the neighborhood and surrounding community?

Can Markel's business be located elsewhere? Why this specific piece of property?

Given that we do not know the answers to these questions I believe we can not allow a rezone from C1 to a C3.

Sincerely and Respectfully,

Dave and Mary Banks

1110 Country Ridge Dr.

Richland, WA

Sent from [Mail](#) for Windows 10

From: [ONeill, Shane](#)

Sent: Tuesday, January 30, 2018 4:57 PM

To: jeffmartysworld@yahoo.com; [david.ashley; REECEHAMM@gmail.com](mailto:david.ashley@reecehamm.com); Spencer.Peterson@yahoo.com; LACL53@aol.com; WRCALUSA@aol.com; jonputz74@gmail.com; abjpestes@charter.net; Banksmary1@msn.com; tloleson@aol.com; suereinhardt@att.net; doubledovemkb@gmail.com; w.d.reinhart@att.net; DLKP@one.com

Subject: Rezone Public Hearing Notice

Hello everyone,

With regard to the rezone application(s) (master file #'s Z2017-106 & Z2017-107) for the sites on Jericho Road and Keene Road, I am sending notice of public hearing to be held on **February 22nd** at 6pm in the Council Chambers. Feel free to provide your comment letters to me directly by responding to this email. Comments received on or before

February 14th will be incorporated into the staff report for review by the Hearing Examiner; all other comments will be provided to the Hearing Examiner during the hearing.

Thank you,

Shane O'Neill

Senior Planner

City of Richland

(509)942-7587

**CITY OF RICHLAND
NOTICE OF APPLICATION & PUBLIC HEARING
(Z2017-106 & Z2017-107)**

Notice is hereby given that Greg Markel & Jeff Werner have applied to rezone a 3.9 acre site generally located north of Keene Road, south of Jericho Road and west of Queensgate Drive, from C-1 (Neighborhood Retail) to C-3 (General Business).

A public hearing on the proposed rezone will be held before the Hearing Examiner on Thursday, **February 22, 2018** at 6:00 pm in the Council Chambers, 505 Swift Blvd., Richland WA 99352.

Any person desiring more information, to express views or to be notified of any decisions pertaining to these application should notify Shane O'Neill, Senior Planner, 505 Swift Blvd, MS35, Richland, WA 99352. Ph. 509-942-7587, soneill@ci.richland.wa.us.

ONeill, Shane

From: david ashley <davidjamesashley@msn.com>
Sent: Tuesday, February 13, 2018 8:36 PM
To: O'Neill, Shane
Subject: FW: Rezoning application Keene Road

Sent from [Mail](#) for Windows 10

From: [david ashley](#)
Sent: Tuesday, February 13, 2018 8:28 PM
To: soneil@ci.richland.wa.us
Subject: Rezoning application Keene Road

Attn: Shane O'Neil, Senior Planner soneil@ci.richland.wa.us

Reference Master file numbers z2017-106 z2017-107

As a homeowner in Country Ridge I object to the proposed rezoning in the application. My main objection is that the types of buildings permitted, and hours of operation, are not suitable to this location across the street from a housing development

Commercial C-3 zoning permits a hotel, buildings up to 100 feet high, bars/restaurants serving alcohol till 2am, dancing, and potentially staying open all night. None of these are suitable for this location. Duportail is where these types of structures are currently located, and should not be located on Keene Road.

I understand that the applicant wishes to have two food establishments and two retail operations. While not desirable, I believe that these can be accommodated under the current C-1 zoning with the restriction that closing is required by 11 pm. Again, not desirable, but much better than a facility serving alcohol till 2 am and possibly staying open all night. The potential for late night trouble in Country Ridge is unnerving with C-3 zoning.

It is understood that the adjacent land was rezoned to C-3 to permit storage facilities. However, storage facilities are a much preferred neighbor than late night bars with dancing. Please do not permit this requested rezoning. I trust that you will act in the interests of the Country Ridge residents and not the specific undesirable interests of this land owner.

Respectfully submitted

David Ashley
2450 Saddle way
Richland

Sent from [Mail](#) for Windows 10

ONeill, Shane

From: Amy K Low <lowsonthego@mac.com>
Sent: Wednesday, February 14, 2018 6:50 AM
To: ONeill, Shane
Subject: Country Ridge - Please no business rezoning - master file number Z2017-106 z2017-107

Dear Shane O-Neill,

This is a letter expressing opposition to possible changes in zoning near our Country Ridge neighborhood. My husband and I purchased our home in Country Ridge 7 years ago and do not want the property across Keene from our neighborhood rezoned into a business district.

We are concerned that changing the zoning to business zoning (Z2017-106 z2017-107) will:

- **reduce our neighborhood property values**
- **increase traffic out of our neighborhood- which is worsening each year just with the new homes being built along Keene and adding a business there will make the traffic worse still.**
- **increase traffic at Jericho and Queensgate - This area is already terribly congested. Adding a business on Jericho will add considerable traffic to an already congested area. It is yet to be determined if traffic circle(s) and the duportail bridge will reduce congestion. But, re-zoning the area to a business district at this time seems unwise and premature, as it will undoubtedly add more traffic to an already bad area.**
- **increase crime and noise**
- **create a road 68 environment**
- **make the bike/foot path on Keene unsafe for our kids due to increased traffic from businesses**
- **bring late night (drunk) trespassers after close of business coming to our neighborhood to hang out at the park and jump the fence to use the pool**

We obviously cannot move our home or neighborhood to protect our home values and family environment. But, we sincerely hope that the city planners will take our concerns to heart. I believe there are plenty of places already zoned for business that it is not necessary to change zoning across from Country Ridge neighborhood by Keene and Jericho. Changing zoning would forever change our neighborhood, increase traffic, and would decrease our property values. Please protect our family and our home and do not rezone the area by Keene and Jericho into a business district!

Thank you for your time and service to Richland.
Sincerely,

Amy and Corey Low
1107 Bridle Drive

Richland, WA 99352

ONeill, Shane

From: Tom Cleaves <cleavesmd@yahoo.com>
Sent: Wednesday, February 14, 2018 7:20 AM
To: ONeill, Shane
Subject: Don't Rezone!!

Mr. O'Neill,

I am a resident of the Country Ridge community in Richland, WA. I am writing in regards to the C3 zoning hearing on the 22nd of February for the land across Keene from our Country Ridge neighborhood. The master file number is Z2017-106 z2017-107. I want to express my concern about the negative impact on our community with this re-zoning. These include but are not limited to increased traffic in an already congested intersection area, unsavory characters near our neighborhood at night, and even a drop in home values. We moved back to this area after 15 years away. We moved back for the slow pace of life here in the tri cities and the safety of this great neighborhood. Please take my concerns into consideration and don't change the zoning across the street from our neighborhood.

V/R,
Dr. John Cleaves

ONeill, Shane

From: Sumner, Tim P <Tim.Sumner@pnnl.gov>
Sent: Wednesday, February 14, 2018 7:46 AM
To: ONeill, Shane
Subject: Proposed Zoning change

Mr. Richland City Planner,

I am writing this letter because I am very concerned about the proposed change to allow alcohol so close to my neighborhood. This business that is requesting this change is less than a block from the only entrance to our neighborhood and just the traffic, noise, and the crime it will bring alone, is very concerning to me. Add alcohol to the mix along with drunken parties is a recipe for disaster. This neighborhood is a quiet, peaceful place that we have enjoyed raising our kids in and am NOT happy that the city of Richland is entertaining the idea of rezoning to allow such a disturbance so close to our homes. Please do NOT grant this petition to change the zone!

Thank you for your assistance in this manner

Sincerely,

Tim Sumner

2685 Jason Loop, Richland WA

ONeill, Shane

From: Leaf Fael <mymmerbee@gmail.com>
Sent: Wednesday, February 14, 2018 8:16 AM
To: O'Neill, Shane
Subject: Zoning

Mr. Shane O'Neill,

I am requesting that the area of Keene and Queensgate remain zoned C-1.

We recently moved away from a community that let developers dictate poor development practices, and, as a result home values decreased and so did the schools' standards.

Our choice to live in Richland was intentional. We believed the city valued the current development zones and/or home owners and wouldn't switch zoning for deep pocket developers.

Your time is appreciated!
Lisa Freeze

ONeill, Shane

From: Bill LaDow <ladowwg@gmail.com>
Sent: Wednesday, February 14, 2018 10:02 AM
To: O'Neill, Shane
Subject: From: A concerned resident of 2717 Jason Loop re: z2017-106, z2017-107

Mr. O'Neill-

As a home owner living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol until 2 AM just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be bad enough; throwing drunk partiers into that mix will be a disaster for what is currently a nice, safe, and quiet neighborhood.

Thank you for your consideration and help!

Sincerely,

Bill LaDow

2717 Jason Loop, Richland, WA

ONeill, Shane

From: Knutson, Brad <Brad.Knutson@parsons.com>
Sent: Wednesday, February 14, 2018 10:44 AM
To: O'Neill, Shane
Subject: Country Ridge Homeowner - Brad & Linda Knutson - Please reject rezoning proposal

Re: re-zoning hearing (2/22) for property across from Country Ridge – proposal to change zoning to C-3

Mr. O'Neill – we respectfully feel the impact of changing subject property zoning to C-3 (business district) presents several negative impacts to our residential area living conditions and home values. We've already experienced significantly increased traffic and noise due to the two-lane divided Keene roadway implemented by the city without adequate freeway access points for the growing neighborhoods west of Country Ridge that creates a bottleneck and congested intersection area (Keene / Queensgate) proximate to the area proposed for rezoning. The rezoning would only exacerbate the traffic and noise for business interests even into the late night hours in an already congested area. These conditions already negatively impact Country Ridge home values based on feedback from realtors and potential home buyers for our area. Businesses that stay open into late night and early morning hours serving alcohol also may not bring appropriate patrons to our neighborhood areas.

We do not want the property across the road from our neighborhood rezoned into a business district due to these negative impacts. Please reject this rezoning proposal on our behalf.

Thank you,

Brad and Linda Knutson
1120 Foxtrot Lane, Richland

ONeill, Shane

From: i»¿DuaSch <das51@frontier.com>
Sent: Wednesday, February 14, 2018 12:18 PM
To: ONeill, Shane
Subject: Rezoning: Z2017-106 z2017-107

Mr. O'Neill

As a Country Ridge Homeowner I am opposed to rezoning the area to C-3 (ref: Z2017-106 z2017-107) that is along Keene Road across from Country Ridge. I don't feel the desires of a developer should be heard and heeded above the desires of long time residents of the impacted area.

DA Schulz
1119 Appaloosa Way
Richland, WA

ONeill, Shane

From: w.d.reinhart <w.d.reinhart@att.net>
Sent: Wednesday, February 14, 2018 1:21 PM
To: ONeill, Shane; suereinhart@att.net; W D. REINHART
Subject: Re: Rezone Comments - master file #'s z2017-106, z2017-2017-107

Hello Shane,

Sue and I are Country Ridge residents of 9 years. Our view is that the proposed rezoning should not occur. We believe our community and surrounding zoning restrictions meet the current and future needs for long term growth. Our neighborhood attracts well educated higher income families due to its low crime rate, easy access to retail and family entertainment, and country living atmosphere. Our property values are rising as people notice the quality of life here.

Please don't go backwards with the surrounding land use. Storage units and all night dance halls typically move on as light industry moves in, sometimes with new businesses seeking professionals from local communities. Country Ridge has many residents interested in maintaining and improving our community standards, as does the City of Richland.

Doug & Sue Reinhart

Sent from my Galaxy Tab A

----- Original message -----

From: "ONeill, Shane" <soneill@CL.RICHLAND.WA.US>

Date: 1/30/18 4:57 PM (GMT-08:00)

To: jeffmartysworld@yahoo.com, david ashley <davidjamesashley@msn.com>, REECEHAMM@gmail.com, Spencer.Peterson@yahoo.com, LACL53@aol.com, WRCALUSA@aol.com, jonputz74@gmail.com, abjpestes@charter.net, Banksmary1@msn.com, tloleson@aol.com, suereinhart@att.net, doubledovemkb@gmail.com, w.d.reinhart@att.net, DLKP@one.com

Subject: Rezone Public Hearing Notice

Hello everyone,

With regard to the rezone application(s) (master file #'s Z2017-106 & Z2017-107) for the sites on Jericho Road and Keene Road, I am sending notice of public hearing to be held on **February 22nd** at 6pm in the Council Chambers. Feel free to provide your comment letters to me directly by responding to this email. Comments received on or before February 14th will be incorporated into the staff report for review by the Hearing Examiner; all other comments will be provided to the Hearing Examiner during the hearing.

Thank you,

Shane O'Neill

Senior Planner

City of Richland

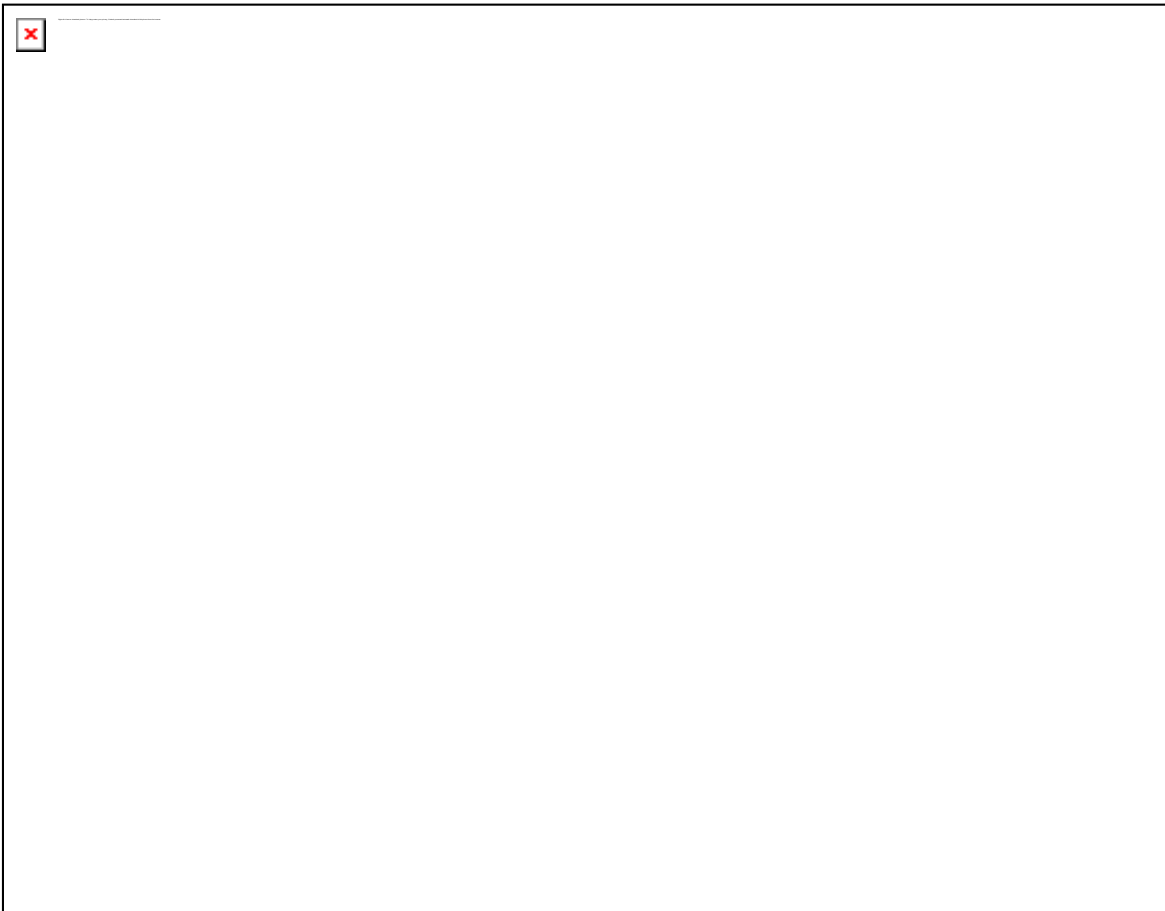
(509)942-7587

CITY OF RICHLAND
NOTICE OF APPLICATION & PUBLIC HEARING
(Z2017-106 & Z2017-107)

Notice is hereby given that Greg Markel & Jeff Werner have applied to rezone a 3.9 acre site generally located north of Keene Road, south of Jericho Road and west of Queensgate Drive, from C-1 (Neighborhood Retail) to C-3 (General Business).

A public hearing on the proposed rezone will be held before the Hearing Examiner on Thursday, **February 22, 2018** at 6:00 pm in the Council Chambers, 505 Swift Blvd., Richland WA 99352.

Any person desiring more information, to express views or to be notified of any decisions pertaining to these application should notify Shane O'Neill, Senior Planner, 505 Swift Blvd, MS35, Richland, WA 99352. Ph. 509-942-7587, soneill@ci.richland.wa.us.



ONeill, Shane

From: suereinhart <suereinhart@att.net>
Sent: Wednesday, February 14, 2018 1:51 PM
To: O'Neill, Shane
Subject: Fwd: RE-ZONING - MASTERFILE #s Z2017-106 & Z2017-107

Sent from my Verizon 4G LTE smartphone

----- Original message -----

From: Susan Reinhart <suereinhart@att.net>
Date: 2/9/18 3:07 PM (GMT-08:00)
To: Susan Reinhart <suereinhart@att.net>
Subject: RE-ZONING - MASTERFILE #s Z2017-106 & Z2017-107

Shane

Thank you for this opportunity to comment on the proposed rezoning applications sites on Jericho and Keene Road.

Country Ridge has been and continues to be one of the most desirable neighborhoods in the Tri Cities. With its safe family friendly appeal, quiet walking and horse trails, open green belt areas and appreciation for nature. The city of Richland has already identified our area as a traffic problem by approving two new roundabouts to be installed in the near future. Changing the zoning will only complicate this problem. We need a greater long term growth investment solution for the community, not a quick buck investment just to fill our open land. By keep the zoning to C-1, this will continue to promote neighborhood store fronts, with local restaurants, shops and cafés. Let's continue to be a model by enhancing our beautiful walking and bike paths with the European style atmosphere that big cities have recognized as the future. We can be the first to demonstrate how home owners and City Planners can work together to make our area a unique place to live and want to move to.

Sue Reinhart, 1107 Appaloosa Way, Richland

ONeill, Shane

From: MARK FREEMAN <Mark-Freeman@msn.com>
Sent: Wednesday, February 14, 2018 3:15 PM
To: ONeill, Shane
Subject: Proposed zoning change from C-1 to C-3 on Keene and Jericho roads.

Mr. O'Neill, Richland Planner

As a concerned home owner on 2745 Jason Loop, please do **NOT** grant a zoning change from **C-1** to **C-3** to the developer who wants to build a restaurant/night club which serves alcohol until 2 am. I know development is inevitable, and I do not have a problem with a family restaurant that would close at 11pm. But I do not want the extra noise and traffic after 11pm created by this "night club" style restaurant literally in my back yard! Please help us preserve our nice, quiet, safe and family friendly neighborhood. I'm sure you would want the same in your neighborhood!

Sincerely,
Mark Freeman

Sent from [Outlook](#)

ONeill, Shane

From: Reece Hamm <reecehamm@gmail.com>
Sent: Wednesday, February 14, 2018 6:00 PM
To: ONeill, Shane; Reece Hamm
Subject: Fwd: Rezoning application Keene Road

On Wed, Feb 14, 2018 at 5:56 PM, Reece Hamm <reecehamm@gmail.com> wrote:

Attn: Shane O'Neil, Senior Planner

Reference Master file numbers z2017-106 z2017-107

As a homeowner in Country Ridge I object to the proposed rezoning for the desire of this applicant. My main objection is that the types of buildings permitted, and hours of operation, are not suitable to this location across the street from a housing development. Why can't this stay as it was originally zoned? Why cant a C3 zoning go in next to Dairy Queen on Duportail? It really seems like a forced fit, and an increase in late night traffic in and out disturbing surrounding neighborhoods. Duportail has no residential and seems the most appropriate fit for C3 especially a bar open into the wee hours of the morning, serving alcohol. I plead with you to not allow this rezoning to take place and to encourage them to move it to a more suitable location away from families, homes, churches and bike paths.

Commercial C-3 zoning permits a hotel, buildings up to 100 feet high, bars/restaurants serving alcohol till 2am, dancing, increased violence, particularly gun violence mixing with alcohol, and potentially staying open all night, just to name a few. None of these are suitable for this location. Duportail is where these types of structures are currently located, and should not be located on Keene Road.

I understand that the applicant wishes to have two food establishments and two retail operations. While not desirable, I believe that these can be accommodated under the current C-1 zoning with the restriction that closing is required by 11 pm. Again, not desirable, but much better than a facility serving alcohol till 2 am and possibly staying open all night. The potential for late night trouble in Country Ridge is unnerving with C-3 zoning. I can not see any reason whatsoever to change this zoning from C1. I hope you do not see ANY reason for this rezoning to take place, especially since it is across the street on Jericho from a church.

It is understood that the adjacent land was rezoned to C-3 to permit storage facilities. However, storage facilities are so much preferred than late night bars with dancing, loud music, traffic and possible increase in gangs and weapons mixed up with alcohol. Please do not permit this requested rezoning. I trust that you will protect the integrity of this area and homes in and around Country Ridge and its residents and not the specific undesirable interests of this land owner/developer. If this zoning was to ever change, it opens up so many changes to take place as bars open and close down constantly. C1 would be more stable and insignificant changes could take place almost going unnoticed. Please reconsider not changing this to a C3 for the sake of all of the Richland and Tri City residents.

I look forward to meeting you at the rezoning meeting.

Respectfully submitting to you,

Reece Hamm, Realtor

Country Ridge

ONeill, Shane

From: Amanda Nida <amanda_nida@outlook.com>
Sent: Thursday, February 15, 2018 6:24 AM
To: O'Neill, Shane
Subject: re: z2017-106, z2017-107

From: A concerned resident of 2518 Jason Loop

Mr. O'Neill -

As a home owner living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol [until 2 AM](#) just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be unwelcome for what is currently a nice, safe, and quiet neighborhood where we raise our young children.

With so many other great development and building locations along Keene to utilize, putting a restaurant/dance club so close to our residential area seems unnecessary and will likely drive down the property value to our homes that we have worked hard and take pride in maintaining.

Thank you for your consideration and we look forward to attending the meeting regarding this matter.

Sincerely,

Amanda and Levi Nida
[2518 Jason Loop, Richland, WA](#)

ONeill, Shane

From: Troy Feathers <troy@remcon1.com>
Sent: Thursday, February 15, 2018 8:35 AM
To: O'Neill, Shane
Subject: Zoning Change Jerico Road

As a resident of the Jason Loop community I would like to express my concerns about music and party venue in the middle of a residential area , besides the late night noise as well as the intoxicated people entering and leaving the site, the City has not made the improvements to infrastructure to remotely accommodate the current traffic load.

Troy Feathers
2674 Jason Loop
Richland WA.

Troy Feathers
Remcon Inc.
Troy@remcon1.com
253-677-0418



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Ordinances - First Reading

Key Element: Key 3 - Economic Vitality

Subject:

Ordinance No. 28-18, Amending Richland Municipal Code Title 23 and the Official Zoning Map of the City of Richland to Change Zoning on 2.1 acres Located Along Keene Road From C-1 to C-3

Department:

Community Development Services

Ordinance/Resolution Number:

28-18

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 28-18, amending RMC Title 23 and the Official Zoning Map of the City of Richland to change the zoning on 2.1 acres from (C-1) Neighborhood Retail to (C-3) General Business subject to the land use limitations of a Property Use and Development Agreement.

Summary:

Greg Markel has filed a rezone request to change the zoning classification of a 2.1 acre site from C-1 (Neighborhood Retail) to C-3 (General Business) with the intent to develop the site with commercial buildings without needing a special use permit to include drive-thru window service or to lift operational hours limitations imposed by C-1 zoning.

The Hearing Examiner recommended approval subject to the limitations of a Property Use and Development Agreement (PUDA) restricting adult uses and limiting building height.

Staff recommends approval of Ordinance No. 28-18.

Fiscal Impact:

New development will increase the demand on city services and contribute to increased property and sales taxes for the city. The change in zoning classification is not likely to increase demand for city services above what would have been anticipated in the current zoning classification.

Attachments:

1. Ordinance No. 28-18
2. May 17, 2018 - Hearing Examiner Recommendation - Markel I
3. February 22, 2018 - Staff Report - Z2017-107

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 28-18

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 to change the zoning on 2.01 acres from Neighborhood Retail (C-1) to General Business (C-3) subject to the land use limitations of a Property Use and Development Agreement.

WHEREAS, on January 25, 2018 and February 22, 2018, the Richland Hearing Examiner held duly advertised public hearings to consider a petition to change the zoning of the property hereafter described in Section 2, and generally located north of Keene Road and west of Queensgate Drive; and

WHEREAS, petitioner Greg Markel, on behalf of Washington Securities and Investment Corporation, has executed a Property Development and Use Agreement (PUDA) regarding said property as a condition of approval; and

WHEREAS, on May 17, 2018, the Richland Hearing Examiner issued a written decision recommending approval of the requested rezone subject to the land use limitations of a Property Use and Development Agreement; and

WHEREAS, the Richland City Council has considered the record created at the January 25, 2018 and February 22, 2018 public hearings, and the written recommendation of the Richland Hearing Examiner.

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 is C-3 General Business when consideration is given to the interest of the general public.

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

Lot 3, Short Plat 2302

Section 3. Such property is rezoned from Neighborhood Retail (C-1) to General Business (C-3) subject to the land use limitations of the Property Use and Development Agreement substantially in the form attached hereto as **Exhibit A**.

Section 4. Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said title, are amended by amending Sectional Map No.16, which is one of a series of maps constituting said Official Zoning Map, as shown on the attached **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 5. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and the attached amended zoning map, duly certified by the Clerk as a true copy.

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

PASSED by the City Council of the City of Richland, 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: _____

Exhibit A to Ordinance No. 28-18

PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this 5 day of March, 2018,
by and between the CITY OF RICHLAND and Greg Markel (Petitioner).

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

WHEREAS, the City of Richland is currently entertaining an application by Gregory Markel, (hereinafter "Petitioner") for a change of zone covering a 2-acre site, being Benton County Tax Parcel # 1-22983012302003 located at 2290 Keene Road (hereinafter "Property") and more particularly described in Ordinance No. _____.

NOW, THEREFORE, it is agreed that if the subject Property is rezoned from C-1 – Neighborhood Retail to C-3 – General Business, petitioner for himself and for and on behalf of his heirs, successors and assigns, covenants and agrees as follows:

- 1) Any and all building(s) constructed on the property shall not exceed a maximum height of thirty-five (35) feet as measured from the elevation of that portion of Keene Road lying directly south of the site, to the peak of any portion of the roof not including ancillary rooftop appurtenances such as HVAC equipment, vent pipes and similar features related to the mechanical function of the building(s);
- 2) To assure that probable, specific, identifiable impacts on nearby properties will be adequately mitigated, use of the property shall be restricted from containing any "Adult Use Establishments" as defined in RMC 23.06.030. Performance standards and special requirements of the C-3 zone as set forth in RMC 23.22.020(C) remain in effect.

This agreement shall be placed of record and the terms and conditions thereof shall be a covenant running with the land and included in each deed and real estate contract executed by Petitioners with respect to the subject Property or any part thereof, until such time as the terms of the agreement are fulfilled. The City of Richland shall be deemed a beneficiary of this covenant without regard to whether it owns any land or interest therein in the locality of the subject Property and shall have the right to enforce this covenant in any court of competent jurisdiction.

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

CITY OF RICHLAND

Cindy Reents
City Manager

Gregory S. Markel

Gregory Markel
Petitioner

APPROVED AS TO FORM:

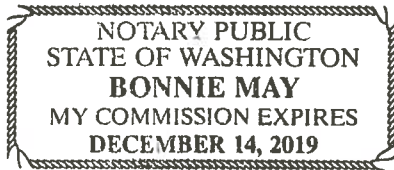
Heather Kintzley
City Attorney

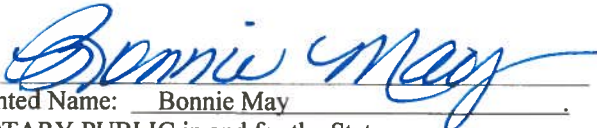
STATE OF WASHINGTON)
 : ss.
COUNTY OF BENTON)

I certify that I know or have satisfactory evidence that Gregory S. Markel is the person who appeared before me and said person acknowledged that he signed this instrument, and on oath stated that he was/were authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: March 5 2018

(Seal or stamp)




Printed Name: Bonnie May
NOTARY PUBLIC in and for the State
of Washington, residing at Kennewick
My Commission expires: December 14, 2019

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

Regarding the Applications to **Rezone** three)
vacant portions of land located in the)
triangle formed by Jericho Road, Queensgate)
Drive, and Keene Road, from C-1)
(Neighborhood Retail) and PPF (Parks &)
Public Facilities) to C-3 (General Business),)
submitted by the property owners)

File No. Z2017-106 (Wenner)
File No. Z2017-107 (Markel – 1)
File No. Z2018-102 (Markel – 2)

JEFF WENNER AND GREG MARKEL,)
Applicants)

**FINDINGS OF FACT,
CONCLUSIONS AND
RECOMMENDATION**

I. SUMMARY OF RECOMMENDATION.

This Recommendation addresses three rezone requests that involve substantially similar issues and public comments expressing concerns about an unrestricted rezone approval. In the interest of promoting economy and efficiency in scheduling matters taken up by the City Council, these related items are addressed in this single Recommendation of approval, noting that all of the requested rezones seek the same new zoning classification, C-3 (General Business), and all three decisions should be subject to contemporaneous approval of an appropriate Property Use and Development Agreement(s) for the properties, substantially in a form as approved by the City Attorney. With this condition, the property owners, Mr. Wenner and Mr. Markel, can meet the burden of proof to demonstrate that their requested rezones merit approval, and legitimate public concerns about compatibility of certain potential uses and projects can be appropriately addressed.

II. BACKGROUND and APPLICABLE LAW.

In rezone matters, 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

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: WENNER AND
MARKEL REZONE APPLICATIONS TO ASSIGN
THE C-3 CLASSIFICATION TO THREE SITES
LOCATED IN THE TRIANGLE FORMED BY
JERICHO ROAD, QUEENSGATE DRIVE, AND
KEENE ROAD – FILE NOS. Z2017-106, Z2017-107,
AND Z2018-102**

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

1 recommendation for consideration and final action by the Richland City Council. *See* Richland
2 Municipal Code (RMC) 19.20.010(C)(2)(identifies “site-specific rezone” as a Type III permit
3 application); RMC 19.20.030(jurisdiction to conduct public hearing, issue recommendation); RMC
4 19.25.110(authority for Examiner actions, including conditions of approval on applications or
5 appeals); and RCW 35A.63.170(state statute regarding hearing examiner system).

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

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

20 III. QUESTIONS PRESENTED.

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

22 A. Whether the requested rezones implement policies of the City’s Comprehensive Plan,
23 and/or whether there has been a change of circumstances since the original zoning adopted for the
24 site?

25 *Short Answer:* Yes.

26 B. Whether the requested rezones bear a substantial relationship to the public health, safety,
morals, or general welfare?

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

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

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: WENNER AND
MARKEL REZONE APPLICATIONS TO ASSIGN
THE C-3 CLASSIFICATION TO THREE SITES
LOCATED IN THE TRIANGLE FORMED BY
JERICHO ROAD, QUEENSGATE DRIVE, AND
KEENE ROAD – FILE NOS. Z2017-106, Z2017-107,
AND Z2018-102

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

1
2
3 **IV. RECORD.**

4 Exhibits entered into evidence as part of the record for all three rezone requests, and an
5 audio recording of the public hearings conducted for such applications, are maintained by the City
6 of Richland, and may be examined or reviewed by contacting the City Clerk's Office.

7 **Hearing Testimony:** The following individuals presented testimony under oath at the duly
8 noticed consolidated public hearing for two of the applications, Wenner (Z2017-106) and Markel-1
9 (Z2017-107), held on February 22, 2018:

- 10 1. Shane O'Neill, Interim Planning Manager/Senior Planner for the City of Richland;
11 2. Pete Rogalski, Public Works Director for the City of Richland;
12 3. Harvey Pritchett, for the applicants;
13 4. Greg Markel, one of the applicants;
14 5. Ron Marsh, local resident, President of Country Ridge homeowners' association;
15 6. Jeff Marty, local resident;
16 7. Gordon Beecher, local resident;
17 8. Mary Banks, local resident;
18 9. Spencer Peterson, local resident, spoke for Horizon Heights' homeowners;
19 10. Phillip Clarke, local resident;
20 11. David Ashley, local resident; and
21 12. Jeff Wenner, one of the applicants.

22 Following the first public hearing, the Examiner held the record open for the parties to work
23 with city staff to explore language for potential agreements that might limit uses and projects that
24 drew the focus of public opposition to the requested rezones. Mr. Wenner submitted a copy of his
25 Purchase and Sale Agreement with the Church of Nazarene, covering the land addressed in his part
26 of this rezone application. He suggested that his limited intent, to expand his storage business
operations on the site, and that certain restrictions in his purchase agreement, limiting the height of
any building to no more than 16 feet and mandating a CMU wall/fence along the north and west
ends of his property, should obviate the need for any Property Use and Development Agreement to
address numerous concerns expressed at the public hearing. Mr. Markel submitted a proposed
Property Use and Development Agreement, under which building heights would be limited to 35
feet, and no adult uses would be permitted on the site. At the same time, in mid-March of 2018,
Staff advised the Examiner that yet another, related, rezone application would be coming forward
for a portion of land that attaches to Mr. Markel's property covered by his first rezone application.
This strip of land has been surplus by the City, and is currently zoned PPF. Mr. Markel submitted
his second rezone application (Z2018-102, "Markel - 2") covering the PPF strip of land, that is not

27 **FINDINGS OF FACT, CONCLUSIONS AND**
28 **RECOMMENDATION RE: WENNER AND**
29 **MARKEL REZONE APPLICATIONS TO ASSIGN**
30 **THE C-3 CLASSIFICATION TO THREE SITES**
31 **LOCATED IN THE TRIANGLE FORMED BY**
32 **JERICHO ROAD, QUEENSGATE DRIVE, AND**
33 **KEENE ROAD – FILE NOS. Z2017-106, Z2017-107,**
34 **AND Z2018-102**

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

1 needed for the City's trail that runs along Keene Road, adjacent to the Markel property. Like his
2 original rezone application, the Markel-2 application seeks C-3 zoning for the additional strip of
3 land. That application was addressed in a public hearing held on May 3rd. The applicant, Mr.
4 Markel, appeared at the second public hearing, and expressly agreed to accept and apply the same
5 terms of any Property Use and Development Agreement that would apply to his 'triangle' piece of
6 property addressed in File No. Z2017-107. No one appeared at the second public hearing to
7 question or oppose the Markel-2 rezone request.
8

9 ***Exhibits:*** In the weeks prior to each public hearing, the Examiner received copies of two
10 thorough Staff Reports, prepared by Development Services, specifically Mr. O'Neill, each of which
11 included a recommendation of approval for all of the requested rezones. The Staff Reports and all
12 Exhibits referenced therein were all accepted into the Record in their entirety without modification.
13 Exhibit 8 is the compilation of written public comments, most of which opposed the rezone without
14 restrictions to prevent potential adult uses, excessively tall buildings, and the like.

15 The Examiner visited the road network and vicinity of the proposed rezone requests and is
16 fully advised on matters at issue herein, including without limitation adjacent developments and
17 land uses, applicable law, application materials, and relevant comprehensive plan provisions.
18

19 **V. FINDINGS OF FACT.**

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

21 ***Applications, Public Notice, and Review***

22 1. In late December of 2017, the applicants submitted a joint petition to rezone two vacant
23 properties from C-1 to C-3, each located in the triangle located north of Keene Road between
24 Jericho Road and Queensgate Drive. The Wenner property is addressed as 2500 Jericho Road, and
25 is located immediately west of the Wenner's existing Queensgate Storage facility. The Markel-1
26 property is addressed as 2290 Keene Road. Together, these two properties are just about 4 acres.
Staff Report for first public hearing.

2. On or about April 4, 2018, Mr. Markel submitted a second, stand-alone rezone application,
for a narrow strip of land that he has purchased from the city as the adjacent landowner. In this
recommendation, the roughly 55-foot wide site is referenced as the "Markel-2" property. The
Markel-2 property is a recently-surplused strip of land, with just .44 acres, running parallel to Keene
Road, between the Markel-1 property and the Keene Road Trail Park managed by the City's Parks
and Public Facilities Department. *Staff Report for May 3rd hearing; Ex. 10 to May 3rd Staff Report,*
Richland City Council Resolution No. 73-18. The second rezone request seeks to apply the same
C-3 zoning to all of Mr. Markel's property, subject to the same terms of an appropriate Property Use
and Development Agreement that would apply to all of the rezoned property addressed in this

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: WENNER AND
MARKEL REZONE APPLICATIONS TO ASSIGN
THE C-3 CLASSIFICATION TO THREE SITES
LOCATED IN THE TRIANGLE FORMED BY
JERICHO ROAD, QUEENSGATE DRIVE, AND
KEENE ROAD – FILE NOS. Z2017-106, Z2017-107,
AND Z2018-102**

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Recommendation.

3. Virtually all of the property located in the “triangle” area, where the Wenner and Markel rezone requests are located, is already designated for Commercial uses in the City’s Comprehensive Plan. The surplus strip of land is presently designated for Developed Open Space, though that designation was obviously used to apply to land that would eventually be developed with the Keane Road pedestrian trail. Now that the trail has been designed and developed, the narrow strip of land was deemed surplus to the City’s needs, and sold to Mr. Markel. Accordingly, if this rezone is approved, staff will seek Council’s approval to amend the Comprehensive Plan to reduce the size of the DOS zone, eliminating surplus portions, and confirming a more appropriate Commercial zoning designation recommended herein. *(See discussion in Second Staff Report, at page 6).*

4. North of the rezone areas, across Jericho Road, there are a mix of uses, including a church, a residence, and an auto repair business. To the east, there is a self-storage facility and a gas station. To the south and west, there are single-family homes and some vacant land. Keene Road separates the rezoned properties from developments to the south. *(Staff Report; Site Visit; Aerial photos).*

5. The joint application includes the following notation as “Justification” for the requested rezone: *“The zone change to C-3 will allow for the expansion of the Queensgate storage facility...” [re: Wenner application]; and would “allow for drive through operation and later operational hours.” [re: Markel application]. (Ex. 1, joint rezone application from December of 2017).*

6. Following receipt, City staff complied with all applicable public notice requirements for the rezone application and the public hearing held for the matter.

7. Because staff deemed the application to be consistent with the City’s Comprehensive Plan, which already designates the rezone site as suitable for Commercial land uses, and the City’s plan was analyzed in an environmental impact statement at the time of its adoption, the pending application is categorically exempt from SEPA review as provided in WAC 197-11-800(6)(c). Staff issued a second SEPA determination for Mr. Markel’s second rezone request, finding that a rezone of the narrow, surplus, strip of land, would not have any adverse environmental impacts. No one challenged any SEPA determination issued for any part of the rezone requests.

8. Written public comments received are included in the record as part of Exhibit 8. Most comments focused on concerns with potential adult uses, normally included as permitted uses in the C-3 zone; concerns with taller buildings on the site; concerns about compatibility with homes in the area; and general concerns about traffic, noise, and property values, if the properties are not developed in a manner and with uses that compliment rather than conflict with adjacent uses.

9. Staff confirmed that none of the proposed rezones will have any material impact on capacity for the existing local street system serving the properties in question.

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1 ***Summary of Public Hearings.***

2 10. At the first public hearing for the joint rezone application, Mr. O'Neill made a brief
3 presentation regarding the joint application, the site, and his recommendation of approval, as
4 explained in the Staff Report. The applicants were present, and explained their intent to develop
5 their properties in a manner that they hope would be compatible with the surrounding area. A
6 number of local residents were present at the hearing. Mr. Marsh expressed concerns of the
7 Country Ridge Homeowner's Association, about the potential for noise, lighting and traffic
8 problems that could result from the rezone. Mr. Marty expressed his opinion that a bar is not a
9 neighborhood friendly use, and he speculated that the rezone could let the cat out of the bag,
10 allowing for 80 foot tall buildings, noise, long hours, adult uses, and possible homeless shelters.
11 Mr. Beecher expressed concerns as a resident of the Upper Country Ridge neighborhood, located
12 uphill across Keane from the subject properties, noting that he shares concerns about more traffic,
13 too expansive list of permitted uses if the site is rezoned, and general concerns about new
14 development and its impact on the recreation path that borders the properties. Ms. Banks testified
15 that she lives in Country Ridge, and that she can already hear parties from the distant Bookwalter
Winery, so she is concerned about noise from any new project on the subject properties, which are
much closer to her home. Mr. Peterson, Mr. Clarke, and Mr. Ashley reiterated general opposition to
the requested rezones, including concerns with hotels or other buildings up to 80 feet tall.
Responding to public comments, the applicants reiterated their intent to develop relatively small
projects that should not result in adverse impacts on surrounding properties. Mr. Wenner focused
on his intent to use the property for an expansion of his storage unit business. Mr. Markel noted that
the restaurant drive-through he hopes to locate on the site would be similar to others in the Tri-
Cities that have not generated the problems some of the public comments suggested. Both
applicants emphasized that they have no intent to allow any adult uses on their properties, and that
they were not planning to build tall buildings, especially nothing near 80 feet like mentioned in
some comments.

16 11. In response to public comments, both applicants reiterated that they do not plan to allow adult
17 uses on their properties. The Examiner questioned the applicants and staff, and provided the parties
18 with additional time the explore terms of possible Property Use and Development Agreements that
19 might limit uses or projects that could cause adverse impacts on the surrounding area. The Record
20 was left open so the parties could explore such option. In the end, Mr. Markel submitted a proposed
21 Agreement, which would prohibit adult uses on his property, and limit building heights to 35 feet,
22 excluding mechanical equipment. (*Ex. 9 to May 3rd Staff Report*). Mr. Wenner submitted a copy of
23 his purchase agreement, with the Nazarene Church, which obligates him to record a private
covenant limiting any building height on his property to no more than 16 feet, and to build an 8-foot
tall CMU fence/wall along portions of the site. (*Ex. 10, Post-hearing exhibit added by the Examiner
to First Staff Report, Email from Mr. O'Neill to the Examiner, dated March 6, 2018, transmitting
Mr. Wenner's Purchase Agreement*). Even without such private agreement, RMC
23.42.180(A)(2)(b) would apply during building permit review, and staff relies on this provision to
require a block wall, a minimum of 8 feet in height, along all property lines containing outdoor

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storage uses (i.e. mini-warehouses). *Id.*

12. With respect to public comments and concerns about possible adult uses on the Wenner or Markel properties, it appears as though such worry is not grounded in law, because existing city codes expressly prohibit adult uses within 500 feet of any residential-zoned property or a church. RMC 23.42.030 includes specific locational requirements that apply to any “adult use establishment” in the City of Richland, including: “A. Adult use establishments shall be prohibited within 500 feet of any area of the city zoned for residential purposes. []”; and “B. Adult use establishments shall be prohibited within 500 feet of any church or other religious facility or institution.” The Nazarene Church property is located less than 500 feet from the Wenner property. In fact, it is across the street from the site. And, single-family zoned properties are located less than 500 feet away from the Markel property, across Keene Road. The examiner finds that concerns about adult uses on the two sites involved in this joint application are not valid and do not serve as a basis to deny this rezone request.

13. Comments about traffic were not supported by any professional studies or qualified expert testimony that would establish how the requested rezone, from one Commercial zone to another, would have any adverse traffic impacts. Keene Road is classified as a principal arterial. The surrounding streets are all constructed to meet city standards, and any new curb-cuts for access to any new projects would have to meet city development standards. There is no credible evidence to establish that traffic problems provide a legitimate basis to deny the requested rezone.

14. Public comments expressing concerns about 80-foot tall buildings were based on the more generous building heights that are permitted in the C-3 zone, i.e. 80-feet. There are no tall buildings along Keene in the vicinity of the requested rezone. Buildings over 3 stories might appear out of scale with the surrounding area, as noted by some public comments. Both applicants confirmed that they are not seeking the rezone so they can develop projects with 80-foot buildings. In fact, Mr. Wenner appears willing to purchase his property subject to a 16-foot height restriction, and Mr. Markel expressly agreed to limit building heights on his property to no more than 35 feet. These conditions are respectful concessions made by the applicants in response to public comments.

15. Comments opposing the rezone for the Markel property included general concerns about any bar or restaurant with hours that run beyond a relatively early bedtime. As Mr. Markel explained, restaurants and bars find it helpful to have hours that extend beyond 11:00 p.m., to allow for more time to serve their customers, and help improve the bottom line. Restaurants and bars with limited hours may fail if they do not and cannot remain open when customers are willing to patronize their establishments. The Examiner takes notice of strict liquor licensing requirements in Washington State, and quality law enforcement provided by the Richland Police Department. Given the quality of service provided in the City of Richland, there is no legitimate basis to simply assume that any bar or restaurant will generate problems wherever it might be located. Such concerns do not provide a legitimate basis to deny the requested rezone of the Markel property. Operators who run a bar or restaurant that constitutes a nuisance or public safety hazard can and often do lose their liquor license. The Examiner finds that bar and restaurant owners have an economic incentive to ensure

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that their businesses do not present nuisances or safety hazards to neighbors.

16. While some nearby residents may have a view of the potentially rezoned properties, there is no legal basis to deny a rezone to essentially preserve views onto vacant land. While some additional types of businesses are permitted in the C-3 zone, there are plenty of currently permitted business types that could be developed on the properties using the current C-1 zoning regulations that might be perceived as ugly, unattractive, or undesirable to someone in the area. Rezones are not denied or approved based on what might be built on the site. City development regulations include a number of detailed performance standards that are intended to regulate and mitigate potential impacts of future developments on neighboring properties throughout the community, including the two properties at issue herein. Specific development permit applications trigger project review, and requirements to comply with city development regulations and performance standards. A rezone does not entail the same level of review.

17. Through March and April, Mr. Markel worked with City officials to acquire the narrow strip of surplus city property that abuts the Keene Road Trail Park on one side and the Markel-1 property identified in the first joint rezone application. As mentioned above, on or about April 4, 2018, Mr. Markel submitted a second, stand-alone rezone application, for the narrow strip of land that he has purchased from the city as the adjacent landowner. In this recommendation, the roughly 55-foot wide site is referenced as the "Markel-2" property, and is just .44 acres. *Staff Report for May 3rd hearing; Ex. 10 to May 3rd Staff Report, Richland City Council Resolution No. 73-18.* The second rezone request seeks to apply the same C-3 zoning to all of Mr. Markel's property, subject to the same terms of an appropriate Property Use and Development Agreement that would apply to the Markel-1 property.

18. City staff complied with all applicable notice and environmental review requirements associated with both rezone petitions. No one challenged the DNS threshold determinations issued for each application. And, while the first public hearing for the joint Wenner/Markel-1 application generated significant public comment, the second public hearing, held on May 3rd, for the Markel-2 application, generated no comments from the general public, and no opposition. Based on the lack of public comment and lack of opposition to the Markel-2 rezone request, it appears as though most commenters involved in the first rezone hearing were satisfied with efforts made by the applicants to assure local residents that no adult uses would or could be located on their properties, and that building heights would not be anywhere near the 80-feet permitted in a C-3 zone.

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

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

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1
2 ***Consistency with City Codes and Comprehensive Plan.***

3 20. As explained elsewhere in this Recommendation, the first two rezone sites are already
4 designated as “Commercial” in the City’s Comprehensive Plan, and the request is to modify the
5 classification from one Commercial classification to another, in this case from C-1 to C-3. The
6 third rezone site is merely an undeveloped strip of surplus-land, that is no longer needed for park
and open space purposes. *See Ex. 10 to May 3rd Staff Report, Res. No. 73-18.* It is reasonable and
prudent, and good public policy, to rezone the narrow strip of surplus-land to the same zoning
classification assigned to the private property with which it will be consolidated.

7 21. Based on the record, the Examiner finds and concludes that the requested rezone from one
8 Commercial classification to another in an area where commercial uses already face some
9 residential uses that are located across a busy principal arterial roadway (Keene Road), with mixed
10 uses on other parcels, including a church, gas station, and the Wenner’s mini-storage business, is
11 appropriate. The requested C-3 zone is not inconsistent with existing land uses located on or zoning
designations assigned to surrounding properties in the area. As shown on the Zoning Map, multiple
properties in the same triangle area formed by Keene Road, Queensgate Drive, and Jericho Road are
already zoned C-3, and to date, no catastrophe, log of nuisance complaints, or spikes in local crime
were caused by commercial businesses operating on such properties.

12 22. Conditions have changed regarding the Markel-2 property since it was originally zoned for
13 Parks purposes – it has been surplus-land by the City Council because it is not needed for city park
14 purposes. Accordingly, the request to rezone the site to C-3 is fully supported by evidence in the
15 Record. The requested rezone provides a public benefit, making use of surplus-land property,
converting it to commercial uses that can provide jobs, services, incomes, and tax revenues that
benefit city residents. In sum, it bears a substantial relationship to the public welfare.

16 23. Staff confirms that they will place the item on the list of amendments considered during the
17 next update cycle for the City’s Comprehensive Plan. It is well-established by Washington Courts
18 that zoning regulations control over sometimes-inconsistent Comprehensive Plan language.
19 *Citizens for Mount Vernon v. City of Mount Vernon*, 133 Wn.2d 861, 947 P.2d 1208 (1997). With
20 respect to the Markel-2 rezone, the Comprehensive Plan, which is the City’s general guide for more
specific, controlling, development and zoning regulations, can be amended after the rezone is
approved. There is no credible reason to justify delay in approving the rezone request. It is
squarely in the public interest to do so, subject to an appropriate Property Use and Development
Agreement.

21 24. Standing alone, the requested rezones for the Wenner and Markel-1 properties merit
22 approval because they already conform to the Comprehensive Plan, which identifies the properties
as suitable for Commercial uses.

23
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General findings.

25. The requested rezones bear a substantial relationship to the public health, safety, and general welfare. The requested rezones are appropriate in the context of adjacent properties. To adequately protect local residents, and eliminate any uncertainty regarding adult uses and unusually tall buildings, the Examiner finds that it would be appropriate to make all three rezones subject to compliance with terms of appropriate Property Use and Development Agreements, that prohibit adult uses and building heights over 35 feet. Even though both applicants sincerely explained that they intend to move forward with relatively small projects on their land, i.e. for Mr. Wenner an expansion of mini-storage unit facilities, and for Mr. Markel a drive through restaurant, multi-tenant commercial building, and/or a restaurant with later operational hours, neither applicant can predict the future. A rezone assigns certain permissible uses and development standards to a property, that either applicant can sell to someone else who does not have the same vision or plans. While neither applicant plans to build a tall building, a future owner might not be so accommodating to local residents. And, while current codes make it impossible to locate an adult use on either the Wenner or Markel property, conditions change, and if the church moves (unlikely, but still possible), or if lands around the area were to be rezoned (again, unlikely, but still possible), there might be no way to limit adult uses on such property. Thus, appropriate Property Use and Development Agreements should be included as part of these rezone approvals.

26. The Development Services Division Staff Reports, prepared by Mr. O'Neill, include a number of specific findings and explanations that establish how the underlying applications satisfy provisions of applicable law and are consistent with the city's Comprehensive Plan and zoning regulations. Except as modified in this Recommendation, particularly statements dismissing the need for any property use and development agreement, all Findings contained in the Staff Reports are incorporated herein by reference as Findings of the undersigned-hearing examiner.

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

VI. CONCLUSIONS.

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

1. With respect to the joint Wenner/Markel-1 application, the applicants have met their burden to demonstrate that the requested rezones conform to, and in fact implement objectives of, the City's Comprehensive Plan. *Findings; Staff Report.* The Markel-2 rezone request merits approval because there has been a clear change in circumstances regarding the property, it has been surplus because it is no longer needed for parks purposes.

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2. The applicants met their burden to demonstrate that the requested rezones bear a substantial relationship to the public health, safety, or welfare.

3. The Staff Reports and testimony on the record demonstrates that the proposed rezones will not require new public facilities and that there is capacity within the transportation network, the utility system, and other public services, to accommodate commercial uses on the rezoned sites. The rezone from one Commercial zoning classification to another, C-1 to C-3, will keep the property compatible with the character of the existing uses and zoning districts surrounding the site. Assigning the same C-3 zoning to the now-surplused strip of land for the Markel-2 request, is in the public interest.

4. Subject to compliance with all development regulations at the time of any project application, and the terms of an appropriate Property Use and Development Agreement for all three properties, substantially in a form as approved by the City Attorney, the rezoned sites will not be materially detrimental to surrounding uses or property.

5. While the pending rezone applications are all categorically exempt from formal SEPA review, the record demonstrates that the potential for adverse impacts is very unlikely. The applicants agreed to accept terms that will avoid the parade of horrors expressed by some public comments opposing the rezones, particularly adult uses and unusually tall buildings.

6. As required by RMC 19.50.010(C), the transportation system is sufficient to accommodate the type of development envisioned with the proposed rezones, subject to frontage improvements and other infrastructure upgrades possibly required as conditions for developing various types of commercial uses on the site. The site visit to the area confirms that the road network is fully functional, and no transportation concurrency problems are likely to arise as a result of the rezone for the site. Development regulations, including without limitation those detailing setbacks, will apply to any future projects built on the sites.

7. Based on the record, the applicants demonstrated that their rezone applications merit approval, meeting their burden of proof imposed by RMC 19.60.060.

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

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

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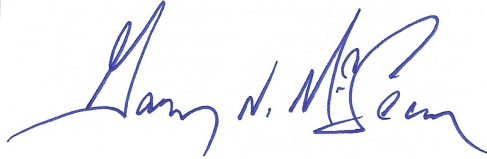
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VII. RECOMMENDATION.

Based upon the preceding Findings and Conclusions, the Hearing Examiner recommends that the following three rezone requests should all be **APPROVED, subject to terms of a Property Use and Development Agreement(s)**, substantially in a form as approved by the City attorney, which should prohibit adult uses on any of the three properties, and limit building heights to no more than 35 feet, excepting mechanical equipment and the like:

Wenner Rezone Petition – File No. Z2017-106;
Markel-1 Rezone Petition – File No. Z2017-107; and
Markel-2 Rezone Petition – File No. Z2018-102.

ISSUED this 17th Day of May, 2018



Gary N. McLean
Hearing Examiner

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

GENERAL INFORMATION:

PROPOSAL NAME: Markel/Werner Rezone

LOCATION: North of Keene Road, South of Jericho Road and west of Queensgate Drive

APPLICANT: Jeff & Lori Wenner together with Greg Markel

FILE NO's.: Z2017-106 & Z2017-107

DESCRIPTION: Request to change zoning of 3.9 acres from C-1 (Neighborhood Retail) to C-3 (General Business)

PROJECT TYPE: Type 3 Site-Specific Rezone

HEARING DATE: February 22, 2018

REPORT BY: Shane O'Neill, Senior Planner

RECOMMENDED
ACTION: Approval

Vicinity Map

Item: Rezone from C-1 to C-3
Applicant: Jeff Wenner & Greg Markel
File #'s: Z2016-106 & Z2017-107



Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

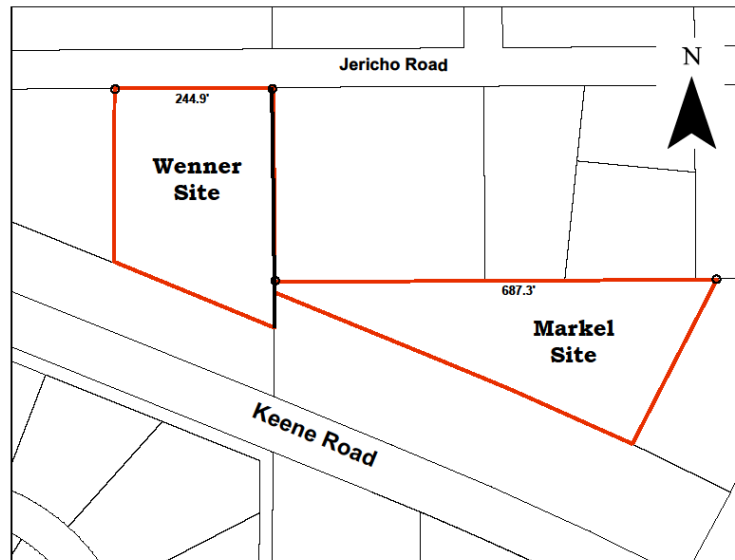
Jeff & Lori Wenner together with Greg Markel, have filed a rezone request to change the zoning classification of a 3.9 acre site from C-1 (Neighborhood Retail) to C-3 (General Business) with the intent of commercial site development. Mr. Wenner, who owns that portion of the site fronting Jericho Road, has indicated specific intent to develop the site with a mini-storage facility available for general use by the public at large. Mr. Markel intends to develop that triangular portion of the site running along Keene Road with a multi-tenant commercial building tentatively depicted in Exhibit 2.

SITE DESCRIPTION & ADJACENT LAND USES

This 3.9-acre vacant site is comprised of one 2.1-acre parcel together with a 1.8-acre portion of another parcel located to the northwest. The 1.8-acre portion of

the subject site is being transferred from a larger (14.16 ac.) parcel owned by the Richland First Church of the Nazarene to Mr. Wenner by way of boundary line adjustment. On January 5, 2018 city staff approved the boundary line adjustment application to be recorded. The 1.8-acres lies immediately west of Mr. Wenner's existing self-storage facility on Jericho Road.

The map below illustrates the site's division based on ownership. For the remainder of this report each area of the site will be referenced as labeled ("Wenner site" & "Markel site").



In terms of topography, the central portion of the site where we see a narrow connection point experiences a depression; then rising again approaching the existing gas station to the east. With the goal of bringing the Markel site into a more level condition, in recent months a significant amount of fill has been placed on-site in preparation for site development.

Vegetative composition of the Wenner site is nearly uniformly colonized by big sagebrush (*Artemisia tridentata*), the keystone plant species which dominates the natural landscape on surrounding undisturbed land. Whereas the Markel site has been disturbed but some sagebrush remains intact. Both divisions of the subject rezone site are vacant of structures.

Overhead municipal power lines secured by easement, bisect the site in a north-south orientation along the boundary between site divisions. Underground power lines paralleling Keene Road exist just outside of the south boundary of the Wenner site. Municipal sewer and water lines are currently located in Jericho Road while Keene Road only contains a water line. Sewer lines are located at both intersections of Keene Rd. and Jericho Rd. and at Keene Rd. and Queensgate Dr.

SURROUNDING LAND USES:

North – Church, self-storage, residence, auto repair
East – Self-storage, fueling station
South – Single-Family Residences, vacant land
West – Single-Family Residences, vacant land

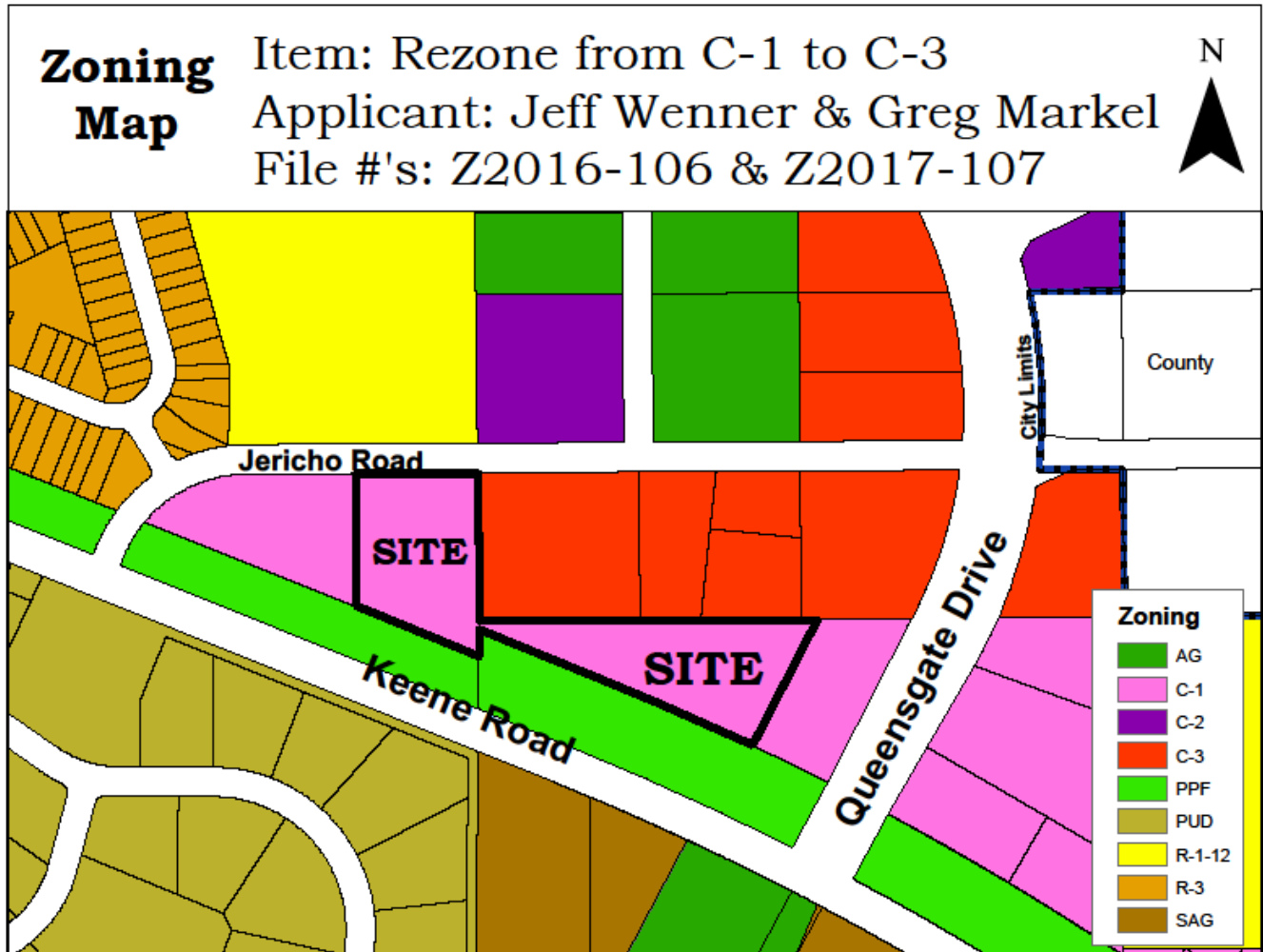


Figure 1 - Zoning Map

CURRENT ZONING:

The current C-1 zoning assignment would allow the site to be developed with a variety of neighborhood-scale retail sales and services businesses, not including self-storage facilities (see Exhibit 4 – commercial zoning table). Pertinent to the Markel application is the fact that C-1 zoning imposes an hours of operation limitation on restaurants, lounges, drinking establishments and restaurants offering a dancing venue. RMC 23.42.053 (Exhibit 5) requires restaurants, lounges, drinking establishments and restaurants with dancing facilities in the C-

1 zone to cease nightly operations no later than 11:00pm. Said restriction serves at the impetus behind the Markel rezone application as, on a preliminary basis, he intends to develop the site with a 3,000 square foot restaurant amongst two other retail buildings. All uses indicated on his tentative conceptual site plan are otherwise permitted outright in the C-1 zone.

As for the Wenner site, Mr. Wenner intends to expand his existing self-storage facility onto a portion of the vacant property lying immediately west of his facility. C-1 zoning does not allow for self-storage facilities. In order to expand his existing facility Mr. Wenner requires C-3 zoning.

SURROUNDING ZONING DISTRICTS:

North –	C-3 (General Business) & R-1-12 (Single Family Residential)
East –	C-3 (General Business) & C-1 (Neighborhood Retail)
South –	PPF (Parks & Public Facilities)
West –	C-1 (Neighborhood Retail) & PUD (Residential Planned Unit Development)

PROPOSED ZONING

The applicants propose to convert the zoning of their combined sites to C-1 (Neighborhood Retail) to allow a mini-storage/self-storage facility to be built expanded westward and to lift hours of operations restrictions for drinking establishments and restaurants/lounges offering an evening dancing venue. According to Section 23.22.010(D) of the Richland Municipal Code (Exhibit 2) the purpose of the C-3 district is as follows:

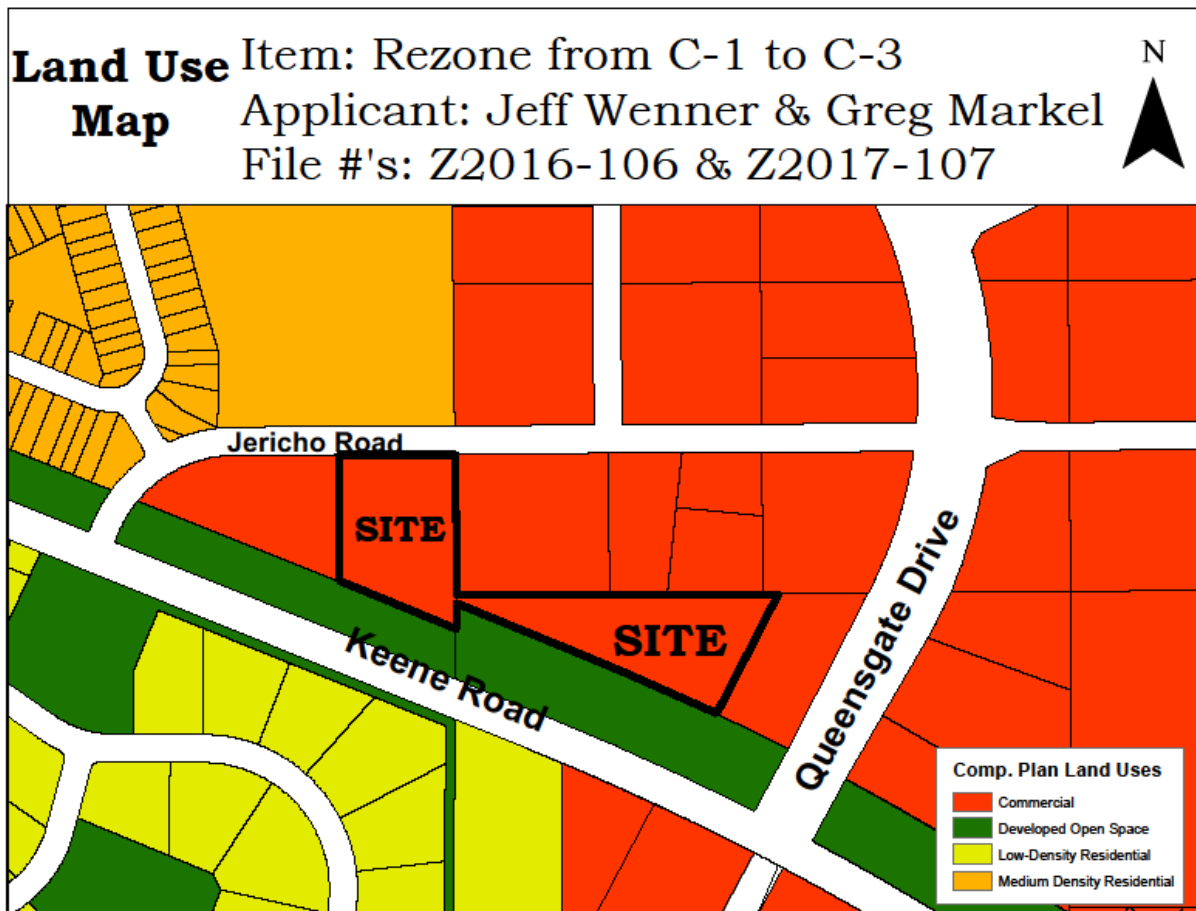
The general business use district (C-3) is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with incidental shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 use district. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

Allowed uses within the C-3 district include many, if not all, automotive related business types, light industrial and manufacturing businesses and all listed retail uses. Residential development of any kind is not permitted on C-3 zoned lands. The commercial section of the Zoning Code (RMC 23.22) is included herein as Exhibit 4.

Performance standards and special requirements of the C-3 district [RMC 23.22.020(G)] include measures aimed at reducing nuisance conditions such as noise, dust and fumes experienced by adjacent land uses.

As illustrated in the Zoning Map above, property immediately north of the Wenner site is zoned residentially. Often times mitigation measures such as physical buffers or barriers are warranted between heavy commercial zoning and residentially zoned land. In this case however, the residentially zoned property is developed with two church buildings and an extensive parking lot network located between Jericho Road and the church buildings. From a land use impact perspective, churches do not warrant the same level of mitigation against disturbances as residential neighborhoods. For that reason staff is not inclined to impose site specific development features to ameliorate potential impacts from the Wenner site on the church through the imposition of a property use and development agreement.

Figure 2 – Comprehensive Plan Map



COMPREHENSIVE PLAN

The City's comprehensive plan designates the site as suitable for commercial land uses. This land use designation provides for a variety of heavy commercial and allows for some light industrial and manufacturing business types. As indicated in the "Proposed Zoning" section above, the C-3 district may be applied to commercially designated portions of the city under the city of Richland Comprehensive Plan. Below is a list of applicable goals and policies from the Comprehensive Plan. Relative to land use goal #5 below, it is noteworthy here that the Markel site is separated from Keene Road right-of-way by City-owned parcel zoned PPF that contains a section of contiguous pedestrian trail running the length of Keene Road.

COMMERCIAL/OFFICE GOALS & POLICIES

Land use goal #1: Plan for growth within the urban growth area and promote compatible land use.

Policy 2 – Facilitate planned growth and infill developments within the City.

Land use goal #4: Promote commercial and industrial growth that supports the City's economic development goals.

Pertinent policies within this goal are as follows:

Policy 1 – Accommodate a variety of commercial land uses including retail and wholesale and services, and research and professional services.

Policy 3 – Locate neighborhood-oriented commercial land uses in Neighborhood Retail Business areas.

Policy 5: In areas where residential uses are in close proximity to industrial or commercial lands, adequate development standards should be used in industrial or commercial developments to mitigate the impacts on residential uses.

Land use goal # 5: Ensure connectivity that enhances community access and promotes physical, social, and overall well-being so residents can live healthier and more active lives.

Policy 1 – Locate commercial uses so that they conveniently serve the needs of residential neighborhoods, workplaces, and are easily accessible via non-motorized modes of transportation.

Policy2: Promote pedestrian and bicycle circulation throughout the community by connecting with the City's network of parks and trail systems.

PUBLIC NOTICE

Application Date:	December 20, 2017
Notice of Application & Hearing Mailed:	December 29, 2017
Notice of Application & Hearing Published:	January 7, 2018
Notice of Application & Hearing Posted:	January 31, 2018
Public Hearing:	February 22, 2018

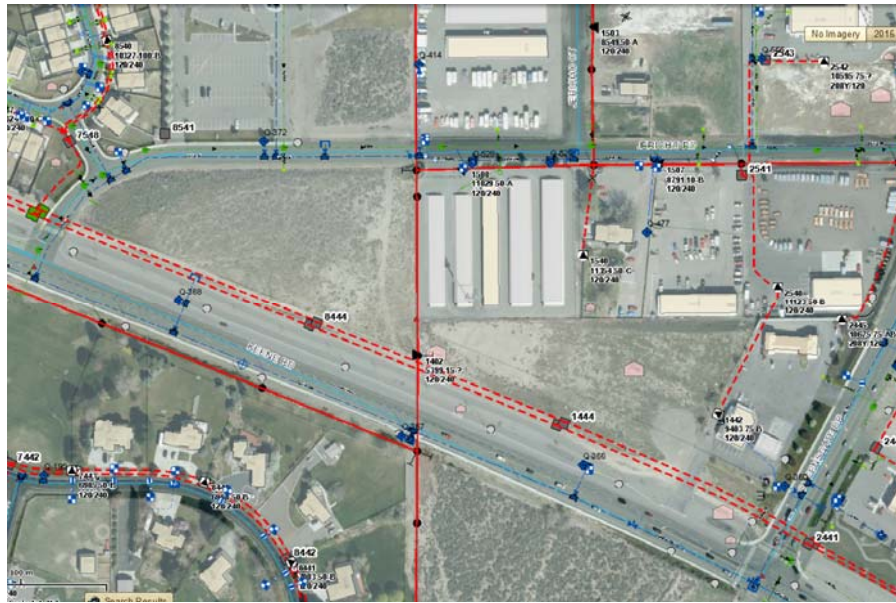
Notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 6. As of the date of this report City staff received several public comments submitted for the record which are provided as Exhibit 8.

During the postponed Jan. 25th hearing, members of the public in attendance informally discussed the potential for the Markel site to be developed with an adult entertainment dance club. There is no evidence in the record supporting Mr. Markel's intent to develop such an establishment. To that effect staff offers the explanation that though adult entertainment businesses are listed as a permitted use in the C-3 zone, said businesses may not be located within 500 feet of residentially zoned properties; thereby excluding the Markel site from containing such businesses.

UTILITY AVAILABILITY

Sewer and water services extend along the north property line of the Wenner site from an 8-inch mains located in Jericho Road. Sewer service will require extension leading to the Markel site from the intersection of Keene Road and Queensgate Drive. The Markel site benefits from a 24-inch water main extending along the entire south boundary of the Markel site in Keene Road. Said water main is sufficiently sized to serve the demand of the uses permitted in the C-3 zone.

An above-ground electrical service line bifurcates the site in a north-south orientation at their narrowest point of connection. This service is capable of serving the few additional self-storage buildings informally proposed by Mr. Wenner. Underground electrical power lines also lie within the parcels zoned PPF which run parallel to Keene Road. All of the utility services necessary for site development are currently in place and are of adequate capacity to serve future site development. The map below is inserted to illustrate the approximate location of municipal utilities.



red = electrical power, green = sewer and blue = water

TRANSPORTATION

Richland's Comprehensive Plan classifies Keene Road as a principal arterial roadway in the Street Functional Classification System map, whereas Jericho Road is classified as a local roadway.

Access to the Wenner project site will come from Jericho Road by way of Queensgate Drive to the east or from Keene Road to the west. The Markel portion of the site will be accessed directly from access from Keene Road. Short Plat #2302 (Exhibit 3) provides the Markel site with 40' worth of an 80' access easement from Keene Road at the southeast corner of the property. Mr. Markel's tentative site plan (Exhibit 2) proposes accessing the site from Keene Road in a more centralized location. Discussions with the City Public Works Department have indicated that the more centralized access point may be acceptable as well.

SEPA

Pursuant to WAC 197-11-800(6) (c) the rezone application qualifies as a categorically exempt action by meeting the requisite circumstances; they are as follows:

Where an exempt project requires a rezone, the rezone is exempt only if:

(i) The project is in an urban growth area in a city or county planning under RCW 36.70A.040;

- (ii) The proposed rezone is consistent with and does not require an amendment to the comprehensive plan; and*
- (iii) The applicable comprehensive plan was previously subjected to environmental review and analysis through an EIS under the requirements of this chapter prior to adoption; and the EIS adequately addressed the environmental impacts of the rezone.*

In this case, the proposed project is located with the City and within Richland's urban growth area; the proposed action is consistent with the City's comprehensive plan; and the City's comprehensive plan was analyzed through the preparation of an environmental impact statement at the time of the plan's initial adoption in 1997 and for the subsequent plan update in 2017.

ANALYSIS

The site in this application involves one parcel together with a portion of another parcel for a combined land area of 3.9 acres. The site(s) front both Jericho Road and Keene Road and are the subject of separate development proposals. The request to assign C-3 zoning to the Wenner site is planned to allow for expansion of the adjacent self-storage facility owned by Mr. Wenner. The request to assign C-3 zoning to the Markel site is planned to allow for development of the site with retail sales and service businesses without restrictions on hours of operation for businesses offering an evening dancing venue.

In consideration of the existing adjacent land uses staff does not feel it is necessary to impose a property use and development agreement to restrict building placement and/or uses. Lying adjacent to a fueling station, self-storage facility and a principal arterial roadway, the proposed C-3 zoning and associated permitted land uses are generally compatible with the vicinity.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the requests for a change in zoning (Z2017-106 & Z2017-107) and recommends approval of both requests based on the following:

1. The subject site is comprised of Benton County tax parcel # 1-22983012302003 together with an approximately 1.8-acre portion of tax parcel # 1-21981000002012 lying south of Jericho Road;
2. The subject of planning master file #'s Z2017-106 and Z2017-107 are a joint application requesting to convert city zoning of the subject site, illustrated on page 3 of this report, from Neighborhood Retail (C-1) to General Business (C-3);

3. The City of Richland Comprehensive Plan designates the subject site as suitable for commercial uses;
4. In Richland's Zoning Code the purpose statement for the General Business district (C-3) states that the zone may be applied to portions of the city designated for commercial uses under the Comprehensive Plan;
5. Development of the site with certain commercial uses is consistent with the intent of the Comprehensive Plan;
6. Richland's Zoning Code contains C-3 zone site performance standards regulating potential impacts of permitted uses on surrounding properties;
7. The subject site is not directly adjacent to residential properties;
8. Rezone approval is not conditioned upon the applicant entering into a development agreement;
9. Aboveground municipal electrical lines exist on-site. The power lines bifurcate the site in a north-south orientation;
10. City water and sewer mains are in close proximity to the site and could be extended to serve the commercial development of the site(s);
11. The project is exempt from the provisions of the State Environmental Policy Act, as identified in WAC 197-11-800(6)(c).
12. Based on the above findings and conclusions, approval of the zone change request would be in the best interest of the community of Richland.

EXHIBIT LIST

1. Joint Zone Change Application
2. Markel Tentative Site Plan
3. Short Plat 2302
4. Commercial zoning regulations– Chapter 23.22
5. RMC 23.42.053
6. Affidavit of publication and public hearing notice
7. Site Photos
8. Public Comments

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: 1. JLW Asset Management dba. Queensgate Storage (Jeff & Lori Wenner) & 2. Washington Securities and Investments Corporation			
Address: 1. PO Box 1175 2. 8901 W Tucannon			
City: 1. Richland 2. Kennewick	State: 1. WA 2. WA	Zip: 1. 99352 2. 99336	
Phone: 1. (509) 308-2769 2. (509) 735-2255	Fax:	Other and/or e-mail address: 1. aurahomes.jw@gmail.com 2. wsic@eltopia.com	
Please check under what capacity you are filing:			
☐ Recorded owner of the property as of		☒ Purchasing under contract as of 1. 12-10-17 2. 10-01-17	
☐ 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:			
1. 2500 Jericho Rd. 2. 2290 Keene Rd.			
Relationship to adjacent streets (i.e., west of Main Street between 1 st Avenue and 2 nd Avenue):			
1. North of Keene Rd. between Jericho Rd and Queensgate Dr. 2. North of Keene Rd. between Jericho Rd and Queensgate Dr.			
General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement): 1. Vacant 2. Vacant			
Size of petition area	1. 1.84 2. 2.07	acres and	1. 80,265 2. 91,169 square feet
SECTION III - CHANGE OF ZONE REQUEST			
A change of zone from		C1	To C3
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:			
1. The zone change to C3 will allow for the expansion of the Queensgate storage facility, adding approximately 30,000 sq. ft. to the current footprint of 40,000 sq ft. The current facility has experienced an occupancy rate of 97%-100% for the past 24 months. Given the additional retail, low to high density residential expected within a two mile radius and proximity to I-82 we anticipate this demand for storage space will only grow. Buffering the zone change to the west is portion of land that will remain C1. Further to the west is a medium density residential neighborhood.			
2. To conform with adjacent properties, allow for drive through operation and later operational hours.			

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 19 DAY OF DECEMBER, 2017

ju
Applicant's Signature

Jeff Wenner

Address
PO Box 1235

City, State, Zip
Richland, WA 993352

Phone
509-308-2769

Don D Flury
Applicant's Signature

2500 JACOBO Rd
Address

Richland, WA 99352
City, State, Zip

509 937-2296
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

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 29 DAY OF November, 2017.

Gregory S. Markel
Applicant's Signature

Applicant's Signature

8901 W Tucannon Ave. STE 110
Address Kennelwick
Richland, WA 99336
City, State, Zip
509-735-2255
Phone

Address

City, State, Zip

Phone

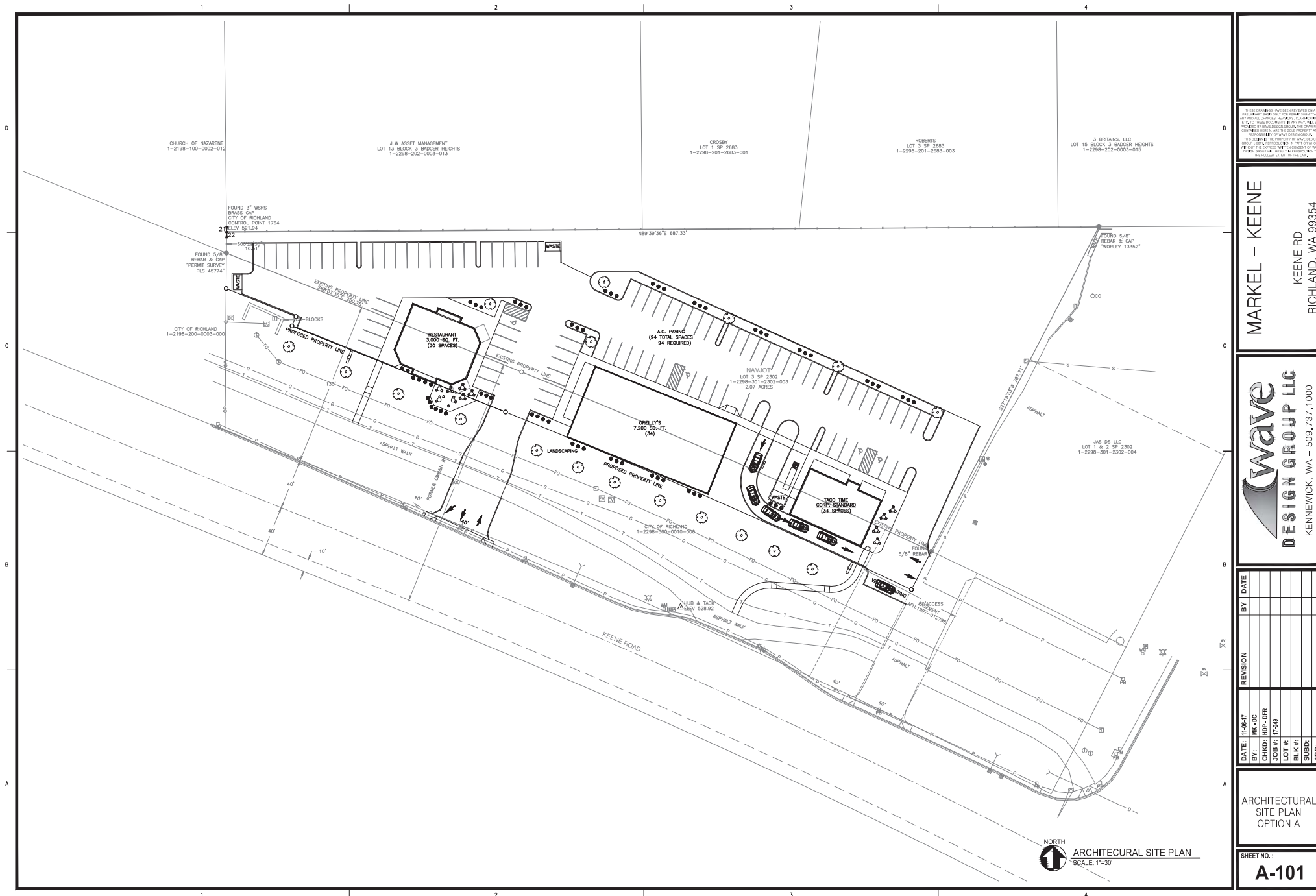
FOR OFFICE USE ONLY

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

Exhibit 2



MARKEL - KEENE
KEENE RD
RICHLAND, WA 99354

wave
DESIGN GROUP LLC
KENNEWICK, WA - 509.737.1000

DATE:	BY:	REVISION	BY	DATE
11-06-17	MK-DC			
	CHND: HDP-DFR			
	JOB #1: 17-049			
	LOT #:			
	BLK #:			
	SUBD:			
	ADD:			

ARCHITECTURAL
SITE PLAN
OPTION A

SHEET NO.:
A-101

Exhibit 3

2302

SHORT PLAT NO.

PORTION NW1/4 SW1/4 SECTION 22, T. 9 N., R. 28 E., W. M.
RICHLAND BENTON COUNTY, WASHINGTON

VICINITY MAP
N.T.S.

W1/4 CORNER SECTION 22, T9N, R28E
FND WSRIS BRASS CAP

N 00°29'36"E
16.51'

UTILITY EASEMENT
10-30-97
#3127

500'29'36"W 2698.55'

SW CORNER SECTION 22, T9N, R28E
FND WSRIS BRASS CAP



N 89°39'36"E 878.22'

687.33'

3
90240 S.F.

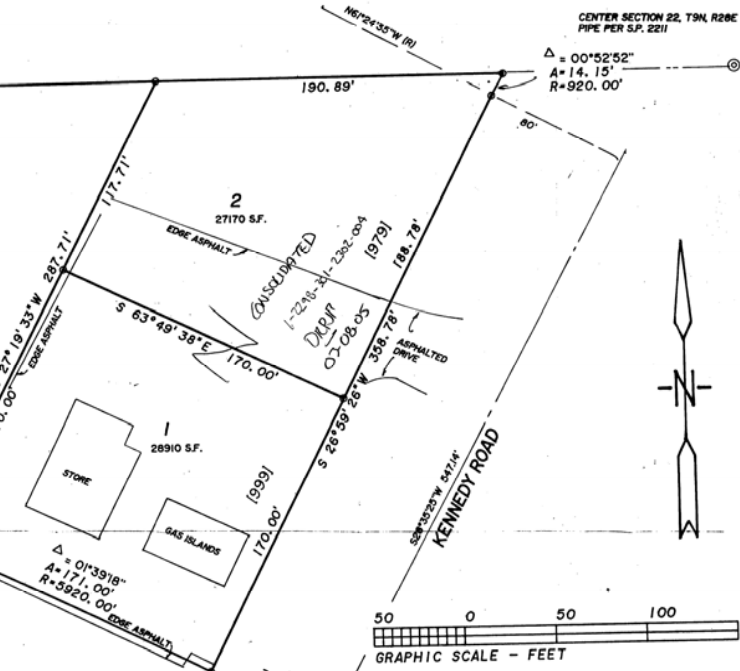
12290'
KEENE ROAD

FORMER OWRBN RR R/W
NOW CITY OF RICHLAND PROPERTY.

Δ = 03°24'36"
A = 352.40'
R = 5920.00'

Δ = 08°03'36"
R = 5920.00'
L = 523.40'

90' ACCESS EASEMENT
A.F. NO. 97-17199



DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, LYING NORTHEASTERLY OF THE O.W.R. AND N. RAILROAD RIGHT OF WAY AND NORTHWEST OF STATE HIGHWAY SR 182 RIGHT OF WAY, (NOW KENNEDY ROAD).

NOTES

1. BASIS OF BEARING: SHORT PLAT NO. 2211, RECORDS OF BENTON COUNTY, WASHINGTON.
2. SET 5/8" IRON PINS WITH PLASTIC CAPS MARKED "WORLEY 13352" AT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
3. NO BUILDING PERMITS FOR STRUCTURES REQUIRING POTABLE WATER WILL BE ISSUED UNTIL EVIDENCE OF AN APPROVED WATER SUPPLY IS PROVIDED.
4. NO BUILDING PERMIT WILL BE ISSUED FOR LOTS 1 AND 2 UNTIL SUCH TIME AS LOT 3 IS CONNECTED TO THE CITY OF RICHLAND SANITARY SEWER SYSTEM AND THE EXISTING DRAINFIELD LOCATED ON LOT 2 IS NO LONGER IN USE.
7. ADDRESS NUMBERS [NOTED IN BRACKETS] ARE SUBJECT TO CHANGE UNTIL THE EXACT LOCATION OF ACCESS ON THE LOTS IS DETERMINED.
6. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED FOR THE USE, ACCESS AND MAINTENANCE BY THE SHORT PLATTED PROPERTY'S CURRENT UTILITY PROVIDER. SAID UTILITY EASEMENTS ARE FOR THE USE, ACCESS AND MAINTENANCE OF ELECTRIC POWER, TELEPHONE, CABLE AND OTHER DEFINED UTILITIES TO AND/OR THROUGH THE PROPERTY.

HEALTH DEPARTMENT APPROVAL

NO BUILDING PERMIT SHALL BE ISSUED FOR BUILDING ON LOT 2 UNTIL BOTH LOTS 1 AND 2 ARE CONNECTED TO THE CITY OF RICHLAND PUBLIC SANITARY SEWER SYSTEM.

BENTON FRANKLIN DISTRICT HEALTH DEPARTMENT

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SURMUKH S. BATH AT 43 MINUTES PAST 4:00 P.M. THIS 30th DAY OF MAY, 1997, AND RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2302, RECORDS OF BENTON COUNTY, WASHINGTON.

Bobbe Gordon Benton County Auditor
BENTON COUNTY AUDITOR

97-12797
FEE NUMBER

APPROVALS

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, STATE OF WASHINGTON.

Herb Everett
SHORT PLAT ADMINISTRATOR

5-30-97
DATE

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 1997.

Darwin W. Parker Benton County Treasurer
BENTON COUNTY TREASURER

5-30-97
DATE

SURVEYOR'S CERTIFICATE

I CERTIFY TO ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE STATE OF WASHINGTON, THE COURSES AND DISTANCES SHOWN HEREON ARE AS STAKED ON THE GROUND. I FURTHER CERTIFY THAT THIS MAP CORRECTLY REPRESENTS AN ACTUAL FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE SURVEY RECORDING ACT.

4/24/97
DATE
WORLEY SURVEYING SERVICE, INC., P.S.
121 S. ELY STREET
P.O. BOX 6132
KENNECK, WASHINGTON 99336
509-582-6716



IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNECK IRRIGATION DISTRICT AND THAT THIS PROPERTY IS NOT CLASSIFIED AS IRRIGABLE LAND AND IS NOT ENTITLED TO IRRIGATION WATER UNDER THE EXISTING OPERATING RULES AND REGULATIONS OF THIS DISTRICT. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON THIS BINDING SITE PLAN ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 56.17.316.

James L. Egan
KENNECK IRRIGATION DISTRICT

4/24/97
DATE

OWNER'S CERTIFICATE

WE, SURMUKH S. BATH AND SURJIT K. BATH, HUSBAND AND WIFE, AND PIONEER NATIONAL BANK, HEREBY CERTIFY THAT WE ARE THE OWNER'S OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND A SHORT PLAT PREPARED AS SHOWN AND THAT THE EASEMENTS ON THE SHORT PLAT ARE HEREBY GRANTED FOR THE USES SHOWN THEREON.

Surmukh S. Bath
SURMUKH S. BATH

Surjit K. Bath
SURJIT K. BATH

PIONEER NATIONAL BANK

BY: [Signature]
BY:

BY: [Signature]
BY:

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF BENTON
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT SURMUKH S. BATH AND SURJIT K. BATH, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Monica Huber
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 11/26/2000

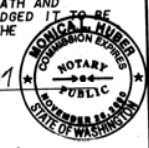
4/24/97
DATE

STATE OF WASHINGTON

COUNTY OF BENTON
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Max J. Webb AND Gary L. Ruster SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Vice President AND Vice President, RESPECTIVELY, OF PIONEER NATIONAL BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Monica Huber
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 11/26/2000

4/24/97
DATE



Chapter 23.22 COMMERCIAL ZONING DISTRICTS

Sections:

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

23.22.010 Purpose of commercial use districts.

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

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

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

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

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

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

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

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

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

23.22.020 Performance standards and special requirements.

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

1. Minimum Yard Requirements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. Building facades facing streets shall include:

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

b. At least two of the following architectural elements:

i. Awnings;

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

iii. Pilasters or columns;

iv. Bays;

v. Balconies or building overhangs; or

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

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

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

5. All buildings with a flat roof shall use a modulated height parapet wall for wall lengths greater than 50 feet. The modulation of parapet heights is encouraged to identify building entrances.
6. All new buildings that utilize parapet walls shall include a projecting cornice detail to create a prominent edge.
7. Public street and sidewalk improvements are required per Richland Municipal Code to implement approved street cross-sections. Curb cuts are encouraged to be located adjacent to property lines and shared with adjacent properties, via joint access agreement.
8. Service bays, loading areas, refuse dumpsters, kitchen waste receptacles, outdoor storage locations, and rooftop mechanical equipment shall be located away from public rights-of-way via site planning and screened from view with landscaping, solid screening or combination.
9. Alternative Design. In the event that a proposed building and/or site does not meet the literal standards identified in this section, or the maximum setback standards set forth in RMC [23.22.040](#) or the maximum parking standards set forth in RMC [23.22.050](#), a project representative may apply to the Richland planning commission for a deviation from these site design standards. The Richland planning commission shall consider said deviation and may approve any deviation based on its review and a determination that the application meets the following findings:
 - a. That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and
 - b. The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and
 - c. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity. [Ord. 28-05 § 1.02; Ord. 07-06; Ord. 04-09; Ord. 07-10 § 1.01; amended during 2011 recodification; Ord. 32-11 § 4].

23.22.030 Commercial use districts permitted land uses.

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter [23.46](#) RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Agricultural Uses								
Raising Crops, Trees, Vineyards								P
Automotive, Marine and Heavy Equipment								
Automotive Repair – Major				P				
Automotive Repair – Minor		P	P	P	S			
Automotive Repair – Specialty Shop		S	P	P	S			
Automobile Service Station		P ₁	P ₁	P ₁	S ₁			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Auto Part Sales		P	P	P	S			
Boat Building				P				
Bottling Plants				P				P ₂₈
Car Wash – Automatic or Self-Service		P ₂	P ₂	P ₂	S ₂			
Equipment Rentals			P	P				
Farm Equipment and Supplies Sales				P				
Fuel Station/Mini Mart	S	P	P	P	P			
Heavy Equipment Sales and Repair				P				
Manufactured Home Sales Lot				P				
Marinas						P	P	
Marine Equipment Rentals				P		P	P	
Marine Gas Sales						A	A	
Marine Repair				P		P	P	
Towing, Vehicle Impound Lots				S ₃				
Truck Rentals			P	P				
Truck Stop – Diesel Fuel Sales			S	P				
Truck Terminal				P				

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Vehicle Leasing/Renting			P ⁴	P	S ⁴			
Vehicle Sales			P ⁴	P	S ⁴			
Warehousing, Wholesale Use				P				
Business and Personal Services								
Animal Shelter				S ⁵				
Automatic Teller Machines	P	P	P	P	P	P		P
Commercial Kennel				P ⁵				
Contractors' Offices		P	P	P	P			
Funeral Establishments			P	P				
General Service Businesses	A	P	P	P	P	P		
Health/Fitness Facility	A	P	P	P	P	A	P	
Health/Fitness Center			P	P	P		P	
Health Spa		P	P	P	P	P		P
Hospital/Clinic – Large Animal				S ⁵				
Hospital/Clinic – Small Animal			S ⁵	P ⁵	P			
Laundry/Dry Cleaning, Com.				P	P ²⁹			
Laundry/Dry Cleaning, Neighborhood		P	P	P	P			

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

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

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
House Banked Card Rooms				P ₁₄	P ₁₄	P ₁₄	P ₁₄	
Recreational Vehicle Campgrounds				S ₁₅			S ₁₅	
Recreational Vehicle Parks				S ₁₆			S ₁₆	
Stable, Public				S ₁₇				
Theater		P ₇	P	P	P	P	P	P
Residential Uses								
Accessory Dwelling Unit		A	A	A	A	A		A
Apartment, Condominium (3 or more units)	P		P ₁₈		P	P		
Assisted Living Facility	P		P		P ₁₈	P		
Bed and Breakfast	P	P	P	P	P	P	P	P
Day Care Center	P ₁₉	P ₁₉	P ₁₉	P ₁₉	P ₁₉	P ₁₉		
Dormitories, Fraternities, and Sororities	P				P	P		
Dwelling, One-Family Attached						P ₂₅		
Dwelling, Two-Family Detached						P		
Dwelling Units for a Resident Watchman or Custodian				A				P ₂₈
Family Day Care Home	P ₁₉					P ₁₉		
Houseboats						P	P	

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Hotels or Motels	P		P	P	P	P	P	P
Nursing or Rest Home	P		P		P ₁₈	P		
Recreational Club	A				A	A		
Senior Housing	P				P ₁₈	P		
Temporary Residence	P ₂₀	P ₂₀	P ₂₀	P ₂₀	P ₂₀	P ₂₀		P
Retail Uses								
Adult Use Establishments				P ₂₁				
Apparel and Accessory Stores		P	P	P	P	P		P
Auto Parts Supply Store		P	P	P	P			
Books, Stationery and Art Supply Stores	A	P	P	P	P	P		P
Building, Hardware, Garden Supply Stores		P	P	P	P			
Department Store			P	P	P			
Drug Store/Pharmacy	A	P/S ²²	P	P	P	P		
Electronic Equipment Stores		P	P	P	P	P		
Food Stores		P	P	P	P	P		
Florist		P	P	P	P	P		P
Furniture, Home Furnishings and Appliance Stores		P	P	P	P			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Landscaping Material Sales			A	P				
Lumberyards				P				
Nursery, Plant				P				P
Office Supply Store	A	P	P	P	P	P		
Outdoor Sales				P				
Parking Lot or Structure	P	P	P	P	A	P		P
Pawn Shop				P				
Pet Shop and Pet Supply Stores		P	P	P	P			
Retail Hay, Grain and Feed Stores				P				
Secondhand Store			P	P	P	P		
Specialty Retail Stores		P	P	P	P	P		P
Miscellaneous Uses								
Bus Station				P	P			
Bus Terminal				P	P			
Bus Transfer Station	P		P	P	P		P	
Cemetery	P		P	P				
Community Festivals and Street Fairs	P	P	P	P	P	P	P	P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Convention Center	P		P	P	P	P	P	
Micro- and Macro-Antennas	P	P	P	P	P	P	P	P
Monopole			S ²³	P/S ²³	S ²³			
On-Site Hazardous Waste Treatment and Storage	A	A	A	A	A	A	A	A
Outdoor Storage		A ²⁴	A ²⁴	P ²⁴				
Storage in an Enclosed Building	A	A	A	A	A	A	A	A ²⁸

1. RMC [23.42.280](#)
2. RMC [23.42.270](#)
3. RMC [23.42.320](#)
4. RMC [23.42.330](#)
5. RMC [23.42.040](#)
6. RMC [23.42.170](#)
7. RMC [23.42.053](#)
8. RMC [23.42.047](#)
9. RMC [23.42.055](#)
10. RMC [23.42.050](#)
11. RMC [23.42.200](#)
12. RMC [23.42.250](#)
13. RMC [23.42.260](#)
14. RMC [23.42.100](#)
15. RMC [23.42.230](#)
16. RMC [23.42.220](#)
17. RMC [23.42.190](#)
18. Use permitted on upper stories of multi-story buildings, if main floor is used for commercial or office uses.
19. RMC [23.42.080](#)
20. RMC [23.42.110](#)
21. RMC [23.42.030](#)
22. Use permitted, requires special use permit with drive-through window.
23. Chapter [23.62](#) RMC
24. RMC [23.42.180](#)
25. RMC [23.18.025](#)
26. See definition, RMC [23.06.780](#)
27. RMC [23.42.185](#)
28. Activities permitted only when directly related to and/or conducted in support of winery operations.
29. Within the central business district (CBD), existing commercial laundry/dry cleaning uses, established and operating at the time the CBD district was established, are allowed as a permitted use. All use of the land and/or buildings necessary and incidental to that of the commercial laundry/dry cleaning use, and existing at the effective date of the CBD district, may be continued. Commercial laundry/dry cleaning uses not established and operating at the time the CBD district was established are prohibited.

23.22.040 Site requirements and development standards for commercial use districts.



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

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Lot Area	None	None	None	None	None	None	None	None
Maximum Density – Multifamily Dwellings (units/square feet)	1:1,500	N/A	N/A	N/A	None	1:1,500	N/A	N/A
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A	30 feet	N/A	N/A
Minimum Front Yard Setback ¹⁴	20 feet	45 feet ¹	0 feet ²	0 feet ²	CBD, Parkway, Uptown Districts: 0 feet min. – 20 feet max. ^{3, 11, 13} Medical District: 0 feet min.	Note 4,5	Note 4	20 feet
Minimum Side Yard Setback	0 feet ⁶	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,9}	0 feet	0 feet ^{6,8}
Minimum Rear Yard Setback	0 feet ^{6,8}	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,8,10}	0 feet	0 feet ^{6,8}
Maximum Building Height ¹⁴	55 feet	30 feet	80 feet	80 feet	CBD – 110 feet Medical – 140 feet Parkway – 50 feet Uptown – 50 feet	35/55 feet ¹²	35/55 feet ¹²	35 feet

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	500 feet	N/A	N/A	N/A	500 feet	500 feet	N/A	N/A

1. Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.
2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
3. Unless a greater setback is required by Chapter [12.11](#) RMC, Intersection Sight Distance.
4. Front and Side Street. No building shall be closer than 40 feet to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.
5. In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the medium-density residential small lot (R-2S) zoning district. Refer to RMC [23.18.040](#).
6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:
 - a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential 12,000, R-1-10 – single-family residential 10,000, R-2 – medium-density residential, R-2S – medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.
 - b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family residential

use in the central business district (CBD) (as defined in footnote (6)(a)) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.

c. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC [23.54.140](#).

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

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

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

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

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

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

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

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

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

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

PLATE NO. 1 - 23.22.040

PLATE 1



CBD - MEDICAL DISTRICT

PLATE NO. 2 - 23.22.040

PLATE 2



CBD - UPTOWN DISTRICT

PLATE NO. 3 - 23.22.040

PLATE 3



CBD - THE PARKWAY DISTRICT

23.22.050 Parking standards for commercial use districts.

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

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

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

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

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

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

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

23.42.053 Drinking establishments, lounges and restaurants.

Drinking establishments, restaurants with lounges, restaurants with entertainment and indoor commercial recreation facilities, when permitted in a C-1 neighborhood retail district shall comply with the following requirements:

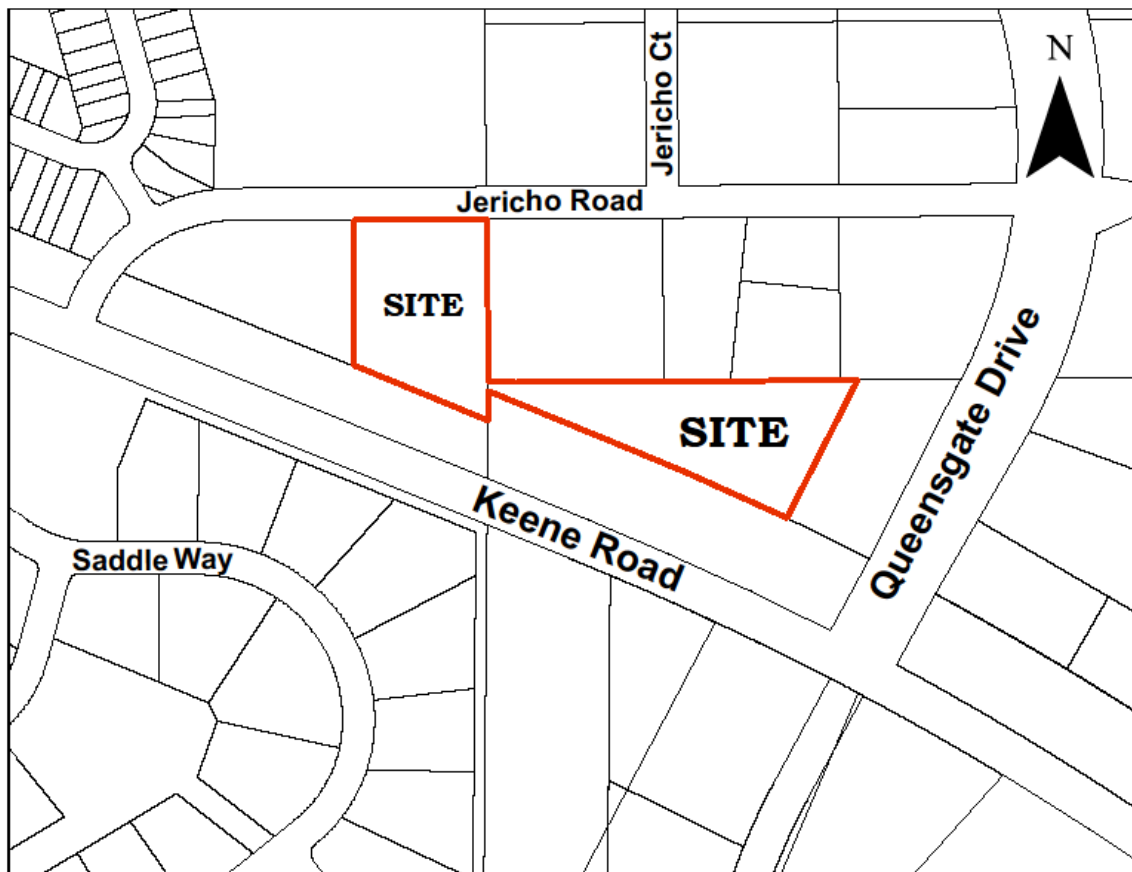
- A. The gross floor area of the building containing the use shall not exceed 5,000 square feet in area;
- B. Businesses shall not operate past 11:00 p.m.;
- C. Customer seating shall be provided only within the confines of the building, unless:
 - 1. Outdoor seating areas are screened from view with fencing or landscaping or a combination thereof;
 - 2. Any outdoor seating area shall be located at least 150 feet from the nearest property zoned for single-family residential use. (Single-family residential zones include R-1-12, R-1-10, R-2, R-2S or any residential planned unit development that is comprised of single-family detached dwellings.)

**CITY OF RICHLAND
NOTICE OF APPLICATION & PUBLIC HEARING
(Z2017-106 & Z2017-107)**

Notice is hereby given that Greg Markel & Jeff Werner have applied to rezone a 3.9 acre site generally located north of Keene Road, south of Jericho Road and west of Queensgate Drive, from C-1 (Neighborhood Retail) to C-3 (General Business).

A public hearing on the proposed rezone will be held before the Hearing Examiner on Thursday, **January 25, 2018** at 6:00 pm in the Council Chambers, 505 Swift Blvd., Richland WA 99352.

Any person desiring more information, to express views or to be notified of any decisions pertaining to these application should notify Shane O'Neill, Senior Planner, 505 Swift Blvd, MS35, Richland, WA 99352. Ph. 509-942-7587, soneill@ci.richland.wa.us.



AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Shane O'Neill**, who, being first duly sworn upon oath deposes and says:

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

2. On the 28th day of December, 2017, I posted the attached NOTICE OF PUBLIC HEARING, File Number's Z2017-106 & Z2017-107 at the following location:

The southeast corner of parcel # 1-22983012302003, located approximately 235 feet north of the intersection of Queensgate Drive and Keene Road.



Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 29th day of December, 2017 by SHANE O'NEILL.



Signature of Notary



Joseph D. Bircher

Printed Name

Notary Public in and for the State of Washington,

Residing in Richland, WA

My appointment expires: 7-7-18

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 29th day of December, 2017, I mailed a copy of the attached NOTICE APPLICATION AND PUBLIC HEARING to the attached list of individuals via regular USPS on the date indicated above. The Notice is regarding an application to rezone a 3.9 acre site from C1 (Neighborhood Retail) to C-3 (General Business).

Kathy L. Anderson
Signed Name: Kathy Anderson

SIGNED AND SWORN to before me this 2nd day of January, 2018 by Kathy Anderson.



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

Looking North



Looking East



Looking South



Looking West



ONeill, Shane

From: SCOTT ZANGRILLI <zangrilli@hotmail.com>
Sent: Monday, February 12, 2018 9:26 AM
To: O'Neill, Shane
Subject: REZONEING NEAR JASON LOOP

Mr. O'Neill -

As a home owner living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol until 2 AM just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be bad enough; I have a young child and there are many young children living of Jason Loop, please think of the impact it will have on them.

Thank you for your consideration and help!

Sincerely,

Scott Zangrilli

2705 Jason Loop, Richland, WA

ONeill, Shane

From: Spencer Peterson <spencer.peterson@yahoo.com>
Sent: Sunday, February 11, 2018 6:31 PM
To: ONeill, Shane
Subject: proposed zoning changes: z2017-106, z2017-107

To: Shane O'Neill, Richland Planner
soneill@ci.richland.wa.us

From: A concerned resident of 2712 Jason Loop

re: z2017-106, z2017-107

Mr. O'Neill -

As a resident of Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol until 2 AM just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be bad enough; throwing drunk parties into that mix will be a disaster for what is currently a nice, safe, and quiet neighborhood.

Thank you for your consideration and help!

Sincerely,

Spencer Peterson

2712 Jason Loop, Richland, WA

ONeill, Shane

From: Michele Poteet <micheleislove@gmail.com>
Sent: Sunday, February 11, 2018 9:00 PM
To: ONeill, Shane
Subject: re: z2017-106, z2017-107

Mr. O'Neill -

As a home owner living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol [until 2 AM](#) just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be bad enough; throwing drunk partiers into that mix will be a disaster for what is currently a nice, safe, and quiet neighborhood.

With Queensgate already being a popular area, the restaurant will be profitable enough, they do not need to sell alcohol until 2am to do so. Additionally, changing the zoning invites others to develop the area and serve alcohol until 2am as well.

Thank you for your consideration and help!

Sincerely,

Michele Poteet

[2605 Jason Loop, Richland, WA](#)

ONeill, Shane

From: Iris Watahomigie <watairis@yahoo.com>
Sent: Sunday, February 11, 2018 7:07 PM
To: O'Neill, Shane
Subject: Z2017-106 z2017-107

From: A concerned resident of 2712 Jason Loop
re: z2017-106, z2017-107

Mr. O'Neill -

As a home owner living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol [until 2 AM](#) just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be bad enough; throwing drunk partiers into that mix will be a disaster for what is currently a nice, safe, and quiet neighborhood.

Thank you for your consideration and help!

Sincerely,
Iris

Sent from my iPad

ONeill, Shane

From: Laurie Hutton <hutlka9@gmail.com>
Sent: Monday, February 12, 2018 7:32 AM
To: ONeill, Shane
Subject: rezoning request Z2017-106 Z2017-107

To: Shane O'Neill, Richland Planner
soneill@ci.richland.wa.us

From: A concerned resident of [2753 Jason Loop](#)
re: z2017-106, z2017-107

Mr. O'Neill -

As a home owner living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol until 2 AM just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be bad enough; throwing drunk partiers into that mix will be a disaster for what is currently a nice, safe, and quiet neighborhood.

Thank you for your consideration and help!

Sincerely,

Laurie Hutton

[2753 Jason Loop, Richland, WA](#)

ONeill, Shane

From: Horizon Heights HOA <richlandhorizonheightshoa@gmail.com>
Sent: Sunday, February 11, 2018 6:48 PM
To: O'Neill, Shane
Subject: z2017-106, z2017-107

To: Shane O'Neill, Richland Planner
soneill@ci.richland.wa.us

From: Horizon Heights Home Owners Association
re: z2017-106, z2017-107

Dear Mr. O'Neill -

As representatives of all homeowners and residents of Horizon Heights, aka Jason Loop, we urge you, in the strongest possible terms, to deny Mr. Markel's petition to change zoning laws near our neighborhood from C-1 to C-3. This change would be an unmitigated disaster for our neighborhood, allowing late-night drinking and driving just a block from the entrance to our community; it's not too difficult to imagine drunk partiers driving dangerously through the streets of Jason Loop at 2 or 3 AM, smashing into cars and destroying property. Not only will noise, traffic, and crime increase as a result, but the value of our homes and the safety of our residents, pets, and property will likely decrease as well.

Thank you for your consideration and help!

Sincerely,

Spencer Peterson, Heather Coleman, Cindy Hutsell, and Steven Houser

Horizon Heights HOA Board of Directors

PO Box 814, Richland, WA 99352

richlandhorizonheightshoa@gmail.com

ONeill, Shane

From: Aphrodite Beidler <t.aphrodite@gmail.com>
Sent: Sunday, February 11, 2018 8:00 PM
To: O'Neill, Shane
Subject: disappointed richland resident

To: Shane O'Neill, Richland Planner
soneill@ci.richland.wa.us

From: Resident of 2577 Jason Loop, Richland
re: z2017-106, z2017-107

Dear Mr. O'Neill:

As a home owner living in the Jason Loop neighborhood, I am saddened and disappointed after hearing your plans turning our friendly family neighborhood into an unsafe place.

Why would you allow a restaurant serving alcohol until 2 AM just a block from a neighborhood full of kids?

So far, this side of Richland around Queensgate, has been thriving however, the traffic is getting to be a problem. We need you to bring solutions to the traffic and congestion that causes accidents, delays and frustrations. We need problem solving.

Please help make our city better!

Yours truly,

A. Beidler
[2577 Jason Loop, Richland, WA](#)

ONeill, Shane

From: Mary Ann Nielsen <maryanns4@frontier.com>
Sent: Monday, February 12, 2018 10:26 AM
To: ONeill, Shane
Subject: Proposed zoning changes z2017-106, z2017-107

Mr. O'Neill,

As a home owner living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol until 2 AM just a block from the entrance to our neighborhood. The increased traffic, noise and crime will be bad enough; throwing drunk partiers into that mix will be a disaster for what is currently a nice, safe, and quiet neighborhood.

Thank you for your consideration and help!

Sincerely,

Mary Ann Nielsen

2713 Jason Loop, Richland, WA

ONeill, Shane

From: Lindsay Dammarell <lindsaydammarell@yahoo.com>
Sent: Monday, February 12, 2018 1:14 PM
To: ONeill, Shane
Subject: Concerned resident of Jason Loop

re: z2017-106, z2017-107

Mr. O'Neill -

As a home owner living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol [until 2 AM](#) just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be bad enough; throwing drunk partiers into that mix will be a disaster for what is currently a nice, safe, and quiet neighborhood.

Thank you for your consideration and help!

Sincerely, Lindsay Dammarell 2613 Jason Loop Richland, Wa 99352

Sent from my iPhone

ONeill, Shane

From: Mark Swanson <mfs7591@yahoo.com>
Sent: Tuesday, February 13, 2018 6:25 AM
To: O'Neill, Shane
Subject: zoning proposal

Mr. O'Neill -

As a home owners living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene which at present is a safe, quiet neighborhood full of children and people who work. The proposal is an insult to our community and shows a complete lack of concern for the future of the Horizon Heights community. We do not want or need a restaurant serving alcohol until 2 AM just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be bad enough; throwing drunks who often include drugs into that mix will be a disaster. However decisions like these are often made when there is enough money to influence the better judgement of society. Please consider your plans and relocate this project to an area like Duportail where there is ample parking every evening. This is currently a nice, safe, and quiet neighborhood that already has parking problems for families to raising their children. Don't screw it up. Personally, I am sure that my wife and I would undoubtedly end up leaving.

Thank you for your consideration and help!

Sincerely,

Mark & Coka Swanson

2740 Jason Loop, Richland, WA

ONeill, Shane

From: Heather Coleman <hmc22@hotmail.com>
Sent: Tuesday, February 13, 2018 9:27 AM
To: O'Neill, Shane
Subject: Jericho Road Rezoning

Good Morning,

My name is Heather Coleman and I own the home at [2589 Jason Loop](#) in Richland. It's come to my attention that a rezoning proposal has been submitted for the property across the street from our Horizon Heights neighborhood to allow for not just a restaurant but a bar/nightclub establishment. I would like to make my voice heard that I'm entirely opposed to such an action and do not want this type of business, noise, or nightclub atmosphere so near to my home.

This would increase traffic on Jericho, as well as placing easily accessible alcohol and a nightclub environment directly behind a halfway house which could increase the crime in our neighborhood as well as set the individuals in that halfway house up for failure. The noise and decreased property values are also a major concern.

I respectfully request that you please reject any rezoning of these properties in the Jericho Road area.

Thank you for your time and consideration of our neighborhood and our property values!

Respectfully,
Heather Coleman
[360-303-1740](tel:360-303-1740)

Sent from my iPhone

ONeill, Shane

From: Sharon Libby <libbybear@charter.net>
Sent: Tuesday, February 13, 2018 11:18 AM
To: ONeill, Shane
Subject: Zoning

Attn: Shane O'Neill:
Regarding file number Z2017-106 Z2017-107

We are totally against the rezoning on Jason Loop and Jericho.
We don't need to turn Jason Loop, Jericho and Keene into another congested area! There is so much congestion in our area right now and we don't really need any more.
I'm sure this will affect our property value and we don't need more houses; not to mention the noise, crime and increased traffic. Around 7-8 a.m. there are times we have to wait 20-30 minutes now just to be able to get to the freeway. Do we really need more traffic in this area?
Please consider others when you make these decisions and do not rezone this area.
Regards, Rick and Sharon Libby

O'Neill, Shane

From: Laurie Hutton <hutlka9@gmail.com>
Sent: Tuesday, February 13, 2018 12:45 PM
To: O'Neill, Shane
Subject: Re: rezoning request Z2017-106 Z2017-107

Mr. O'Neill-

As I study the potential location of a restaurant that could be serving alcohol until 2am, I realize that my two bedroom windows will face right square on with the restaurant. I open bedroom windows at night and need to retire early at night and get up early for work. If needed, I will call the police if there is a noise disturbance of people or loud music. And I will do it every time it occurs that it disturbs my sleep. Personally, I don't understand the location choice for a restaurant by the developer when there is land further west on Keene that is in an area of other commercial development, not right by a housing community.

Thank you for your consideration and serious look into concerned citizens comments.

Laurie Hutton
2753 Jason Loop, Richland, WA

On Mon, Feb 12, 2018 at 8:26 AM, O'Neill, Shane <soneill@ci.richland.wa.us> wrote:

Your comment has been received.

Thank you,

Shane O'Neill

Senior Planner

942-7587

From: Laurie Hutton [mailto:hutlka9@gmail.com]
Sent: Monday, February 12, 2018 7:32 AM
To: O'Neill, Shane <soneill@ci.richland.wa.us>
Subject: rezoning request Z2017-106 Z2017-107

To: Shane O'Neill, Richland Planner
soneill@ci.richland.wa.us

From: A concerned resident of [2753 Jason Loop](#)
re: z2017-106, z2017-107

Mr. O'Neill -

As a home owner living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol until 2 AM just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be bad enough; throwing drunk partiers into that mix will be a disaster for what is currently a nice, safe, and quiet neighborhood.

Thank you for your consideration and help!

Sincerely,

Laurie Hutton

[2753 Jason Loop, Richland, WA](#)

ONeill, Shane

From: Delores lundy <dellundy@gmail.com>
Sent: Tuesday, February 13, 2018 4:15 PM
To: O'Neill, Shane
Cc: soneil@co.Richland.wa.us
Subject: Rezone of Jericho and Keene

Mr O'Neill,

As a home owner living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol until 2 am just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be bad enough; throwing drunk partners into the mix will be a disaster for what is currently a nice, safe, and quiet neighborhood .

Thank you for your consideration and help!

Sincerely,

Delores Lundy
2720 Jason Loop

Sent from my iPhone

ONeill, Shane

From: Denise Kirwan-Pitney <dlkp@me.com>
Sent: Tuesday, February 13, 2018 6:06 PM
To: O'Neill, Shane
Subject: Re: Z2017-106 z2017-107

Dear Mr. O'Neill,

We, the Board of Directors for the Country Ridge Homeowners Association, want to register our extreme dismay and objections to the possible re-zoning of the property across Keene Rd. from Country Ridge. A number of our homeowners attended the January 25th hearing for this re-zoning, only to find out that the developer didn't bother to show up.

At our Board meeting the other night we again had a number of homeowners present who expressed their concerns about this possible re-zoning and their intention to attend the re-scheduled hearing on February 22nd.

Please let the record show that the homeowners and the Board of Directors in the Country Ridge Homeowners Association are vehemently opposed to changing the zoning from C-1 to C-3 in that area across from our neighborhood.

Thank you for your consideration.

Sincerely,

Denise Kirwan-Pitney,
Dr. Ron Marsh,
Dr. Richard Long,
Dennis Reynold,
Mark Prytherch,
Sue Duffy

ONeill, Shane

From: Graham MacLean <macleansemail@gmail.com>
Sent: Tuesday, February 13, 2018 7:03 PM
To: O'Neill, Shane
Cc: Denise Kirwan-Pitney
Subject: Z2017-106, Z2017-107

Hello Mr. O'Neill,

I am a homeowner in Country Ridge Estates, and my property backs up to Keene Rd. My wife and I are very opposed to changing the zoning for the property along Keene Rd. to C-3. We have already suffered property value loss and considerable increase in noise due the expansion of Keene Road. We do not want the additional increase in traffic, noise, and potentially crime that will come with rezoning.

Thank you for your attention to this matter, and for your work on behalf of Richland residents.

Sincerely,

Graham MacLean
1113 Foxtrot Lane
509-212-8272

ONeill, Shane

From: Mary Banks <Banksmary1@msn.com>
Sent: Tuesday, February 13, 2018 7:15 PM
To: O'Neill, Shane
Subject: RE: Rezone Public Hearing Notice

master file #'s Z2017-106 & Z2017-107

Greg Markel's proposal to rezone the property on Keene Road across the street from Country Ridge Residential Neighborhood from the current and established C-1 zone should be not approved by the planning commission.

Chapter 23.22 pertaining to commercial zoning districts states that under the current C1 classification, the neighborhood retail business use district is a limited zoning which primarily provides retail products and services for the convenience of nearby neighborhoods with minimal impact to the surrounding residential area. Businesses that benefit and serve the immediate neighborhood, such as coffee shops, mini marts, medical offices are beneficial with minimal impact to our Country Ridge and surrounding neighbors. By beneficial, I mean their business will not in any way deter from the property values of the neighborhood or impinge on the repose of the neighborhood. The C1 zoning is more restrictive than C3 (General Business) for a reason. To minimize the impact to the surrounding residential neighborhood. A C-1 business must conform to the requirements of Chapter 173-60 WAC, Maximum Environmental Noise Levels. Lighting, shall be shielded or arranged so as not to reflect or cause glare to extend into any residential districts

The lighting, noise levels, building height, size, setbacks, building structure of C-3 zones do not fit into or benefit the general immediate residential neighborhood. In addition, the C-3 business that developer Greg Markel is proposing; a nightclub, would inflict excess noise from the property which would be considered a nuisance under the RMC Chapter 9.16 Public Nuisance Noise Prohibited.

A C-3, (General Business) zoning could mean that within 150 feet of our Country Ridge homes we could see drinking establishments, i.e. a bar, tavern or nightclub that serve alcohol until 2am, warehouses and distribution facilities, major automotive repair, a homeless shelter, public campgrounds, hotel or motel, farm equipment and supplies sales, manufactured home sales lot, used car sale lot, towing and vehicle impound lot. The restrictions of a C-1 Neighborhood Retail Business would not allow the undesirable business and any restaurant/drinking establishments must close its doors by 11pm and have limited outdoor seating and less than 5000 feet of inside floor space. The C-3 business can exceed all these criteria. Our home is located on the corner of Country Ridge Dr. and Foxtrot Lane, and we can hear the music from Bookwalter Winery which is a straight 1/2 mile from us. This is 3 times the distance of the proposed nightclub. We can hear this music inside our house with the windows shut. Fortunately, Bookwalter only has outdoor parties once during the summer. The noise emanating from a tavern would not stop at our property lines. There are many homes along Saddle Way, Appaloosa Way that are 150 feet away from Markel's property that will also be severely impacted by nuisance noise. The surrounding terrain rises up in height starting at Jericho Road and continues rising all the way up to the top of Badger Mountain. This physical feature is such that it acts like an amphitheater; the noise rises up as the terrain rises and it funnels up through the open areas to the existing homes.

To have a lounge with outdoor music and dancing every summer night until 2am that I would have to listen to that is 800 feet from my home would be unbearable. This factor by itself would violate RMC Chapter 9.16 Public Nuisance Noise Ordinance which states that any noise that unreasonably disturbs or interferes with the peace, comfort and repose of another person is prohibited. This includes noise made by musical instruments, sound amplifiers, jukebox, radio, TV or other similar devices which emanates from a building, structure or property between the hours of 9pm and 7am so as to be audible greater than 50 feet from the building, structure or property.

There is also a community walk path that runs right in front of the property that Mr. Markel wants to rezone. It is used regularly all year long. In the summer months many families with small children walk and ride their bikes along this path. Do we really want them to be subject to loud, obnoxious music from a local nightclub? (

Greg Markle has closed a business in downtown Richland recently. What is to prevent him from closing this proposed business in our neighborhood? Then some other developer could buy it and put in other undesirable businesses as stated above. In essence, Markle is trying to increase his property value on the backs of the residents of Country Ridge.

The following questions need to be addressed and answered to the satisfaction of the community:

How will the proposed land use impact the traffic? We do not want Keene Road to become another Road 68.

What is the purpose of the rezone and does this rezone and subsequent proposal fit into the general neighborhood community?

Where will the entrances and exits be?

What about this business will benefit the neighborhood and surrounding community?

Can Markel's business be located elsewhere? Why this specific piece of property?

Given that we do not know the answers to these questions I believe we can not allow a rezone from C1 to a C3.

Sincerely and Respectfully,

Dave and Mary Banks

1110 Country Ridge Dr.

Richland, WA

Sent from [Mail](#) for Windows 10

From: [ONeill, Shane](#)

Sent: Tuesday, January 30, 2018 4:57 PM

To: jeffmartysworld@yahoo.com; [david.ashley; REECEHAMM@gmail.com](mailto:david.ashley@reecehamm.com); Spencer.Peterson@yahoo.com; LACL53@aol.com; WRCALUSA@aol.com; jonputz74@gmail.com; abjpestes@charter.net; Banksmary1@msn.com; tloleson@aol.com; suereinhardt@att.net; doubledovemkb@gmail.com; w.d.reinhart@att.net; DLKP@one.com

Subject: Rezone Public Hearing Notice

Hello everyone,

With regard to the rezone application(s) (master file #'s Z2017-106 & Z2017-107) for the sites on Jericho Road and Keene Road, I am sending notice of public hearing to be held on **February 22nd** at 6pm in the Council Chambers. Feel free to provide your comment letters to me directly by responding to this email. Comments received on or before

February 14th will be incorporated into the staff report for review by the Hearing Examiner; all other comments will be provided to the Hearing Examiner during the hearing.

Thank you,

Shane O'Neill

Senior Planner

City of Richland

(509)942-7587

**CITY OF RICHLAND
NOTICE OF APPLICATION & PUBLIC HEARING
(Z2017-106 & Z2017-107)**

Notice is hereby given that Greg Markel & Jeff Werner have applied to rezone a 3.9 acre site generally located north of Keene Road, south of Jericho Road and west of Queensgate Drive, from C-1 (Neighborhood Retail) to C-3 (General Business).

A public hearing on the proposed rezone will be held before the Hearing Examiner on Thursday, **February 22, 2018** at 6:00 pm in the Council Chambers, 505 Swift Blvd., Richland WA 99352.

Any person desiring more information, to express views or to be notified of any decisions pertaining to these application should notify Shane O'Neill, Senior Planner, 505 Swift Blvd, MS35, Richland, WA 99352. Ph. 509-942-7587, soneill@ci.richland.wa.us.

ONeill, Shane

From: david ashley <davidjamesashley@msn.com>
Sent: Tuesday, February 13, 2018 8:36 PM
To: O'Neill, Shane
Subject: FW: Rezoning application Keene Road

Sent from [Mail](#) for Windows 10

From: [david ashley](#)
Sent: Tuesday, February 13, 2018 8:28 PM
To: soneil@ci.richland.wa.us
Subject: Rezoning application Keene Road

Attn: Shane O'Neil, Senior Planner soneil@ci.richland.wa.us

Reference Master file numbers z2017-106 z2017-107

As a homeowner in Country Ridge I object to the proposed rezoning in the application. My main objection is that the types of buildings permitted, and hours of operation, are not suitable to this location across the street from a housing development

Commercial C-3 zoning permits a hotel, buildings up to 100 feet high, bars/restaurants serving alcohol till 2am, dancing, and potentially staying open all night. None of these are suitable for this location. Duportail is where these types of structures are currently located, and should not be located on Keene Road.

I understand that the applicant wishes to have two food establishments and two retail operations. While not desirable, I believe that these can be accommodated under the current C-1 zoning with the restriction that closing is required by 11 pm. Again, not desirable, but much better than a facility serving alcohol till 2 am and possibly staying open all night. The potential for late night trouble in Country Ridge is unnerving with C-3 zoning.

It is understood that the adjacent land was rezoned to C-3 to permit storage facilities. However, storage facilities are a much preferred neighbor than late night bars with dancing. Please do not permit this requested rezoning. I trust that you will act in the interests of the Country Ridge residents and not the specific undesirable interests of this land owner.

Respectfully submitted

David Ashley
2450 Saddle way
Richland

Sent from [Mail](#) for Windows 10

ONeill, Shane

From: Amy K Low <lowsonthego@mac.com>
Sent: Wednesday, February 14, 2018 6:50 AM
To: ONeill, Shane
Subject: Country Ridge - Please no business rezoning - master file number Z2017-106 z2017-107

Dear Shane O-Neill,

This is a letter expressing opposition to possible changes in zoning near our Country Ridge neighborhood. My husband and I purchased our home in Country Ridge 7 years ago and do not want the property across Keene from our neighborhood rezoned into a business district.

We are concerned that changing the zoning to business zoning (Z2017-106 z2017-107) will:

- **reduce our neighborhood property values**
- **increase traffic out of our neighborhood- which is worsening each year just with the new homes being built along Keene and adding a business there will make the traffic worse still.**
- **increase traffic at Jericho and Queensgate - This area is already terribly congested. Adding a business on Jericho will add considerable traffic to an already congested area. It is yet to be determined if traffic circle(s) and the duportail bridge will reduce congestion. But, re-zoning the area to a business district at this time seems unwise and premature, as it will undoubtedly add more traffic to an already bad area.**
- **increase crime and noise**
- **create a road 68 environment**
- **make the bike/foot path on Keene unsafe for our kids due to increased traffic from businesses**
- **bring late night (drunk) trespassers after close of business coming to our neighborhood to hang out at the park and jump the fence to use the pool**

We obviously cannot move our home or neighborhood to protect our home values and family environment. But, we sincerely hope that the city planners will take our concerns to heart. I believe there are plenty of places already zoned for business that it is not necessary to change zoning across from Country Ridge neighborhood by Keene and Jericho. Changing zoning would forever change our neighborhood, increase traffic, and would decrease our property values. Please protect our family and our home and do not rezone the area by Keene and Jericho into a business district!

Thank you for your time and service to Richland.
Sincerely,

Amy and Corey Low
1107 Bridle Drive

Richland, WA 99352

ONeill, Shane

From: Tom Cleaves <cleavesmd@yahoo.com>
Sent: Wednesday, February 14, 2018 7:20 AM
To: O'Neill, Shane
Subject: Don't Rezone!!

Mr. O'Neill,

I am a resident of the Country Ridge community in Richland, WA. I am writing in regards to the C3 zoning hearing on the 22nd of February for the land across Keene from our Country Ridge neighborhood. The master file number is Z2017-106 z2017-107. I want to express my concern about the negative impact on our community with this re-zoning. These include but are not limited to increased traffic in an already congested intersection area, unsavory characters near our neighborhood at night, and even a drop in home values. We moved back to this area after 15 years away. We moved back for the slow pace of life here in the tri cities and the safety of this great neighborhood. Please take my concerns into consideration and don't change the zoning across the street from our neighborhood.

V/R,
Dr. John Cleaves

ONeill, Shane

From: Sumner, Tim P <Tim.Sumner@pnnl.gov>
Sent: Wednesday, February 14, 2018 7:46 AM
To: ONeill, Shane
Subject: Proposed Zoning change

Mr. Richland City Planner,

I am writing this letter because I am very concerned about the proposed change to allow alcohol so close to my neighborhood. This business that is requesting this change is less than a block from the only entrance to our neighborhood and just the traffic, noise, and the crime it will bring alone, is very concerning to me. Add alcohol to the mix along with drunken parties is a recipe for disaster. This neighborhood is a quiet, peaceful place that we have enjoyed raising our kids in and am NOT happy that the city of Richland is entertaining the idea of rezoning to allow such a disturbance so close to our homes. Please do NOT grant this petition to change the zone!

Thank you for your assistance in this manner

Sincerely,

Tim Sumner

2685 Jason Loop, Richland WA

ONeill, Shane

From: Leaf Fael <mymmerbee@gmail.com>
Sent: Wednesday, February 14, 2018 8:16 AM
To: O'Neill, Shane
Subject: Zoning

Mr. Shane O'Neill,

I am requesting that the area of Keene and Queensgate remain zoned C-1.

We recently moved away from a community that let developers dictate poor development practices, and, as a result home values decreased and so did the schools' standards.

Our choice to live in Richland was intentional. We believed the city valued the current development zones and/or home owners and wouldn't switch zoning for deep pocket developers.

Your time is appreciated!
Lisa Freeze

ONeill, Shane

From: Bill LaDow <ladowwg@gmail.com>
Sent: Wednesday, February 14, 2018 10:02 AM
To: ONeill, Shane
Subject: From: A concerned resident of 2717 Jason Loop re: z2017-106, z2017-107

Mr. O'Neill-

As a home owner living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol until 2 AM just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be bad enough; throwing drunk partiers into that mix will be a disaster for what is currently a nice, safe, and quiet neighborhood.

Thank you for your consideration and help!

Sincerely,

Bill LaDow

2717 Jason Loop, Richland, WA

ONeill, Shane

From: Knutson, Brad <Brad.Knutson@parsons.com>
Sent: Wednesday, February 14, 2018 10:44 AM
To: ONeill, Shane
Subject: Country Ridge Homeowner - Brad & Linda Knutson - Please reject rezoning proposal

Re: re-zoning hearing (2/22) for property across from Country Ridge – proposal to change zoning to C-3

Mr. O'Neill – we respectfully feel the impact of changing subject property zoning to C-3 (business district) presents several negative impacts to our residential area living conditions and home values. We've already experienced significantly increased traffic and noise due to the two-lane divided Keene roadway implemented by the city without adequate freeway access points for the growing neighborhoods west of Country Ridge that creates a bottleneck and congested intersection area (Keene / Queensgate) proximate to the area proposed for rezoning. The rezoning would only exacerbate the traffic and noise for business interests even into the late night hours in an already congested area. These conditions already negatively impact Country Ridge home values based on feedback from realtors and potential home buyers for our area. Businesses that stay open into late night and early morning hours serving alcohol also may not bring appropriate patrons to our neighborhood areas.

We do not want the property across the road from our neighborhood rezoned into a business district due to these negative impacts. Please reject this rezoning proposal on our behalf.

Thank you,

Brad and Linda Knutson
1120 Foxtrot Lane, Richland

ONeill, Shane

From: i»¿DuaSch <das51@frontier.com>
Sent: Wednesday, February 14, 2018 12:18 PM
To: ONeill, Shane
Subject: Rezoning: Z2017-106 z2017-107

Mr. O'Neill

As a Country Ridge Homeowner I am opposed to rezoning the area to C-3 (ref: Z2017-106 z2017-107) that is along Keene Road across from Country Ridge. I don't feel the desires of a developer should be heard and heeded above the desires of long time residents of the impacted area.

DA Schulz
1119 Appaloosa Way
Richland, WA

ONeill, Shane

From: w.d.reinhart <w.d.reinhart@att.net>
Sent: Wednesday, February 14, 2018 1:21 PM
To: ONeill, Shane; suereinhart@att.net; W D. REINHART
Subject: Re: Rezone Comments - master file #'s z2017-106, z2017-2017-107

Hello Shane,

Sue and I are Country Ridge residents of 9 years. Our view is that the proposed rezoning should not occur. We believe our community and surrounding zoning restrictions meet the current and future needs for long term growth. Our neighborhood attracts well educated higher income families due to its low crime rate, easy access to retail and family entertainment, and country living atmosphere. Our property values are rising as people notice the quality of life here.

Please don't go backwards with the surrounding land use. Storage units and all night dance halls typically move on as light industry moves in, sometimes with new businesses seeking professionals from local communities. Country Ridge has many residents interested in maintaining and improving our community standards, as does the City of Richland.

Doug & Sue Reinhart

Sent from my Galaxy Tab A

----- Original message -----

From: "ONeill, Shane" <soneill@CL.RICHLAND.WA.US>

Date: 1/30/18 4:57 PM (GMT-08:00)

To: jeffmartysworld@yahoo.com, david ashley <davidjamesashley@msn.com>, REECEHAMM@gmail.com, Spencer.Peterson@yahoo.com, LACL53@aol.com, WRCALUSA@aol.com, jonputz74@gmail.com, abjpestes@charter.net, Banksmaryl@msn.com, tloleson@aol.com, suereinhart@att.net, doubledovemkb@gmail.com, w.d.reinhart@att.net, DLKP@one.com

Subject: Rezone Public Hearing Notice

Hello everyone,

With regard to the rezone application(s) (master file #'s Z2017-106 & Z2017-107) for the sites on Jericho Road and Keene Road, I am sending notice of public hearing to be held on **February 22nd** at 6pm in the Council Chambers. Feel free to provide your comment letters to me directly by responding to this email. Comments received on or before February 14th will be incorporated into the staff report for review by the Hearing Examiner; all other comments will be provided to the Hearing Examiner during the hearing.

Thank you,

Shane O'Neill

Senior Planner

City of Richland

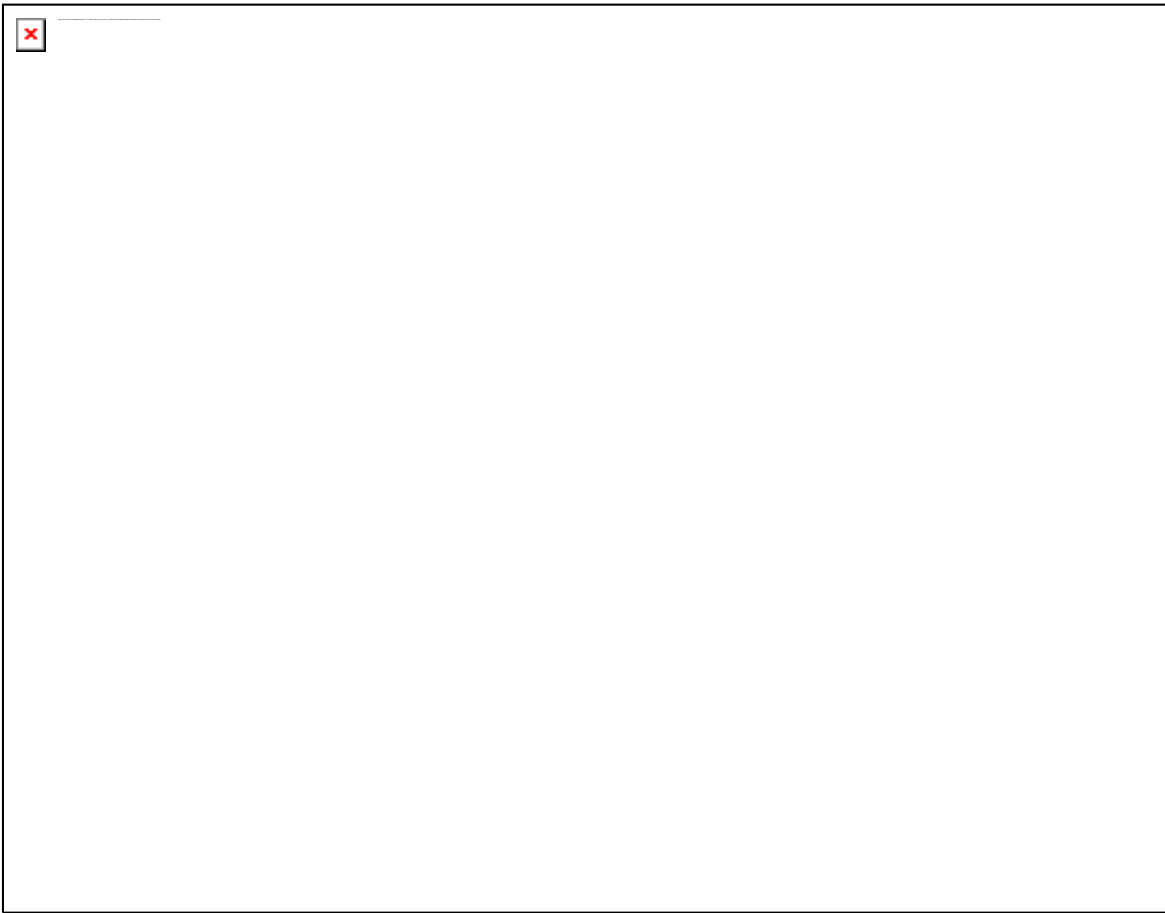
(509)942-7587

CITY OF RICHLAND
NOTICE OF APPLICATION & PUBLIC HEARING
(Z2017-106 & Z2017-107)

Notice is hereby given that Greg Markel & Jeff Werner have applied to rezone a 3.9 acre site generally located north of Keene Road, south of Jericho Road and west of Queensgate Drive, from C-1 (Neighborhood Retail) to C-3 (General Business).

A public hearing on the proposed rezone will be held before the Hearing Examiner on Thursday, **February 22, 2018** at 6:00 pm in the Council Chambers, 505 Swift Blvd., Richland WA 99352.

Any person desiring more information, to express views or to be notified of any decisions pertaining to these application should notify Shane O'Neill, Senior Planner, 505 Swift Blvd, MS35, Richland, WA 99352. Ph. 509-942-7587, soneill@ci.richland.wa.us.



ONeill, Shane

From: suereinhart <suereinhart@att.net>
Sent: Wednesday, February 14, 2018 1:51 PM
To: O'Neill, Shane
Subject: Fwd: RE-ZONING - MASTERFILE #s Z2017-106 & Z2017-107

Sent from my Verizon 4G LTE smartphone

----- Original message -----

From: Susan Reinhart <suereinhart@att.net>
Date: 2/9/18 3:07 PM (GMT-08:00)
To: Susan Reinhart <suereinhart@att.net>
Subject: RE-ZONING - MASTERFILE #s Z2017-106 & Z2017-107

Shane

Thank you for this opportunity to comment on the proposed rezoning applications sites on Jericho and Keene Road.

Country Ridge has been and continues to be one of the most desirable neighborhoods in the Tri Cities. With its safe family friendly appeal, quiet walking and horse trails, open green belt areas and appreciation for nature. The city of Richland has already identified our area as a traffic problem by approving two new roundabouts to be installed in the near future. Changing the zoning will only complicate this problem. We need a greater long term growth investment solution for the community, not a quick buck investment just to fill our open land. By keep the zoning to C-1, this will continue to promote neighborhood store fronts, with local restaurants, shops and cafés. Let's continue to be a model by enhancing our beautiful walking and bike paths with the European style atmosphere that big cities have recognized as the future. We can be the first to demonstrate how home owners and City Planners can work together to make our area a unique place to live and want to move to.

Sue Reinhart, 1107 Appaloosa Way, Richland

ONeill, Shane

From: MARK FREEMAN <Mark-Freeman@msn.com>
Sent: Wednesday, February 14, 2018 3:15 PM
To: ONeill, Shane
Subject: Proposed zoning change from C-1 to C-3 on Keene and Jericho roads.

Mr. O'Neill, Richland Planner

As a concerned home owner on 2745 Jason Loop, please do **NOT** grant a zoning change from **C-1** to **C-3** to the developer who wants to build a restaurant/night club which serves alcohol until 2 am. I know development is inevitable, and I do not have a problem with a family restaurant that would close at 11pm. But I do not want the extra noise and traffic after 11pm created by this "night club" style restaurant literally in my back yard! Please help us preserve our nice, quiet, safe and family friendly neighborhood. I'm sure you would want the same in your neighborhood!

Sincerely,
Mark Freeman

Sent from [Outlook](#)

ONeill, Shane

From: Reece Hamm <reecehamm@gmail.com>
Sent: Wednesday, February 14, 2018 6:00 PM
To: O'Neill, Shane; Reece Hamm
Subject: Fwd: Rezoning application Keene Road

On Wed, Feb 14, 2018 at 5:56 PM, Reece Hamm <reecehamm@gmail.com> wrote:

Attn: Shane O'Neil, Senior Planner

Reference Master file numbers z2017-106 z2017-107

As a homeowner in Country Ridge I object to the proposed rezoning for the desire of this applicant. My main objection is that the types of buildings permitted, and hours of operation, are not suitable to this location across the street from a housing development. Why can't this stay as it was originally zoned? Why cant a C3 zoning go in next to Dairy Queen on Duportail? It really seems like a forced fit, and an increase in late night traffic in and out disturbing surrounding neighborhoods. Duportail has no residential and seems the most appropriate fit for C3 especially a bar open into the wee hours of the morning, serving alcohol. I plead with you to not allow this rezoning to take place and to encourage them to move it to a more suitable location away from families, homes, churches and bike paths.

Commercial C-3 zoning permits a hotel, buildings up to 100 feet high, bars/restaurants serving alcohol till 2am, dancing, increased violence, particularly gun violence mixing with alcohol, and potentially staying open all night, just to name a few. None of these are suitable for this location. Duportail is where these types of structures are currently located, and should not be located on Keene Road.

I understand that the applicant wishes to have two food establishments and two retail operations. While not desirable, I believe that these can be accommodated under the current C-1 zoning with the restriction that closing is required by 11 pm. Again, not desirable, but much better than a facility serving alcohol till 2 am and possibly staying open all night. The potential for late night trouble in Country Ridge is unnerving with C-3 zoning. I can not see any reason whatsoever to change this zoning from C1. I hope you do not see ANY reason for this rezoning to take place, especially since it is across the street on Jericho from a church.

It is understood that the adjacent land was rezoned to C-3 to permit storage facilities. However, storage facilities are so much preferred than late night bars with dancing, loud music, traffic and possible increase in gangs and weapons mixed up with alcohol. Please do not permit this requested rezoning. I trust that you will protect the integrity of this area and homes in and around Country Ridge and its residents and not the specific undesirable interests of this land owner/developer. If this zoning was to ever change, it opens up so many changes to take place as bars open and close down constantly. C1 would be more stable and insignificant changes could take place almost going unnoticed. Please reconsider not changing this to a C3 for the sake of all of the Richland and Tri City residents.

I look forward to meeting you at the rezoning meeting.

Respectfully submitting to you,

Reece Hamm, Realtor

Country Ridge

ONeill, Shane

From: Amanda Nida <amanda_nida@outlook.com>
Sent: Thursday, February 15, 2018 6:24 AM
To: O'Neill, Shane
Subject: re: z2017-106, z2017-107

From: A concerned resident of 2518 Jason Loop

Mr. O'Neill -

As a home owner living on Jason Loop, I strongly urge you to NOT grant the petition to change zoning on Jericho and Keene. We do not want or need a restaurant serving alcohol [until 2 AM](#) just a block from the entrance to our neighborhood. The increased traffic, noise, and crime will be unwelcome for what is currently a nice, safe, and quiet neighborhood where we raise our young children.

With so many other great development and building locations along Keene to utilize, putting a restaurant/dance club so close to our residential area seems unnecessary and will likely drive down the property value to our homes that we have worked hard and take pride in maintaining.

Thank you for your consideration and we look forward to attending the meeting regarding this matter.

Sincerely,

Amanda and Levi Nida
[2518 Jason Loop, Richland, WA](#)

ONeill, Shane

From: Troy Feathers <troy@remcon1.com>
Sent: Thursday, February 15, 2018 8:35 AM
To: O'Neill, Shane
Subject: Zoning Change Jerico Road

As a resident of the Jason Loop community I would like to express my concerns about music and party venue in the middle of a residential area , besides the late night noise as well as the intoxicated people entering and leaving the site, the City has not made the improvements to infrastructure to remotely accommodate the current traffic load.

Troy Feathers
2674 Jason Loop
Richland WA.

Troy Feathers
Remcon Inc.
Troy@remcon1.com
253-677-0418



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 30-18, Increasing 2018 Budget Appropriations in the Water Fund

Department:
Public Works

Ordinance/Resolution Number:
30-18

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 30-18, increasing the 2018 budget appropriation in the Water Fund.

Summary:

On April 1, 2018, Filter No. 6 at the Water Treatment Plant suffered a structural failure requiring its removal from service. The loss of Filter No. 6 removes 1/8 of the Treatment Plant's treatment capacity. Repairs are needed to restore the full resiliency of the Treatment Plant. Emergency Ordinance No. 29-18, which is an item of business on tonight's agenda, is intended to declare an emergency due to this failure. Emergency Ordinance No. 29-18 allows for waiver of the competitive bid process so the City can act quickly to secure the consultant and contractor services necessary to complete the repairs.

The approved 2018 budget did not include funds to address this emergency condition or for structural repair of the Water Treatment Plant filters. Proposed Ordinance No. 30-18 will provide budget authority to complete the repairs. There are sufficient unappropriated funds available in the Water Fund to support the required budget adjustment.

State law requires a public hearing in order to increase appropriations from unbudgeted fund balance. The public hearing also scheduled on tonight's agenda will fulfill this requirement. Pending testimony received at the public hearing, staff recommends approval of Ordinance No. 30-18 for first reading, by title only.

Fiscal Impact:

Water Fund appropriation will increase by \$500,000. The funds will come from Water Fund beginning fund balance which has a current balance of \$4,007,108.

Attachments:

- I. Ordinance No. 30-18

ORDINANCE NO. 30-18

AN ORDINANCE of the City of Richland amending the 2018 Budget to provide for additional appropriations in the City's Water Fund.

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

WHEREAS, on April 1, 2018, Filter No. 6 at the Water Treatment Plant suffered a structural failure requiring removal from service; and

WHEREAS, the loss of Filter No. 6 removes one-eighth of the Treatment Plant's treatment capacity; and

WHEREAS, repairs to the Treatment Plant are needed to restore the full resiliency of the Treatment Plant; and

WHEREAS, the condition referenced above constitutes an emergency as declared by Ordinance No. 29-18; and

WHEREAS, the approved 2018 budget does not include funds to address such an emergency; and

WHEREAS, the 2018 Water Fund budget does not include appropriated funds for structural repairs of the Water Treatment Plant filters; and

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

WHEREAS, on June 5, 2018, a public hearing was held pursuant to RCW 35.33.091 regarding the increase in appropriations from beginning fund balance in the Water 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 Water Fund.

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

Water Fund

Current Appropriation: \$23,657,457
Increase in Appropriation: \$ 500,000
Amended Appropriation: \$24,157,457

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 _____ day of _____, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 25-18, Accepting the WASPC Human Trafficking Grant Award and Amending the 2018 Budget

Department:
Police Services

Ordinance/Resolution Number:
25-18

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 25-18, accepting the WASPC Human Trafficking Grant Award and amending the 2018 budget.

Summary:

The Richland Police Department has been awarded \$95,000 by the Washington Association of Sheriffs and Police Chiefs (WASPC) to be used to raise awareness and identify warning signs of human trafficking. The grant funds will be used to assist with providing greater public awareness through media and marketing. Also, these funds will assist with hosting the Eastern Washington Commercial Sexual Exploitation for Children (CSEC) Conference to provide training and education for law enforcement, first responders, courts, and social service providers.

First reading was given to Ordinance No. 25-18 at the May 15, 2018 Council meeting. Staff recommends approval of Ordinance No. 25-18.

Fiscal Impact:

General Fund appropriations will be increased by \$95,000. Funds will be passed through to the Sexual Assault Response Center (SARC) to pay for the Human Trafficking Conference.

Attachments:

I. Ordinance No. 25-18

ORDINANCE NO. 25-18

AN ORDINANCE of the City of Richland authorizing acceptance of a Washington Association of Sheriffs and Police Chiefs Human Trafficking Grant and amending the 2018 Budget to provide for additional appropriations in the City's General Fund.

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

WHEREAS, the Richland Police Department applied for and has been awarded a \$95,000 Washington Association of Sheriffs and Police Chiefs (WASPC) Human Trafficking Grant to assist with providing greater public awareness through media and marketing; and

WHEREAS, these funds will also assist with hosting the Eastern Washington Commercial Sexual Exploitation for Children (CSEC) Conference to provide training and education for law enforcement, first responders, courts, and social service providers; and

WHEREAS, no funds were appropriated in the General Fund in 2018 for a WASPC Human Trafficking Grant.

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

Section 1. The 2018 Budget is hereby amended to provide additional appropriations in the General Fund from a WASPC Human Trafficking Grant as follows:

Fund

Current Appropriation:	\$63,534,241
Increase in Appropriation:	<u>\$ 95,000</u>
Amended Appropriation:	<u>\$63,629,241</u>

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 5th day of June, 2018

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: June 10, 2018



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Ordinance No. 26-18, Amending Richland Municipal Code Section 10.04.040 related to Public Nuisances affecting Peace and Safety

Department:
Public Works

Ordinance/Resolution Number:
26-18

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 26-18, amending Richland Municipal Code section 10.04.040 related to public nuisances affecting peace and safety.

Summary:

The City's Code Enforcement Program relies on clear and consistent standards within the municipal code. Staff has determined that the standards for clearance of vegetation above streets and sidewalks are not uniform in the municipal code and are inconsistent with state standards.

Staff recommends amending the RMC to establish the clearance of limbs and trees to 14 feet above the roadway surface, which will be consistent with a legal height vehicle in the State of Washington, and amending the clearance above public sidewalks to eight (8) feet, which is consistent with clearance required for intersection sight distance.

Staff recommends amending RMC 10.04 to increase the clearance of limbs and trees above roadway and public sidewalks to increase safety and remove nuisances.

First reading was given at the May 15, 2018 council meeting. Staff recommends passage of Ordinance No. 26-18.

Fiscal Impact:

None.

Attachments:

I. Ordinance No. 26-18

ORDINANCE NO. 26-18

AN ORDINANCE of the City of Richland amending Richland Municipal Code section 10.04.040 related to public nuisances affecting peace and safety.

WHEREAS, the City of Richland's Code Enforcement Program relies on clear and consistent standards in the Richland Municipal Code (RMC); and

WHEREAS, staff has determined that the standards for clearance of vegetation above streets and sidewalks are not uniform throughout the RMC and are inconsistent with state standards; and

WHEREAS, RMC Titles 10 and 22 both establish standards for vegetation overhanging streets and sidewalks; and

WHEREAS, staff recommends amending RMC 10.04.040 to increase the clearance of limbs and trees to fourteen (14) feet above the roadway surface, which is consistent with legal vehicle height in the State of Washington; and

WHEREAS, staff also recommends amending RMC 10.04.040 to increase the clearance of limbs and trees to eight (8) feet above the surface of any public sidewalk to create consistency with the clearance requirements of Chapter 12.11 RMC for intersection sight distance; and

WHEREAS, to ensure consistency between municipal code sections related to clearance and obstruction for trees over sidewalks and roadways, Ordinance No. 27-18 will amend RMC 22.14.130 to refer to the standards articulated in RMC 10.04.040.

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

Section 1. RMC Section 10.04.040, titled Public nuisances affecting peace and safety, as enacted by Ordinance No. 99-76 and last amended by Ordinance No. 19-12, is hereby amended to read as follows:

10.04.040 Public nuisances affecting peace and safety.

The following are declared to be nuisances affecting peace and safety:

- A. All public sidewalks not maintained in accordance with Chapter 12.16 RMC;
- B. All trees, hedges, fences, signs or other obstructions which are not installed or maintained in accordance with Chapter 12.11 RMC;
- C. All limbs of trees which are less than ~~seven~~ eight feet above the surface of any public sidewalk, or ~~12~~14 feet above the surface of any street;

D. All buildings, other structures, or portions thereof which have been damaged by fire, decay, or have otherwise deteriorated so as to endanger the safety of the public and the existence of any fence, other structure, or thing on private or public property abutting or fronting upon any public street, public sidewalk, or public place, which is sagging, leaning, fallen, decayed, or is otherwise dilapidated and creating an unsafe condition, which shall include any interior walls or other vertical structural members which list, lean or buckle to such an extent that a plumbline passing through the center of gravity falls outside the middle third of its base;

E. All explosives, flammable liquids, and other dangerous substances stored or used in any manner in violation of the fire code shall be referred to the fire department;

F. Erecting, maintaining, using, placing, depositing, leaving, or permitting to be or remain in or upon any private lot, building, structure, or premises, or in or upon any street, alley, sidewalk, park, parkway, or other public or private place in the city, the total of which material would exceed two cubic yards in volume, any one or more of the following conditions or things:

1. Filthy, littered, or trash-covered yards, vacant lots, or other premises;
2. Trash, litter, rags, accumulations of empty barrels, boxes, crates, packing cases, and other pack materials, including scrap wood, lumber, scrap iron, metal, or other material which is not neatly piled;
3. Bottles, cans, glass, ashes, pieces of scrap iron, wire, metal articles, broken stone or cement, and all trash or abandoned material, unless kept in covered bins or receptacles, or anything whatsoever in which rodents or insects may breed or multiply, or which may be a fire hazard;
4. Accumulation of garbage, decaying vegetation, manure, dead animals, or other noxious things in a street or alley, or on public or private property;
5. This section shall include keeping or storing the equivalent amount of material in a trailer, pickup bed, or other portable container;

G. The permitting to remain outside any dwelling, building, or other structure any vehicle parts, ice chest, refrigerator, furniture, household appliances or other similar items, in any front, side or rear yard of the property which may be maintained by a "responsible person" as defined in RMC 10.04.010 and which items can be seen from a public sidewalk, street or road unless enclosed behind a 100 percent sight-obscuring fence and in a manner where it is not visible from public property or from private property when observer is standing at ground level;

H. Any pit, hole, basin, or excavation which is unguarded or has been abandoned, or is no longer used for the purpose constructed, or is maintained contrary to statutes, ordinances, or regulations;

I. Any well or storage tank permitted to remain on any public or private property without being securely closed or barring any entrance or trap door thereto, or without filling or capping any well;

J. The repair or abandonment of any automobile, truck, or other motor vehicle of any kind upon the public streets or alleys of the city as defined in Chapter 10.06 RMC;

K. All barbed wire fences or any fence charged with electricity in any amount whatsoever, except as permitted by RMC 23.38.070(F);

L. The keeping or permitting the existence of any bees or other insects, reptiles, rodents, fowl, or any other animals, domestic or wild, in any manner contrary to law, or which affect the safety of the public;

M. The existence of any fence, other structure, or thing on private or public property abutting or fronting upon any public street, sidewalk, or place, which is sagging, leaning, fallen, decayed, or is otherwise dilapidated and creating an unsafe condition or which vertical structural members list, lean or buckle to such an extent that a plumbline passing through the center of gravity falls outside the middle third of its base;

N. The existence of any vine, shrub, or plant growing on, around, or in front of any fire hydrant, utility pole, utility box, or any other appliance or facility provided for fire protection, public, or private utility purposes in such a way as to obscure from view or impair access thereto;

O. The keeping or permitting the existence of morning glory, tackweed, Russian thistle, or other noxious weed, growing or otherwise, which is a health or safety hazard to persons or property;

P. All grasses, weeds, or other vegetation growing or which has grown and died, determined to be a fire or safety hazard or a nuisance to persons, shall not exceed six inches in height measured above the ground except as follows:

1. Any parcel of land or contiguous segregated parcels of land which when combined represent a parcel larger than one acre in size, may comply with these requirements by providing a firebreak along that portion of the perimeter of the parcel which abuts developed property or an improved street. The firebreak shall be a minimum of 20 feet in width, within which all weeds and vegetation, except established trees, shall not exceed 12 inches in height measured above the ground;
2. Any designated public parkland, natural area, or environmentally sensitive area, or any large undeveloped parcels of land not adjacent to developed areas or which are used for agricultural purposes; any of the above exceptions may be waived and additional maintenance required by the compliance officer if he determines such action is necessary to protect the safety of persons or adjoining property. All maintenance shall be done in a manner so as to minimize disruption of soil stability;

Q. The existence of any dead, diseased, infested, or dying tree, shrub, or other vegetation which may pose a danger to vegetation, crops, property or persons;

R. Objects that interfere with, obstruct, tend to obstruct, or render dangerous for passage of either persons or vehicles to any public park, street, sidewalk, alley, highway or other public area. Objects subject to this section include but are not limited to basketball hoop standards, street hockey goals and nonoperational or abandoned vehicles, or parts thereof, or other articles of personal property, which are discarded or left in a state of partial repair.

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 5th day of June, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: June 10, 2018



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Ordinance No. 27-18, Amending Richland Municipal Code Section 22.14.130 related to Public Nuisances

Department:
Public Works

Ordinance/Resolution Number:
27-18

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 27-18, amending Richland Municipal Code section 22.14.130 related to public nuisances

Summary:

The City's Code Enforcement Program relies on clear and consistent standards within the municipal code. Staff has determined that the standards for clearance of vegetation above streets and sidewalks are not uniform in the municipal code and are inconsistent with state standards.

The Richland Municipal Code (RMC) establishes standards for vegetation overhanging streets and sidewalks in both Title 10 and Title 22. Staff recommends amending the RMC to establish the clearance of limbs and trees to fourteen (14) feet above the roadway surface, which is consistent with a legal height vehicle in the State of Washington, and amending the clearance above public sidewalks to eight (8) feet, which is consistent with clearance required for intersection sight distance.

First reading was given at the May 15, 2018 council meeting. Staff recommends passage of Ordinance No. 27-18.

Fiscal Impact:

None.

Attachments:

- I. Ordinance No. 27-18

ORDINANCE NO. 27-18

AN ORDINANCE of the City of Richland amending Richland Municipal Code section 22.14.130 related to public nuisances.

WHEREAS, the City of Richland's Code Enforcement Program relies on clear and consistent standards in the Richland Municipal Code (RMC); and

WHEREAS, staff has determined that the standards for clearance of vegetation above streets and sidewalks are not uniform throughout the RMC and are inconsistent with state standards; and

WHEREAS, RMC Titles 10 and 22 both establish standards for vegetation overhanging streets and sidewalks; and

WHEREAS, through Ordinance No. 26-18, staff recommends amending RMC 10.04.040 to increase the clearance of limbs and trees to fourteen (14) feet above the roadway surface, which is consistent with legal vehicle height in the State of Washington; and

WHEREAS, Ordinance No. 26-18 will also amend RMC 10.04.040 to increase the clearance of limbs and trees to eight (8) feet above the surface of any public sidewalk, thereby creating consistency with the clearance requirements of Chapter 12.11 RMC for intersection sight distance; and

WHEREAS, to ensure consistency between municipal code sections related to clearance and obstruction for trees over sidewalks and roadways, RMC 22.14.130 will also be amended to refer to RMC 10.04.040 as provided herein.

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

Section 1. RMC Section 22.14.130, titled Public nuisances, as enacted by Ordinance No. 31-09, is hereby amended to read as follows:

22.14.130 Public nuisances.

The following are hereby declared public nuisances under this chapter:

- A. Any tree or part thereof, whether (public or private), which, by reason of location or condition, constitutes a hazard to public safety as determined by the municipal arborist;
- B. Any tree or part thereof, whether (on public or private property,) which obstructs the free passage of pedestrian or vehicular traffic as provided in RMC 10.04.040, or which obstructs public street lighting;

C. Any tree or alternate host plant or part thereof, whether (on public or private property), which harbors pests that may reasonably be expected to injure or harm public trees.

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 5th day of June, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: June 10, 2018



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 88-18, Authorizing a Water Main Oversizing and Reimbursement Agreement with Pahlisch Homes of Westcliffe Heights, LLC

Department:
Public Works

Ordinance/Resolution Number:
88-18

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 88-18, authorizing the City Manager to sign and execute an agreement with Pahlisch Homes at Westcliffe Heights, LLC to reimburse for oversizing and extending water lines in the Westcliffe Heights area.

Summary:

Richland Municipal Code (RMC) 18.34.020 requires water pipeline extensions to be funded and completed by the benefitting properties. It also provides that the City may elect to participate in water pipeline extensions to achieve water system infrastructure for longer term objectives. The City's Water System Plan describes infrastructure required for long term successful service of the City as it develops.

A development partnership is implementing subdivisions called Westcliffe Heights and Westcliffe Heights II. The City's Water System Plan indicates pipelines in this area are needed to support both the Tapteal IV and Tapteal V pressure service zones. These pipelines are larger and longer than would be required for the Westcliffe Heights and Westcliffe Heights II subdivisions. Staff evaluation indicates that reimbursing the developer for infrastructure costs beyond those costs specifically required to meet its development requirements is in the City's best interest because the overall cost of system construction is reduced and the system functionality is improved. City staff and the developer have negotiated an agreement that includes a scope of work to accomplish each entities purposes.

Staff recommends execution of the agreement as it appropriately shares the costs of efficiently completing water system infrastructure for both the development and the City's interests in development over a larger area.

Staff recommends approval of Resolution No. 88-18.

Fiscal Impact:

By approving Ordinance No. 20-18, Council approved budget capacity to fund this agreement. Pursuant to that action, there is now \$222,888 available in the Water Administration Expert Services budget to pay the developer the reimbursement amount of \$194,575.86.

Attachments:

1. Resolution No. 88-18
2. Proposed Water Reimbursement Agreement - Westcliffe Heights

RESOLUTION NO. 88-18

A RESOLUTION of the City of Richland authorizing a Water Main Oversizing and Reimbursement Agreement with Pahlisch Homes at Westcliffe Heights, LLC.

WHEREAS, Richland Municipal Code (RMC) 18.34.020 requires water pipeline extensions to be funded and completed by the benefitting properties; and

WHEREAS, the same municipal code section provides that the City may elect to participate in water pipeline extensions to achieve water system infrastructure for longer term objectives than a specific project; and

WHEREAS, the City's Water System Plan describes infrastructure required for long term successful service to the City as it develops; and

WHEREAS, Pahlisch Homes at Westcliffe Heights, LLC ("Developer") is developing subdivisions named Westcliffe Heights and Westcliffe Heights II; and

WHEREAS, the Westcliffe Heights and Westcliffe Heights II subdivisions include properties that, according to the City's Water System Plan, will require pipelines to support both the Tapteal IV and Tapteal V pressure service zones; and

WHEREAS, the pipelines called for in the City's Water System Plan are larger and longer than would be required for the Westcliffe Heights and Westcliffe Heights II subdivisions; and

WHEREAS, staff analysis indicates that the City's best interests are served by reimbursing the Developer for infrastructure costs beyond those costs specifically required to meet his particular development requirements because the overall cost of system construction is reduced and system functionality is improved; and

WHEREAS, City staff and the Developer have negotiated an agreement that includes a scope of work to accomplish each entity's identified purpose.

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 Water Main Oversizing and Reimbursement Agreement with Pahlisch Homes at Westcliffe Heights, LLC for construction of water pipelines in the vicinity of the Westcliffe Heights and Westcliffe Heights II subdivisions.

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 5th day of June, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

WATER MAIN OVERSIZING AND REIMBURSEMENT AGREEMENT

RE: Westcliffe Heights; Westcliffe Heights II

THIS AGREEMENT made and entered into this _____ day of June, 2018, by and between the CITY OF RICHLAND, WASHINGTON, a municipal corporation, hereinafter referred to as “CITY” and PAHLISCH HOMES AT WESTCLIFFE HEIGHTS, LLC., an Oregon limited liability company, hereinafter referred to as “DEVELOPER” and together, hereinafter referred to as the “PARTIES”.

WHEREAS, Richland Municipal Code Section 18.34.020 requires that pipeline extensions of the City’s water system be made at the expense of the proposing and benefitting property owners; and

WHEREAS, the same municipal code section provides that the City may elect to participate in portions of a water system pipeline extension that provide for future requirements of other users; and

WHEREAS, Developer has proposed to construct water pipelines in the extension of Queensgate Drive south of the Westcliffe subdivision and within the Westcliffe Heights and Westcliffe Heights II subdivisions; and

WHEREAS, City staff determined, based on the City’s most recent Water System Plan, that the proposed pipelines would contribute to service to a larger area than the Developer’s projects if the pipelines were sized and routed appropriately; and

WHEREAS, City staff and the Developer agreed to a design concept for the pipelines that addressed the needs of the Developer and the City’s water system; and

WHEREAS, this oversizing and reimbursement agreement to compensate the Developer for the costs of the additional pipeline length and size is the most cost-effective means of constructing water system infrastructure.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

Section 1: The Developer will install approximately 3,521 linear feet of 10-inch ductile iron water pipeline instead of the 8-inch pipe otherwise required for the Developer's benefit.

Section 2: The Developer will install an additional 2,510 linear feet of 10-inch ductile iron water pipeline as directed by City staff to achieve the needs of the City's water system.

Section 3: After construction, testing and inspection is completed and approved by City, the City will accept these water pipelines as components of the City's domestic water system.

Section 4: The Developer has provided, and the City Engineer has reviewed and validated, cost estimates for the proposed pipelines. The cost estimates indicate that the proposed work will cost no more than \$194,575.86. The City Engineer finds that the cost of the pipelines provided by the Developer is less than the cost to the City of infrastructure to provide an equivalent level of service to the developable land in this area.

Section 5. Within sixty (60) days of the City Engineer's acceptance of the completed pipeline construction, the Developer shall provide the City with as-constructed actual cost records for the construction work. Within thirty (30) days of receipt of the Developer's cost records, the City shall issue payment of the validated amount or notify the Developer of any adjustments or additional information needed to validate the eligible costs.

Section 6: The total amount that the City will reimburse the Developer shall not exceed \$194,575.86 unless authorized by an amendment to this agreement as authorized by the City Council.

Section 7: City does not assume any liability for construction of the infrastructure contemplated under this agreement. This agreement is made for the benefit of the Parties, and is not intended to benefit any third party or be enforceable by any third party.

Section 8: This agreement shall be governed by, and interpreted under, the laws of the State of Washington.

Section 9: If any portion of this Agreement is changed per mutual agreement or any portion is held invalid, the remainder of the Agreement shall remain in full force and effect.

Section 10: This agreement, or any interest herein, or claim hereunder, shall not be assigned or transferred in whole or in part by Developer to any other person or entity without the prior written consent of the City. In the event that such prior written consent to an assignment is granted, then the assignee shall assume all duties, obligations, and liabilities of Developer herein.

Section 11: This agreement constitutes the entire agreement between the City and Developer and supersedes any and all previous written and/or oral agreements between the Parties. There are no other oral or written agreements between the Parties as to the matters covered herein. No changes or additions to this agreement shall be valid or binding upon either party unless such change or addition be in writing and executed by the duly authorized representative of each Party.

[Signature Page to Follow]

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: _____
Dennis Pahlisch, President
Pahlisch Homes at Westcliffe Heights, LLC

Attest:

Marcia Hopkins, City Clerk

Approved as to Form:

Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 89-18, Authorizing an Interconnection Facilities Study Agreement with the Bonneville Power Administration for the Dallas Road Substation and Transmission Line

Department:

Energy Services

Ordinance/Resolution Number:

89-18

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 89-18, authorizing the City Manager to sign, execute and administer the Dallas Road Substation and Transmission Line Interconnection Facilities Study Agreement with the Bonneville Power Administration.

Summary:

The City of Richland Energy Services Department (RES) has been planning an electrical distribution substation supporting additional customer capacity and increased reliability in the southwest area of Richland. The need for the additional substation was identified from a 2015 Long Range Plan prepared by HDR Engineering, Inc.

On January 20, 2017, RES submitted a Bonneville Power Administration (BPA) Line and Load Interconnection request for the Dallas Road Substation and Transmission Line to be built in the southwest area of Richland. On September 28, 2017, BPA completed a Line and Load Interconnection System Impact Study (LLISIS) for the interconnection request.

The next step is for BPA to conduct the Line and Load Interconnection Facilities Study (LLIFS) and preliminary engineering which requires costs in the amount of \$50,000 to be paid in advance. A construction agreement with BPA is anticipated at a later date for additional costs, and will be presented to Council for consideration. The construction costs are paid upfront as well; however, they are refunded as a credit on the wholesale power bill after construction has been completed. The reimbursement occurs over a twenty (20) year period or up to the original amount.

Staff recommends approval of Resolution No. 89-18.

Fiscal Impact:

The costs for Bonneville Power Administration to prepare a Line and Load Interconnection Facilities Study on the Dallas Road Substation and Transmission Line are included in the City's 2018 Capital Improvement Plan for the Electric Utility.

Attachments:

1. Resolution No. 89-18
2. Draft BPA LLISIS Agreement

RESOLUTION NO. 89-18

A RESOLUTION of the City of Richland authorizing an Interconnection Facilities Study Agreement with Bonneville Power Administration for the Dallas Road Substation and Transmission Line.

WHEREAS, the City of Richland Energy Services (RES) operates and maintains an electric utility delivering power to customers served by RES with a focus on reliability and keeping rates as low as reasonably possible; and

WHEREAS, in 2015, RES's Long Range Plan and Construction Work Plan identified the need for substation capacity and additional reliability serving customers in the southwest area of Richland; and

WHEREAS, on January 20, 2017, the City of Richland submitted a Line and Load Interconnection Request to Bonneville Power Administration (BPA) seeking to interconnect the proposed Dallas Road Substation and Transmission Line to BPA's Badger Canyon-Reata No. 1, 115kV transmission line; and

WHEREAS, on September 28, 2017, BPA completed a Line and Load Interconnection System Impact Study (LLISIS) for the proposed Dallas Road Substation and Transmission Line; and

WHEREAS, BPA requires an agreement to perform a LLIFS with preliminary engineering; and

WHEREAS, BPA requires LLIFS costs be paid in advance in the amount of \$50,000; and

WHEREAS, transmission line and substation construction costs to implement the design were identified in the City's 2018 - 2023 Capital Improvement Plan (CIP); and

WHEREAS, the City's approved 2018 Electric Utility Fund includes funding for system improvements through the City's CIP for this project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to execute and administer an agreement with Bonneville Power Administration in the amount of \$50,000 for the Line and Load Interconnection Facilities Study for the Dallas Road Substation and Transmission Line.

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 5th day of June, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

**U.S. DEPARTMENT OF ENERGY
BONNEVILLE POWER ADMINISTRATION**

AGREEMENT

1. AGREEMENT NUMBER 18TP-11408	2. AGREEMENT EFFECTIVE FROM DATE IN BLOCK 4 UNTIL See Block #11	3. AMENDMENT NO. -0-	4. EFFECTIVE DATE Same as Block #17
ISSUED TO		ISSUED BY	
5. ORGANIZATION AND ADDRESS City of Richland, Washington ATTN: Mr. Clint Whitney, Energy Services Director City of Richland, Washington 505 Swift Blvd. MS-23 Richland, WA 99352		6. ORGANIZATION AND ADDRESS U.S. Department of Energy Bonneville Power Administration ATTN: Shari Sundeen – TPCC/TPP-4 P.O. Box 61409 Vancouver, WA 98666	
7. TECHNICAL CONTACT Clint Whitney	PHONE NUMBER (509) 942-7402	8. TECHNICAL CONTACT Jared Lacambra	PHONE NUMBER (509) 822-4605
9. ADMINISTRATIVE CONTACT Clint Whitney	PHONE NUMBER (509) 942-7402	10. ADMINISTRATIVE CONTACT Martin Wick	PHONE NUMBER (360) 619-6818

11. TITLE/BRIEF DESCRIPTION OF WORK TO BE PERFORMED UNDER THIS AGREEMENT

INTERCONNECTION FACILITIES STUDY AND PRELIMINARY ENGINEERING ACTIVITIES FOR LINE AND LOAD INTERCONNECTION REQUEST NO. L0408 – DALLAS ROAD SUBSTATION

Interconnection Request: On January 20, 2017, the City of Richland, Washington (Richland) submitted a Line and Load Interconnection request to the Bonneville Power Administration (BPA), seeking to interconnect Richland's proposed Dallas Road Substation to BPA's Badger Canyon-Reata No 1, 115 kV line. The request was entered into BPA's Line and Load Interconnection Queue as Request No. L0408 (Request).

BPA performed a Line and Load Interconnection System Impact Study (LLISIS) to assess the impact of interconnecting Richland's facilities to BPA's transmission system, and on the transmission systems of any third parties. The LLISIS report was issued to Richland on September 28, 2017.

Agreement: Agreement No. 18TP-11408 (Agreement) provides for BPA, at BPA's expense, to perform a Line and Load Interconnection Facilities Study (LLIFS) and for BPA, at Richland's expense, to perform preliminary engineering activities required to facilitate the Request. The LLIFS and preliminary engineering activities will include creation of a refined cost estimate, project scope and project schedule for construction of modifications to BPA facilities. BPA requires \$50,000 in advance funding under this Agreement for completing the preliminary engineering activities.

Transmission Credits: BPA and Richland intend to enter into a separate long-term agreement that describes the classification of network upgrades eligible for transmission credits, and the terms of repayment of such credits.

Termination: This Agreement shall become effective upon execution by both parties and shall terminate upon full performance by both parties of their respective obligations set forth herein, but in no event shall the term of this Agreement exceed five years from its effective date.

Project Schedule: The estimated completion date for both the LLIFS and preliminary engineering activities is December 7, 2018.

The following document is attached to and becomes part of this Amendment:

- Financial Terms and Conditions Statement

12. AMOUNT TO BE PAID BY BPA \$ 0	13. AMOUNT TO BE PAID TO BPA \$50,000 (estimated)
14. SUBMIT SIGNED AMENDMENT TO U.S. Department of Energy Bonneville Power Administration ATTN: Shari Sundeen – TPCC/TPP-4 P.O. Box 61409 Vancouver, WA 98666	15. ACCOUNTING INFORMATION <i>(For BPA Use Only)</i>
	16. SUBMIT INVOICE TO <i>(Name and Address)</i> Same as Block #5 above.
PARTICIPANT	BPA
17. APPROVED BY <i>(Signature)</i> NAME AND TITLE Cynthia D. Reents, ICMA-CM	18. APPROVED BY <i>(Signature)</i>  Digitally signed by ehc2532@bud.bpa.gov Date: 2018.04.30 15:03:07 -0700 NAME AND TITLE Senior Transmission Account Executive Transmission Sales

FINANCIAL TERMS AND CONDITIONS STATEMENT

BPA's cost of performing the project at Richland's expense shall be the actual cost of doing the work specified in this Agreement, plus the following overhead rates, representing the indirect costs of the project office plus the contractual support costs of contract negotiation, billing and accounting functions, and contract management.

BPA Labor	64%
Materials/Supplies/Equipment	22%
Supplemental Labor and Service Contracts	64%
Construction, Survey and Turnkey Contracts	22%

Richland hereby agrees to advance \$50,000, the estimated project cost, to BPA upon execution of the Agreement. Payments made to BPA will be held in an account established for this Agreement.

If BPA needs additional funds to complete the work at any time during performance of the project, BPA may request, in writing, for Richland to advance such additional funds to BPA for deposit in the account. Richland shall advance such additional funds within 30 days of BPA's written request, and BPA may temporarily stop work until Richland supplies the requested funds. If Richland does not advance such additional funds by the due date or, if at any time before completion of the project Richland elects to stop work under this Agreement, BPA has the right to cease all work and restore, as a cost to the project at Richland's expense, government facilities and/or records to their condition prior to the beginning of work under this Agreement.

Within a reasonable time after completion of the project, BPA shall make a full accounting to Richland showing the actual costs charged against the account. BPA shall either remit any unexpended balance in the account to Richland or bill for any costs in excess of the deposits in the account. Richland shall pay any excess costs within 30 days of the invoice date (due date).

Payments not received by the due date will accrue interest on the amount due beginning the first calendar day after the due date to the date paid, at an annual interest rate equal to the higher of i) the prime rate (as reported in the Wall Street Journal in the first issue published during the month in which payment by Richland is due) plus 4 percent; or ii) such prime rate multiplied by 1.5.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 91-18, Authorizing a South Richland Collector Street Latecomer Agreement with Pahlisch Homes at Westcliffe Heights, LLC for a Portion of Queensgate Drive

Department:
Public Works

Ordinance/Resolution Number:
91-18

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 91-18, authorizing the City Manager to sign and execute a South Richland Collector Street Latecomer Agreement with Pahlisch Homes at Westcliffe Heights, LLC for a portion of Queensgate Drive.

Summary:

The South Richland Collector Financing Plan, Chapter 12.03 RMC, was approved in November 2004 to promote the orderly construction of necessary collector roads in portions of South Richland. The collected fees are collected for the purpose of constructing planned collector roads and other traffic improvement projects within the fee area.

Properties within the impact fee zone that have planned collector roadways crossing their property are required to construct collector roadways as a condition of their development. The Westcliffe Heights and Westcliffe Heights II subdivisions were required to construct a portion of Queensgate Drive, a collector road within Zone I of the South Richland Collector Street Program. After being constructed and inspected, this portion of Queensgate Drive is intended to be accepted by the City as a public street.

The developer of Westcliffe Heights and Westcliffe Heights II has provided the City with estimated construction costs for this road section and for the right-of-way that it is in. The City Engineer has reviewed the estimated costs for this portion of Queensgate Drive and evaluated the costs against the impact fee to be assessed to the developer's subdivisions. The City Engineer has determined that the cost estimates are reasonable and that they exceed the developer's obligations under the program. The City Engineer has determined, therefore, that a latecomer agreement is appropriate to fulfill the purpose of the impact fee program. Fulfillment of this latecomer agreement will reimburse the developer for the street costs beyond the development's impact fee obligation.

The proposed agreement will reimburse the developer from a fraction of future impact fee program revenue. This feature protects the City in that payments to the developer are limited to impact fee revenue only and cannot burden the City's other revenue sources.

Staff recommends approval of Resolution No. 91-18.

Fiscal Impact:

The total cost to be reimbursed under the proposed agreement is \$889,973.83. Reimbursements will occur on a quarterly basis at the rate of 11.2% of Zone I revenue from the South Richland Collector Impact Fee Program.

Attachments:

1. Resolution No. 91-18
2. Proposed Latecomer Agreement - Queensgate - Westcliffe Heights



RESOLUTION NO. 91-18

A RESOLUTION of the City of Richland authorizing a collector street latecomer agreement with Pahlisch Homes at Westcliffe Heights, LLC.

WHEREAS, Chapter 12.03 of the Richland Municipal Code (RMC) establishes the South Richland Collector Street Financing Plan; and

WHEREAS, the South Richland Collector Street Financing Plan establishes a street assessment reimbursement area; and

WHEREAS, property development projects within the street assessment reimbursement area are required to construct the planned street improvements as a condition of development; and

WHEREAS, property development projects within the street assessment reimbursement area jointly finance right-of-way acquisition, design engineering, and construction of street improvements through collection and expenditure of a development impact fee; and

WHEREAS, Chapter 12.03 of the RMC authorizes expenditure of collected impact fees to acquire right-of-way and to finance the design and construction of arterial collector streets; and

WHEREAS, the City previously approved the Westcliffe Heights and Westcliffe Heights II preliminary plats within the South Richland Collector Street Assessment reimbursement area; and

WHEREAS, the plats of Westcliffe Heights and Westcliffe Heights II required the acquisition of and extension of off-site right-of-way for Queensgate Drive, an arterial collector street as defined within the South Richland Collector Street Financing Plan; and

WHEREAS, the City's Public Works Department engineering staff have approved construction plans and issued a construction permit for the segment of Queensgate Drive from the boundary of the Westcliffe subdivision to the boundary of the Westcliffe Heights II preliminary plat; and

WHEREAS, the Developer has provided, and the City Engineer has reviewed and validated, the estimated costs of right-of-way, engineering and construction for this segment of Queensgate Drive. The City Engineer has determined that those costs exceed the traffic impact fee obligation for the Developer's projects; and

WHEREAS, pursuant to Chapter 12.03 RMC, the Developer is eligible to recover the costs of eligible improvements from the funding program; and

WHEREAS, City staff and the Developer have negotiated a latecomer agreement providing for reimbursement of the Developer's actual costs from future program revenues; and

WHEREAS, staff recommends the negotiated agreement as it is in the City's best interest to promote the timely and orderly construction of its collector street system.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that City Manager is authorized to sign and execute a South Richland Collector Street Latecomer Agreement with Pahlisch Homes at Westcliffe Heights, LLC.

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 5th day of June, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

WHEN RECORDED RETURN TO:

City of Richland
City Engineer
505 Swift Blvd. MS-26
Richland, WA. 99352

SOUTH RICHLAND COLLECTOR STREET LATECOMER AGREEMENT

This Agreement is made this ____ day of _____, 2018 between the **City of Richland**, a municipal corporation ("the City"), 505 Swift Blvd., Richland, WA 99352, and **Pahlisch Homes at Westcliffe Heights, LLC**, an Oregon limited liability company with service at 1020 N. Center Parkway Suite A, Kennewick, WA 99336 ("Developer").

WHEREAS, Section 12.03 of the Richland Municipal Code establishes the South Richland Collector Street Financing Plan; and

WHEREAS, the South Richland Collector Street Financing Plan establishes a street assessment reimbursement area; and

WHEREAS, property development projects within the street assessment reimbursement area are typically required, as a provision of the City's preliminary plat approval, to construct the planned street improvements as a condition of development; and

WHEREAS, property development projects within the street assessment reimbursement area jointly finance right-of-way acquisition, design engineering, and construction of street improvements through collection and expenditure of a development impact fee; and

WHEREAS, in 2017, the City approved Developer's proposed developments, the preliminary plats of Westcliffe Heights and Westcliffe Heights II. These developments necessitated the off-site construction of Queensgate Drive to connect it to the City's existing street network; and

WHEREAS, the City-approved conditions for Developer's projects include the requirement to dedicate right-of-way, provide design, and construct Queensgate Drive as an off-site arterial collector street to provide access to the subdivisions since no other City streets exist to serve them; and

WHEREAS, Chapter 12.03 of the Richland Municipal Code authorizes the expenditure of collected impact fees to acquire right-of-way, and to finance the design and construction of arterial collector streets; and

WHEREAS, Developer has provided, and the City Engineer has reviewed and approved, estimates of the cost of the Queensgate Drive right-of-way, design fees, and construction for the roadway included in the Developer's construction plans. The City Engineer has determined that these costs exceed the traffic impact fee obligation for the Developer's projects; and

WHEREAS, Developer wishes to be reimbursed for the costs of constructing a portion of Queensgate Drive that is in excess of the project's South Richland Collector Street Financing Plan fee obligation; and

WHEREAS, the City wishes to provide the reimbursement sought by Developer as part of its strategy to promote construction of collector streets in the South Richland Collector Street Plan; and

WHEREAS, Chapter 35.72 of the Revised Code of Washington authorizes the City to contract for construction of streets required to service development, and to enter into latecomer reimbursement agreements.

NOW THEREFORE, in consideration of the construction of a portion of Queensgate Drive within the South Richland Collector Street assessment reimbursement area, and Developer's constructing and dedicating said street as a part of the City's South Richland collector street system, along with other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. Arterial Collector Street - Acceptance by City.

The City has approved construction of that portion of Queensgate Drive, approximately 2,003 linear feet in length, lying entirely outside of the Westcliffe Heights and Westcliffe Heights II subdivisions. This segment of Queensgate Drive represents 5.3 percent, by length, of the remaining collector streets in the assessment reimbursement area. This segment of Queensgate Drive represents 5.6 percent, by estimated value in the assessment financial model, of the remaining improvements in the assessment reimbursement area. The City intends to accept this street facility as a City street once construction is completed to the City's standards. After the construction warranty has expired, the City agrees to bear all further maintenance and operation costs of said street.

2. Cost of Streets.

The Developer has presented to the City Engineer documentation showing the estimated costs for right-of-way, design, and construction of said street. The City Engineer has validated these estimates as appropriate for the intended work.

The City and Developer agree that the portion of the total cost of said street which is reimbursable under the provisions of RMC Title 12.03 is \$889,973.83 consisting of the following:

Design Engineering & Surveying	\$ 52,208.02
Queensgate Drive Right-of-Way	\$ 530,878.50
Queensgate Drive Construction	\$ 282,585.00
<u>Tax</u>	<u>\$ 24,302.31</u>
Total Construction cost	\$ 889,973.83

After completion of the street construction, and before payments are initiated, the Developer shall provide, and the City Engineer shall validate, the actual costs for the design, right-of-way, and construction of the street. The approved actual costs shall replace the estimated figures above and be the basis of accounting for the balance owed.

3. Payments required.

The City hereby agrees that these street improvements will benefit properties within the street assessment reimbursement area defined in the South Richland Collector Street Financing Plan. Future developments within the street assessment reimbursement area shall pay a fair prorated share of Developer's costs through payment of the traffic impact fee.

4. Repayment.

The City agrees to reimburse Developer as follows:

- a. The City will pay Developer 11.2% of the traffic impact fee revenue from the South Richland Collector Street Fund collected in Zone 1. Payments will be made within 30 days of the end of each calendar quarter, and shall be based on that quarter's revenue. The quarters will end on March 31, June 30, September 30, and December 31.
- b. Each quarter when a payment is processed according to subsection a. of this section, the City will calculate a credit against its remaining obligation equal to the number of lots platted during the previous quarter multiplied by the Zone 1 traffic impact fee. This calculated credit will be communicated to the Developer in the payment transmittal. This credit will reduce the City's future payment obligations under this Agreement.
- c. Total payments to Developer from the South Richland Collector Street Fund will not exceed the actual costs of the street as determined in accordance with section 2 above. The City shall, as of June 30 of each year, adjust the unpaid balance upward by 3%.

5. Term.

This Agreement shall continue in force and effect for a maximum of fifteen (15) years from the date this Agreement is executed, or until the balance owed is paid in full, whichever occurs first. Nothing in this Agreement shall be construed to guarantee payment in full to Developer.

6. Required Notification.

Pursuant to RCW 35.72.020(3), every two (2) years from the date of execution of this Agreement, Developer or any assign who is entitled to recover under this Agreement shall notify the City of the current contract name, address and telephone number of the person, company or partnership that originally entered into this contract. Such notice must be received by the City within sixty (60) days of the time specified in this section, and shall be directed as follows:

City of Richland
Attn: Public Works Director
505 Swift Blvd. MS-26
Richland, WA 99352

Failure to comply with this notice requirement shall result in the City retaining any reimbursement funds owed to the property owner under this Agreement.

7. Recording.

This Agreement shall not be enforceable against any party unless Developer has caused the same to be filed and recorded with the Benton County Auditor.

8. Governing Law/Forum Selection.

The interpretation and enforcement of this Agreement shall be governed by the laws of the state of Washington. The parties agree that Benton County is the appropriate venue for the filing of any civil action arising out of this Agreement. Developer expressly consents to personal jurisdiction in Benton County Superior Court.

9. Severability.

In the event that any term or condition of this Agreement or application thereof to any person, entity, or circumstance is held invalid, such invalidity shall not affect any other terms, conditions, or applications of this Agreement which can be given effect without the invalid term, condition, or application. To this end, the terms and conditions of this Agreement are declared severable.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year first above written.

CITY OF RICHLAND

Pahlisch Homes at Westcliffe Heights, LLC

Cynthia D. Reents, ICMA-CM
City Manager

Dennis Pahlisch
President

Attest:

Marcia Hopkins, City Clerk

Approved as to form:

Heather Kintzley, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 92-18, Approving an Engineering Services Agreement with Parametrix, Inc. for the Horn Rapids Landfill Disposal Capacity Improvements Project

Department:
Public Works

Ordinance/Resolution Number:
92-18

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 92-18, authorizing the City Manager to sign and execute an agreement with Parametrix, Inc. for engineering services associated with disposal capacity improvements at the Horn Rapids Landfill, including landfill cell construction, scalehouse replacement and other site improvements.

Summary:

The Horn Rapids Landfill was originally constructed in 1975. The original permitted landfill included a 46-acre landfill cell, of which 23 acres were closed in 2012. The 23 acres remaining active has a projected fill completion date of the first quarter of 2020.

In 2016, the City hired SCS Engineers to evaluate future disposal options. The final recommendation from that effort was to expand the landfill at the existing Horn Rapids Landfill site. The Utility Advisory Committee (UAC) concurred with the recommendation of the study and passed a motion recommending expansion of the Horn Rapids Landfill to the City Council on July 11, 2017. When presented to City Council as it August 22, 2017 workshop, Council generally concurred with the consultant and UAC recommendations.

The scope of work for this agreement includes engineering design and preparation of bid documents for the landfill expansion and other site improvements required to meet permit requirements. Other tasks include planning for the scalehouse replacement, access improvements and construction support and reporting.

The engineering design work should be complete by the fourth quarter of 2018, allowing the City to advertise for construction bids and construction support tasks, which will be completed by the fourth quarter of 2019.

Staff recommends approval of Resolution No. 92-18.

Fiscal Impact: The 2018 Capital Improvement Plan has budgeted for this project in the amount of \$1,275,000. This initial scope of work will utilize \$472,740.63 of that budget.

Attachments:

1. Resolution No. 92-18
2. Consultant Agreement - Parametrix - HR Landfill Expansion

RESOLUTION NO. 92-18

A RESOLUTION of the City of Richland authorizing a consultant agreement with Parametrix, Inc. for engineering services associated with disposal capacity improvements at the Horn Rapids Landfill.

WHEREAS, the Horn Rapids Landfill has landfill disposal capacity through 2019, after which additional capacity will be needed; and

WHEREAS, in 2017, the City of Richland completed a detailed alternatives evaluation of disposal options; and

WHEREAS, the recommendation from SCS Engineers, the City's consultant for the 2017 study, was to expand the Horn Rapids Landfill; and

WHEREAS, at its July 11, 2017 meeting, the Utility Advisory Committee (UAC) completed its review of the study results and forwarded a recommendation to the City Council to select expansion of the Horn Rapids Landfill as its preferred alternative; and

WHEREAS, SCS Engineers presented its study to City Council at the August 22, 2017 workshop meeting. City Council generally concurred with the study recommendations and the UAC recommendation; and

WHEREAS, the City previously selected Parametrix, Inc. to complete preliminary design and permitting activities for the landfill expansion through a competitive solicitation process complying with the City's purchasing policies; and

WHEREAS, the permitting effort completed by Parametrix, Inc. included preliminary engineering design for phased construction of the landfill expansion as well as operating plans and regulatory compliance plans for the project; and

WHEREAS, the most efficient and cost effective means for taking the preliminary design to final design and production of bid documents is by utilizing Parametrix, Inc. to complete this work; and

WHEREAS, the project scope of work approved in the 2018 - 2023 Capital Improvement Plan (CIP) includes landfill cell construction, scalehouse replacement, and other site improvements; and

WHEREAS, due to Parametrix, Inc.'s familiarity with the City's site and operation, staff recommends contracting with Parametrix, Inc. to perform planning work for the scalehouse replacement and site improvements.

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 consultant agreement with Parametrix, Inc. for engineering services associated with disposal capacity improvements at the Horn Rapids Landfill.

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 5th day of June, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney



AGREEMENT BETWEEN CITY AND CONSULTANT

THIS AGREEMENT, entered into this ____ day of _____, 2018 by and between the City of Richland, 505 Swift Blvd., Richland, Washington, (hereinafter referred to as the "City"), and Parametrix, Inc., 719 Second Avenue, Suite 200, Seattle, WA 98104 (hereinafter referred to as the "Consultant").

WITNESSETH:

1) SCOPE OF WORK

- a) The Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work as designated in this Agreement. The Consultant shall provide final design plans, specifications, and engineer's opinion of probable cost (PS&E) and the Construction Quality Assurance (CQA) Plan for the construction of the Phase 1 Development of the Horn Rapids Landfill Expansion.
- b) The following exhibit(s) are attached hereto and made a part of this Agreement:
 - (i) Exhibit A – Scope of Work & Budget

2) GENERAL REQUIREMENTS

- a) The Consultant shall attend status, progress, and coordination meetings with the designated City of Richland representatives, or such federal, community, state, city or county officials, groups or individuals as may be requested by the City. If additional meetings are requested, the City will provide the Consultant sufficient notice prior to those meetings requiring Consultant participation.
- b) The Consultant shall prepare a monthly progress report if requested, in a form approved by the City, that will outline in written and/or graphical form the various phases and the order of performance of the work in sufficient details so that the progress of the work can easily be evaluated.

3) TIME FOR BEGINNING AND COMPLETION

The Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete all work described under this Agreement by December 31, 2019.

4) PAYMENT

- a) For services rendered under this Agreement, the City shall pay the Consultant an amount not to exceed Four Hundred Seventy Two Thousand Seven Hundred Forty Dollars and Sixty Three Cents (\$472,740.63). Payment shall be made on a "time and materials" basis.

Payment as identified in this section shall be full compensation for all work performed or services rendered, and for all labor, materials, supplies, equipment, and incidentals necessary to complete the work specified in Exhibit A – Scope of Work & Budget.

- b) Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices.
- c) Partial payments to cover the percentage of work completed may be requested by the Consultant. These payments shall not be more than one (1) per month.
- d) Pre-approved travel, meals and lodging will be reimbursed at cost and only when consultant travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations at the government rate, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
- e) Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f) The Consultant will allow access to the City, the State of Washington, the Federal Grantor Agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this contract is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

5) INDEPENDENT CONTRACTOR

The Consultant, and any and all employees of the Consultant or other persons engaged in the performance of any work or services required of the Consultant under this Agreement, are independent contractors and shall not be considered employees of the City. Any and all claims that arise at any time under any Workers' Compensation Act on behalf of said employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of the Consultant's employees or other persons engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of the Consultant.

6) OWNERSHIP OF DOCUMENTS

Any and all data, analyses, documents, photographs, plans, designs, drawings, specifications, surveys, films, documents, reports and other work products created, prepared, produced, constructed, assembled, made, performed, or otherwise produced by the Consultant or Consultant's subcontractors for delivery to the City pursuant to this Agreement shall become the sole and absolute property of the City upon completion of the services and payment in full of all payment due to the Consultant of the fees set forth in this Agreement. Such property shall

constitute “work made for hire” as defined by the U.S. Copyright Act of 1976, 17 U.S.C. § 101, and the ownership of the copyright and any other intellectual property rights in such property shall vest in the City at the time of its creation. Ownership of the intellectual property includes the right to copyright, patent, and register, and the ability to transfer these rights. Material which the Consultant uses to perform this Agreement but is not created, prepared, constructed, assembled, made, performed or otherwise produced for or paid for by the City is owned by the Consultant and is not “work made for hire” within the terms of this Agreement.

The City may make or permit to be made any modifications to the plans and specifications without the prior written authorization of the Consultant. The City agrees to waive any claim against the Consultant arising from any unauthorized reuse of the plans and specifications, and to indemnify and hold the Consultant harmless from any claim, liability or cost arising or allegedly arising out of any reuse of the plans and specifications by the City or its agent not authorized by the Consultant.

7) TERMINATION

- a) This Agreement may be terminated by either party upon thirty (30) days’ written notice. In the event this Agreement is terminated by the Consultant, the City shall be entitled to reimbursement of costs occasioned by such termination by the Consultant. In the event the City terminates this Agreement, the City shall pay the Consultant for the work performed, which shall be an amount equal to the percentage of completion of the work as mutually agreed between the City and the Consultant.
- b) If any work covered by this Agreement shall be suspended or abandoned by the City before the Consultant has completed the assigned work, the Consultant shall be paid an amount equal to the costs incurred up to the date of termination or suspension as mutually agreed upon between the City and the Consultant.

8) AVAILABILITY OF RECORDS FOR PUBLIC INSPECTION

- a) As a public contract, all records prepared, generated or used by Consultant or its agents, employees and subcontractors relating to this Agreement and associated work (hereinafter “public records”) may be subject to disclosure under the Washington State Public Record Act, Chapter 42.56 RCW.
- b) Contractor shall maintain and retain all such public records in a manner that is readily accessible for a minimum term of no less than three (3) years following completion of the contract work. City shall have the right to timely review all such public records upon request. Contractor shall provide copies of any public records requested by City within 30 days of City’s request. If City requests that copies of public records be provided to City in an electronic format, said records shall be provided at no cost to City. If paper copies are requested by City, City shall pay \$.10 per page. Payment for paper copies shall be rendered to Consultant within 20 days of receipt.
- c) All records subject to a public disclosure request will be provided to a requester unless exempted from disclosure by law. The City’s decision to exempt or redact any public record shall be based only upon valid exemptions that apply to the City. City will not refrain from disclosing any record under an exemption that may be personal to Consultant. In the event Consultant objects to release of any public record under this Agreement, Consultant may seek judicial approval to prevent such disclosure at its sole expense. City shall neither aid nor interfere with Consultant’s request for an injunction to prevent disclosure of any public record under this Agreement.

- d) Consultant shall insert this provision in all contracts with subcontractors or agents providing services relating to this Agreement.

9) DISPUTE RESOLUTION

- a) The City and the Consultant agree to negotiate in good faith for a period of thirty (30) days from the date of notice of all disputes between them prior to exercising their rights under this Agreement, or under law.
- b) All disputes between the City and the Consultant not resolved by negotiation between the parties may be arbitrated only by mutual agreement of the City and the Consultant. If not mutually agreed to resolve the claim by arbitration, the claim will be resolved by legal action.

10) DEBARMENT CERTIFICATION

The Consultant certifies that neither the Consultant nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in this contract by any federal or state department or agency. Further, the Consultant agrees not to enter into any arrangements or contracts related to completion of the work contemplated under this Agreement with any party that is on the "General Service Administration List of Parties Excluded from Federal Procurement or Non-procurement Programs" which can be found at:

www.sam.gov and

<http://www.lni.wa.gov/TradesLicensing/PrevWage/AwardingAgencies/default.asp>

11) VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION

In the event that either party deems it necessary to initiate a legal action to enforce any right or obligation under this Agreement, the parties agree that any such action shall be initiated in the Superior Court of the State of Washington situated in Benton County. The parties agree that all questions shall be resolved by application of Washington law, and that the parties to such action shall have the right of appeal from such decision of the Superior Court in accordance with the laws of the State of Washington. The Consultant hereby consents to the personal jurisdiction of the Superior Court of the State of Washington situated in Benton County.

12) ATTORNEY'S FEES

The parties agree that should legal action be necessary to enforce any of the provisions of this Agreement, that the substantially prevailing party will be awarded its reasonable attorney's fees and costs in action, including costs and attorney's fees on appeal if appeal is taken.

13) INSURANCE

The Consultant shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

- a) No Limitation. Consultant's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

- b) Minimum Scope of Insurance. Consultant shall obtain insurance of the types described below:
1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage.
 2. Commercial General Liability insurance shall be as least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26.
 3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
 4. Professional Liability insurance appropriate to the Consultant's profession.
- c) Minimum Amounts of Insurance. Consultant shall maintain the following insurance limits:
1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
 2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
 3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.
- d) Other Insurance Provisions. The Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance with respect to the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.
- e) Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.
- f) Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to, the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the work.
- g) Notice of Cancellation. The Consultant shall provide the City with written notice of any policy cancellation within two (2) business days of Consultant's receipt of such notice.
- h) Failure to Maintain Insurance. Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days' notice to the Consultant to correct the breach,

immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

- i) Public Entity Full Availability of Consultant Limits. If the Consultant maintains higher insurance limits than the minimum shown above, the City shall be insured for the full available limits of the Commercial General and Excess or Umbrella liability maintained by the Consultant, irrespective of whether such limits maintained by the Consultant are greater than those required by this contract or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Consultant.

14) INDEMNIFICATION / HOLD HARMLESS

- a) Consultant shall defend, indemnify, and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the willful or negligent acts, errors or omissions of the Consultant or the Consultant's employees or agents in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.
- b) Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

15) STANDARD OF CARE

The professional services will be furnished in accordance with the care and skill ordinarily used by members of the same profession practicing under similar conditions at the same time and in the same locality.

16) SUCCESSORS OR ASSIGNS

All of the terms, conditions and provisions hereof shall inure to the benefit of and be binding upon the parties hereto, and their respective successors and assigns; provided, however, that no assignment of the Agreement shall be made without written consent of the parties to the Agreement.

17) NOTICES

Any notices required under this Agreement will be in writing, addressed to the appropriate party at the address which appears below (as modified in writing from time to time by such party), and given by electronic submission, by facsimile personally, by registered or certified mail, return receipt requested, or by nationally recognized overnight courier service. All notices shall be effective upon the date sent.

Purchasing Manager
City of Richland
505 Swift Blvd., MS-11
Richland, WA 99352
Email: purchasing@ci.richland.wa.us
Phone: (509) 942-7710
Fax: (509) 942-7397

Contact Name: Steve Emge
Name of Firm: Parametrix, Inc.
Address: 719 Second Avenue, Suite 200
Address: Seattle, WA 98104
Email: SEmge@parametrix.com
Phone Number: 206-394-3700
Fax Number: 855-542-6353

18) EQUAL OPPORTUNITY AGREEMENT

The Consultant agrees that s/he will not discriminate against any employee or job applicants for work under this Agreement for reasons of race, sex, nationality, religious creed, or sexual orientation.

19) PARTIAL INVALIDITY

Any provision of this Agreement which is found to be invalid or unenforceable shall be ineffective to the extent of such invalidity or unenforceability, and the invalidity or unenforceability of such provision shall not affect the validity or enforceability of the remaining provisions hereof.

20) AMENDMENTS

All amendments must be in writing and be approved and signed by both parties.

21) CHANGE IN LAW

The parties hereto agree that in the event legislation is enacted or regulations are promulgated, or a decision of court is rendered, or any interpretive policy or opinion of any governmental agency charged with the enforcement of any such law or regulation is published that affects or may affect the legality of this Agreement or any part thereof or that materially and adversely affects the ability of either party to perform its obligations or receive the benefits intended hereunder ("Adverse Change in Law"), then within fourteen (14) days following written notice by either party to the other party of such adverse change in law, the parties shall meet to negotiate in good faith an amendment which will carry out the original intention of the parties to the extent possible. If, despite good faith attempts, the parties cannot reach agreement upon an amendment within sixty (60) days after commencing negotiation, then this Agreement may be terminated by either party as of the earlier of: (i) the effective date of the adverse change in law, or (ii) the expiration of a period of sixty (60) days following written notice of termination provided by one party to the other.

22) CONFIDENTIALITY

In the course of performing under this Agreement, Consultant, including its employees, agents or representatives, may receive, be exposed to, or acquire confidential information. Confidential information may include, but is not limited to, patient information, contract terms, sensitive employee information, or proprietary data in any form, whether written, oral, or contained in any computer database or computer readable form. Consultant shall: i) not disclose or sell confidential information except as permitted by this Agreement; (ii) only permit use of such confidential information by employees, agents and representatives having a need to know in connection with performance under this Agreement; and (iii) advise each of its employees, agents, and representatives of their obligations to keep such information confidential.

23) CHANGES OF WORK

- a) When required to do so, and without any additional compensation, the Consultant shall make such changes and revisions in the completed work of this Agreement as necessary to correct or revise any errors, omissions, or other deficiencies in the design, drawings, specifications, reports, and other similar documents which the Consultant is responsible for preparing or furnishing under this Agreement.
- b) Should the City find it desirable for its own purposes to have previously satisfactorily completed work or parts thereof changed or revised, the Consultant shall make such revisions as directed by the City. This work shall be considered as Extra Work and will be paid for as herein provided under Section 22, Extra Work.

24) EXTRA WORK

The City may desire to have the Consultant perform work or render additional services within the general scope of this Agreement. Such work shall be considered as extra work and will be specified in a written supplement to this Agreement which will set forth the nature of the scope, schedule for additional work, additional fees and the method of payment. Work under a supplemental Agreement shall not proceed until authorized in writing by the City.

(Signature page to follow)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

CITY OF RICHLAND, WASHINGTON

PARAMETRIX, INC.

CYNTHIA D. REENTS, ICMA-CM
City Manager

Signature

ATTEST:

Printed Name

MARCIA HOPKINS
City Clerk

Address

Phone: _____

APPROVED AS TO FORM:

Email: _____

Fax: _____

HEATHER D. KINTZLEY
City Attorney

SCOPE OF WORK

City of Richland Public Works Department
Horn Rapids Landfill Expansion
Master Agreement for Engineering Services

2018 SERVICE YEAR:

Project Number: 555-3820-006

PHASE 4: LANDFILL EXPANSION – Phase 1 Development

Task 01 – Phase 1 Construction Documents (PS&E)

Schedule: July 2, 2018 through January 31, 2019

Objective:

The Consultant will complete the final design plans, specifications, and engineer's opinion of probable cost (PS&E) and the Construction Quality Assurance (CQA) Plan for construction of the Phase 1 Development of the Horn Rapids Landfill Expansion. The Consultant will provide final 100%-level design based on the *Horn Rapids Landfill Expansion WAC 173-351 Final Permit Application* (Parametrix, January 2017). The specifications will contain the current CQA Plan as an appendix. The specifications will be developed in *Washington State Department of Transportation 2018 Standard Specifications for Road Bridge, and Municipal Construction* format.

The construction documents will include design for the Phase 1 landfill expansion development, Phase 1 access (from the southeast corner of the existing landfill to the Phase 1 area), leachate pond, stormwater management, leachate pumping system, landfill gas piping system, and leachate electrical system.

Approach:

Task 01a—60% Plans, Specifications, and Engineer's Opinion of Probable Cost. Based on the design presented in the agency-approved *Horn Rapids Landfill Expansion WAC 173-351 Permit Application* (Parametrix, January 2017), the Consultant will provide 60%-level PS&E. The Consultant will prepare 60%-level PS&E in detail sufficient for the City of Richland (City) staff and agency review. The City will provide the Consultant with new topographic survey information, which shows existing conditions of the landfill expansion area for Phases 1 through 5, the southeast corner of the existing landfill, and the area north of the existing landfill and south of the compost pond. The survey information will be in AutoCAD 2016 format.

The Horn Rapids Landfill Expansion area is located in a seismic impact zone, which requires that the engineer demonstrate that all containment structures are designed to resist the maximum horizontal acceleration in lithified earth material for the site (Washington Administrative Code [WAC] 173-351-130(6)). Accordingly, the design will be analyzed for seismic stability. S&EE, Inc., our project geotechnical engineer, will conduct the preliminary slope stability and constructability of intermediate benches.

An on-site meeting may be scheduled after the 60% review with City, Consultant, and agency staff to discuss comments.

SCOPE OF WORK (continued)

The 60% engineer's opinion of probable cost is expected to have an accuracy range of -10% to +15%, representing a Class 2 estimate under the AACE International classification matrix for the building and general construction industries.

Task 01b—90% Plans, Specifications, and Engineer's Opinion of Probable Cost. The Consultant will provide 90%-level design based on the 60%-level design, and City and agency staff review comments. The Consultant will prepare plans, specifications, and engineer's opinion of probable cost. A meeting will be scheduled after the 90% review with City staff.

The 90% engineer's opinion of probable cost is expected to have an accuracy range of -5% to +10%, representing a Class 1 estimate under the AACE International classification matrix for the building and general construction industries.

Task 01c—Final Construction Contract Documents. The Consultant will provide 100%-level design based on the 90%-level design, and City and agency staff review comments. The Consultant will prepare plans, specifications, engineer's opinion of probable cost, and final bidding and construction schedule.

Contract documents covering the following plan sheets will be prepared:

1. Title Sheet
2. Site Plan, Abbreviations, Legend and General Notes
3. Phase 1 Overall Site Plan
4. Phase 1 Access Road Plan
5. Phase 1 Road Profile
6. Access Road Sections
7. Access Road Details
8. Phase 1 Grading Plan – West
9. Phase 1 Grading Plan – East
10. Phase 1 Sections
11. Phase 1 Sections and Details
12. Phase 1 Details
13. Phase 1 Details
14. Phase 1 Details
15. Landfill Gas Details
16. Leachate Pond Plan
17. Leachate Pond Details
18. Leachate System Plan
19. Leachate System Details
20. Leachate System Electrical Plan
21. Leachate System Electrical Schematic
22. Leachate System Electrical Details
23. Project Control Schedule

SCOPE OF WORK (continued)

The final (100%) engineer's opinion of probable cost is expected to have an accuracy range of -5% to +10%, representing a Class 1 estimate under the AACE International classification matrix for the building and general construction industries.

Task 01d—Bidding Assistance. The Consultant will assist the City in soliciting and evaluating bids for the construction of Phase 1 Development. This work will consist of engineering support during the bidding process that is anticipated to occur over a 30-day period. This work will include the following assistance to the City:

- Address inquiries from prospective bidders and suppliers to provide clarification of design and elements of CQA.
- Prepare up to two addenda, as necessary, for contract amendment.
- Assist the City and attend a pre-bid meeting including a visit to the landfill site to familiarize prospective bidders with the site, discuss the major elements of the work, answer questions, and address concerns.
- Assist the City in preparing a pre-bid meeting summary to be issued to all plan holders in the form of an addendum.
- Prepare supplemental and revised contract drawings and specifications as needed for addenda.
- Review bids and prepare an engineer's statement of bid tabulation stating the apparent low bidder and recommendation for award.

Deliverables:

The Consultant will prepare and submit to City and agency staff one electronic (PDF) copy via email for the 60%, 90%, and Final Construction Contract Documents. The City will also receive one disk copy of the final bid documents (100%-level design). Also, the Consultant will provide the following bidding process deliverables: 1) addenda (two, as required); and 2) bid tabulation statement.

Task 02 – Phase 1 Construction Engineering and Assistance

Schedule: May 1, 2019 through September 2019

Objective:

To provide task oversight and document that the Contractor follows the intent of the final design for Phase 1 Development, as presented in the contract documents, and to provide construction documentation as required in WAC 173-351-730(6).

Based on the Consultant's previous experience at the site and other Eastern Washington landfills, it is expected Phase 1 Development construction will be relatively straightforward and require approximately 20 weeks to complete (from mobilization to final punch-list).

Approach:

This scope of services assumes that the City will be assigning a full-time construction manager to oversee the construction. The Consultant will be on-site during periods of critical work, namely final subgrade, geomembrane, landfill gas connections, and leachate pumping system. The Consultant will work with the City to ensure adequate overlap in these efforts and that the WAC 173-351 requirements for independent third-party review are met. S&EE, Inc. will support the Consultant if, during construction, issues arise on subgrade conformity or special construction techniques.

SCOPE OF WORK (continued)

The Consultant will perform the following work as outlined in the following sections:

Construction Engineering. The Consultant will provide continuing engineering design assistance to the City during the construction of the Phase 1 Development. This task consists of the engineering during construction and includes the following assistance to the City:

- Assist during the pre-construction conference, and prepare the submittal requirements list.
- Review submittals to ensure conformance to project requirements and the intent of the contract documents.
- Interpret and clarify design information as presented in the plans and specifications.
- Evaluate proposed changes to the design. Prepare field-engineered design modifications.
- Assist City in preparing/reviewing field orders and change orders (as required).
- Prepare supplemental drawings, as necessary, for clarification and documentation of design modifications, field orders, and change orders.
- Review contractor-prepared as-built drawings based on plans, modifications to the design, and construction records.
- Attend weekly construction meetings.

Construction Observation. The Consultant will provide day-to-day construction observation and field engineering during critical periods of landfill construction to ensure Contractor compliance with contract documents during the construction of Phase 1 Development. This task consists of the day-to-day on-site construction observation and field engineering after final subgrade preparation, and during installation of the geomembrane, landfill gas system, and leachate pumping system, including the following:

- Perform field observations to monitor the Contractor's work activities and progress to verify conformance to the contract documents and submitted work schedule.
- Review the City-tracked quantities for payments.
- Assist the City in directing the Contractor's activities and provide documentation for work done under force account.
- During periods on-site, prepare daily field reports that identify site conditions, work performed, problems encountered, and issues of concern.
- Ensure that the Contractor is maintaining an updated set of construction drawings to depict work as it is observed.
- Assist in the final walk-through and punch list for the landfill development.
- Assist the City in keeping a photographic log of work accomplished.
- Assist the City with final inspection and project acceptance, including review and concurrence with the City's final pay estimate and other final contract documentation.
- Ensure that material testing services during construction include field nuclear density testing, and field sampling and laboratory testing for CQA requirements for the embankments and landfill bottom grades.

SCOPE OF WORK (continued)

Construction Services Assumptions: The above scope of services and associated budgets during the construction are based upon the following assumptions:

- The Phase 1 Development will occur over a 20-week period, with the Consultant being on-site full-time for a 5-week period. Delays in the construction contract, outside the control of the Consultant that require additional services, will be provided for under a negotiated Amendment to the Contract.
- The Consultant will provide CQA observers to oversee that the final subgrade, geomembrane, leachate system, and landfill gas system are constructed to meet the specifications and regulations. The CQA Engineer or his representative will attend all weekly progress meetings during the above construction activities.
- Twenty hours are budgeted for project orientation and CQA report preparation. Verification testing will consist of review of Contractor field testing and limited (three to five samples) third-party verification testing (paid directly by the City, if needed).
- The City will provide a full-time Resident Engineer/Inspector on-site to represent the City of Richland Public Works. The Resident Engineer/Inspector will be the primary contact for the Contractor. He will be responsible for the administration of the Construction Contract and for providing, as required, daily direction to the Contractor, oversight of the Contractor's work and progress, and project closeout. **The City responsibilities include, but are not limited to:**
 - Coordinate all communications with the Contractor.
 - Conduct daily inspections and prepare daily inspection reports.
 - Act as the CQA Officer and perform CQA inspection as required in the CQA Plan, except for CQA inspection of the final subgrade, geomembrane, leachate system, and landfill gas system, which will be performed by Consultant personnel.
 - Review and approve Contractor submittals; transmit soil and geosynthetic submittals to the Consultant for review.
 - Conduct weekly progress meetings with the Contractor and prepare minutes of the meetings.
 - Make monthly progress payments.
 - Pay directly for third-party verification testing.
 - Identify and resolve construction problems; include the Consultant in the resolution as appropriate.
 - Maintain on-site and at the City office a complete set of project documents including, but not limited to, drawings, specifications, addenda, all written communication, daily reports, and Quality Assurance inspection forms, minutes, and submittals.
 - Assist in the review of Contractor-prepared as-built drawings at the end of the project.
 - Prepare final inspection punch list and project acceptance, final pay estimate, and other final Contract documentation.
 - Conduct any permit coordination.

Deliverables:

The Consultant will provide the following construction services deliverables:

1. Construction Engineering:
 - Pre-construction conference meeting summaries
 - Reviewed submittals and responses
 - Supplemental drawings
 - Reviewed Requests for Information (RFIs), change orders, and responses
 - Reviewed as-built drawings and responses
 - Observation and construction documentation for the CQA Report

Task 03 – Phase 1 CQA Report

Schedule: September 30, 2019 through November 29, 2019

Objective:

The Consultant will provide task management and CQA review and documentation to ensure conformance to project requirements of the contract documents, and the general intent of the design for the Phase 1 Development. This work will consist of the following:

- Conduct initial and scheduled CQA meetings.
- Coordinate and collect all on-site sampling and testing, and perform timely review of all CQA test results and procedures as work progresses to ensure all work meets CQA requirements prior to acceptance and covering.
- Document and report to the Contractor any CQA deficiencies.
- Correspond with Washington State Department of Ecology (Ecology) and Benton Franklin Health Department (BFHD) on appropriate CQA elements if there are modifications to the design or departures from the approved CQA Plan.
- Maintain, track, and review CQA documentation during the project and prepare final CQA Report.

Approach:

A CQA Report will be prepared, which generally describes the progress of the work, any major design modifications, supporting regulatory approvals, and all inspection reports, tests, and completed CQA forms. The intent of the CQA Report is to provide documentation to regulatory agencies that the project was completed in reasonable conformance with the approved contract documents.

The CQA Report will contain the following:

- Construction summary report
- Material placement documentation
- Daily field reports
- CQA inspection and installation forms
- Contractor's Construction Quality Control (CQC) documentation
- Engineer's CQA declaration

SCOPE OF WORK (continued)

- Photographic record
- Record Drawings from Contractor's as-built drawings

Deliverables:

The Consultant will prepare the CQA Report for the Phase 1 Development. The Consultant will provide four electronic copies of the CQA Report for submittal to the City, Ecology (2), and for BFHD record.

Task 04 – Title V Permitting

Schedule: January 1, 2019 through December 31, 2019

Objective:

The Consultant will prepare a Title V Operating Permit Application for the Horn Rapids Landfill facility to be submitted to the Benton Clean Air Agency (BCAA).

Requirements:

The City must submit a complete Title V application to BCAA no later than 15 months after commencing construction of the Phase 1 Development. The Horn Rapids Landfill facility currently has a BCAA Order OA 2006-0012 air permit for the existing landfill gas collection system. The facility must obtain a Title V permit because the facility landfill design capacity exceeds the threshold of 2.76 million tons of refuse with the addition of the landfill expansion.

Approach:

Specific tasks include:

- Collect facility information required for applications.
- Facilitate pre-application meeting with BCAA.
- Research applicable requirements, such as Subpart WWW of New Source Performance Standards, and Subpart AAAAA of National Emission Standards for Hazardous Air Pollutants.
- Prepare BCAA forms for Title V Operating Permit.
- Update uncontrolled and controlled potential-to-emit (PTE) estimates.
- Compare updated PTEs of toxic air pollutants (TAP) to thresholds in WAC 173-460-150.
- Run AERSCREEN as required by WAC 173-460-070 for all TAP for which emissions are greater than applicable small quantity emission rates (SQER).
- Prepare supplement data.
- Negotiate with BCAA, Ecology, and the U.S. Environmental Protection Agency (EPA) as required.
- Revise permit application as required by the City or BCAA.
- Review draft permit issued by agencies, and provide written comments.
- Finalize permit.

Assumptions:

Assumptions are as follows:

SCOPE OF WORK (continued)

- The City will provide all information required by BCAA to the Consultant at the start of the project, including site location and property boundaries, stack locations and sizes, emissions, and process details, including a site survey of the facility property boundary provided in electronic format with UTM coordinates, etc.
- The landfill facility will have up to 10 emission units, including landfill cells, flares, compost facility, maintenance building, landfill operation equipment, backup generators, and boilers.
- *New Source Performance Standard Subpart WWW—Standards of Performance for Municipal Solid Waste Landfills* applies to the facility.
- *National Emission Standard for Hazardous Air Pollutants Subpart AAAA—National Emission Standards for Hazardous Air Pollutants: Municipal Solid Waste Landfills* applies to the facility.
- Air modeling of ambient impacts is required for a Title V operating permit.
- Extensive negotiations may add to cost and/or extend schedule.
- Permit application will take 8 weeks from receipt of complete facility data.

Deliverables:

The Consultant will prepare a draft Title V Operating Permit application for client review and a final application for client signature by responsible official(s) using BCAA (Ecology) application forms, completed in accordance with applicable requirements of Chapter 173-401 WAC including, as needed:

- Form 1: General Information and Certification
- Form 2: Emission Units
- Form 3: Standard Industrial Classification (SIC) Codes and Products
- Form 4: Process Information
- Form 5: Raw Materials Used by Processes
- Form 6: Fuels Used by Processes
- Form 7: Applicable Requirements
- Form 8: Compliance Schedule
- Emission calculations (PTE and actual emissions)
- A compliance assurance monitoring (CAM) applicability evaluation, and, if necessary, a CAM plan in accordance with 40 Code of Federal Regulations (CFR) 64
- Supplemental calculations, as required
- A list of inapplicable requirements and request to extend the permit shield to those requirements
- Supplemental narrative descriptions of process, emission units and controls, and applicability analyses of state and federal requirements, as required

Task 05 – Administration Building and Scale Planning

Schedule: July 2, 2018 through October 31, 2018

Objective:

The Consultant will complete the conceptual design of a new landfill administration building with one adjacent vehicle scale at the Horn Rapids Landfill. The new building will replace the existing building and be approximately 2,000 square feet with the following features.

- Four to six office workstations
- Manager's office
- Separate kitchen/breakroom
- Conference room
- Two restrooms (no lockers or showers)
- Scale attendant workstation
- Mechanical and electrical room

A vehicle scale will be installed adjacent to the scale attendant work station and may be sized and configured for either single or bi-directional weighing of vehicles, depending on the site layout. The existing scale will be preserved for use by City vehicles. The existing administration building will be removed.

The Consultant will provide up to two site layout alternatives, which may include new site entry, site exit, and access to the landfill. The alternatives will consider phased construction to reduce disruptions to ongoing landfill operations.

Planning-level opinions of probable cost will be provided for the alternatives. The opinions of probable cost are expected to have an accuracy range of -20% to +30%, representing a Class 5 estimate under the AACE International classification matrix for the building and general construction industries.

Based on the City's preferred site layout and building/scale concept, the Consultant will proceed to future Task 06 – Administration Building and Scale Design.

Approach:

Task 05.a—Document Review: The Consultant will request and review existing available information pertaining to the work. Documents are expected to meet and/or support the assumptions listed after Task 05.c.

Task 05.b—Facility Programming: The Consultant will develop a programming memorandum summarizing the functional and feature requirements for the new administration building, scale, and access. The Consultant will develop the facility program to serve as the basis for the development of alternatives. The facility program is expected, at a minimum, to identify and document the following functional requirements and information:

- Vehicle forecasts
- Traffic circulation and queuing
- Employee facility requirements
- Building type
- HVAC requirements

SCOPE OF WORK (continued)

- Scale requirements
- Information technology requirements
- Standby power requirements
- Site and access restrictions
- Security
- Construction sequencing, including temporary power
- Remaining site features (pavement, fencing, surface water management, lighting, and landscaping)
- The results of this task will be presented in a draft programming memorandum. The memorandum will be finalized after receiving the City's comments.

Task 05.c—Alternatives Analysis: The Consultant will identify and develop both graphic (drawings and sketches) and narrative descriptions of up to two alternatives to address the facility programming under Task 05.b. This will include site layouts and building layouts. An important component of the description of each alternative will be a planning-level opinion of probable cost for the alternative. The Consultant will conduct a workshop with the City to review, evaluate, and rank the facility alternatives developed. The outcome of the workshop will be identification of a preferred alternative by the City.

The results of this task will be presented in a draft alternatives analysis memorandum that will summarize the City's preferred alternative and provide the basis for the selection. The memorandum will be finalized after receiving the City's comments. The preferred alternative will be brought forward into future Task 06.

Assumptions:

- Connection to existing septic is available onsite and will be accessible by gravity.
- Connection to existing water is available onsite with adequate capacity.
- Connection to existing power is available onsite with adequate capacity within a workable distance.
- The City will provide the Consultant with accurate load calculations for the existing power distribution system, including the existing administration building.
- The new administration building will have equivalent power requirements to the existing building.
- Connection to existing telecommunications is available onsite with adequate capacity.
- The City will provide as-built existing utility drawings in AutoCAD format together with available capacity information.
- The City will provide topographic survey of the area in AutoCAD format.
- The City will provide customer traffic information for the most recent 2 years and customer count forecasts for the next 10 years.
- The City will provide existing geotechnical information for geotechnical assessment without additional site investigations required.
- Sensitive areas and associated buffers are not present in the potential work area, and site environmental reconnaissance is not required.
- The State Environmental Policy Act (SEPA) process for the landfill expansion permit will be sufficient to include this work. Project-specific SEPA process will not be required.
- Existing available traffic queue distance is acceptable for alternative development. A traffic or queueing study will not be required.

SCOPE OF WORK (continued)

- On-site meetings are assumed to include one site review meeting by civil and electrical design disciplines, and one workshop meeting to review the layout alternatives. Each meeting is assumed to include up to three Consultant staff.
- Wireless telemetry is excluded. It is assumed that existing antennae and related communication equipment will not be included in the new facility.
- If standby power (generator) is provided, it is assumed to be an 'Optional Standby System' according to National Electrical Code article 702.
- The new building shell will be based on a pre-engineered metal building.

Deliverables:

The Consultant will submit to the City one PDF copy via email of each of the following:

- Documents Request
- Draft Programming Memorandum
- Final Programming Memorandum
- Draft Alternatives Analysis Memorandum
- Final Alternatives Analysis Memorandum

POTENTIAL FUTURE LANDFILL EXPANSION TASKS:

- Task 06: Title V Permit Conditions—Landfill Gas System Upgrades
- Task 07: Administration Building and Scale Design
- Task 08: Administration Building and Scale Construction—Engineering and Assistance

Burdened Rates:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					</
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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 93-18, Changing the Spelling of Mc Ewan Drive in West Village Phase 2 to McEwan Drive

Department:

Community Development Services

Ordinance/Resolution Number:

93-18

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 93-18, changing the spelling of Mc Ewan Drive in West Village Phase 2 to McEwan Drive.

Summary:

The plat of West Village Phase 2 was approved by the City of Richland Addressing task team with spelling of McEwan Drive. However, the spelling on the recorded plat was listed as Mc Ewan Drive.

Benton County Emergency Services (BCES) received updated map data from City of Richland GIS staff and noticed that the spelling included a space, which they believed was a spelling error. Staff researched the spelling and found both versions to be correct. Staff also contacted USPS, the Benton County Assessor, and City of Richland GIS to verify which version the different agencies would use.

The Benton County Assessor and City departments are bound to follow the recorded document spelling of 'MC EWAN', but USPS reported that it would use the intended spelling of 'MCEWAN' instead of 'MC EWAN'. Due to the different spelling versions, staff also contacted the developer to verify which spelling was intended. Mr. Geoff Clark of Badger Developers, LLC advised that he intended the spelling to be McEwan Drive with no space.

To ensure all agencies use the same spelling, Mr. Clark petitioned for correction of the street name pursuant to RMC 12.01.110.

Staff recommends approval of Resolution No. 93-18 to legally change the spelling from Mc Ewan Drive to McEwan Drive consistent with the intentions of the developer.

Fiscal Impact:

New street signs with the correct spelling will need to be installed.

Attachments:

- I. Resolution No. 93-18

RESOLUTION NO. 93-18

A RESOLUTION of the City of Richland changing the spelling of a street located in West Village Phase 2 from Mc Ewan Drive to McEwan Drive.

WHEREAS, Badger Developers, LLC is the property owner and developer of West Village Phase 2; and

WHEREAS, Badger Developers, LLC submitted, and the City approved, the name of a new street in West Village Phase 2 as McEwan Drive; and

WHEREAS, the plat contained a misspelling and was recorded with the new street spelling of Mc Ewan Drive; and

WHEREAS, Richland Municipal Code (RMC) Section 12.01.110 allows property owners to request to change the name of a street which has an existing name; and

WHEREAS, the City received a request from Badger Developers, LLC to change the spelling of Mc Ewan Drive in the West Village Phase 2 subdivision to McEwan Drive.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the spelling of Mc Ewan Drive is changed to McEwan Drive.

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 5th day of June, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Items for Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Appointment to the Americans with Disabilities Act Citizens Review Committee: John (Scott) McDonald

Department:

City Attorney

Ordinance/Resolution Number:

Document Type:

General Business Item

Recommended Motion:

Approve the appointment of John (Scott) McDonald to Position No. I on the Americans with Disabilities Act Citizens Review Committee.

Summary:

Position No. I on the Americans with Disabilities Act Citizens Review Committee is currently vacant due to the recent resignation of David Carl. Position No. I has an unexpired term until September 30, 2020.

Vice Chair Siller is recommending the appointment of applicant John (Scott) McDonald to Position No. I.

The position term is effective June 6, 2018 through September 30, 2020.

Candidate application materials are on file and available for review in the City Clerk's Office.

Fiscal Impact:

None.

Attachments:

I. ADA Recommendation

Barham, Debby

From: Kintzley, Heather
Sent: Tuesday, May 22, 2018 5:45 PM
To: Barham, Debby
Subject: ADA Citizens Review Committee Recommendation

Debby, please accept this email as the written recommendation from ADA Citizens Review Committee Vice Chair Steve Sillers to appoint applicant John (Scott) McDonald to the committee.

Thanks,
Heather



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Items for Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Appointment to the Code Enforcement Board: Skye White

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Approve the appointment of Skye White to Position No. I on the Code Enforcement Board.

Summary:

Position No. I on Code Enforcement Board is currently vacant and has an unexpired term until March 31, 2020.

Chair Guyette and Council Liaison Alvarez are recommending the appointment of Skye White to Position No. I.

The position term is effective June 5, 2018 through March 31, 2020.

Candidate application packets are on file and available for review in the City Clerk's Office.

Fiscal Impact:

None.

Attachments:

I. CEB Appointment Recommendation

Kintzley, Heather

From: Kintzley, Heather <hkintzley@CI.RICHLAND.WA.US>
Sent: Thursday, April 26, 2018 3:38 PM
To: Barham, Debby
Cc: Fulton, Toni; 'Joe Guyette'; 'Gregery Levy'; Harrison, Mike; Alvarez, Michael
Subject: RE: Code Enforcement Board Application Summary

Debby – After conducting interviews of the three applicants today, Chair Guyette and Councilmember Alvarez are recommending that Skye White be appointed to fill Position No. 1.

Thanks, as always, for your assistance with this effort.

Heather

From: Barham, Debby
Sent: Monday, April 16, 2018 9:52 AM
To: 'Joe Guyette'; 'Gregery Levy'; Kintzley, Heather <hkintzley@CI.RICHLAND.WA.US>; Harrison, Mike <MHarrison@CI.RICHLAND.WA.US>; Alvarez, Michael <malvarez@CI.RICHLAND.WA.US>
Cc: Fulton, Toni <tfulton@ci.richland.wa.us>
Subject: Code Enforcement Board Application Summary

Good Morning,

Three application packets have been received as a result of advertising for the current vacancy Code Enforcement Board vacancy for Position No. 1, previously held by Isaac Stanfield. This position has an unexpired term until March 31, 2020.

The application packets were uploaded to Dropbox for your review; here is the link to the [CEB Applications as of 041318](#). Please contact staff liaison assistant, Toni Fulton at 942-7385, to schedule the interviews. After the interviews are completed, please send a written appointment recommendation or email the recommendation to the City Clerk's Office. The recommendation for appointment will be placed on the next available Council agenda for approval.

Sincerely,





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Items for Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Appointment to the Economic Development Committee: Rae Moss

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Approve the appointment of Rae Moss to Position No. 4, on the Economic Development Committee.

Summary:

Position No. 4 on the Economic Development Committee is currently vacant and has an unexpired term until September 30, 2018.

Chair Bricker and Council Liaison Christensen are recommending the appointment of Rae Moss to Position No. 4.

The position is effective June 6, 2018 through September 30, 2018.

Candidate application packets are on file and available for review in the City Clerk's Office.

Fiscal Impact:

None.

Attachments:

I. EDC Recommendation



MEMORANDUM

TO: Richland City Clerk

FROM: Brad Bricker, Economic Development Committee Chairman

DATE: May 16, 2018

SUBJECT: Economic Development Committee Vacancies

On May 16, 2018, City Council Liaison Christensen and I considered three candidates for the Economic Development Committee vacancy for the position held by Ron Thomas.

The candidate recommended to fill the vacancy is as follows:

Position #4:

Vacated by:

Ron Thomas

Selected Candidate:

Rae Moss

If you have any questions, please feel free to contact me.

Brad Bricker, Chairman
Economic Development Committee



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Items for Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Proclamations of Appreciation: Debbie Berkowitz and David Carl

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Approve the proclamations expressing appreciation to Debbie Berkowitz and David Carl for their volunteer service to the City of Richland.

Summary:

Ms. Debbie Berkowitz was appointed to the Planning Commission on April 1, 2008 and served until her second term expired on March 31, 2018.

Mr. David Carl was initially appointed to the Americans with Disabilities Act Citizens Review Committee on December 15, 2009 and served until November 30, 2012. Mr. Carl was later reappointed on February 5, 2013 and served until he announced his resignation on April 26, 2018.

Fiscal Impact:

None

Attachments:

1. Proclamation of Appreciation - Debbie Berkowitz
2. Proclamation of Appreciation - David Carl



WHEREAS, Debbie Berkowitz was first appointed to the Planning Commission on April 1, 2008 and served ten (10) years until March 31, 2018; and

WHEREAS, Ms. Berkowitz faithfully dedicated her time, knowledge, and talents for the benefit of the citizens of Richland; and

WHEREAS, during her tenure on the Planning Commission, the City experienced rapid growth and development, during which time the Planning Commission accomplished significant work in the review of development applications and proposed plans such as expansion of the Kadlec Regional Hospital and the Horn Rapids Industrial area, as well as the Swift Corridor Master Plan and the Badger Mountain Subarea Plan; and

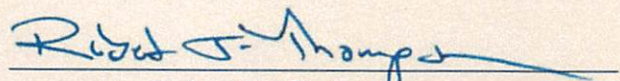
WHEREAS, Ms. Berkowitz faithfully assisted in revising and updating the City's municipal code related to zoning, and provided input into updates of the City's Comprehensive Plan, Critical Areas Ordinance, and Shoreline Master Program; and

WHEREAS, Ms. Berkowitz also assisted in providing recommendations for the distribution of Community Development Block Grant (CDBG) funds for a variety of projects and agencies.

NOW, THEREFORE, I, Robert J. Thompson, by virtue of the authority vested in me as Mayor of the City of Richland, Washington, do hereby proclaim on behalf of the City and its citizens, appreciation to Debbie Berkowitz for the service she rendered to the City during her tenure as a member of the Richland Planning Commission.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed hereto the official seal of the City of Richland, Washington, on this 5th day of June, 2018.




Robert J. Thompson
Mayor of Richland



WHEREAS, David Carl was first appointed to the Americans with Disabilities Act (ADA) Citizens Review Committee on December 15, 2009 and served until November 30, 2012; and

WHEREAS, Mr. Carl later rejoined the ADA Citizens Review Committee, being reappointed on February 5, 2013 and serving until April 26, 2018; and

WHEREAS, Mr. Carl served as Chairman of the ADA Citizens Review Committee from April 3, 2017 through the date of his resignation; and

WHEREAS, Mr. Carl dedicated a total of eight (8) years and two (2) months of his time and energy to Richland's ADA Citizens Review Committee for the betterment of the City of Richland; and

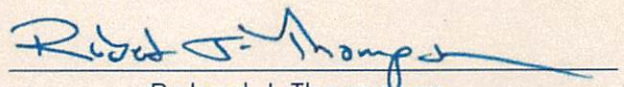
WHEREAS, Mr. Carl's contribution to the ADA Citizens Review Committee resulted in the posting of additional signs to clarify facility access for disabled individuals, thoughtful input into the City's developing ADA Transportation Plan, and construction of a new ADA-compliant ramp providing access to the Richland Federal Building; and

WHEREAS, the Richland City Council wishes to recognize Mr. Carl's dedication to the ADA Citizens Review Committee.

NOW, THEREFORE, I, Robert J. Thompson, by virtue of the authority vested in me as Mayor of the City of Richland, Washington, do hereby proclaim on behalf of the City and its citizens, appreciation to David Carl for the service he rendered to the City during his tenure as a member of the Americans with Disabilities Act Citizens Review Committee.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed hereto the official seal of the City of Richland, Washington this 5th day of June, 2018.




Robert J. Thompson
Mayor of Richland



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Items for Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Authorize Travel for Mayor Thompson and Mayor Pro Tem Christensen

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Authorize travel for Mayor Thompson and Mayor Pro Tem Christensen to attend the Energy Community Alliance National Cleanup Workshop in Alexandria, Virginia, September 10-14, 2018

Summary:

Mayor Thompson and Mayor Pro Tem Christensen plan to attend the Energy Community Alliance (ECA) National Cleanup Workshop in Alexandria, Virginia, from September 10-14, 2018.

The National Cleanup Workshop will bring together senior Department of Energy (DOE) executives and site officials, industry executives, national and local elected officials, and other stakeholders to discuss DOE's progress on the cleanup of the environmental legacy of the nation's Manhattan Project and Cold War nuclear weapons program.

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 \$500.00.

Fiscal Impact:

Anticipated expenses for both Mayor Thompson and Mayor Pro Tem Christensen to attend the ECA National Cleanup Workshop are \$6197.28. ECA will reimburse most expenses associated with the conference. There are enough funds in Council's tuition and travel budget line items to cover expenses not reimbursed by ECA.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Expenditures - Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Expenditures from May 7, 2018 - May 25, 2018 for \$10,356,227.01 including Check Nos. 257230-258048, Wire Nos. 6890-6921, Payroll Check Nos. 133650-134187, and Payroll Wire/ACH Nos. 10458-10472

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from May 7, 2018, to May 25, 2018 in the amount of \$10,356,227.01.

Summary:

Breakdown of Expenditures:

Check Nos.	257230-258048	3,869,625.58
Wire Nos.	6890-6921	4,164,795.94
Payroll Check Nos.	133650-134187	20,819.63
Payroll Wires/ACH	10458-10472	2,300,985.86
TOTAL		\$10,356,227.01

Fiscal Impact:

Yes

Total Disbursements: \$10,356,227.01. Disbursements (wire transfers) include \$3,179,045.00 for purchase power.

Attachments:

1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
MAY 7 - MAY 25, 2018

Payee	Wire Description	Amount
Claim Wires - Wire No. 6890 to 6921		
Bonneville Power Administration	Purchase Power	3,179,045.00
CIGNA Health/Matrix/QBE/VSP	Insurance Claims	600,965.94
Discovery Benefits	Section 125	5,831.01
Department of Licensing	Firearms Online Pmt for Concealed Licenses	1,671.00
HRA VEBA	Fire - IAFF VEBA	203,620.07
Richland Golf Management Corporation	Col. Pt. Operating Reimb	173,662.92
	Total Claim Wire Transfers	\$ 4,164,795.94
 Payroll Wires & Direct Deposits (ACH) - Wire No. 10458 to 10472		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	\$ 2,300,985.86
 Total Claim & Payroll Wires/ACH		 \$ 6,465,781.80

*Payroll Wires - transactions represent; employee payroll, payment of benefits, payroll taxes and other related payroll benefits.



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001	GENERAL FUND				
Division:	000	UNASSIGNED			
BANK OF AMERICA		18040059018	257694	BANK ANALYSIS FEES	\$3,155.00
BENTON COUNTY TREASURER		0418BC	257243	CRIME VICTIMS COMP BCDC-APR 18	\$750.03
PEACH-ATKINS, D'ETTE		18-127 PEACH-ATKI	257992	18-127 EVERGREEN CONFERENCE	\$324.00
PERMIT REFUND		2018.000016	257553	REFUND-OVERPAYMENT	\$364.00
		2018-001084/1088	257515	REFUND-PERMITS NOT NEEDED	\$1,816.95
				REFUND-PERMITS NOT NEEDED	\$1,181.02
				REFUND-PERMITS NOT NEEDED	\$4.50
RECWARE REFUND	020317		257433	REFUND INCLEMENT WEATHER	\$9.65
				REFUND INCLEMENT WEATHER	\$7.65
			257449	REFUND INCLEMENT WEATHER	\$9.65
				REFUND INCLEMENT WEATHER	\$7.65
			257462	REFUND INCLEMENT WEATHER	\$7.65
				REFUND INCLEMENT WEATHER	\$9.65
			257469	REFUND INCLEMENT WEATHER	\$9.65
				REFUND INCLEMENT WEATHER	\$7.65
			257487	REFUND INCLEMENT WEATHER	\$7.65
				REFUND INCLEMENT WEATHER	\$9.65
			257567	REFUND INCLEMENT WEATHER	\$9.65
				REFUND INCLEMENT WEATHER	\$7.65
		020617	257474	REFUND INCLEMENT WEATHER	\$7.65
		042418	257481	REFUND DEPOSIT	\$150.00
		043018	257430	REFUND PARKS & RECREATION	\$425.00
		050418	257465	REFUND PARKS & RECREATION	\$425.00
		050918	257461	REFUND DEPOSIT	\$150.00
			257467	REFUND DEPOSIT	\$150.00
			257473	REFUND DEPOSIT	\$150.00
TALENT WISE INC		102090109	257655	BACKGROUND CHECKS-APR	\$375.64
WASHINGTON STATE PATROL		118007344	258038	BACKGROUND CHECKS-APRIL 2018	\$644.00
WASHINGTON STATE TREASURER		0418WS	257379	FINES & FORFEITURES BC-APRIL 18	\$40,039.96
		3RD QTR 2017	258039	3RD QTR 2017 FELONY FORFEITURE	\$37.50
WEBCHECK INC		5990	257380	WEBCHECK SRVC APRIL 18	\$1,270.62
UNASSIGNED TOTAL ****					\$51,524.67
Division:	001	CITY COUNCIL			
BANK OF AMERICA		TXN00038784-	257865	PANERA BREAD - DINNER STRATEGI	\$231.79
		TXN00038960-		PAYPAL TRICITYDEVE - MEMBER L	\$25.00
		TXN00038961-		FRED-MEYER #0286 - COFFEE	\$40.08
		TXN00039056-		ASSOC OF WA CITIES - LEMLEY -	\$400.00
		TXN00039096-		Plaque for Retiring BCC Member	\$74.39



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FETROW, KIM		1861	257295	COUNCIL/DEPT HEAD PORTRAITS	\$162.90
HARTY, BRIANNA		051718	257947	SUPPLIES REIMBURSEMENT	\$76.94
PARADISE BOTTLED WATER CO		2/18-CITYATTORNE	257990	BOTTLED WATER-FEBRUARY	\$30.88
		3/18-CITYATTORNE		BOTTLED WATER-MARCH	\$37.98
		4/18-CITYATTORNE		BOTTLED WATER-APRIL	\$48.58
THOMPSON, ROBERT		18-189 THOMPSON	257658	18-189 ECA ANNUAL CONFERENC	\$3,234.56
TRI CITIES LEGISLATIVE COUNCIL		524	257374	LEGISLATIVE RECEPTION-S. KENT	\$25.00
		526	257566	LEGISLATIVE RECEPTION-ALVAREZ	\$25.00
CITY COUNCIL TOTAL ****					\$4,413.10
Division:	100	CITY MANAGER			
REENTS, CYNTHIA		051118	257998	LUNCHEON MEETING REIMBURSEM	\$18.64
		18-143 REENTS	257477	18-143 WCMA REGIONAL CONFER	\$305.46
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$49.82
CITY MANAGER TOTAL ****					\$373.92
Division:	101	CITY CLERK			
BANK OF AMERICA		TXN00038724-	257865	WMCA 2018 Dues - MH	\$75.00
		TXN00038726-		IIMCA 2018 Dues - MH	\$200.00
		TXN00038729-		WMCA 2018 Dues - DB	\$75.00
		TXN00038738-		CLAIM ADJUST/PAYPAL WMCA 2018	\$500.00
		TXN00038920-		Record Ordinance	\$81.00
		TXN00039154-		Return of Office Supplies	(\$102.56)
		TXN00039157-		City Clerk Office Supplies	\$102.56
		TXN00039171-		OFFICE DEPOT #2766 - Purchase	\$76.91
CODE PUBLISHING INC		60032	257745	RMC ELECTRONIC UPDATES 5/8/18	\$93.18
PARADISE BOTTLED WATER CO		2/18-CITYATTORNE	257990	BOTTLED WATER-FEBRUARY	\$9.26
		3/18-CITYATTORNE		BOTTLED WATER-MARCH	\$11.39
		4/18-CITYATTORNE		BOTTLED WATER-APRIL	\$14.57
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$32.44
CITY CLERK TOTAL ****					\$1,168.75
Division:	102	CITY ATTORNEY			
BANK OF AMERICA		TXN00038751-	257865	PUBLIC RISK MGMT - SENNER	\$590.00
		TXN00038817-		AGENT FEE - KINTZLEY	\$35.00
		TXN00038884-		DELTA AIR - KINTZLEY - TRAINI	\$208.80
		TXN00038907-		PACER - INFO CHARGES	\$15.30
		TXN00038991-		STAPLES - Office Supplies	\$91.69
		TXN00039075-		AMAZON MKTPLACE - ERGO DESK -	\$380.09
		TXN00039161-		CHEESECAKE SOUTH CENTER - KINT	\$25.24
		TXN00039175-		RPS PASCO TRICITIES AP - PARKI	\$10.00
		TXN00039193-		AGENT FEE - KINTZLEY	\$35.00
		TXN00039211-		DELTA AIR - SENNER - PRIMA	\$594.60



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BELL BROWN & RIO PLLC		964	257242	PROSECUTION SRVCS-MAY	\$22,716.09
BENTON COUNTY DISTRICT COURT		C04785426	257507	FILING FEE - DDD APPEAL HOLDER	\$83.00
CITY OF RICHLAND		18-155 FULTON	257918	18-155 WCIA/WAPRO PRR	\$398.89
COLUMBIA SAFETY LLC		2018-75	257922	CPR/AED/FIRST AID TRAINING	\$840.00
FOSTER PEPPER PLLC		1196858	257764	REAL ESTATE GENERAL	\$315.00
KINTZLEY, HEATHER		18-234 KINTZLEY	257450	18-234 ARCHIVES COMMITTEE	\$105.73
MENKE JACKSON BEYER LLP		04/2018-019	257791	CANYON CREEK	\$1,287.00
		04/2018-065		GENERAL (CITY ATTY)	\$294.30
		04/2018-088		NESS/PAULSEL V. COR	\$4,149.28
		04/2018-456		DENNEY V COR - PRR	\$3,388.62
PARADISE BOTTLED WATER CO		2/18-CITYATTORNE	257990	BOTTLED WATER-FEBRUARY	\$6.17
		3/18-CITYATTORNE		BOTTLED WATER-MARCH	\$7.60
		4/18-CITYATTORNE		BOTTLED WATER-APRIL	\$9.71
PRONTO PROCESS SERVICE INC		PTO-2018004029	257809	MESSENGER SERVICE-APR	\$40.00
THOMSON REUTERS-WEST		838134229	258025	INFORMATION CHARGES-APR 2018	\$2,215.32
XEROX CORPORATION		093132452	257573	MX4-344681 BASE/PRINTS-APRIL	\$62.81
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$51.61

CITY ATTORNEY TOTAL ****

\$37,956.85

Division: 110 ASSISTANT CITY MANAGER

BANK OF AMERICA		TXN00038702-	257865	SAFEWAY - MEETING REFRESHMENTS	\$9.25
		TXN00038720-		SQ SOME BAGELS, IN - MEETING	\$21.88
		TXN00038759-		BAM ELGL - RENEWAL FEE	\$60.00
		TXN00038871-		AMAZON - LEADERSHIP TRAINING M	\$291.00
		TXN00038934-		Framing of Art for City Hall	\$265.68
		TXN00039074-		AMAZON - LEADERSHIP TRAINING M	\$121.25
		TXN00039105-		INTERNATION - ACM ICMA MEMBERS	\$1,158.00
		TXN00039121-		STAPLES - ENVELOPES, NOTE PADS	\$47.79
PARADISE BOTTLED WATER CO		2/18-CITYATTORNE	257990	BOTTLED WATER-FEBRUARY	\$9.26
		3/18-CITYATTORNE		BOTTLED WATER-MARCH	\$11.39
		4/18-CITYATTORNE		BOTTLED WATER-APRIL	\$14.57
XEROX CORPORATION		093132452	257573	MX4-344681 BASE/PRINTS-APRIL	\$236.69
				MX4-344681 BASE/PRINTS-APRIL	\$61.88
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$33.87

ASSISTANT CITY MANAGER TOTAL ****

\$2,342.51

Division: 111 COMMUNICATIONS & MARKETING

BANK OF AMERICA		TXN00038694-	257865	FACEBK - EGGNITE	\$15.00
		TXN00038709-		SMARTSHEET	\$82.54
		TXN00038833-		PAYPAL 3CMA - CONFERENCE REGI	\$605.00
		TXN00038843-		PAYPAL 3CMA - LOGAN 3CMA CONF	\$150.00
		TXN00038847-		PAYPAL 3CMA - CONFERENCE REGI	(\$605.00)



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00038851-	257865	STK SHUTTERSTOCK, INC.	\$29.00
		TXN00038954-		SP THE LUXE LENS - PHOTOSHOP	\$15.00
		TXN00039085-		UBER TRIP MOO4A - TRIP 18-21	\$39.30
		TXN00039097-		UNITED -- BAGGAGE FEE - TRIP 1	\$25.00
		TXN00039102-		UBER TRIP MOO4A - TRIP 18-21	\$5.75
		TXN00039196-		MARRIOTT DENVER TECH - TRIP #	\$586.86
		TXN00039198-		RPS PASCO TRICITIES AP -TRIP 1	\$40.00
		TXN00039204-		ADOBE SYSTEMS INC	\$32.57
		TXN00039216-		ALASKA AIR - BAGGAGE FEE - TRI	\$25.00
LOGAN, HOLLIE		18-217 LOGAN	257453	18-217 GOVT SOCIAL MEDIA CO	\$240.00
MID COLUMBIA ENGINEERING INC	P058675	ST009816	257328	ANISA GARCIA, PRINTER/MAIL CLE	\$745.20
	P058675	ST009828	257793	ANISA GARCIA, PRINTER/MAIL CLE	\$605.48
	P058675	ST009842		ANISA GARCIA, PRINTER/MAIL CLE	\$745.20
WEST COAST PAPER COMPANY		10605213	257383	PAPER 20# PINK/67# BRTWHT	\$463.72
		10607478		PAPER 20# WHITE	\$466.98
		10653339	257848	PAPER 20# WHITE	\$466.98
XEROX CORPORATION		093132472	258045	BG2-946472 BASE/PRINTS- APR	\$384.40
				BG2-946472 BASE/PRINTS- APR	\$442.82
		093132473		B35-458536 BASE CHG ONLY - APR	\$140.31
		093132474		XU6-476287 BASE/PRINTS- APR	\$425.01
				XU6-476287 BASE/PRINTS- APR	\$392.53
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$12.45
				PHONE CHARGES 4/1-4/30/18	\$12.58
				PHONE CHARGES 4/1-4/30/18	\$0.27
COMMUNICATIONS & MARKETING TOTAL ****					\$6,589.95
Division:	112	CABLE COMMUNICATIONS			
BANK OF AMERICA		TXN00038841-	257865	RITE AID STORE - TELEPROMPTER	\$11.92
		TXN00038880-		INTERNATIONAL TRANSACTION	\$0.61
		TXN00038886-		AVANGATE MAC X DVD - MAC VIDE	\$75.97
		TXN00038964-		Vimeo Plus+	\$65.11
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$13.80
CABLE COMMUNICATIONS TOTAL ****					\$167.41
Division:	113	HANFORD COMMUNITIES			
BANK OF AMERICA		TXN00038760-	257865	TRI-CITY REGIONAL CHAMBER - LU	\$22.00
		TXN00038919-		THE LIAISON CAPITOL HILL - BRO	\$2,005.33
		TXN00039135-		AGENT FEE - BROWN-LARSEN NATIO	\$35.00
		TXN00039152-		ALASKA AIR - BROWN-LARSEN NAT	\$1,192.60
PARADISE BOTTLED WATER CO		2/18-CITYATTORNE	257990	BOTTLED WATER-FEBRUARY	\$6.17
		3/18-CITYATTORNE		BOTTLED WATER-MARCH	\$7.60
		4/18-CITYATTORNE		BOTTLED WATER-APRIL	\$9.71



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION		093132452	257573	MX4-344681 BASE/PRINTS-APRIL	\$62.81
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$8.99
HANFORD COMMUNITIES TOTAL****					\$3,350.21
Division:	120	FIRE			
ARMSTRONG, JASON		041618-041818	257234	RFD PROMOTIONALS PER DIEM	\$399.03
BANK OF AMERICA		TXN00038703-	257865	DMI DELL K-12/GOVT	\$184.61
		TXN00038771-		AMAZON - BATTERIES, NOZZLE	\$44.35
		TXN00038831-		AMAZON - KITCHEN UTENSILS	\$36.06
		TXN00038845-		AMAZON - LAPTOP BAG, MOUSE PAD	\$20.61
		TXN00038891-		AMAZON - WIRELESS 10 KEY	\$45.60
		TXN00038958-		WALMART - REFRESHMENTS (PRMTN	\$120.50
		TXN00038973-		QDOBA - LUNCH (PROMOTIONALS)	\$127.71
		TXN00038976-		STARBUCKS - COFFEE (PRMTNLS)	\$36.82
		TXN00038983-		STARBUCKS - COFFEE (PRMNTLS)	\$36.82
		TXN00039004-		DICKEY'S BBQ - LUNCH (PMTNLS)	\$215.03
		TXN00039024-		ROUND TABLE - LUNCH (PRMTNLS)	\$95.45
		TXN00039033-		WWW.NEWEGG.COM,ZOTAC ZBOX	\$218.25
		TXN00039035-		HOME 2 SUITES - ASSESSOR LDGNG	\$316.14
		TXN00039040-		AMAZON/SOFTWARE,TV WALL MOUNT	\$164.32
				AMAZON/SOFTWARE,TV WALL MOUNT	\$59.51
		TXN00039054-		IAAI - FIRE INVEST EXAM	\$90.00
		TXN00039063-		AMAZON - KITCHEN DISHES/UTENSI	\$54.94
		TXN00039070-		HOME 2 SUITES - ASSESSOR LDGN	\$474.21
		TXN00039084-		AMAZON - KITCHEN STORAGE SETS	\$53.58
		TXN00039111-		AMAZON - VARIDESK MAT	\$65.16
		TXN00039120-		AMAZON MKTPLACE PMTS,LG 55 INC	\$624.34
		TXN00039131-		Amazon.com,WIRELESS KEYBOARD A	\$54.29
		TXN00039165-		AGENT FEE - BOOKING FEE (NIELS	\$35.00
		TXN00039166-		AGENT FEE - BOOKING FEE (BRYAN	\$35.00
		TXN00039167-		DELTA AIR - PLATFORM PRE-BUILD	\$697.60
		TXN00039177-		AGENT FEE - BOOKING FEE (MULFO	\$35.00
		TXN00039178-		DELTA AIR - PLATFORM PRE-BUILD	\$697.60
		TXN00039179-		DELTA AIR - PLATFORM PRE-BUILD	\$697.60
BASIN DEPARTMENT STORE INC		323212	257240	REDBACK DAYBOOT (SPENCER)	\$173.75
BENTON PUD		1487	257245	QTRLY RACK LEASE JAN-MAR 2018	\$629.86
BENTON RURAL ELECTRIC ASSOCIATION		04/18-74170526	257734	COLLINS RD RADIO TOWER-ELECTRI	\$29.79
BIG TOE AUTO SALVAGE		8-2018	257904	2 TRNG AUTO DELIVER/PICK UP	\$532.14
BLAKENSHIP, REBECCA		041618-041818	257247	RFD PROMOTIONALS PER DIEM	\$274.77
CALLBACK STAFFING SOLUTIONS LLC		008232	257252	STAFFING CALLBACK SRVCS-APRIL	\$216.13
		008493	257910	STAFFING CALLBACK SRVCS-MAY	\$216.13
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$3,568.45



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COLUMBIA FITNESS		M483	257268	ST 71 STEP MSTR/LABOR	\$206.34
D&D TELECOMMUNICATION PROPERTIES LLC		452	257275	PERRY MONUMENT RD RENT-APRIL	\$760.07
		466		PERRY MONUMENT RD RENT-MAY	\$760.07
DELL COMPUTER CORPORATION	P059041	10234598509	257756	MONITOR, DELL P2217H FOR FIRE	\$290.72
EMERGENCY REPORTING		2018_0474	257283	ERS SUBSCRIPTION-MARCH	\$268.97
		2018_2118		ERS SUBSCRIPTION-MAY	\$268.97
FOWLER FIRE EDUCATION		2018-1	257942	IFSAC FIRE INSTRUCTOR 1 X (4)	\$1,000.00
FRONTIER		04/18 2530045365	257300	SILVER CLOUD PHONE LINE	\$66.64
		05/18 2061880334		VHF PHONE LINE 04/19-5/18/18	\$422.86
ON SCENE MEDICAL SERVICES, P.C.	P059127	1042	257338	ANNUAL AUDIOGRAMS	\$1,170.00
PATTERSON, JOSH		022418	257471	CLASS A UNIFORM 50% REIMB	\$369.99
PUBLIC SAFETY TESTING INC		2018-8260	257344	1ST QTR 2018 SUBSCRIPTION FEES	\$291.51
REGION 8 FIRE COUNCIL		06-653	257349	IFSAC FFI TEST (ALMON)	\$150.00
RICHLAND ACE HARDWARE		61457	257351	FLOURESCENT BULB	\$23.76
		61538		4 CYCLE FUEL/GRL BRUSH/VELCRO	\$21.05
		61624		40PC SCREWDRIVER-PREVENTION	\$21.71
		61987	257999	CD TRIGGER SNAP W/RING	\$13.00
RICHLAND NAPA		411453	258001	D EARTH ABSORBANT	\$117.42
RINGOLD EMBROIDERY		453	258002	POLOS (7)GRAY (1)RED	\$230.23
SEA WESTERN INC		197079	257356	HAIX FIRE HUNTER EXTREME BOOTS	\$380.10
SEW FABULOUS		1349	257823	SHIRT PATCHES (6)	\$32.58
		1350	258011	PANTS HEMMED X 4	\$65.16
UPTOWN CLEANERS		48007	258036	LINEN/UNIFORM LAUNDRY SRVCS	\$291.10
		48089		LINEN/UNIFORM LAUNDRY SRVCS	\$297.79
		48189		LINEN/UNIFORM LAUNDRY SRVCS	\$330.01
		95940		LINEN/UNIFORM LAUNDRY SRVCS	\$244.51
WASHINGTON STATE PATROL		F1800594	258038	IFSAC FIRE OFFICER 1 JORDAN	\$395.00
XEROX CORPORATION	P059157	092477389	257850	OFFICE COPIER LEASE/USAGE (FEB	\$355.37
	P059157	092477390		FIRE ST 72 ANNUAL COPIER MAINT	\$130.32
	P059157	092825618		OFFICE COPIER LEASE/USAGE (MAR	\$371.75
	P059157	092825619		FIRE ST 73 1ST QTR COPIER MAIN	\$32.58
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$183.08
FIRE TOTAL ****					\$20,938.81
Division:	130	POLICE			
101 CLEANERS		04/18-9427360	257851	UNIFORM LAUNDRY SRVCS-APRIL	\$325.84
AVERY, BUNNIE		18-170 AVERY-	257862	18-170 WAPRO CONFERENCES	\$14.00
BANK OF AMERICA		TXN00038707-	257865	TALOS TACTICAL - MAGPULS	\$80.44
		TXN00038730-		IRRIGATION SPECIALISTS IN - LA	\$66.40
		TXN00038731-		UPS 0000002654EE138	\$57.12
		TXN00038743-		TRAFFICSAFETYWAREHOUSE - POCKE	\$160.43
		TXN00038745-		STAPLES - CUPS/FORKS	\$60.58



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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00038749-	257865	MIDWAYUSA COM - CHARGING HANDL	\$102.97
		TXN00038757-		WORKBOOTSUSA - Credit	(\$169.60)
		TXN00038761-		CRYE PRECISION - COMBAT SHIRTS	\$362.30
		TXN00038783-		TACTICAL NIGHT VISION CO - TEC	\$140.71
		TXN00038789-		PUBLIC SAFTEY SOFTWARE - VIMS	\$384.00
		TXN00038790-		ALASKA AIR 0272168191634 - PA	\$523.90
		TXN00038799-		TEEL TECHNOLOGIES - HP PROBES	\$230.00
		TXN00038803-		VARIDESK - DESK CHAIR	\$195.00
		TXN00038805-		AMAZON - ELECTRONICS PROJECTOR	\$38.78
		TXN00038811-		GRAPHICS TICKETS SYSTEMS - THE	\$119.94
		TXN00038814-		STAPLES - 5 TAB INDEX MKR/PENS	\$674.82
		TXN00038820-		USPS PO 5471400352 - Purchase	\$39.50
		TXN00038825-		UPS 0000002654EE148	\$1.59
		TXN00038827-		AMAZON - CARRYING CASE/ELECTRO	\$138.68
		TXN00038830-		BERLA CORPORATION - iVe SERVIC	\$1,950.00
		TXN00038832-		Amazon.com - Scaling Chisel	\$32.77
		TXN00038837-		AMAZON - TACTICAL HEADSET	\$44.62
		TXN00038842-		CDW GOVT #MJB6473 - BROTHER TH	\$1,521.70
		TXN00038848-		STAPLES - SPL07ENFR-12	\$39.04
		TXN00038852-		STAPLES - TONER/WINDEX/SOAP RE	\$167.32
		TXN00038861-		SANDYS TROPHIES INC - AWARDS P	\$654.55
		TXN00038866-		AMAZON - EVIDENCE GLOVES	\$172.02
		TXN00038867-		COSTCO - WATER/CHIPS EVERY 15	\$32.47
		TXN00038881-		STAPLES - TONER	\$136.14
		TXN00038882-		SQ FAT OLIVES REST - RPD AWAR	\$1,188.56
				SQ FAT OLIVES REST - RPD AWARD	\$600.00
		TXN00038883-		THE HOME DEPOT - GLUE/DECO HAS	\$8.94
		TXN00038893-		AMAZON - WRITE ON TAGS	\$83.89
		TXN00038896-		OXFORD SUITES #58 SPOKANE - FL	\$232.70
		TXN00038901-		PAYPAL WSCPA - PECK REGISTRAT	\$260.00
		TXN00038902-		STARBUCKS STORE 03206 - COFFEE	\$36.82
		TXN00038903-		COSTCO WHSE #0486 - RPD AWARDS	\$91.94
		TXN00038915-		STARBUCKS STORE - COFFEE TRAVE	\$18.41
		TXN00038926-		AMAZON - EVIDENCE GLOVES	\$90.13
		TXN00038927-		STARBUCKS STORE 08936 - Credit	(\$18.41)
		TXN00038929-		OFFICE DEPOT #2766 - CERTIFICA	\$259.39
		TXN00038940-		STARBUCKS STORE 03206 - COFFEE	\$36.82
		TXN00038942-		HOBBY-LOBBY #457 - FRAMES	\$48.86
		TXN00038943-		WHIA - CONF REG STOHEL/LUNDQUI	\$600.00
		TXN00038944-		SAFEWAY #0333 - FLORAL CENTERP	\$156.38
		TXN00038959-		AMAZON - AIRBRUSH MAKEUP EVERY	\$68.20



City Of Richland

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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00038966-	257865	AMAZON - AIRBRUSH MAKEUP EVERY	\$65.22
		TXN00038967-		UPS 0000002654EE158	\$33.58
		TXN00038989-		OPS CORE INC - FAST XP HIGH CU	\$1,138.40
		TXN00038990-		EVIDENT INC - NYLON TIES/GUN B	\$150.82
				EVIDENT INC - SECURITY BAGS/WA	\$350.00
		TXN00038996-		GOTPRINT - BUSINESS CARDS - PO	\$24.23
		TXN00038998-		5.11 TACTICAL.COM - BOOTS	\$124.88
		TXN00039008-		AMAZON- HANDCUFFS	\$84.69
		TXN00039013-		STAPLES - CD SPINDLE/LABELS/BI	\$226.08
		TXN00039014-		KENNEWICK RANCH & HOME - AMMO/	\$133.73
		TXN00039027-		GALLS - HOLDER	\$30.58
		TXN00039031-		COSTCO WHSE #0486 - COOKIES/CA	\$60.04
		TXN00039038-		GALLS - BADGE HOLDER/DUTY BELT	\$261.51
		TXN00039042-		THE HOME DEPOT #4746 - FASTENE	\$24.88
		TXN00039044-		STAPLES - WIRELESS KEYBOARD/PE	\$157.20
		TXN00039047-		SAFEWAY #0333 - FLORAL BOUQUET	\$18.45
		TXN00039051-		AMAZON - PHOTO LIGHT RESISTER/	\$44.50
		TXN00039060-		ABADAN TRI CITIES - PD POSTCAR	\$13.03
		TXN00039067-		STARBUCKS STORE 08936 - COFFEE	\$18.41
		TXN00039072-		STAPLES - CLIPBOARD/PENCILS	\$83.58
		TXN00039077-		AMAZON - PRECISION TIMER (PACK	\$6.40
		TXN00039083-		STARBUCKS STORE 08936 - COFFEE	\$18.41
		TXN00039090-		AMAZON - OTTER BOX/TAC GLOVES/	\$100.89
		TXN00039099-		UPS 0000002654EE168	\$53.78
		TXN00039107-		EVIDENT INC - DRUG TEST KITS	\$197.20
		TXN00039110-		PAYPAL WSTOA CONF REGISTRATIO	\$300.00
		TXN00039118-		STEEBERS LOCK SERVICE - 5 TAGS	\$8.15
		TXN00039133-		WM SUPERCENTER - 32GB SD	\$27.12
		TXN00039141-		AMAZON.COM,PORTABLE DVD WRITER	\$35.56
		TXN00039149-		SIRCHIE - REPLACEMENT PAD AND	\$262.53
		TXN00039160-		CHIEF SUPPLY CRM - HOLSTER (3)	\$216.72
		TXN00039162-		SI DEFENSE - VELOCITY MAGAZINE	\$191.23
		TXN00039169-		AMAZON - BATTERIES 1.5 VOLT	\$6.96
		TXN00039180-		AMAZON.COM - LYSOL WIPES	\$28.22
		TXN00039182-		THE HOME DEPOT #4746 - LASER M	\$260.54
		TXN00039187-		AMAZON - HALF HELMET	\$41.26
		TXN00039188-		FASTSIGNS - RPD BANNER STAND	\$380.10
		TXN00039194-		GALLS - TACTICAL PANTS	\$162.75
		TXN00039210-		GALLS - BELT KEEPERS	\$58.38
		TXN00039212-		BOTACH - MAG HOLDERS	\$127.42
		TXN00039217-		THE HOME DEPOT #4746 - VELCRO	\$33.82



City Of Richland

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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BENTON COUNTY PROSECUTOR'S OFFICE		1ST QTR 2018	257732	KIDS HAVEN 1ST QTR 2018	\$3,153.90
BERGER, KEVIN		18-240 BERGER	257587	18-240 PICK UP EXPLOSIVE OR	\$26.00
BUSH CAR WASH		5225	257736	RPD VEH WASHES-APRIL (59)	\$368.81
CASCADE NATURAL GAS CORP		04/18-75997100005	257254	NAT GAS 871 GW WAY 3/17-4/17	\$875.09
CHARTER COMMUNICATIONS		05/18-0309703POL	257257	RPD INTERNET SRVCS 4/29-5/28	\$78.96
CITY OF KENNEWICK		013511	257258	BIPIN COMP SUPPORT MNT-2ND QTR	\$36,801.25
		013531	257741	METRO CONTRIBUTION FY18	\$2,943.00
CITY OF PASCO		2018-00000009	257742	COP-ANIMAL CONTROL SERV-APRIL	\$21,599.25
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$1,005.95
		18-073 NASH	257595	18-073 WSNIA 2018 TRAINING	\$816.00
		18-163 WALKER	257918	18-163 WAPRO CONFERENCES	\$343.78
		18-169 HOGUE		18-169 WAPRO CONFERENCES	\$343.78
		18-170 AVERY		18-170 WAPRO CONFERENCES	\$361.78
		18-214 STOHEL		18-214 WHIA CONFERENCE	\$513.65
DAY WIRELESS SYSTEMS		461493	257276	SINGLE PIN LISTEN ONLY W/QD	\$45.40
		601861	257755	RADAR CALIBRATIONS	\$3,049.49
DELTA HEATING & COOLING INC		25456	257278	PREVENTATIVE MAINT-HVAC RANGE	\$194.29
DESERTGREEN LAWN & TREE CARE LLC		186638	257932	LAWN SERVICE FOR RANGE	\$119.73
DOMESTIC VIOLENCE SERVICES		25050	257280	DOMESTIC VIOLENCE SRVCS-MAR 18	\$888.50
EAGLE PRINTING & GRAPHIC DESIGN INC		47549	257281	EMBROIDERED HATS	\$255.70
ENTERPRISE RENT A CAR		16845615	257286	18-117 HESLA CAR RENTAL	\$236.38
FIRST TACTICAL	P059099	517321	257297	SHIPPING	\$1.50
	P059099			114006-019 - M'S SPECIALIST BD	\$20.00
FLORENCE, DREW		020318	257941	TUITION REIMBURSEMENT	\$523.75
		18-146 FLORENCE	257615	18-146 PRISONER TRANSPORT	\$59.22
FRONTIER	S017892	05/18 2061882614	257765	TELEPHONE CHARGE 4/19/18-5/18/	\$69.01
GALLS, LLC	P058927	006748437	257766	CREDIT FROM #P057255	(\$97.63)
	P058927	008271463		CREDIT FROM #P056872	(\$45.57)
	P058927	008311841		CREDIT FROM #P058276	(\$99.86)
	P058927	008311843		CREDIT FROM #P058276	(\$11.90)
	P058927	008515491		CREDIT FROM #P058367	(\$212.26)
	P058927	008524822		CREDIT FROM #P058275	(\$11.89)
	P058927	BC0594865		BP1010 - ARMORVENT RETRO KIT -	\$68.61
	P058927			BF260 RGRN CTM 00 - PB WSCA AP	\$1,341.60
	P058927			BP888 - LEVEL III PE 10X12 MUL	\$1,018.06
	P058927			BP1010 - ARMORVENT RETRO KIT -	\$68.61
	P058927			BP1068 RGRN - SOHPC GROIN	\$176.52
	P058927			BP1011 GRN - HALO-3 CABLE RELE	\$255.69
	P058927			BP1011 GRN - HALO-3 CABLE RELE	\$255.69
	P058927			BP1270 RGRN - BICEPS PROTECTOR	\$414.61
	P058927			BP1026 NAV CTM 00 - POINT BLAN	\$996.36



City Of Richland

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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GALLS, LLC	P058927	BC0594865	257766	BF260 RGRN CTM 00 - PB WSCA AP	\$1,341.60
	P058927			BP888 - LEVEL III PE 10X12 MUL	\$1,018.06
	P058927			SHIPPING	\$59.50
	P058927			ADJUST FOR TAX	\$0.01
GUNARAMA WHOLESALE INC	S017713	931333	257434	GLOCK G17 GEN5 9MM, POLYMER FI	\$2,499.00
	S017713			TAX	\$1,925.57
	S017713			GLOCK G17 GEN5 17 ROUND MAGAZI	\$1,037.40
	S017713			GLOCK G17 GENS 9MM, AMERIGLO B	\$18,854.00
	S017713	932480	257309	GLOCK G17 GENS 9MM, AMERIGLO B	\$7,284.50
	S017713			TAX	\$626.47
	S017713	932680		TAX	\$294.81
	S017713			GLOCK G19 GEN5 9MM, AMERIGLO B	\$3,428.00
	S017713	933058		GLOCK G43 GEN4 9MM, GLOCK NIGH	\$2,952.00
	S017713			TAX	\$253.87
	S017713	938499	257434	TAX	\$82.35
	S017713			GLOCK G17 GEN5 17 ROUND MAGAZI	\$957.60
	S017713	942448		ADJ TAX CREDIT	\$141.90
	S017713			GLOCK G21 GEN4 .45 ACP, NIGHT	(\$2,100.00)
	S017713			TAX CREDIT	(\$2,332.75)
	S017713			GLOCK G21 GEN4 .45 ACP, NIGHT	(\$20,075.00)
	S017713			GLOCK G30 GEN4 .45 ACP, NIGHT	(\$3,300.00)
	S017713			GLOCK G30 GEN4 .45 ACP, NIGHT	(\$1,375.00)
	S017713			TAX CREDIT ADJ	(\$141.90)
	S017713			GLOCK G21 GEN3 .45 ACP, NIGHT	(\$275.00)
IRON MOUNTAIN INC		AABK050	257951	SHREDDING SRVCS-APRIL	\$115.42
LANGUAGE LINE SERVICES LLC		4310102	257786	SERVICES FOR APRIL 2018	\$3.06
LARSEN GUNSMITHING & FIREARMS	P058872	9418	257787	#MAG524V M-;OK MOE CARBINE	\$263.90
LIBERTY CAR WASH		333	257323	ALPR VEHICLE WASH	\$24.00
MOON SECURITY SERVICES INC		922864	257333	RPD RANGE MONITORING	\$59.90
OXARC INC		60135830	257799	CYLINDER RENTAL-APRIL	\$8.09
RINGOLD EMBROIDERY		458	258002	NAME PATCHES/BUCKLEY/HARRINGTO	\$11.68
RIVER CITY TOWING INC		16270	257354	TOW CHARGE	\$48.87
		16282		TOW CHARGE	\$48.87
		16286	257821	TOW CHARGE	\$48.87
		16299	258003	TOW CHARGE	\$167.24
		16302	257821	TOW CHARGE	\$209.06
		16303	258003	TOW CHARGE	\$48.87
		16353		TOW CHARGE	\$48.87
		16354		TOW CHARGE	\$250.87
STERICYCLE INC		3004217914	257831	BIO WASTE DISPOSAL FEE	\$10.36
		300425446		BIO WASTE DISPOSAL FEE	\$10.36



City Of Richland

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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
STOHEL, HYRUM		18-214 STOHEL-	258015	18-214 WHIA CONFERENCE	\$44.10
TAYLOR, JEFFERY M		18-162 TAYLOR	257496	18-162 BLEA GRADUATION-HARR	\$20.00
T-MOBILE USA INC		9317237984	258022	GPS LOCATE 18-08982	\$102.00
		9317237985		GPS LOCATE 18-08982	\$102.00
		9317832869		GPS LOCATE 18-09664	\$204.00
TRANS UNION RISK & ALTERNATIVE DATA		04/18-204527	258034	RPD RECORDS SEARCH-APRIL	\$119.46
TREASURE VALLEY COFFEE CO		101584	257373	RPD COFFEE DELIVERY	\$165.12
		101810	258035	RPD COFFEE DELIVERY	\$120.94
WASHINGTON STATE PATROL		I18007344	258038	BACKGROUND CHECKS-APRIL 2018	\$32.00
XEROX CORPORATION		093132461	258045	LX5-691308 BASE/PRINTS-APR	\$228.10
		093132462		LX5-691344 BASE/PRINTS-APR	\$270.01
		093132463		LX5-694258 BASE/PRINTS-APR	\$272.11
		093132464		MX4-345491 BASE/PRINTS-APR	\$549.81
		093132465		MX4-345537 BASE/PRINTS-APR	\$237.64
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$307.71
				PHONE CHARGES 4/1-4/30/18	\$6.86
POLICE TOTAL ****					\$113,749.86
Division:	210	ADMINISTRATIVE SERVICES			
BANK OF AMERICA		TXN00038722-	257865	AWC-KOCH LRI CONF-YAKIMA	\$320.00
		TXN00038748-		FAT OLIVES-ASD LUNCH MTG-CK/RP	\$51.24
		TXN00038752-		PP PERPLEXIT-ASD TEAM BLDG EVE	\$126.00
		TXN00038762-		PERPLEXIT-CREDIT-ASD TEAM BLDG	(\$20.00)
		TXN00038913-		MARRIOTT-NPELRA-CREDIT PENDING	\$388.74
		TXN00038977-		RESIDENCE INN-CK-NPELRA CONF	\$760.65
		TXN00039053-		MARRIOTT CHRLSTN-CK-NPELRA CON	\$1,007.60
		TXN00039192-		PANERA BREAD #601965 - Purchas	\$40.92
FINANCIAL CONSULTING SOLUTION GROUP	S017773	2798-21804039	257296	FIRE SERVICES PNNL RATE ANALYS	\$5,345.00
KOCH, CATHLEEN A		18-041 KOCH	257964	18-041 NPELRA CONFERENCE	\$1,043.80
		18-238 KOCH		18-238 AWC LABOR RELATIONS	\$177.20
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$20.09
ADMINISTRATIVE SERVICES TOTAL ****					\$9,261.24
Division:	211	FINANCE			
ALLIED ENVELOPE		187204	257231	WINDOW ENVELOPE, OPEN SIDE DIA	\$828.35
		187206		UTILITY BILLING STATEMENT, 20#	\$475.67
		187207		WINDOW ENVELOPE, OPEN SIDE DIA	\$689.61
		187657		WINDOW ENVELOPE, OPEN SIDE DIA	\$689.61
		187658		WINDOW ENVELOPE, OPEN SIDE DIA	\$828.35
		187659		UTILITY BILLING STATEMENT, 20#	\$475.67
BANK OF AMERICA		TXN00038700-	257865	FASTSIGNS - CUSTOMER SERVICE H	\$97.34
		TXN00038736-		STAPLES - Purchase	\$134.58



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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00038741-	257865	STAPLES - Purchase	\$90.38
		TXN00038756-		STAPLES - Purchase	\$20.95
		TXN00038767-		STAPLES - Office Supplies	\$179.22
		TXN00038770-		STAPLES - Purchase	\$20.95
		TXN00038781-		ANTHONY'S-BANKING SRVS-CK/BA/L	\$47.11
		TXN00038791-		STERLING'S RESTAURANT - Purcha	\$55.49
		TXN00038807-		USPS PO 5471400352 - Purchase	\$22.50
		TXN00038956-		STAPLES - Office Supplies	\$39.41
		TXN00038984-		STAPLES - Purchase	\$298.54
		TXN00039184-		GRAZE - RICHLAND - Purchase	\$51.42
		TXN00039206-		STAPLES - Purchase	\$46.60
BENTON FRANKLIN COMMUNITY ACTION COMMITTEE		2018Q1-CR-HH	257244	HHANDS APPLICATIONS Q1 2018	\$590.00
FEDERAL EXPRESS CORP		6-178-98315	257763	FED EX SHIPPING CHARGES	\$9.57
GARDA CL NORTHWEST INC		10390739	257767	ARMORED CAR SRVCS APR 2018	\$457.16
HARRINGTON'S TROPHIES		78097	257311	NAME PLATES-BS/KM	\$33.67
MARTIN BUSINESS SYSTEMS		14830	257457	LATE NOTICE UB FORMS	\$996.59
PARADISE BOTTLED WATER CO		03/18-FINANCE	257801	BOTTLED WATER SRVC 03/18	\$137.28
				BOTTLED WATER SRVC 03/18	\$137.29
		04/18-FINANCE		BOTTLED WATER SRVC 04/18	\$75.69
				BOTTLED WATER SRVC 04/18	\$75.68
POSTMASTER		PERMIT 153-04/30-	257556	POSTAGE 01/01 - 04/30/2018	\$5,972.56
REDSSON LTD		197400	257348	PORTAL SERVICE LOCATES-APR	\$258.00
RETAIL LOCKBOX INC		18044812	257350	UB PYMT PROCESSING APRIL 18	\$2,394.74
STATE AUDITOR'S OFFICE		L124726	257360	AUDIT SERVICES-MAR 2018	\$1,695.99
WILLIS, JENNY		043018	257505	MILEAGE REIMB APRIL 18	\$6.21
XEROX CORPORATION		093132466	257850	MX4-346672 BASE/PRINTS- APR	\$293.89
		093132467	257389	LX5-692029 BASE/PRINTS-APR	\$206.09
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$76.34
				PHONE CHARGES 4/1-4/30/18	\$133.33
				PHONE CHARGES 4/1-4/30/18	\$0.22
FINANCE TOTAL ****					\$18,642.05
Division:	212	PURCHASING			
CANON FINANCIAL SERVICES, INC	S017910	18207728	257737	COPIER LEASE & USAGE CHARGES	\$158.95
	S017910			COPIER LEASE & USAGE CHARGES	\$39.74
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$745.83
GRAINGER	S017885	9766793146	257306	DECKING, STEEL/WIRE ITEM #21Y4	\$2,569.04
ORKIN EXTERMINATING INC	S017798	169253711	257339	PEST CONTROL SERVICES FOR BLDG	\$29.86
	S017798			PEST CONTROL SERVICES FOR BLDG	\$29.87
XEROX CORPORATION		093132457	257389	IT-MX4340609-BASE-APRIL	\$232.00
		093132468		HR-MX4354245-BASE-APRIL	\$236.70



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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION	S017810	093132469	257389	XEROX 7855 LEASE FOR 2018, S/N	\$164.55
	S017810			XEROX 7855 LEASE FOR 2018, S/N	\$41.14
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$43.64
				PHONE CHARGES 4/1-4/30/18	\$59.77
PURCHASING TOTAL ****					\$4,351.09
Division:	213	INFORMATION TECHNOLOGY			
AP TECHNOLOGY LLC	P058993	IN018529	257232	SECURECHECK FORM CHANGE FOR	\$125.00
	P059181	IN018724	257692	ANNUAL SECURECHECK SOFTWARE PR	\$960.00
	S017911	IN018733		SECURECHECK FORM CHANGE, INVOI	\$125.00
BANK OF AMERICA		TXN00038786-	257865	PANERA BREAD #601965	\$80.03
		TXN00038839-		DNH GODADDY.COM,CERT FOR PARKS	\$16.47
		TXN00038849-		UDEMY ONLINE COURSES,SHAREPOIN	\$79.97
		TXN00038858-		MAG TEK REPAIR	\$179.12
		TXN00038928-		CABLES FOR LESS,5X5M AND 5X7M	\$380.36
		TXN00038939-		ACT ACCIS MEMBERSHIP	\$75.00
		TXN00038957-		AMAZON MKTPLACE PMTS,16X25X2 A	\$57.48
		TXN00038974-		AMAZON.COM,INK CARTRIDGE GRAY	\$153.06
		TXN00039020-		PAYPAL COPYTRANS,COPYTRANS PH	\$29.99
		TXN00039021-		INTERNATIONAL TRANSACTION,PAYP	\$0.24
		TXN00039045-		CABLES FOR LESS,5FT CABLE PURP	\$10.94
		TXN00039130-		AMAZON,CONFERENCE PHONE FOR LI	\$519.09
		TXN00039146-		STAPLES,OFFICE SUPPLIES	\$101.95
CANON FINANCIAL SERVICES, INC		18645650	257913	CANON-IRC5550I-XLG04987-MAY	\$120.06
CASELLE INC	P058690	87700	257739	Animal License Software Monthl	\$169.33
COLUMBIA BASIN INFORMATION TECHNOLOGY	P058663	1264	257267	MONTHLY SERVICE FEE INTERNET	\$800.00
DELL COMPUTER CORPORATION	P058995	10231017506	257535	VLA WINDOWS SERVER STD PER COR	\$1,356.72
	P058995	10233807054		DELL POWEREDGE R640 FOR LIBRAR	\$7,449.60
	P059094	10238733471	257277	2 LAPTOPS W/DOCKS FOR P&R,	\$1,346.29
SMARSH, INC.	S017774	INV00348677	257559	ANNUAL RENEWAL MESSAGE ARCHIVI	\$1,130.00
	S017774			WEB ARCHIVE RENEWAL FOR ONE YE	\$107.65
	S017774			WEB ARCHIVE RENEWAL FOR ONE YE	\$81.80
	S017774	INV00368488	257826	ANNUAL RENEWAL MESSAGE ARCHIVI	\$1,130.00
	S017774			WEB ARCHIVE RENEWAL FOR ONE YE	\$432.68
	S017774			WEB ARCHIVE RENEWAL FOR ONE YE	\$328.77
STONEWAY ELECTRIC SUPPLY		S102393461.001	257832	P&S 2097-I SELF TEST GFCI	\$19.85
TECHSMITH CORPORATION	P059139	I519517	257836	SNAGIT MAINTENANCE RENEWAL, TE	\$251.16
TYLER TECHNOLOGIES, INC	S017614	045-211433	257375	PROJECT MANAGEMENT (\$12,000/MO	\$12,000.00
	S017614	045-214459		PROJECT MANAGEMENT (\$12,000/MO	\$12,000.00
	S017614	045-217656		PROJECT MANAGEMENT (\$12,000/MO	\$12,000.00
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$251.07
				PHONE CHARGES 4/1-4/30/18	\$43.61



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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
INFORMATION TECHNOLOGY TOTAL****					\$53,912.29
Division: 220 HUMAN RESOURCES					
BANK OF AMERICA		TXN00038704-	257865	STAPLES-PENS/PAPER	\$105.89
		TXN00038710-		NW CHPT-A JUBB/COLLECT BARG CO	\$375.00
		TXN00038713-		STAPLES-FLAGS/PUTTY/PENS/FILES	\$45.38
		TXN00038801-		SHERATON-AJ-LERA CONF	\$489.14
		TXN00038813-		STAPLES-PAPER	\$123.02
		TXN00038823-		USPS-POSTAGE-CERT	\$8.33
		TXN00038846-		STONE SOUP-IAFF-BC LABOR NEGO	\$119.09
		TXN00038874-		EB-JR EMPLOY LAW HR CONF	\$604.74
		TXN00038910-		MRSC-WEBINAR JR/RP/LP/KN	\$140.00
		TXN00038921-		MRSC-WEBINAR JR/RP/LP/KN	\$140.00
		TXN00038952-		ANTHONY'S-LUNCH MTG LP/HK/RP	\$46.02
		TXN00038986-		STAPLES-TAB/PAD/CLIPS	\$92.97
		TXN00038988-		STAPLES-FOLDERS	\$22.25
		TXN00039065-		DMI DELL K-12/GOVT,DELL 22 MO	\$290.72
		TXN00039139-		HARRINGTON'S RETIRE PLAQUE	\$74.39
		TXN00039156-		PANERA-Q2 MERCER LUNCH MTG	\$58.84
		TXN00039172-		JIMMY JOHNS-IAFF BC NEGOTIATIO	\$57.23
CANON FINANCIAL SERVICES, INC		18536321	257737	CANON-IRC55501-XLG04984-APR	\$651.66
		18645650	257913	CANON-IRC55501-XLG04987-MAY	\$6.84
		18645652	257737	CANON-IRC55501-XLG04984-MAY	\$472.13
CITY OF RICHLAND		18-206 RETTIG	257412	18-206 WA STATE EMPLOYMENT	\$838.34
COLUMBIA INDUSTRIES SUPPORT LLC		0064618	257599	ON SITE SHREDDING WO #0105324	\$37.28
EMPLOYMENT SCREENING SERVICES, INC		39525641194	257284	BACKGROUND/REFERENCE CHECKS	\$585.50
		39529741563		BACKGROUND/REFERENCE CHECKS	\$117.00
		39570541194		BACKGROUND/REFERENCE CHECKS	\$93.50
		39572141337		BACKGROUND/REFERENCE CHECKS	\$7.00
		39574341563		BACKGROUND/REFERENCE CHECKS	\$29.00
		39614041194		BACKGROUND/REFERENCE CHECKS	\$104.50
		39618641627		BACKGROUND/REFERENCE CHECKS	\$259.00
		39662941194	257609	BACKGROUND/REFERENCE CHECKS	\$203.00
		39719341194	257760	BACKGROUND/REFERENCE CHECKS	\$390.50
		39725541627		BACKGROUND/REFERENCE CHECKS	\$10.00
		39765341194		BACKGROUND/REFERENCE CHECKS	\$110.00
		39767141337		BACKGROUND/REFERENCE CHECKS	\$88.50
FEDERAL EXPRESS CORP		6-142-44905	257291	SHIPPING-APR 2018	\$12.40
		6-150-42780		SHIPPING-APR 2018	\$20.96
		6-157-27289		SHIPPING-APR 2018	\$12.00
HYAS GROUP LLC		2612	257777	Q2 2018 COMP CONSULT FEE	\$9,500.00
		2613		Q2 2018 CONSULTING FEE-FIRE	\$1,500.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HYAS GROUP LLC		2615	257777	Q2 2018 RHS CONSULT FEE	\$1,500.00
ON SCENE MEDICAL SERVICES, P.C.		1048	257634	PRE EMP-PHYSICALS/CDL	\$1,800.00
TALENT WISE INC		102090109	257655	BACKGROUND CHECKS-APR	\$10.86
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$72.17
HUMAN RESOURCES TOTAL ****					\$21,225.15
Division:	300	COMMUNITY &DEVELOPMENT SERVICE			
ABADAN INC		AR18943	257508	LG FORMAT SCANNER	\$141.13
BANK OF AMERICA		TXN00038877-	257865	ELKINS - TRIP #18-236, K.JENSE	\$222.00
		TXN00039148-		PAYPAL -TRIDEC- MEMBER LUNCH,	\$25.00
CITY OF RICHLAND		18-110 FOLLETT	257918	18-110 WAPRO SPRING TRAININ	\$397.59
XEROX CORPORATION		093132453	257850	MX4-343179 BASE/PRINTS-APR	\$402.00
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$20.34
				PHONE CHARGES 4/1-4/30/18	\$20.03
				PHONE CHARGES 4/1-4/30/18	\$112.46
				PHONE CHARGES 4/1-4/30/18	\$27.58
				PHONE CHARGES 4/1-4/30/18	\$6.23
				PHONE CHARGES 4/1-4/30/18	\$20.40
COMMUNITY &DEVELOPMENT SERVICE TOTAL ****					\$1,394.76
Division:	301	DEVELOPMENT SERVICES			
BANK OF AMERICA		TXN00038740-	257865	STAPLES -LABELS, CARD STOCK, C	\$76.49
		TXN00039136-		AMERICAN PLANNING A -ANNUAL ME	\$225.00
BENTON CLEAN AIR AUTHORITY		2018-COR-Q2	257517	2ND QTR 2018 ASSESSMENT PYMT	\$14,869.22
WATER SOLUTIONS INC		18454	257663	3 WTR MACHINES - APRIL 2018	\$39.63
				3 WTR MACHINES - APRIL 2018	\$16.29
DEVELOPMENT SERVICES TOTAL ****					\$15,226.63
Division:	303	LIBRARY			
ADAMS, LISA M		18-124 ADAMS-	257852	18-124 EVERGREEN CONFERENCE	\$50.00
BANK OF AMERICA		TXN00038695-	257865	INGRAM LIBRARY SERVICES - Purc	\$186.21
		TXN00038698-		INGRAM LIBRARY SERVICES - Purc	\$22.74
		TXN00038715-		INGRAM LIBRARY SERVICES - Purc	\$59.40
		TXN00038744-		INGRAM LIBRARY SERVICES - Purc	\$181.25
		TXN00038753-		INGRAM LIBRARY SERVICES - Purc	\$22.47
		TXN00038772-		INGRAM LIBRARY SERVICES - Purc	\$260.85
		TXN00038773-		INGRAM LIBRARY SERVICES - Purc	\$1,574.44
		TXN00038785-		INGRAM LIBRARY SERVICES - Purc	\$51.19
		TXN00038794-		INGRAM LIBRARY SERVICES - Purc	\$66.38
		TXN00038804-		INGRAM LIBRARY SERVICES - Purc	\$44.94
		TXN00038815-		INGRAM LIBRARY SERVICES - Purc	\$681.04
		TXN00038834-		CDW GOVT #MHS6340 - Purchase	\$162.88



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00038840-	257865	INGRAM LIBRARY SERVICES - Purc	\$12.36
		TXN00038857-		INGRAM LIBRARY SERVICES - Purc	\$306.89
		TXN00038887-		AMER LIB ASSOC-CAREER - Purcha	\$320.00
		TXN00038909-		INGRAM LIBRARY SERVICES - Purc	\$20.62
		TXN00038941-		AMER LIB ASSOC-CAREER - Purcha	\$65.00
		TXN00038948-		INGRAM LIBRARY SERVICES - Purc	\$204.77
		TXN00038970-		INGRAM LIBRARY SERVICES - Purc	\$189.82
		TXN00038994-		STAPLES - Purchase	\$113.80
		TXN00038999-		INGRAM LIBRARY SERVICES - Purc	\$69.12
		TXN00039016-		INGRAM LIBRARY SERVICES - Purc	\$214.52
		TXN00039022-		INGRAM LIBRARY SERVICES - Purc	\$71.12
		TXN00039023-		Amazon.com - Purchase	\$23.54
		TXN00039034-		INGRAM LIBRARY SERVICES - Purc	\$246.42
		TXN00039043-		INGRAM LIBRARY SERVICES - Purc	\$16.92
		TXN00039059-		INGRAM LIBRARY SERVICES - Purc	\$99.35
		TXN00039066-		INGRAM BOOKS	\$65.85
		TXN00039106-		INGRAM BOOKS	\$90.36
		TXN00039115-		COSTCO WHSE #0486 - Purchase	\$19.89
		TXN00039140-		INGRAM BOOKS	\$121.14
		TXN00039151-		STAPLES - Purchase	\$141.17
		TXN00039158-		INGRAM BOOKS	\$1,707.11
		TXN00039170-		Amazon.com - Credit	(\$23.54)
		TXN00039181-		INGRAM BOOKS	\$418.84
		TXN00039200-		INGRAM BOOKS	\$72.95
BARNABY, THERESA CITY OF RICHLAND		18-125 BARNABY-	257900	18-125 EVERGREEN CONFERENCE	\$50.00
		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$3,681.61
		18-124 ADAMS	257918	18-124 EVERGREEN CONFERENCE	\$324.00
		18-125 BARNABY		18-125 EVERGREEN CONFERENCE	\$324.00
		18-126 SILLER		18-126 EVERGREEN CONFERENCE	\$324.00
FRONTIER MIDWEST TAPE	S017908	18-127 PEACH-ATKI		18-127 EVERGREEN CONFERENCE	\$324.00
		5/18 5099433152	257765	TELEPHONE CHARGES 5/4/18-6/3/0	\$378.73
		95965896	257629	DIGITAL DATABASES	\$2,832.31
		96053675		DIGITAL DATABASES	\$2,844.31
		922577	257982	BASIC FIRE MONITOR LIBRARY	\$36.00
MOON SECURITY SERVICES INC		0000597946	257797	CATALOGING SRVCS - APRIL	\$1,059.92
OCLC INC		18-127 PEACH-ATKI	257992	18-127 EVERGREEN CONFERENCE	\$50.00
PEACH-ATKINS, D'ETTE		18-126 SILLER-	258012	18-126 EVERGREEN CONFERENCE	\$50.00
SILLER, DAURICE		86175	257841	SUBSCRIPTION 1/5/18-1/5/19	\$1,040.00
TUMBLEWEED PRESS INC		093132391	257850	7HB-469027 BASE ONLY-MAY	\$10.86
XEROX CORPORATION		093132477	258045	LX5-692917 BASE/PRINTS-APR	\$424.31
		093132478		LX5-692939 BASE/PRINTS-APR	\$184.56



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION		093132479	258045	LX5-692943 BASE/PRINTS-APR	\$148.92
		093132480		LX5-692946 BASE/PRINTS-APR	\$329.21
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$151.59
LIBRARY TOTAL ****					\$22,520.14
Division:	330	PARKS & RECREATION ADMIN			
BANK OF AMERICA		TXN00038879-	257865	AGENT FEE 8900740995939 - TR	\$15.00
		TXN00038885-		PP TC INK - CLOTHING FOR FACIL	\$1,814.71
		TXN00038890-		DELTA AIR 0062194690593 - FL	\$407.00
		TXN00039124-		SHERATON NEW ORLEANS - APA CON	\$1,151.00
		TXN00039153-		DELTA AIR Baggage Fee - APA	\$25.00
		TXN00039155-		DOUBLETREE HOTELS -WCIA TRAINI	\$219.30
		TXN00039168-		RPS PASCO TRICITIES AP - TRAVE	\$60.00
CITY OF RICHLAND		18-168 SCHIESSL	257595	18-168 APA CONFERENCE	\$320.00
SCHIESSL, JOE		18-168 SCHIESSL-	257646	18-168 APA CONFERENCE	\$53.00
PARKS & RECREATION ADMIN TOTAL ****					\$4,065.01
Division:	331	PARKS & REC - RECREATION			
BANK OF AMERICA		TXN00038763-	257865	BRUTZMANS OFFICE SOLUTION - Ma	\$701.01
		TXN00038765-		AMAZON MKTPLACE PMTS - MOUSE	\$20.77
		TXN00038797-		WASHINGTON RECREATION AND - WR	\$419.00
		TXN00038808-		Soundbars	\$50.91
		TXN00038810-		DESIGNPRINT - PARKS & REC WIND	\$111.70
		TXN00038818-		Monitors	\$684.35
		TXN00038821-		SIGNSIMPL LLC,PERSONAL PLAN	\$16.00
		TXN00038904-		USPS PO 5471400352 - SHIRT EXC	\$19.50
		TXN00038917-		HILTON HOTELS AIRPORT - WRPA	\$236.92
		TXN00038931-		USA FOOTBALL - FLAG FOOTBALL	\$25.00
		TXN00038987-		STAPLES - DIVIDERS	\$42.12
		TXN00039003-		SWANK MOTION PICTURES IN - Lib	\$1,254.00
		TXN00039005-		AMAZON MKTPLACE PMTS -REC MANA	\$13.65
		TXN00039017-		AMAZON MKTPLACE PMTS - REC MAN	\$374.67
		TXN00039046-		STAPLES - Purchase	\$166.15
		TXN00039108-		GOTPRINT - BUSINESS CARDS - PA	\$12.74
		TXN00039114-		URM CASH N CARRY #3 - COFFEE C	\$54.95
		TXN00039199-		THE HOME DEPOT #4746 - GEOCOIN	\$143.02
		TXN00039205-		WWW.JOINHOMEBASE.COM - TIME CA	\$9.95
CAMARENA LATIN RHYTHMS		APRIL 2018	257522	SALSA INSTRUCTOR-APRIL	\$1,267.35
CITY OF RICHLAND		18-179 GARTSIDE	257918	18-179 WRPA SPRING CONFEREN	\$250.40
ELIZABETH E TROST		APRIL 2018	257608	APRIL CLASS-6751	\$254.28
FRONTIER	S017892	05/18 2061882614	257765	TELEPHONE CHARGE 4/19/18-5/18/	\$194.97
GLOWING SUN		MARCH 2018	257541	SHOTOKAN KARATE CLASSES	\$419.03



City Of Richland

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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HEALTHY FEET LLC		APRIL 2018	257622	FOOT CARE CLASSES-APR	\$772.80
MASON, PATTI L			257549	FITNESS CLASSES - APRIL	\$478.35
		FEBRUARY 2018		FITNESS CLASSES - FEBRUARY	\$412.83
MID COLUMBIA ENGINEERING INC	P059107	ST009819	257328	2018 SPRING FLAG FOOTBALL OFFI	\$1,909.86
	P059107	ST009830	257793	2018 SPRING FLAG FOOTBALL OFFI	\$475.38
	P058883	ST009837		DOWN MACDONALD, INSTRUCTOR	\$1,100.84
	P058883	ST009840		DOWN MACDONALD, INSTRUCTOR	\$443.57
	P058883	ST009844		JOHHNY FLEMING, INSTRUCTOR	\$150.12
	P058883	ST009845		SHARON VAN HOUTD, INSTRUCTOR	\$150.12
	P059107	ST009846		2018 SPRING FLAG FOOTBALL OFFI	\$1,188.45
	P059131	ST009847		Parks and Recreation Aides:	\$415.16
MILLER, JO ANN		APRIL 2018	257550	DANCE INSTRUCTOR-APRIL	\$841.06
RICHLAND ACE HARDWARE		59569	257642	STAPLE GUN/BATTERIES	\$26.61
		59704		STAIN	\$32.54
		60676		STAPLE GUN/BATTERIES	\$14.11
		61791	257351	STAPLE/STAKE	\$20.08
		61818	257642	PICTURE HANGING STRIPS	\$6.51
		61843		PICTURE HANGING STRIPS	\$13.01
SUSAN KATHLEEN VITULLI		04/2018	257653	PAINTING CLASS #6768	\$135.00
TALENT WISE INC		102090109	257655	BACKGROUND CHECKS-APR	\$269.28
XEROX CORPORATION		093132451	258045	MX4-322135 BASE/PRINTS- APR	\$231.35
				MX4-322135 BASE/PRINTS- APR	\$94.43
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$37.36
				PHONE CHARGES 4/1-4/30/18	\$6.23
				PHONE CHARGES 4/1-4/30/18	\$96.62
PARKS & REC - RECREATION TOTAL ****					\$16,064.11
Division:	335	PARKS & REC - PARKS&FACILITIES			
ABM JANITORIAL NORTHWEST		12358483	257577	JANITORIAL SRVCS-MAY	\$590.30
				JANITORIAL SRVCS-MAY	\$2,793.83
				JANITORIAL SRVCS-MAY	\$2,406.15
				JANITORIAL SRVCS-MAY	\$3,255.03
		12386112	257687	CARPET CLEANING	\$264.96
				CARPET CLEANING	\$264.95
AGTERRA TECHNOLOGIES INC		18-3747	257578	SHIPPING AND INSURANCE	\$20.00
AIREFCO INC		3970414	257230	VALVE	\$368.44
		3970415		CNTL-V-AS	\$1,354.24
		3970416		VAC GAUGE KIT/C-3 150 SUS GALL	\$360.60
		3974863	257579	HVAC PARTS	\$113.64
ALL DOORS INC		62530	257580	REPAIR DOORS AT CITY HALL	\$677.66
ARAMARK UNIFORM SERVICES INC	S017894	04/18-934962000	257693	LINEN CHARGES FOR APRIL, 2018	\$462.19
BACKFLOW APPARATUS & VALVE CO		849448	257239	CK SEAT/RV SEAT W/O RING	\$29.32



City Of Richland

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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BACKFLOW APPARATUS & VALVE CO		849683	257239	REPAIR KIT	\$75.04
		852500	257863	SHOOTING RANGE BACKFLOW	\$161.81
BANK OF AMERICA		TXN00038699-	257865	HOME DEPOT - PVC PARTS	\$18.11
		TXN00038714-		HOME DEPOT - GRASS SEED	\$51.30
		TXN00038718-		HOME DEPOT - DRILL BIT, WEDGE	\$28.18
		TXN00038732-		AMAZON - I PHONE CASE, CHARGER	\$242.88
		TXN00038734-		ACE - IRRIGATION PARTS	\$72.41
		TXN00038754-		AIR CLEANING - WRONG PARTS CRE	(\$1,284.83)
		TXN00038755-		AMAZON - FLARE MOISTURE LIQUID	\$71.35
		TXN00038758-		ACE - RETURN IRR PARTS	(\$21.24)
		TXN00038768-		AMAZON - SECURITY CARD RIBBON	\$57.22
		TXN00038774-		HOME DEPOT - IRRIGATION PARTS	\$36.45
		TXN00038778-		BATTERIES PLUS - BATTERIES	\$43.93
		TXN00038795-		HOME DEPOT - IRRIGATION PARTS	\$127.88
		TXN00038802-		AmazonPrime Membership - PARKS	\$14.11
		TXN00038809-		HOME DEPOT - TOOLS	\$97.77
				HOME DEPOT - IRRIGATION PARTS	\$15.11
		TXN00038838-		AMAZON - IPHONE CAR CHARGERS	\$34.72
		TXN00038854-		SHERWIN WILLIAMS - STORMBLASTE	\$31.79
		TXN00038865-		NORTHERN TOOL - PRESSURE WASHE	\$108.59
		TXN00038876-		WORD BOATS - STORAGE COST	\$200.00
		TXN00038878-		HOME DEPOT - MAPLE BOARD	\$61.34
		TXN00038895-		COTTAGE CAFE AND FIRE - PICK U	\$48.63
		TXN00038898-		HOME DEPOT - IRRIGATION PARTS	\$42.55
		TXN00038914-		HOME DEPOT - BITS	\$56.37
		TXN00038916-		HOME DEPOT - TOOLS, PLUGS, DOW	\$63.68
		TXN00038935-		HARBOR FREIGHT - BUCKET, SCREW	\$49.68
		TXN00038936-		HOME DEPOT - DOOR LOCK KIT	\$65.06
		TXN00038993-		HOME DEPOT - NAILS	\$20.58
				HOME DEPOT - NAIL GUN	\$324.71
		TXN00039007-		HOME DEPOT - TAPE, GLUE, SAW B	\$69.92
		TXN00039019-		OFFICE DEPOT - PHOTO PAPER	\$12.15
		TXN00039029-		OFFICE DEPOT - OFFICE SUPPLIES	\$12.04
		TXN00039032-		ULINE - WALL MOUNT SOUP DISPEN	\$200.73
		TXN00039041-		KENNEWICK RANCH & HOME - YARD	\$135.74
		TXN00039055-		Amazon. - PERMANENT MARKERS	\$17.36
		TXN00039057-		AMAZON - HVAC PARTS	\$157.38
		TXN00039079-		HOME DEPOT - OIL	\$9.51
		TXN00039082-		Amazon - PERMANENT MARKER	\$9.70
		TXN00039093-		APL ITUNES.COM/BILL - - OUTLO	\$5.42
		TXN00039094-		MOST DEPENDABLE FOUNTAINS - VA	\$603.98



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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00039117-	257865	WASHINGTON RECREATION AND - PA	\$349.00
		TXN00039150-		AMAZON - CHECK VALVE	\$29.66
		TXN00039191-		HOME DEPOT - STAIN, BRUSHES	\$78.07
		TXN00039208-		WAL-MART - ARBOR DAY TREATS	\$31.96
BEAVER BARK & ROCK		865891	257730	BARK	\$108.56
		868927		CONCRETE	\$183.51
		877659		SOIL	\$140.03
BENTON COUNTY SHERIFF'S OFFICE		04/18 WORKCREW II	257903	WORK CREW II-APR 2018	\$9,393.19
BLACKS WHOLESALE DISTRIBUTING INC		2005476	257246	H&C FLEX/TIE TOOL/TIES/BOOT	\$186.23
				1% DISC-PD BEFORE 6/10/18	(\$1.71)
BUILDERS HARDWARE & SUPPLY CO INC		S3596500.002	257591	BHS PREVAILING WAGE FEE	\$86.88
		S3631367.001	257520	SECURITY CARDS	\$429.24
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$869.53
				CITY UTILITY BILLS/APR 2018	\$100.55
				CITY UTILITY BILLS/APR 2018	\$137.29
				CITY UTILITY BILLS/APR 2018	\$135.33
				CITY UTILITY BILLS/APR 2018	\$95.00
				CITY UTILITY BILLS/APR 2018	\$127.90
				CITY UTILITY BILLS/APR 2018	\$102.51
				CITY UTILITY BILLS/APR 2018	\$111.29
				CITY UTILITY BILLS/APR 2018	\$112.10
				CITY UTILITY BILLS/APR 2018	\$116.12
				CITY UTILITY BILLS/APR 2018	\$134.98
				CITY UTILITY BILLS/APR 2018	\$134.50
				CITY UTILITY BILLS/APR 2018	\$127.40
				CITY UTILITY BILLS/APR 2018	\$132.60
				CITY UTILITY BILLS/APR 2018	\$867.97
				CITY UTILITY BILLS/APR 2018	\$886.23
				CITY UTILITY BILLS/APR 2018	\$316.99
				CITY UTILITY BILLS/APR 2018	\$298.99
				CITY UTILITY BILLS/APR 2018	\$26.52
				CITY UTILITY BILLS/APR 2018	\$317.80
				CITY UTILITY BILLS/APR 2018	\$338.00
				CITY UTILITY BILLS/APR 2018	\$25.36
				CITY UTILITY BILLS/APR 2018	\$948.85
				CITY UTILITY BILLS/APR 2018	\$249.55
				CITY UTILITY BILLS/APR 2018	\$89.71
				CITY UTILITY BILLS/APR 2018	\$904.59
				CITY UTILITY BILLS/APR 2018	\$94.24
				CITY UTILITY BILLS/APR 2018	\$351.38
				CITY UTILITY BILLS/APR 2018	\$250.61



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$91.70
				CITY UTILITY BILLS/APR 2018	\$92.55
				CITY UTILITY BILLS/APR 2018	\$255.05
				CITY UTILITY BILLS/APR 2018	\$873.74
				CITY UTILITY BILLS/APR 2018	\$93.69
				CITY UTILITY BILLS/APR 2018	\$362.60
				CITY UTILITY BILLS/APR 2018	\$347.65
				CITY UTILITY BILLS/APR 2018	\$23.21
				CITY UTILITY BILLS/APR 2018	\$270.97
				CITY UTILITY BILLS/APR 2018	\$187.00
				CITY UTILITY BILLS/APR 2018	\$520.23
				CITY UTILITY BILLS/APR 2018	\$2,931.51
				CITY UTILITY BILLS/APR 2018	\$272.50
				CITY UTILITY BILLS/APR 2018	\$411.45
				CITY UTILITY BILLS/APR 2018	\$26.72
				CITY UTILITY BILLS/APR 2018	\$417.05
				CITY UTILITY BILLS/APR 2018	\$433.40
				CITY UTILITY BILLS/APR 2018	\$442.09
				CITY UTILITY BILLS/APR 2018	\$292.41
				CITY UTILITY BILLS/APR 2018	\$517.50
				CITY UTILITY BILLS/APR 2018	\$373.21
				CITY UTILITY BILLS/APR 2018	\$273.70
				CITY UTILITY BILLS/APR 2018	\$1,878.94
				CITY UTILITY BILLS/APR 2018	\$454.15
				CITY UTILITY BILLS/APR 2018	\$502.00
				CITY UTILITY BILLS/APR 2018	\$465.25
				CITY UTILITY BILLS/APR 2018	\$496.47
				CITY UTILITY BILLS/APR 2018	\$24.82
				CITY UTILITY BILLS/APR 2018	\$479.40
				CITY UTILITY BILLS/APR 2018	\$486.59
				CITY UTILITY BILLS/APR 2018	\$274.08
				CITY UTILITY BILLS/APR 2018	\$22.07
				CITY UTILITY BILLS/APR 2018	\$488.09
				CITY UTILITY BILLS/APR 2018	\$820.65
				CITY UTILITY BILLS/APR 2018	\$298.00
				CITY UTILITY BILLS/APR 2018	\$145.35
				CITY UTILITY BILLS/APR 2018	\$146.20
				CITY UTILITY BILLS/APR 2018	\$151.30
				CITY UTILITY BILLS/APR 2018	\$152.21
				CITY UTILITY BILLS/APR 2018	\$154.70
				CITY UTILITY BILLS/APR 2018	\$261.89



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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$756.66
				CITY UTILITY BILLS/APR 2018	\$718.59
				CITY UTILITY BILLS/APR 2018	\$183.70
				CITY UTILITY BILLS/APR 2018	\$696.70
				CITY UTILITY BILLS/APR 2018	\$837.01
				CITY UTILITY BILLS/APR 2018	\$158.64
				CITY UTILITY BILLS/APR 2018	\$271.90
				CITY UTILITY BILLS/APR 2018	\$640.30
				CITY UTILITY BILLS/APR 2018	\$158.95
				CITY UTILITY BILLS/APR 2018	\$165.75
				CITY UTILITY BILLS/APR 2018	\$168.30
				CITY UTILITY BILLS/APR 2018	\$169.90
				CITY UTILITY BILLS/APR 2018	\$363.80
				CITY UTILITY BILLS/APR 2018	\$21.86
				CITY UTILITY BILLS/APR 2018	\$173.07
				CITY UTILITY BILLS/APR 2018	\$270.22
				CITY UTILITY BILLS/APR 2018	\$48.03
				CITY UTILITY BILLS/APR 2018	\$197.40
				CITY UTILITY BILLS/APR 2018	\$196.35
				CITY UTILITY BILLS/APR 2018	\$39.15
				CITY UTILITY BILLS/APR 2018	\$41.24
				CITY UTILITY BILLS/APR 2018	\$41.70
				CITY UTILITY BILLS/APR 2018	\$43.40
				CITY UTILITY BILLS/APR 2018	\$44.96
				CITY UTILITY BILLS/APR 2018	\$31.50
				CITY UTILITY BILLS/APR 2018	\$20.11
				CITY UTILITY BILLS/APR 2018	\$16.66
				CITY UTILITY BILLS/APR 2018	\$1,769.95
				CITY UTILITY BILLS/APR 2018	\$51.90
				CITY UTILITY BILLS/APR 2018	\$1,112.25
				CITY UTILITY BILLS/APR 2018	\$192.10
				CITY UTILITY BILLS/APR 2018	\$52.93
				CITY UTILITY BILLS/APR 2018	\$54.31
				CITY UTILITY BILLS/APR 2018	\$54.56
				CITY UTILITY BILLS/APR 2018	\$31.85
				CITY UTILITY BILLS/APR 2018	\$46.80
				CITY UTILITY BILLS/APR 2018	\$32.59
				CITY UTILITY BILLS/APR 2018	\$1,352.94
				CITY UTILITY BILLS/APR 2018	\$1,382.65
				CITY UTILITY BILLS/APR 2018	\$1,243.48
				CITY UTILITY BILLS/APR 2018	\$229.62



City Of Richland

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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$209.70
				CITY UTILITY BILLS/APR 2018	\$32.35
				CITY UTILITY BILLS/APR 2018	\$1,629.15
				CITY UTILITY BILLS/APR 2018	\$209.52
				CITY UTILITY BILLS/APR 2018	\$38.30
				CITY UTILITY BILLS/APR 2018	\$207.47
				CITY UTILITY BILLS/APR 2018	\$37.75
				CITY UTILITY BILLS/APR 2018	\$32.74
				CITY UTILITY BILLS/APR 2018	\$33.20
				CITY UTILITY BILLS/APR 2018	\$34.05
				CITY UTILITY BILLS/APR 2018	\$34.90
				CITY UTILITY BILLS/APR 2018	\$36.60
				CITY UTILITY BILLS/APR 2018	\$36.78
				CITY UTILITY BILLS/APR 2018	\$37.64
				CITY UTILITY BILLS/APR 2018	\$1,155.94
				CITY UTILITY BILLS/APR 2018	\$1,168.33
				CITY UTILITY BILLS/APR 2018	\$55.42
				CITY UTILITY BILLS/APR 2018	\$61.28
				CITY UTILITY BILLS/APR 2018	\$244.21
				CITY UTILITY BILLS/APR 2018	\$62.29
				CITY UTILITY BILLS/APR 2018	\$27.86
				CITY UTILITY BILLS/APR 2018	\$1,429.10
				CITY UTILITY BILLS/APR 2018	\$62.38
				CITY UTILITY BILLS/APR 2018	\$1,454.50
				CITY UTILITY BILLS/APR 2018	\$1,075.43
				CITY UTILITY BILLS/APR 2018	\$998.92
				CITY UTILITY BILLS/APR 2018	\$10.71
				CITY UTILITY BILLS/APR 2018	\$79.95
				CITY UTILITY BILLS/APR 2018	\$5.17
				CITY UTILITY BILLS/APR 2018	\$7.34
				CITY UTILITY BILLS/APR 2018	\$27.25
				CITY UTILITY BILLS/APR 2018	\$9.97
				CITY UTILITY BILLS/APR 2018	\$27.18
				CITY UTILITY BILLS/APR 2018	\$10.29
				CITY UTILITY BILLS/APR 2018	\$26.82
				CITY UTILITY BILLS/APR 2018	\$70.40
				CITY UTILITY BILLS/APR 2018	\$244.10
				CITY UTILITY BILLS/APR 2018	\$27.93
				CITY UTILITY BILLS/APR 2018	\$29.80
				CITY UTILITY BILLS/APR 2018	\$242.56
				CITY UTILITY BILLS/APR 2018	\$235.73



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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$56.78
				CITY UTILITY BILLS/APR 2018	\$29.82
				CITY UTILITY BILLS/APR 2018	\$56.02
				CITY UTILITY BILLS/APR 2018	\$234.44
		04/2018-24	257917	#24 LANDFILL FEES	\$1,828.84
		18-220 ROE	257595	18-220 WRPA CONFERENCE	\$166.00
COLUMBIA BASIN HOTSY LLC		IN16025	257415	1/4" FEMALE BRASS COUPLER	\$5.32
COLUMBIA ELECTRIC SUPPLY		5858-409313	257598	YAKIMA RIVER PUMP STATION	\$746.01
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-591780	257271	30W LAMP	\$486.53
		3627-591809	257600	30W LAMPS	\$608.16
		3627-591813	257271	RCP COVER	\$260.31
		3627-592087	257924	100A 240V 4SN SW NMA3R	\$321.96
DELL COMPUTER CORPORATION	P059094	10238733471	257277	2 LAPTOPS W/DOCKS FOR P&R,	\$1,312.69
EATON CORPORATION	S017850	48698813	257282	MAIN HOUSING, CATALOG #MPL6000	\$220.94
	S017850			CUSTOM PAINT, CATALOG #HUNTER	\$325.80
	S017850			MAIN DOOR, CATALOG #MPL6001	\$522.58
EWING IRRIGATION PRODUCTS INC		5232527	257287	3 WAY VALVE	\$86.45
		5250159	257611	RAINBIRDS	\$197.84
		5250160	257287	RAINBIRDS/SS HUNTER ULTRA	\$636.57
		5278485	257611	TURF MOUND CLAY	\$140.35
		5293104		SOLENOID	\$56.52
		5349599	257937	IRRIGATION PARTS	\$573.52
		5360979		PVC TEES/COUPLERS	\$194.93
		5360980		TRUFACE MOUND CLAY	\$175.44
FARMERS EXCHANGE		209589	257288	SPEED FEED HEAD	\$76.00
FERGUSON ENTERPRISES INC		6212313	257940	PLUMBING PARTS	\$2,080.79
FRONTIER	S017892	05/18 2061882614	257765	TELEPHONE CHARGE 4/19/18-5/18/	\$32.58
	S017892			TELEPHONE CHARGE 4/19/18-5/18/	\$1,116.66
G & R AG PRODUCTS INC		2179515-0001-02	257431	COUPLER/REDUCER/NIPPLE	\$17.54
		2179879-01	257616	CAP FOR TANK	\$28.97
G-A-P SUPPLY CORP DBA	S017860	20368966-00	257302	REFRIGERANT R22, 30LB	\$18,733.50
GRAINGER	S017885	9762817444	257306	FLOWMETER ITEM #3FKP1	\$326.91
	S017885	9767675771		FUSE BLOCK ITEM #40LH19	\$285.66
	S017909	9774874938	257770	HOLE CUTTER ITEM #1ELG5	\$94.30
	S017909	9778128505		FLUSH BUSHING ITEM #1VMH1	\$3.94
	S017909	9778128513		SWING CHECK VALVE ITEM #10F324	\$364.77
	S017909	9778346677		ADAPTER ITEM #5P019	\$147.86
GTP INVESTMENTS LLC	P058743	405066519	257771	BADGER MTN LEASE FOR CITYY CEL	\$22.26
HERC RENTALS INC		29977336-001	257623	TRACK LOADER	\$298.65
		29997174-002	257948	MINI EXCAVATOR/TRAILER	\$471.32
		30012568-001		MINI EXCAVATOR/TRAILER	\$311.68



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
IFM EFECTOR INC	S017849	21557639	257315	FREIGHT	\$15.55
	S017849			POWER SUPPLY, IFM EFECTOR #DN4	\$130.00
INTERLINE BRANDS INC DBA	S017874	438110207	257782	HAND SANITIZER REFILL, 1200 ML	\$437.22
	S017874			HAND SANITIZER DISPENSER,	\$0.00
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		383613	257320	TRANSMITTER/CONTROL MOD/BATRY	\$442.53
		384069		SIZZLE DE LIMER QUART	\$74.45
LIBERTY LAWN & SAW SHOP		2043	257324	CHAIN DRIVER LINK	\$63.60
MIGHTY JOHNS PORTABLE TOILET & SEPTIC		42621	257630	GOETHALS PARK	\$88.00
		42622		LYNNWOOD PARK	\$88.00
MILLER PAINT COMPANY INC		30740392	257331	FIELD PAINT	\$78.08
		30772348	257977	FIELD PAINT	\$429.45
MOON SECURITY SERVICES INC		923353	257333	ST#74 CELL GSM FIRE B/U	\$50.00
		923738		BASIC FIRE MONITOR CREST	\$59.00
		924960		BASIC FIRE MONITORING	\$36.00
				BASIC FIRE MONITORING	\$33.00
NORTH COAST ELECTRIC COMPANY		S8542074.001	257632	ELECTRICAL PARTS	\$277.16
OXARC INC		30337246	257340	REPAIR-WELDER	\$110.40
		60139530		CYLINDER RENTAL- APRIL	\$139.50
		60139533		CYLINDER RENTAL - APRIL	\$89.11
PACIFIC LUMBER RESOURCES INC	P058933	00051060	257800	FREIGHT	\$271.50
	P058933			2 X 8 X 16 FT TRIMAX STRUCTURA	\$8,479.49
PLATT ELECTRIC SUPPLY		R313205	257804	OUTLET COVERS	\$155.52
		R318697		BREAKER	\$22.33
		R350484		HVAC PARTS	\$41.51
POOL CARE PRODUCTS INC		134213	257640	ACID/SCUM BALLS	\$504.77
RICHLAND ACE HARDWARE		215047	257351	BRAID NYLON LINE REEL/ROLL	\$24.96
		215522		SPRAY PAINT	\$20.37
		215532		FASTENERS	\$35.19
		215534		VAVLE BALL/BUSHINGS/ELBOW/NPL	\$35.88
		215549		MARKING FLAGS	\$21.70
		215560	257642	SANDPAPER/SPACKLE/SEED	\$23.42
				SANDPAPER/SPACKLE/SEED	\$21.71
		215564	257351	BATTERY	\$28.21
		215595	257642	IRRIGATION PARTS	\$49.60
		215610	257999	GAS CAN	\$24.97
		215612	257642	JOHN DEER SPRAYER PARTS	\$5.17
		215614	257999	ZIP TIES/BUNGEE CORDS	\$19.73
		215639		SAWZAL BLADES	\$35.38
		59588	257351	VARNISH/SANDING DISC/BRUSH SET	\$312.68
		59841		FASTENERS	\$1.94
		60098		AIR FRESHENERS	\$5.18



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		60500	257351	CONCRETE/REEL TAPE	\$20.83
				CONCRETE/REEL TAPE	\$23.87
		60501		DRILL BITS/WALLBOARD/ANCHORS	\$57.63
		61800		PVC PARTS/BUCKET/MIX CONTAINER	\$26.35
		61834	257642	WIRE BRUSH/NIPPLES/COUPLER	\$48.97
				WIRE BRUSH/NIPPLES/COUPLER	\$4.33
		61870	257351	GARDEN SPRAYER	\$14.11
		61871		WHEELBARROW/SPRAY PAINT	\$89.63
		61875		UNION	\$13.02
		61892	257642	CHANNEL LOCKS/BATTERY	\$45.16
		61893	257351	TARP	\$7.59
		61901		FASTENERS	\$6.47
		61902		HEX KEY SET	\$10.41
		61918	257642	MULCH	\$81.29
		61920		MAT/BUCKET/BATTERY/CAULK GUN	\$37.52
		61928		SPRAY PAINT/MULCH	\$157.14
		61931		BRACE/FASTENERS/BIT	\$17.37
				BRACE/FASTENERS/BIT	\$11.67
		61941		IRRIGATION PARTS	\$5.58
		61946		GLOVES	\$13.99
		61979		STAIN/PAINT/RUST STOP/SCREWS	\$100.40
		62008		GALV ELBOW	\$16.90
		62022		PESTICIDES/PRUNNING SAW	\$43.42
				PESTICIDES/PRUNNING SAW	\$30.40
		62023		IRRIGATION PARTS	\$4.97
		62050	257999	SMALL TOOLS/IRRIGATION PARTS	\$9.28
				SMALL TOOLS/IRRIGATION PARTS	\$74.90
		62067		PARKING LOT PAINT	\$37.31
		62068		SPRAY PAINT	\$78.06
		62095		ZIP TIES/EYE BOLT	\$18.34
		62104		BUNGEE CORDS	\$29.68
		62107		BUSHINGS	\$12.30
		62132		GARDEN HOSES	\$119.44
		62158		ZIP TIES/SLEDGE HAMMER	\$32.56
		B72373	257351	TIEDOWN RATCHET	\$15.19
RICHLAND NAPA		410727	257353	POWERATED BELT	\$37.53
ROOS, MICHAEL CODY		050918	257645	CDL PHYSICAL REIMBURSEMENT	\$76.00
SPRAGUE PEST SOLUTIONS		3457079	258013	MAY 2018 MONTHLY SVCS-CTY HALL	\$298.65
		3457081		MAY 2018 FOLLOWUP SVC-CTY HALL	\$135.75
		3474474	257359	APRIL 2018 MONTHLY SERVICE-FS2	\$103.17
		3474477		APRIL 2018 MONTHLY SERVICE-RCC	\$124.89



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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SPRAGUE PEST SOLUTIONS		3509627	258013	MAY 2018 MONTHLY SERVICE-FS 1	\$103.17
		3509629		MAY 2018 MONTHLY SERVICE-FS 3	\$103.17
		3509631		MAY 2018 MONTHLY SERVICE-FS 4	\$103.17
STONEWAY ELECTRIC SUPPLY		S102087748.001	258016	OZ-EDNEY 4200S	\$10.94
		S102382323.001	257361	120-277V BAL	\$53.76
		S102383360.001		RCP COVER	\$66.31
		S102390624.001	257650	ELECTRICAL PARTS FOR HVAC	\$60.13
		S102391802.001		RECEPTACLE COVER	\$18.82
SUNBELT RENTALS INC		77516961-0001	257652	TRENCHER/TRAILER	\$242.83
SUNTOYA CORPORATION		103006	258020	TACO EXPANSION TANK	\$887.26
TACOMA SCREW PRODUCTS INC		22208623	257362	POST BASE FOR STRUT	\$54.59
		22209477	257654	WASHER PARTS	\$2.15
		22209589		HVAC PARTS	\$25.72
THE DRAIN SURGEON		38652	257656	SHOPS 300 BLDG	\$157.47
		38664		BADGER MTN PLAYFIELD	\$157.47
THE PERSONAL TOUCH CLEANING INC		80600	257657	JANITOR SERVICES-BLDG 100-APR	\$5,206.31
		80601		JANITOR SERVICES-BLDG 200-APR	\$869.35
		80602		JANITOR SERVICES-BLDG 300-APR	\$616.58
		80657		JANITOR SERVICES-RCC-APR	\$8,880.25
		80658		JANITOR SERVICES-LIBRARY-APR	\$12,788.56
TOTAL ENERGY MANAGEMENT INC		93439	258031	STAINLESS CAP	\$320.38
TOTAL FILTRATION SERVICES INC	S017780	PSV1761388	257370	BAG FILTER, 20 X 20 12 CLEANPA	\$395.52
	S017780			BAG FILTER, 24 X 24 X 15 CLEAN	\$582.01
TWIN CITY METALS INC		104710	257660	STEEL	\$8.15
WESMAR COMPANY INC	S017883	251229	257847	FREIGHT	\$133.12
	S017883			SAVERITE CTT 6214, IN 6- 130LB	\$2,202.41
	S017883			BROMAX 5.3%, IN 6- 53LB PAILS	\$1,709.47
WILBUR ELLIS COMPANY	S017871	11664339	257388	FOUNDATION TURF 2-2.5 GA JUGS	\$1,575.00
	S017871			TAX	\$222.10
	S017871			FTF DEFOAMER 12-1 QT BOTTLE	\$380.00
	S017871	11664900		R-11 2-2.5 GA JUGS	\$390.00
	S017871			SUPER SPREAD 2-2.5 GA JUGS	\$97.50
	S017871			BASE CAMP 2-2.5 GA JUGS	\$140.00
	S017871			RANGER PRO 2-2.5 GA JUGS	\$540.00
	S017871			TAX	\$225.32
	S017871			SURFLAN 2-2.5 GA JUGS	\$2,080.00
	S017871			PHONE CHARGES 4/1-4/30/18	\$98.00
XO COMMUNICATIONS SERVICES LLC		0304595199	257506		
PARKS & REC - PARKS&FACILITIES TOTAL ****					\$167,324.34
Division:	338	PARKS & REC - PROJECT ADMIN			
BANK OF AMERICA		TXN00038981-	257865	HOME DEPOT - DOCK PARTS	\$42.97
		TXN00039069-		HOME DEPOT - FLOWERS	\$53.08



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00039100-	257865	FASTSIGNS - THANK YOU BANNER	\$41.38
CANON FINANCIAL SERVICES, INC		18645650	257913	CANON-IRC5550I-XLG04987-MAY	\$75.86
PARKS & REC - PROJECT ADMIN TOTAL ****					\$213.29
Division: 900 NON-DEPARTMENTAL					
ARBAUGH & ASSOCIATES INC		1670	257511	ARBAUGH CONTRACT FEES-APR 18	\$1,520.80
BANK OF AMERICA		TXN00039030-	257865	OFFICE DEPOT #1078 - REC MANAG	\$325.79
KCMB LLC		2840017784	257319	KCMB-104.7FM TOURISM-APRIL	\$299.00
KWRL LLC		1840017783	257321	KWRL-102.3FM-TOURISM-APRIL	\$299.00
THE OBSERVER		2417208	257364	THE OBSERVER-TRSM-APR18	\$1,408.24
NON-DEPARTMENTAL TOTAL ****					\$3,852.83
GENERAL FUND Total ***					\$580,628.97
FUND 101 CITY STREETS					
Division: 401 STREETS MAINTENANCE					
AAA CONCRETE, INC	P059135	12	257576	5.5 SACK MIXED CONCRETE, INV:	\$477.84
	P059189	38	257686	5.5 SACK MIXED CONCRETE, INV:	\$477.84
	P059135	9	257576	5.5 SACK MIXED CONCRETE, INV:	\$477.84
ADVANCED SIGNAL & CONTRACTING LLC	P058698	2646	257688	2018 RAILROAD CROSSING INSPECT	\$360.00
	P058698	2651		2018 RAILROAD CROSSING INSPECT	\$320.00
AMERICAN ROCK PRODUCTS INC	P059188	320103	257690	5/8 TOP COURSE, INV: 320103	\$158.79
BANK OF AMERICA		TXN00038787-	257865	THE HOME DEPOT #4746 - Purchas	\$119.91
		TXN00039197-		OFFICE DEPOT #1078 - Purchase	\$69.98
BENTON PUD		04/18-39091002	257585	WYE LIGHTS-BADGER REPEATER	\$62.81
CANON FINANCIAL SERVICES, INC		18645650	257913	CANON-IRC5550I-XLG04987-MAY	\$12.33
CENTRAL HOSE & FITTINGS INC		C008626	257593	BRASS FERRULE/MOUNT PNT	\$4.58
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$85.31
				CITY UTILITY BILLS/APR 2018	\$932.19
		04/2018-27	257594	#27 LANDFILL FEES	\$981.12
ENTERPRISE RENT A CAR		16845615	257286	18-053 BOOTHE CAR RENTAL	\$220.91
FASTENAL COMPANY		WARIC74710	257290	HEX NUT/LOCK WASHER/WASHER	\$13.21
FRONTIER	S017892	05/18 2061882614	257765	TELEPHONE CHARGE 4/19/18-5/18/	\$32.58
	S017892			TELEPHONE CHARGE 4/19/18-5/18/	\$57.02
GTP INVESTMENTS LLC	P058743	405066519	257771	BADGER MTN LEASE FOR CITY CEL	\$14.24
HELENA CHEMICAL COMPANY		114334345	257773	METHOD 240SL	\$400.34
HERC RENTALS INC		30012742-001	257774	LIQUID PROPANE 21.4 GAL	\$92.73
INDUSTRY RAILWAY SUPPLIERS INC	S017882	887674	257779	DRIFT REMOVAL TOOL, PART	\$126.00
	S017882			DRIFT PIN, PART #AJ0076	\$61.60
	S017882			SWITCH BROOM, PART #NEW3450	\$16.55
	S017882			DRIFT PIN, PART #AJ0062	\$36.50
	S017882			TAPER GAUGE, PART #LA185M	\$81.90



City Of Richland

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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
INDUSTRY RAILWAY SUPPLIERS INC	S017882	887674	257779	NIPPING BAR, PART #LA016	\$134.40
	S017882			4 BALL SPIKE PULLER, PART #LA1	\$86.90
	S017882			DRIFT PIN, PART #AJ0042	\$43.60
	S017882			PINCH POINT BAR, PART #WO17980	\$56.45
	S017882			FREIGHT - ESTIMATED	\$145.17
	S017882			STRAIGHT EDGE, PART #XX385	\$467.25
	S017882			TRACK GAUGE, PART #IRS2008CP	\$761.25
	S017882			SPIKE LIFTER, PART #TAHT12900S	\$178.50
	S017882			RAILHEAD WEAR GAUGE, PART #WIC	\$362.50
	S017882			NIPPING FORK, PART #LA045	\$312.40
	S017882	888146		FREIGHT - ESTIMATED	\$23.22
	S017882			TRACK CHISEL, PART	\$107.70
	S017882	888749		SPEEDLINER KIT, PART #SPLCU1	\$341.25
	S017882			FREIGHT - ESTIMATED	\$18.98
INLAND ASPHALT CO	P059130	2594264	257316	HMA 64-28 35 MODIFIED, INV:	\$119.46
	P059130			HMA 1/2", INV: 2594264 4/19/1	\$286.64
	P059130			HMA 64-28 35 MODIFIED, INV:	\$119.46
	P059182	2603493	257781	HMA 1/2 64/28 35, INV: 2603493	\$173.83
	P059182			HMA 1/2 64/28 35, INV: 2603493	\$28.78
	P059182			ADJUST TAX	(\$0.01)
	P059182	2606159		HMA 3/8 PG64-28, INV: 2606159	\$179.52
	P059182			ADJUST SALES TAX	(\$0.01)
	P059182	2606250		1/2"HMA 64-28 35, INV: 2606250	\$57.56
RICHLAND ACE HARDWARE	P059182			1/2" HMA 64-28 35, INV: 260625	\$123.17
		215557	257642	HEX BIT	\$17.35
		215646	257999	WRENCH GEAR 3/4"	\$17.37
		61746	257351	GRASS SEED/PIPE CUTTER/TROWEL	\$42.20
		61798		THREAD TAPE/REDC COUPLER	\$4.11
		61885	257642	QWIK FIX/PIPE/TROWEL/SHOVEL	\$50.76
		62051	257813	BLOCK ANCHOR	\$45.45
		62058		LANDSCAPING/CAULK GUN	\$29.28
		62061		BLOCK ANCHOR	\$9.09
		62162	257999	SCREWS	\$21.71
		62190		WRENCH GEAR 3/4"	\$7.16
		410069	258001	HANDLE	\$7.37
	S017863	INV000301	257372	FREIGHT	\$47.71
TRAFFIC SAFETY SUPPLY CO INC	S017863			BAND-IT FLARED LEG BRACK-IT W/	\$610.33
	S017863			BAND-IT ULTRA-LOK BUCKLE, 3/4"	\$288.88
	S017863			BAND-IT ULTRA LOK BAND, 3/4" X	\$407.03
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$24.91

STREETS MAINTENANCE TOTAL ****

\$11,452.80



City Of Richland

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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY STREETS Total ***					\$11,452.80
FUND 112	INDUSTRIAL DEVELOPMENT FUND				
Division:	000				
BIG D'S CONSTRUCTION OF TRI CITIES LLC	P057793	C95-17/RETAINAGE	257519	SCHAEFFER ST CONSTRUCTION-RETA	\$36,197.75
UNASSIGNED TOTAL ****					\$36,197.75
Division:	305	ECONOMIC DEVELOPMENT			
ARBAUGH & ASSOCIATES INC		1670	257511	ARBAUGH CONTRACT FEES-APR 18	\$155.19
BANK OF AMERICA		TXN00038727-	257865	TRI CITY REGIONAL CHAMBER - BO	\$75.00
		TXN00038992-		HTTP://WWW.GOGOAIR.COM - TRIP#	\$8.50
		TXN00039011-		UBER TRIP #18-032, Z.RATKAI,	\$22.12
		TXN00039028-		LINQ ADV RSVN - TRIP#18-031, Z	\$95.24
		TXN00039036-		LINQ ADV RSVN - TRIP# 18-171,	\$95.24
		TXN00039048-		GEORGIA TECH HOTEL -TRIP 18-03	\$783.03
		TXN00039049-		26312 - CITY OF ATLANTA - TRIP	\$2.50
		TXN00039050-		LYFT -TRIP# 18-032, Z.RATKAI,	\$7.25
		TXN00039068-		RPS PASCO TRICITIES -TRIP#18-0	\$40.00
		TXN00039071-		LYFT-TRIP# 18-032, Z.RATKAI, T	\$1.00
		TXN00039122-		PAYPAL-TRIDEC- MEMBER LUNCH, Z	\$25.00
		TXN00039214-		STAPLES - COPY PAPAER, TAPE, C	\$85.23
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$1,068.32
FLETCHER & SIPPEL LLC		39124	257540	CENTER PARKWAY-LEGAL SERVICES	\$4,182.50
RGW ENTERPRISES PC	P058953	03/18-PM HOURS	257811	PROJECT MGMT 2018 CONTRACT #5	\$1,330.00
TRIDEC		3426	257840	1QTR 2018 CONTRACT PMT #107-18	\$7,500.00
ECONOMIC DEVELOPMENT TOTAL ****					\$15,476.12
Division:	306	ECONOMIC DEVELOPMENT PROJECTS			
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$60.60
PERMIT SURVEYING INC		17048-8.INV	257803	LOGSTON RD BINDING SITE PLAN	\$945.00
PORT OF BENTON		0044372-IN	257805	CPS FEAS. STUDY	\$6,172.86
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$7,178.46
INDUSTRIAL DEVELOPMENT FUND Total ***					\$58,852.33
FUND 117	CRIMINAL JUSTICE SALES TAX				
Division:	131	CJST POLICE ACTIVITY			
BANK OF AMERICA		TXN00038733-	257865	INSTRUQ - DARK WEB CLASS BICKF	\$40.00
		TXN00038971-		INTOXIMETERS INC - MOUTHPIECE	\$158.84
		TXN00039010-		GALLS - RECHARGEABLE FLASHLIGH	\$390.93
		TXN00039052-		USPS PO 5471400352 - ICAC PO B	\$82.00
		TXN00039087-		PAYPAL BLUELINECOIN - ICAC CH	\$994.00



City Of Richland

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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00039201-	257865	AMAZON - PELICAN CASES	\$141.27
CROSKREY, TOM		18-241 CROSKREY	257927	18-241 NEW HIRE INVESTIGATI	\$306.69
PUBLIC SAFETY TESTING INC		2018-8260	257344	1ST QTR 2018 SUBSCRIPTION FEES	\$424.00
RINGOLD EMBROIDERY		458	258002	NAME PATCHES/BUCKLEY/HARRINGTO	\$11.67
STOP STICK, LTD	P059123	0011711-IN	257833	9' STOP STICK KIT W/ HOLSTER -	\$2,580.34
	P059123			SHIPPING AND HANDLING	\$59.73
CJST POLICE ACTIVITY TOTAL ****					\$5,189.47
CRIMINAL JUSTICE SALES TAX Total ***					\$5,189.47
FUND 150	HOTEL/MOTEL FUND				
Division:	307	HOTEL/MOTEL TAX			
BANK OF AMERICA		TXN00038775-	257865	WPY COMPASS CREEK DESIGNS - GE	\$1,000.00
		TXN00039126-		OTC BRANDS - GEOCOIN CHALLENGE	\$133.41
TRI CITIES VISITOR & CONVENTION BUREAU		156398	257839	TCVCB MONTHLY DUES-APR 18	\$19,134.14
HOTEL/MOTEL TAX TOTAL ****					\$20,267.55
HOTEL/MOTEL FUND Total ***					\$20,267.55
FUND 151	SPECIAL LODGING ASSESSMENT				
Division:	339	TOURISM PROMOTION AREA			
TRI CITIES VISITOR & CONVENTION BUREAU		APR 2018	257839	SPECIAL LODGING ACCESS APR 18	\$36,044.85
TOURISM PROMOTION AREA TOTAL ****					\$36,044.85
SPECIAL LODGING ASSESSMENT Total ***					\$36,044.85
FUND 153	COMMUNITY DEV BLOCK GRANT				
Division:	308	CDBG PROGRAM			
BURDEN, MICHELLE		18-135 BURDEN-	257404	18-135 FORMAL GRANTEE MEETI	\$7.13
CITY OF RICHLAND		18-135 BURDEN	257412	18-135 FORMAL GRANTEE MEETI	\$112.64
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$6.23
				PHONE CHARGES 4/1-4/30/18	\$6.52
CDBG PROGRAM TOTAL ****					\$132.52
COMMUNITY DEV BLOCK GRANT Total ***					\$132.52
FUND 154	HOME FUND				
Division:	309	HOME PROGRAM			
BANK OF AMERICA		TXN00038997-	257865	SMK SURVEYMONKEY.COM -SUBSCRIP	\$1,188.00
CITY OF PASCO		18-01	257259	PASCO HOME DPA 1/1-3/31/2018	\$37,575.00
				PASCO HOME DPA 1/1-3/31/2018	\$596.34
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$6.52
HOME PROGRAM TOTAL ****					\$39,365.86



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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HOME FUND Total ***					\$39,365.86
FUND 301	STREETS CAPITAL CONSTRUCTION				
Division:	000				
BCV, INC	P059101	C112-18/PMT 1	257399	5% RETAINAGE	(\$11,798.35)
UNASSIGNED TOTAL ****					(\$11,798.35)
Division:	402	ARTERIAL STREETS			
A CORE INC	P057808	356860	257685	2017 ADA COMPLIANCE - PAVEMENT	\$390.96
		356916		APPROACH CUT AS PER LAYOUT	\$152.04
AAA CONCRETE, INC	P059189	26	257686	5.5 SACK MIXED CONCRETE, INV:	\$238.92
	P059189			SHORT LOAD CHARGE, INV: 26 4/	\$108.60
	P059189	38		5.5 SACK MIXED CONCRETE, INV:	\$597.30
AMERICAN ROCK PRODUCTS INC	P059188	323300	257690	5/8 TOP COURSE, INV: 323300	\$160.17
	P059188	326816		5/8 TOP COURSE, INV: 326816 5	\$137.07
APOLLO INC	P058723	C48-18/PMT 2	257510	DUPORTAIL BRIDGE - 47-18: 201	\$938,775.31
BAKER, KRISTY		00060662	257398	1022 SANFORD-SIDEWALK REPAIR	\$217.20
BANK OF AMERICA		TXN00038700-	257865	FASTSIGNS - MDO BRIDGE SIGNS	\$1,195.37
		TXN00039176-		ZTOONE COM - PAVEMENT PRESERVA	\$291.47
BCV, INC	P059101	C112-18/PMT 1	257399	2018 CRACK SEALING & PAVEMENT	\$235,967.05
BEAVER BARK & ROCK		883282	257901	SOD	\$51.95
COLEMAN, DIANE		042918	257266	SIDEWALK REIMB-1027 BIRCH AVE	\$137.64
HARBINSON, DAVID N		041818	257310	SIDEWALK REIMB-1911 HARRIS	\$196.43
HERC RENTALS INC		29977504-001	257623	LIQUID PROPANE 9.0 GAL	\$39.00
		29981582-001		LIQUID PROPANE 22.8 GAL	\$98.79
		29983566-001		LIQUID PROPANE 23.0 GAL	\$99.66
		29987568-001		LIQUID PROPANE 16.0 GAL	\$69.33
		29991978-001		LIQUID PROPANE 25.4 GAL	\$110.07
MELLING, VICKI A		041818	257327	REIMB-SIDEWALK-1007 LONG AVE	\$11.41
MENKE JACKSON BEYER LLP		04/2018-077	257791	CENTER PKWY TCRY LEGAL SERVICE	\$1,268.45
PRO BUILD COMPANY LLC		1256603	257808	3/8X8" SIDING	\$419.47
RICHLAND ACE HARDWARE		62129	257813	ANCHOR/PAINT/LANDSCAPE ROCK	\$166.42
		62130		POP UP SPRINKLER	\$32.56
SHAFF, RICHARD		042918	257824	SIDEWALK-REIMB-1029 BIRCH	\$137.64
STONEWAY ELECTRIC SUPPLY		S102273906.001	257361	CONDUIT/ELBOW	\$24.96
		S102284024.001		CONDUIT/ELBOW/COUPLING	\$23.62
VALMONT INDUSTRIES INC	P058863	CD289001558	257845	POLE, STD 6 - PPB-POLE-GV-HH-A	\$2,814.91
	P058863			POLE, STD5&7 - TYPE 1-POLE-GV-	\$1,733.26
	P058863			POLE, STD1 - TYPE III-55'MA-16	\$9,714.27
WA STATE DEPT OF TRANSPORTATION	P058735	RE313ATB80416029	257662	SR 240/KINGSGATE TRAFFIC SIGNA	\$2,272.96
WESTCLIFFE LLC	P059119	C199-16/SEC 3.a	257384	WESTCLIFFE PH 16-QUEENSGATE DR	\$20,000.00



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ARTERIAL STREETS TOTAL ****					\$1,217,654.26
STREETS CAPITAL CONSTRUCTION Total ***					\$1,205,855.91
FUND 380	PARK PROJECT CONSTRUCTION				
Division:	337	PARKS & REC PROJECTS			
AMERICAN ROCK PRODUCTS INC	P059176	323003	257690	25.30 TONS 5/8" TOP COURSE +	\$451.98
	P059176	325848		25.66 TONS 5/8" TOP COURSE +	\$458.40
BANK OF AMERICA		TXN00038853-	257865	COMPLIANCE SIGNS.COM - HORN RAP	\$24.50
		TXN00038937-		SQ HARRINGTON'S TR - ARTS AND	\$165.07
		TXN00039018-		BEAVER BARK - CONCRETE	\$213.51
		TXN00039058-		JOBS NURSERY - 1 MAPLE, 2 OAK	\$687.95
		TXN00039103-		BEAVER BARK - CLEANING REFUND	(\$30.00)
		TXN00039113-		AMAZON - 2 WAY LATCHES	\$51.72
		TXN00039116-		AMAZON.COM AMZN.COM/BILL - COL	\$22.42
BEAVER BARK & ROCK		880139	257901	CONCRETE	\$577.71
		880717		CONCRETE	\$447.39
		883522		SOIL	\$43.40
BEDROCK SPECIALTY STONE PRODUCTS		47899	257902	BROWN BASALT BALLAST	\$439.83
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-591624	257271	UTILITY BOX/TIMER	\$45.76
EWING IRRIGATION PRODUCTS INC		5268999	257611	SCRUBBER VALVES	\$515.39
HARRINGTON'S TROPHIES		77840	257945	PARK BENCH PLAQUE	\$9.77
		78144	257772	PARK BENCH PLATES	\$1,151.16
HERC RENTALS INC		30003415-001	257948	SKIDSTEER/TRAILER	\$477.30
JOB'S NURSERY		I-105643	257625	PLUM TREES	\$837.00
MONARCH MACHINE & TOOL CO INC		A196204	257980	TUBE/HR PLATE	\$159.35
		A196261		TUBE	\$89.59
NORTHWEST CULTURAL RESOURCES		NCRS-CP.6	257633	COL PT FIELD LIGHTING PROJECT	\$1,000.00
NORTHWEST PLAYGROUND EQUIPMENT INC	P059022	42451	257337	KCDA 8% DISCOUNT	(\$2,207.07)
	P059022			PARK PICNIC TABLE MOUNTING PLA	\$621.19
	P059022			6' SWING BENCH W/CHAIN, RIB,	\$9,363.06
	P059022			FREIGHT	\$6,322.06
	P059022			PARK PICNIC TABLE, PART #SY116	\$13,379.52
	P059022			ROUND POST PACKAGE, PART #SP31	\$3,507.78
	P059022			PLAQUES FOR SWING BENCHES, PAR	\$716.76
PREMIER LANDSCAPING & DESIGN	P059044	CO-1603433/RETAIN	257807	GROUT VOIDS UNDERNEATH PROUT P	\$1,022.93
RICHLAND ACE HARDWARE		62002	257642	PADLOCKS	\$6.06
		62181	257999	TARPS FOR CONCRETE	\$21.70
		62187		DOG PARK KEYS	\$9.09
STONEWAY ELECTRIC SUPPLY		S102378834.001	257361	CORD/CONN/COIL/COVER	\$152.65
		S102379120.001		RCP COVER/RT BOX/CLOSE NIPPLE	\$25.46
		S102379350.001		ILSCO PBTS-3-4/INSUL AL MECH 4	\$73.77



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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
STRAIGHT LINE CONCRETE SAWING & DRILLING INC		3091	257651	CORE DRILL-MERMORIAL BENCH	\$300.00
		3131	258017	CORE DRILL-MEMORIAL BENCH	\$150.00
TRAFFIC SAFETY SUPPLY CO INC	S017870	INV000884	257838	.080" ALUMINUM SIGN BLANK, 12"	\$182.45
	S017870			FREIGHT	\$26.82
PARKS & REC PROJECTS TOTAL ****					\$41,513.43
PARK PROJECT CONSTRUCTION Total ***					\$41,513.43
FUND 385	GENERAL GOVT CONSTRUCTION				
Division:	900	NON-DEPARTMENTAL			
ASBESTOS AND MOLD SOLUTIONS INC		1493	257235	625 SWIFT STEAM LINE REMOVAL	\$2,172.00
BANK OF AMERICA		TXN00039002-	257865	LOGMEIN GOTOMEETING - CITY HAL	\$31.50
GPI	P059080	GPI180152	257769	PROVIDE GEOTECHNICAL SERVICES	\$8,128.50
HILL INTERNATIONAL INC	P056666	0000023	257775	DESIGN-BUILD OVERSIGHT SERVICE	\$1,086.00
NON-DEPARTMENTAL TOTAL ****					\$11,418.00
GENERAL GOVT CONSTRUCTION Total ***					\$11,418.00
FUND 401	ELECTRIC UTILITY FUND				
Division:	000				
ANIXTER INC	P058782	3781667-00	257581	CREDIT ON RETURNED STOCK #E485	(\$15,732.88)
	P058782	3797499-00		XFMR,PAD,1-PH 75 KVA, 240/120,	\$40,638.12
	P058782	3797499-03		XFMR,PAD,1-PH 50 KVA, 240/120,	\$14,508.96
	P058782	3797499-04		XFMR,PAD,1-PH 50 KVA, 240/120,	\$18,861.65
	P058782	3797499-05		XFMR,PAD,1-PH 75 KVA, 240/120,	\$6,095.72
	P058782			XFMR,PAD,1-PH 50 KVA, 240/120,	\$4,352.69
	P058782	3797499-06		XFMR,PAD,1-PH 75 KVA, 240/120,	\$14,223.34
	P058782			XFMR,PAD,1-PH 50 KVA, 240/120,	\$5,803.58
	P058898	3832779-00	257509	FUSE, BAY-O-NET 75 KVA 3-PH DE	\$85.03
	P058898			FUSE, BAY-O-NET 03A 10KVA 1-PH	\$71.95
	P058898	3832779-01		FUSE, BAY-O-NET 45 KVA 3-PH DE	\$83.73
	P058898			FUSE, BAY-O-NET 15A 50KVA 1-PH	\$96.93
	P058898			FUSE, BAY-O-NET 08A 75KVA 3-PH	\$125.60
	P058898	3832779-02	257691	FUSE, S&C, SM4 65E AMP 14.4KV	\$3,963.90
	P058898			FUSE, S&C, SM4 125E AMP 14.4KV	\$8,918.78
	P058898			FUSE, S&C, SM4 150E AMP 14.4KV	\$5,351.27
	P058898			FUSE, S&C, SM4 100E AMP 14.4KV	\$5,351.27
	P058898			FUSE, S&C, SM4 40E AMP 14.4KV	\$1,783.76
	P058898			FUSE, S&C, SM4 200E AMP 14.4KV	\$3,567.51
	P058935	3832785-02	257581	BOLT DOUBLE ARMING, 5/8 X 24,	\$69.50
	P058950	3849909-01	257691	TEST SWITCH 1 PH, 7 POLE F/C	\$2,687.85
	P059014	3850911-01	257581	SPLICE, 3-M CONNECTOR, 1/0 STR	\$46.16



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ANIXTER INC	P058949	3870141-00	257581	PULLING LUBE LIQUID 1GAL,PJ128	\$201.39
	P058949			TAPE PHASING - BROWN, 3M 35,	\$42.25
	P058949			TAPE PHASING - RED, 3M 35,	\$224.80
	P058949			TAPE PHASING - YELLOW, 3M 35,	\$149.87
	P058949			TAPE PHASING - BLUE, 3M 35,	\$149.87
	P058949			INHIBITOR DE-OX, OXIDE INHIBIT	\$148.56
	P058949			TAPE PHASING - WHITE, 3M 35,	\$74.93
	P058949			TAPE PHASING - ORANGE, 3M 35,	\$74.93
	P058949			PRICE ADJUSTMENT	(\$0.44)
	P058949			TAPE 3M 88, 1 1/2 X 44FT	\$708.94
	P058949	3870141-01	257691	ROPE HAND LINE, 1/2", POLY/DAC	\$156.38
	P058949			ROPE HAND LINE, 3/4", POLY/DAC	\$211.77
	P058949			TIE, CABLE, 5.9" MIN, BLACK	\$26.06
	P058949			TIE, CABLE, 7.9" MIN, BLACK	\$45.61
	P058949			TAPE 3M 88, 1 1/2 X 44FT	\$55.60
	P058949			ROPE HAND LINE, 3/8", POLY/DAC	\$182.45
	P058949			TIE, CABLE, 11" MIN, HVY DUTY	\$366.47
	P058949	3870141-02	257581	MARKER, BLANK WHITE URD TAG,	\$396.39
	P059025	3870175-00	257691	LUBRICANT, CLEAN & LUBE,	\$478.27
	S017869	3873751-00	257581	4-WAY W/STAINLESS STL. BRACKET	\$4,367.35
CARLSON SALES METERING SOLUTIONS LLC	S017772	CSM-3747	257592	CT,500:5, 600V, OVAL WINDOW,	\$9,676.26
	S017772			CT, 600:5, 600V, 3" WINDOW,	\$6,320.52
	S017772			CT, 600:5, 600V, BAR TYPE,	\$7,819.20
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P059030	3627-590565	257271	CLAMP, PIPE 2IN RIGID UNISTRUT	\$55.39
	P059030			CLAMP, PIPE 4IN RIGID UNISTRUT	\$92.85
	P059030			CORD CAP STRAIGHT, 15A, 125V,	\$105.89
	P059030			CLAMP, PIPE 5IN RIGID UNISTRUT	\$180.82
	P059030			CLAMP, PIPE 3IN RIGID UNISTRUT	\$205.25
	P059030			CLAMP, PIPE 6IN RIGID UNISTRUT	\$270.41
	P059030			UNISTRUT BRACKET 24"	\$1,181.57
	P059048	3627-590717	257752	METER, SOCKET 13 TERM BLANK HUB	\$754.99
	P059030	3627-591137	257271	UNISTRUT BRACKET 24"	\$34.75
	P059012	1305391	257617	4-WAY W/STAINLESS STL. BRACKET	\$6,031.54
GENERAL PACIFIC INC	P059012	1305490		4-WAY W/STAINLESS STL. BRACKET	\$3,472.70
	P059012	1306013	257768	4-WAY W/STAINLESS STL. BRACKET	\$7,493.73
	P059001	1306321		XFMR,PAD,3-PH 112 KVA 208Y/120	\$14,389.50
	P059001			XFMR,PAD,3-PH 750 KVA 208Y/120	\$33,616.04
	P059076	1306417		CROSSARM BRACE,WOOD,60" SPAN	\$945.79
	P059076			CLEVIS SEC/NEUTRAL,1 POINT	\$327.43
	P059149	1306644		CONN, VISE #4/0 CU, BRONZE	\$1,283.65
	P059149			CONN,BRONZE,VISE RICHARDS VC10	\$771.06



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GENERAL PACIFIC INC	P059149	1306644	257768	CONN, GRD XFMR, 6 SOL-1/0 STR	\$619.02
	P059149			CONN,,DIST. #2-4/0 AL TO AL	\$613.59
KAMAN INDUSTRIAL TECHNOLOGIES	S017879	H610417	257783	ADJUST FOR TAX	(\$0.01)
	S017879			FREIGHT	\$126.98
	S017879			LUBRICANT, SILICONE, DOW #4	\$2,783.64
MCFARLAND CASCADE	P059020	UMI-0082299	257790	POLE, WOOD 50 FT CLASS 3,CEDAR	\$36,626.44
	P059020	UMI-0082300		POLE, WOOD 45 FT CLASS 3,CEDAR	\$30,651.26
	P059020			POLE, WOOD 50 FT CLASS 3,CEDAR	\$2,616.17
	P059020			ADJUST FOR TAX	\$0.01
MT HOOD FASTENER COMPANY	S017880	196392	257796	SS BOLT, ASSEMBLY, 1/2-13 X 3-	\$243.00
	S017880			SHIPPING	\$66.93
	S017880			SS BOLT, ASSEMBLY, 1/2-13 X 1-	\$920.00
PERMIT REFUND		2018.000019	257637	2428 MICHAEL/METER PULL ONLY	\$50.00
WESCO DISTRIBUTION INC	P058997	853621	257381	CONN,FARGO,DIS FARGO GA-9400GL	\$611.42
	P058760	856429	257846	BRKT ADAPTER,NEMA-C,ALUMA-FORM	\$114.25
TOTAL ****					\$300,087.91
Division:	501	BUSINESS SERVICES			
ARBAUGH & ASSOCIATES INC		1670	257511	ARBAUGH CONTRACT FEES-APR 18	\$869.04
BANK OF AMERICA		TXN00038721-	257865	ACT MRSC -Webinar (JC)	\$35.00
		TXN00038725-		NWPPA - CNCLD CLASS REFUND	(\$140.00)
		TXN00038735-		OFFICE DEPOT-COLOR PPR, PENS,	\$51.06
		TXN00038824-		AMAZON-TRODAT STAMP PADS	\$9.60
		TXN00038870-		GOTPRINT - BUSINESS CARDS - EN	\$38.20
		TXN00038875-		JADE LEARNING-VER STEEG RCW UP	\$50.00
		TXN00038888-		STAPLES - Folders, Pens, Paper	\$185.53
		TXN00038892-		DMI DELL K-12/GOVT,USB SOUNDB	\$28.24
		TXN00038897-		STAPLES - Folders	\$32.35
		TXN00038899-		DMI DELL K-12/GOVT,DELL 22 MO	\$290.72
		TXN00038946-		GLOBALINDUSTRIALEQ-HANGRS	\$37.47
		TXN00038951-		LOGMEIN GOTOMEETING - Purchase	\$20.64
		TXN00038968-		NWPPA -Training Grimes 18-215	\$840.00
		TXN00038975-		ACT MRSC - Webinar (JC)	\$35.00
		TXN00039009-		ACT EE Registration- Manzo 18-	\$245.00
		TXN00039062-		Dominos Pizza-PIZZA LNMN APPTN	\$13.29
		TXN00039064-		Dominos Pizza - PIZZA LNMN APP	\$105.67
		TXN00039086-		NWPPA - Grimes 18-222 Training	\$1,090.00
		TXN00039108-		GOTPRINT - BUSINESS CARDS - EN	\$12.73
		TXN00039125-		ACT MRSC - Webinar (JC)	\$35.00
		TXN00039144-		AMAZON.COM - Grimes Chair	\$260.63
		TXN00039190-		OFFICE DEPOT-MAIL TUBE, FILE	\$44.17
CANON FINANCIAL SERVICES, INC		18645650	257913	CANON-IRC5550I-XLG04987-MAY	\$123.78



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$696.31
		18-173 MANZO	257412	18-173 NEMS MEETING	\$284.53
		18-174 WHITNEY		18-174 NRU/PPC MEETINGS	\$641.95
		18-176 LARKIN	257918	18-176 NEMS/NRU MEETINGS	\$463.24
		18-202 PARKER		18-202 NEMS/NRU MEETINGS	\$463.24
EDGEMON, SANDI		18-175 EDGEMON	257607	18-175 NEMS/NRU/PPC MEETING	\$536.64
ENTERPRISE RENT A CAR		16845615	257286	18-070 EDGEMON CAR RENTAL	\$126.34
FRONTIER	S017892	05/18 2061882614	257765	TELEPHONE CHARGE 4/19/18-5/18/	\$91.88
LARKIN, DAVID		18-176 LARKIN-	257967	18-176 NEMS/NRU MEETINGS	\$0.01
PARKER, GRAHAM		18-202 PARKER-	257991	18-202 NEMS/NRU MEETINGS	\$0.01
QUILL CORPORATION		6431396	257345	DRY ERASE BOARD/MARKERS	\$70.55
WATER SOLUTIONS INC		18454	257663	3 WTR MACHINES - APRIL 2018	\$30.97
WHITNEY, CLINT		18-174 WHITNEY-	257503	18-174 NRU/PPC MEETINGS	\$30.02
XEROX CORPORATION	P058645	093132459	257664	XEROX LEASES FOR 2018: WORK CE	\$270.17
	P058645	093132460		XEROX LEASES FOR 2018: WORK CE	\$387.87
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$120.29
				PHONE CHARGES 4/1-4/30/18	\$54.15
				PHONE CHARGES 4/1-4/30/18	\$125.81
				PHONE CHARGES 4/1-4/30/18	\$103.45
				PHONE CHARGES 4/1-4/30/18	\$55.07
BUSINESS SERVICES TOTAL ****					\$8,865.62
Division:	502	ELECTRICAL ENGINEERING			
BANK OF AMERICA		TXN00038737-	257865	COSTCO WHSE-CHEESECKE, WATER	\$20.24
		TXN00038798-		PIZZA HUT-PIZZA ENG APPRECTN	\$88.20
COMMONWEALTH ASSOCIATES INC	P058238	0053451	257749	TASK 3: MATERIAL STANDARDS	\$6,738.00
	P058238	0053452		TASK 4: FACILITY INSPECTIONS A	\$2,351.50
	P058238	0053453		TASK 5: JOINT USE POLE ATTACHM	\$10,355.00
	P058238	0053454		TASK 7: BENCHMARKING UNIT COST	\$1,003.00
RICHLAND ACE HARDWARE		61993	257558	BOLT CUTTER	\$21.71
TECHSMITH CORPORATION	P059155	1519848	257836	SNAGIT LICENSE & CO-TERM	\$26.31
ELECTRICAL ENGINEERING TOTAL ****					\$20,603.96
Division:	503	POWER OPERATIONS			
A CORE INC	P058674	356859	257575	CONCRETE & PAVEMENT CUTTING	\$195.48
AMERICAN ROCK PRODUCTS INC	P059177	320251	257690	INV #320251 04/17/18 5/8" TOP	\$38.85
	P059177	321296		INV #321296 04/19/18 5/8" TOP	\$403.67
	P059177			ADJUST TAX	(\$0.01)
	P059177			INV #321296 04/19/18 AGGREGAT	\$434.40
	P059177	322986		INV #322986 04/25/18 AGGREGAT	\$434.40
	P059177			INV #322986 04/25/18 5/8" TOP	\$403.67
	P059177			ADJUST TAX	(\$0.01)



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AMERICAN ROCK PRODUCTS INC	P059177	323244	257690	INV #323244 04/26/18 5/8" TOP	\$201.83
	P059177			INV #323244 04/26/18 AGGREGAT	\$217.20
	P059177	323410		INV #323410 4/27/18 AGGREGATE	\$434.40
	P059177			INV #323410 04/27/18 5/8" TOP	\$403.67
	P059177			ADJUST TAX	(\$0.01)
BANK OF AMERICA		TXN00038706-	257865	HOME DEPOT-QUEENSGT CAM	\$4.98
		TXN00038723-		Amazon.com-TRIPP LITE 5KVA UPS	\$2,710.08
		TXN00038746-		AMAZON-IPHN SCREEN PROTECTORS	\$12.92
				AMAZON-TRIPP LTE 1KVA UPS	\$500.06
		TXN00038864-		101 CLEANERS-FR COVERALL CLEAN	\$43.44
		TXN00039081-		AMAZON-RMTS, CHARGERS	\$80.28
		TXN00039186-		SHOGUN TERIYAK-SO B180018	\$120.00
BATTERIES PLUS BULBS		250-114333-01	257582	30-3.6V LITHIUM BATTERIES	\$260.31
BEAVER BARK & ROCK		871289	257583	3-SOD BY ROLL	\$19.48
		878233	257730	3-SOD BY THE ROLL	\$25.98
BENTON PUD		04/18-39091002	257585	WYE LIGHTS-BADGER REPEATER	\$47.07
	P058658	1529	257518	PRE-NOTIFICATION SERVICES FOR	\$1,722.05
BOYD'S TREE SERVICE LLC	P058846	6135	257590	TREE PRUNING AND VEGETATION MG	\$7,978.48
	P058846	6181	257735	TREE PRUNING AND VEGETATION MG	\$7,579.56
	P058846	6203		TREE PRUNING AND VEGETATION MG	\$7,978.48
CITY OF RICHLAND		04/18-28	257744	#28 LANDFILL FEES	\$366.90
				#28 LANDFILL FEES	\$60.15
		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$176.79
				CITY UTILITY BILLS/APR 2018	\$2,521.22
		04/2018-1901	257744	#1901 DROP BOX DISP/HAULING	\$908.16
COLUMBIA GRAIN & FEED INC		158530	257529	SHARPEN CHAINS (6)	\$78.19
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-591090	257600	12-62W 277V LAMP	\$572.76
		3627-591103		12-120V WP PHOTOCELL	\$122.11
FASTENAL COMPANY		WARIC75170	257762	SPIRAL POINT PLUG TAP	\$30.84
		WARIC75250		SAFETY GLASS-BABLER	\$40.50
		WARIC75264		SAFETY CLASS-ROBIE	\$43.81
GENERAL PACIFIC INC	S017847	1306189	257768	500MCM AL QUAD "WOFFORD" 1500'	\$7,929.97
HJ ARNETT INDUSTRIES LLC	S017828	INV54608	257776	REPAIR ON ROBO CUTTER - BROKE	\$532.57
INLAND ASPHALT CO	P059182	2606159	257781	HMA 3/8 PG64-28, INV: 2606159	\$15.48
	P059182			HMA 3/8 PG64-28, INV: 2606159	\$123.80
	P059182			HMA 3/8 PG64-28, INV: 43201298	\$352.84
KELLEY'S TELE-COMMUNICATIONS INC	P058682	022405012018	257784	AFTER HOURS EMERGENCY CALL SVC	\$376.90
PARADISE BOTTLED WATER CO	P058678	02/18-POWER OPS	257636	2018 BOTTLED WTR-POWER OPERATI	\$58.74
	P058678	03/18-POWER OPS		2018 BOTTLED WTR-POWER OPERATI	\$58.75
	P058678	04/18-POWER OPS	257801	2018 BOTTLED WTR-POWER OPERATI	\$51.63
RICHLAND ACE HARDWARE		215495	257642	HEX SCREW	\$14.11



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RICHLAND ACE HARDWARE		61790	257813	CALCULATOR BATTERY	\$16.26
		61841	257558	GLAV WIRE WEAVE	\$14.95
		61867	257813	GRASS SEED	\$26.05
		61874		WD FABRIC/PIPE/BUSHINGS	\$70.06
		61878	257999	THREAD TAPE/COUPLINGS	\$8.62
		62044		WIRE CONNECTORS	\$17.37
		62096	257813	OWL/DECK SCREWS	\$49.92
		62101		PVC/PLUGS/ADAPTERS	\$24.35
STONEWAY ELECTRIC SUPPLY	S017887	S102385678.001	257832	5 EACH ILSCO SPA-500 500MCM A	\$94.83
POWER OPERATIONS TOTAL ****					\$47,009.34
Division:	504	SYSTEMS DIVISION			
BANK OF AMERICA		TXN00038697-	257865	OFFICE DEPOT-PENCILS, STMP	\$29.94
		TXN00038705-		AMAZON-PRINTER PAPER	\$54.46
		TXN00038788-		WAL-MART-SLANT CANOPY, MOUSE	\$56.41
		TXN00038835-		Amazon.com-DOLLY, BUNGEE	\$32.98
		TXN00039163-		SUN W SPTS WEAR-MTR RDR SHIRTS	\$277.05
BLUEROOM	P058679	2675550	257589	2018 POL SERVICE-1032 UNIVERSI	\$82.00
CARLSON SALES METERING SOLUTIONS LLC	S017770	CSM-3746	257738	ITEM #765X023020 JVM5A VT 60/	\$9,236.43
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$1,478.05
		2018-000960	257261	18-00133 PERMIT FEES-LESLIE RD	\$7,325.00
ELECTRIC POWER SYSTEMS INC	P057572	014917	257758	LESLIE RD SUBSTATION DESIGN AN	\$8,713.75
ELR CONSULTING INC	P058736	3140	257759	SCADA SOFTWARE INTEGRATION SUP	\$4,287.98
ENERGY NORTHWEST	P057784	O&M00634	257761	C49136 SNYDER SUB ADDTN PROJEC	\$395.92
	P057784			C59133 SYSTEM IMPROVEMENT RELA	\$395.92
	P057784			C59127 LESLIE RD SUB PROJECT	\$395.92
	P057784			EW16007 THAYER STAFF SUPPORT -	\$395.91
OXARC INC	P058677	60139532	257799	RENTAL MULTIPLE GAS CYLINDERS	\$64.40
PLATT ELECTRIC SUPPLY		R187725	257639	CONNECTORS/PLUG/BUSH	\$143.61
POTELCO INC	P058607	220990	257343	2018 - LESLIE RD SUBSTATION	\$398,878.36
	P058607			2017 - LESLIE RD SUBSTATION	\$42,563.75
STONEWAY ELECTRIC SUPPLY		S102385203.001	257832	METER ENCLOSURE	\$254.16
UTILITIES UNDERGROUND LOCATION CENTER		8040198	257569	UTILITIES LOCATE SERVICE	\$313.46
UTILIWORKS CONSULTING LLC	P056517	5250	257844	SMART GRID PROJECT PHASE 2,	\$1,250.00
SYSTEMS DIVISION TOTAL ****					\$476,625.46
Division:	505	ENERGY POLICY MGMT			
AIR TIGHT REMODELING		170-531	257392	340 SANFORD-REBATE-WINDOWS	\$343.20
BANK OF AMERICA		TXN00039039-	257865	BENTON CO AUDITOR - LIEN RECOR	\$1,213.60
BENTON FRANKLIN COMMUNITY ACTION COMMITTEE	P058670	2018Q1-CR-LIECP	257584	LOW-INCOME ENERGY EFFICIENCY	\$5.00
BRUCE INC	P058746	18-0119	257250	WEATHERWISE LOAN: BARTH, 650	\$9,386.30
CITY OF RICHLAND		130080	257260	650 CHESTNUT-REBATE-HP	\$1,000.00



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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		252620	257413	1112/1114 PERKINS-REBATE-HP	\$2,000.00
		280740	257596	1210 MCPHERSON-REBATE-WIN	\$250.62
COLUMBIA BASIN RACQUET CLUB		ES11540FY20180026	257748	1776 TERMINAL-REBATE-COMM LIGH	\$6,055.00
DELTA HEATING & COOLING INC	P058978	25419	257603	WEATHERWISE LOAN; MOONEY, 1112	\$15,964.20
EFFICIENCY SOLUTIONS LLC	P058402	4-18 58402	257757	LOAD FORECAST AND INTEGRATED	\$1,658.50
	P058718	4-18 58718		COMMERCIAL ENERGY EFFICIENCY	\$3,103.00
FINANCIAL CONSULTING SOLUTION GROUP	P058839	2824-21804107	257614	COSA & RATE DESIGN SUPPORT PER	\$14,300.00
GLASS NOOK INC		79688	257305	450 CARNER CT-REBATE-WINDOWS	\$836.61
		80482	257619	409 SCOT-REBATE-WINDOWS	\$148.14
M CAMPBELL & COMPANY INC		178154	257627	2174 CASCADE-REBATE-HP	\$1,000.00
		180192		927 SANFORD-REBATE-HP	\$1,000.00
PERFECTION GLASS		9993664175	257341	1411 GUNNISON-REBATE-WINDOWS	\$149.76
		9993664603		2029 GREENBROOK-REBATE-WINDOWS	\$856.86
		9993665413	257555	1919 SHERIDAN-REBATE-WINDOWS	\$371.91
		9993665679	257802	603 CASCADE-REBATE-WINDOWS	\$160.89
		9993665683		2155 HUDSON-REBATE-WINDOWS	\$61.92
	P058980	9993665690		WEATHERWISE LOAN: KAFFER, 1210	\$2,680.41
TRANS UNION LLC		04802145	257565	CREDIT REPORTS-APRIL	\$48.87
ENERGY POLICY MGMT TOTAL ****					\$62,594.79
Division:	506	TECHNICAL SERVICES			
BANK OF AMERICA		TXN00038696-	257865	AMAZON-TNGRN DOOR HANG	\$58.26
		TXN00038925-		AMAZON-WIRELSS RF SWTCH, REMOT	\$19.32
		TXN00039091-		AMAZON-RF SWITCHES	\$10.85
		TXN00039127-		JADE LEARNING LLC-VERSTEEG	\$50.00
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$1,188.05
GTP INVESTMENTS LLC	P058743	405066519	257771	BADGER MTN LEASE FOR CITYY CEL	\$44.52
PLATT ELECTRIC SUPPLY		R367372	257804	DIAGONAL CUT PLIERS	\$33.97
TACOMA SCREW PRODUCTS INC		22210358	257835	TORX BIT SET	\$21.57
TECHNICAL SERVICES TOTAL ****					\$1,426.54
ELECTRIC UTILITY FUND Total ***					\$917,213.62
FUND	402	WATER UTILITY FUND			
Division:	000				
APEX CONTRACTING & PAVING		1800417	257233	MONTHLY RENTAL	(\$30.00)
				HYDRANT METER REFUND	\$750.00
BATTELLE MEMORIAL INSTITUTE		1800367	257241	HYDRANT METER REFUND	\$750.00
				WATER USAGE	(\$33.25)
				MONTHLY RENTAL	(\$30.00)
CH2M HILL-PRC		1702035	257256	MONTHLY RENTAL	(\$30.00)
				WATER USAGE	(\$5.70)



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CH2M HILL-PRC		1702035	257256	HYDRANT METER REFUND	\$750.00
CITY OF RICHLAND		17-01883	257526	A/R 21893	(\$30.00)
				A/R 21893	\$750.00
		18-00032	257263	A/R 31816	\$31.90
CORE & MAIN LP	P059057	1708561	257601	CLAMP STEEL 1-1/4" X 4", ROMAC	\$218.68
	P059057			ADJUST TAX	(\$0.01)
	P059057			FREIGHT	\$14.41
	P059057			CLAMP STEEL, 1" X 4", ROMAC	\$205.91
DENISYUK, VIKTOR		18-00032	257279	MONTHLY RENTAL	(\$30.00)
				HYDRANT METER REFUND	\$718.10
FERGUSON WATERWORKS	P059073	0592753	257613	TUBING, COPPER 1" TYPE K,	\$8,249.26
FISHER CONSTRUCTION GROUP		1601528	257298	WATER USAGE	(\$1.90)
				HYDRANT METER REFUND	\$750.00
				MONTHLY RENTAL	(\$30.00)
GAME INC		1601803	257303	MONTHLY RENTAL	(\$30.00)
				HYDRANT METER REFUND	\$750.00
GRANITE CONSTRUCTION		18-00678	257542	WATER USAGE - 86 UNITS	(\$81.70)
				HYDRANT METER REFUND	\$750.00
				MONTHLY RENTAL	(\$30.00)
HD FOWLER COMPANY INC	P059008	14797186	257312	ADJUST TAX	(\$0.01)
	P059008			METER,SETTER 2" W/1" BYPASS,	\$10,946.34
	P059008			METER,SETTER 1-1/2" W/1"BYPASS	\$6,833.29
HUESITOS LANDSCAPING		18-00680	257544	WATER USAGE - 1 UNITS	(\$0.95)
				MONTHLY RENTAL	(\$30.00)
				#304 HYDRANT METER REFUND	\$750.00
SHARPE & PRESZLER CONSTRUCTION		1702492	257358	MONTHLY RENTAL	(\$30.00)
				HYDRANT METER REFUND	\$750.00
		1800508	257825	#351 HYDRANT METER REFUND	\$750.00
TEMPLETON, DAVID		18-00597	257363	MONTHLY RENTAL	(\$30.00)
				WATER USAGE	(\$94.05)
				HYDRANT METER REFUND	\$750.00
UNASSIGNED TOTAL ****					\$34,920.32
Division:	410	WATER CAPITAL PROJECTS			
APOLLO INC	P058723	C48-18/PMT 2	257510	DUPORTAIL BRIDGE WATERLINE-47-	\$1,009.98
MATHESON PAINTING INC	P059050	4515	257459	2018 RESERVOIR ROOF REPAIRS -	\$29,186.39
WATER CAPITAL PROJECTS TOTAL ****					\$30,196.37
Division:	411	WATER ADMINISTRATION			
ARBAUGH & ASSOCIATES INC		1670	257511	ARBAUGH CONTRACT FEES-APR 18	\$558.67
CITY OF WEST RICHLAND		0182703	257597	QUAD CITY WATER RIGHT MODEL WO	\$104.55
MIKE GIBBON	P059120	C96-18	257330	WATER OVERSIZING AGREEMENT 96-	\$3,965.46



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RH2 ENGINEERING INC		69241	257812	WATER SYSTEM PLAN-2017 #180-15	\$1,306.35
WATER ADMINISTRATION TOTAL ****					\$5,935.03
Division:	412	WATER OPERATIONS			
ARAMARK UNIFORM SERVICES INC	S017894	04/18-934962000	257693	LINEN CHARGES FOR APRIL, 2018	\$43.44
BANK OF AMERICA		TXN00039080-	257865	FIELD INSTRUMENTS AND CON - Pu	\$88.75
		TXN00039137-		OFFICE DEPOT #2766 - Purchase	\$73.83
		TXN00039174-		OFFICE DEPOT #1078 - Purchase	\$80.78
		TXN00039202-		INDUSTRIAL TEST SYSTEMS - Purc	\$83.60
		TXN00039215-		OFFICE DEPOT #1080 - Purchase	\$32.56
BENTON FRANKLIN HEALTH DISTRICT		9627	257733	WATER SAMPLES	\$2,380.00
BENTON RURAL ELECTRIC ASSOCIATION		04/18-38510	257586	KENNEDY BOOSTER STATION	\$2,565.17
CANON FINANCIAL SERVICES, INC		18645650	257913	CANON-IRC5550I-XLG04987-MAY	\$1.90
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$27.25
				CITY UTILITY BILLS/APR 2018	\$49,333.80
		18-099 TALLENT	257918	18-099 BAT COURSE/EXAM	\$721.40
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-591903	257600	LED STRIPS	\$63.53
CORRECT EQUIPMENT INC	S017901	37343	257753	CHLORINATION TABLETS, 55LB PAI	\$5,755.20
	S017901			FREIGHT	\$292.00
ENDRESS HAUSER INC	S017813	6001959286	257285	MAGMETER, PROMAG L 400, 5L4C2F	\$3,300.26
	S017813			SHIPPING & HANDLING	\$356.86
GRAINGER	S017909	9784186968	257770	LINE INTERACTIVE ITEM #36HW03	\$298.84
GTP INVESTMENTS LLC	P058743	405066519	257771	BADGER MTN LEASE FOR CITY CEL	\$37.39
RANCH AND HOME INC		50072794	257996	PALLET WATER SOFTENER SALT	\$265.54
		50073395		PALLET WATER SOFTENER SALT	\$265.54
RICHLAND ACE HARDWARE		61712	257351	BATTERY	\$10.85
SCHINDLER ELEVATOR CORPORATION		8104777753	257647	MAY CHAIR LIFT INSPECTION	\$96.93
SENSKE LAWN & TREE CARE INC		8379777	258010	WTP PEST CONTROL-2ND QTR	\$543.00
		8379778		INTAKE PEST CONTROL-2ND QTR	\$97.69
		8379781		HR INTAKE PEST CONTROL-2ND QTR	\$97.69
		8379782		UV PEST CONTROL-2ND QTR	\$97.69
SIEMENS INDUSTRY INC	S017859	5602473341	257648	CONNECTION BOARD DS III, SIEME	\$115.12
STEP SAVER INC	P059172	T485698	257830	PTO &/OR DELIVERY	\$252.19
	P059172			STOP-OFF/RE-DIRECT FEE	\$100.00
	P059172			BULK, SODIUM CHLORIDE (NACL)	\$1,197.31
	P059172			FREIGHT/SHIPPING CHARGE	\$740.63
UNITED PARCEL SERVICE	S017915	000986641208	257842	GROUND PKG TO MEASUREMENT	\$5.08
XEROX CORPORATION		093132481	257850	LX5-693082 BASE/PRINTS-APR	\$128.91
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$62.94
WATER OPERATIONS TOTAL ****					\$69,613.67
Division:	413	WATER MAINTENANCE			



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AMERICAN ROCK PRODUCTS INC	P059186	323475	257690	1 1/2-3/4 DRAIN ROCK, INV: 323	\$151.02
	P059185	323484		5/8 TOP COURSE, INV: 323484	\$292.25
AT&T WIRELESS		04/18 2872432888	257512	287243288881 03/27/18-04/26/18	\$58.52
BANK OF AMERICA		TXN00038836-	257865	USA BLUE BOOK - Purchase	\$199.24
		TXN00038933-		THE HOME DEPOT #4746 - Purchas	\$100.04
		TXN00038949-		OFFICE DEPOT #1078 - Purchase	\$45.33
		TXN00039123-		EAGLE PRINTING - Purchase	\$24.65
		TXN00039185-		OFFICE DEPOT #1078 - Purchase	\$69.98
		TXN00039203-		OFFICE DEPOT #1078 - Purchase	\$69.98
BEAVER BARK & ROCK		883300	257901	CONCRETE	\$158.53
CANON FINANCIAL SERVICES, INC		18645650	257913	CANON-IRC5550I-XLG04987-MAY	\$22.62
CENTRAL HOSE & FITTINGS INC		C008091-01	257593	SWVL FNST	\$466.62
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$312.28
				CITY UTILITY BILLS/APR 2018	\$51.65
				CITY UTILITY BILLS/APR 2018	\$262.81
				CITY UTILITY BILLS/APR 2018	\$834.85
				CITY UTILITY BILLS/APR 2018	\$470.73
				CITY UTILITY BILLS/APR 2018	\$64.22
				CITY UTILITY BILLS/APR 2018	\$16,022.28
				CITY UTILITY BILLS/APR 2018	\$644.07
COLUMBIA GRAIN & FEED INC		158210	257920	CAP ASSEMBLY	\$16.79
FASTENAL COMPANY		WARIC74568	257290	PIN BOLT/SCREW/SEAL/DRIVER	\$88.76
		WARIC75216	257938	SCREWS/NUTS	\$143.73
FERGUSON ENTERPRISES INC		6166339	257612	UNION/NIPPLE	\$81.65
		6168134		COUPLER/BUSHING PIPE/ADAPT	\$40.68
		6172082		NIPPLE	\$52.76
HD FOWLER COMPANY INC		I4800872	257621	WEATHER SEAL/STEM	\$8.69
		I4805346		6' MJ 45 ELL DI	\$69.27
IFM EFECTOR INC	S017875	21575955	257778	IFM EFECTOR ELECTRONIC PRESSUR	\$205.00
	S017875			IFM EFECTOR 5-METER PVC CABLE	\$20.00
	S017875			SHIPPING / HANDLING FEE	\$13.05
INLAND ASPHALT CO	P059182	2603493	257781	HMA 1/2 64/28 35, INV: 2603493	\$86.34
	P059182	2606159		HMA 3/8 PG64-28, INV: 2606159	\$15.48
KELLEY'S TELE-COMMUNICATIONS INC		276305012018	257545	ANSWERING SRVC CHARGES APRIL	\$58.90
LAYNE OF WASHINGTON INC		LW18088	257788	IMPELLER/PACKING SLEEVES/RINGS	\$2,900.71
MCCROMETER INC	S017868	510080 RI	257789	FREIGHT	\$25.47
	S017868			FLOW TRANSMITTER, FLOWCOM W/25	\$640.74
MCDONALD'S & ASSOCIATES INC		TF9004	257326	TOPSOIL-14 YDS	\$157.47
NATIONAL METER & AUTOMATION	S017867	S1098135.001	257336	CHAMBER ASSEMBLY FOR M170 METE	\$2,248.02
	S017867			HOUSING GASKET FOR M170 METER,	\$76.02
	S017867			FREIGHT	\$38.67



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
NATIONAL METER & AUTOMATION	S017867	S1098135.001	257336	CHAMBER RETAINER STRAP FOR M17	\$13.58
OXARC INC		60139529	257635	CYLINDER RENTAL - APR	\$74.83
RICHLAND ACE HARDWARE		215566	257642	LANDSCAPE ROCK	\$15.18
		61982		BUSHINGS/PVC/UNIONS/ADAPTER	\$23.91
		61992		BUSHING/ADAPTER	\$3.13
SENSKE LAWN & TREE CARE INC		8379783	257822	HR PS PEST CONTROL-2ND QTR	\$97.69
STEEBER'S LOCK SERVICE		645875	257829	DUPLICATE KEYS	\$31.28
STONEMAN ELECTRIC SUPPLY		S102380903.001	257361	BUTT SPLICE/HEAT SHRINK	\$42.10
TACOMA SCREW PRODUCTS INC		22208421	257654	GLOVES NITRO/PALM	\$22.19
		22209598		SCREWS/NUTS	\$53.58
TOTAL COLLISION AND INJURY CARE LLC		1253	257369	DOT PHYSICALS	\$100.00
UNITED PARCEL SERVICE	S017891	000986641188	257376	GROUND PKG TO MIOX CORP FOR WA	\$4.31
UNITED RENTALS INC		156730958-001	257843	CONFINED SPACE ENTRY-GD/RM/SO	\$450.00
UTILITIES UNDERGROUND LOCATION CENTER		8040198	257569	UTILITIES LOCATE SERVICE	\$52.25
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$19.80
WATER MAINTENANCE TOTAL ****					\$28,313.70
WATER UTILITY FUND Total ***					\$168,979.09
FUND 403	WASTEWATER UTILITY FUND				
Division:	000				
POW CONTRACTING		C287-17/RETAINAGE	257806	WWTF DIGESTER SPILL CONTAINMEN	\$2,420.00
ROTSCHY INC	P058467	C261-17/PMT 4	257480	5% RETAINAGE	(\$6,848.55)
WILDLANDS INC	P055619	C141-15/PYMNT 7	257504	5% RETAINAGE	(\$78.20)
UNASSIGNED TOTAL ****					(\$4,506.75)
Division:	420	SEWER ADMINISTRATION			
GRAY & OSBORNE INC	P058441	17069.00-5	257308	CO #1 - 2018 BUDGET TO FULFILL	\$670.19
WILDLANDS INC	P055619	C141-15/PYMNT 7	257504	AMON BASIN REVEGETATION PROJEC	\$1,698.50
SEWER ADMINISTRATION TOTAL ****					\$2,368.69
Division:	421	SEWER CAPITAL PROJECTS			
GRAY & OSBORNE INC	P057512	17006.00-14	257308	WWTF INFLUENT UPGRADES - DESIG	\$10,204.99
	P057512	17006.01-6		AMD #1 CONSTRUCTION MANAGEMENT	\$15,035.33
ROTSCHY INC	P058467	C261-17/PMT 4	257480	WWTF INFLUENT PUMP STATION	\$151,800.27
TACOMA SCREW PRODUCTS INC		22208114	257562	FULL PORT BALL VALVE	\$116.78
		22208706	257494	1" FULL PORT BALL VALVE	\$116.78
		22209456	257562	HOSE FITTING	\$58.41
SEWER CAPITAL PROJECTS TOTAL ****					\$177,332.56
Division:	422	SEWER OPERATIONS			
ABM JANITORIAL NORTHWEST		12358483	257577	JANITORIAL SRVCS-MAY	\$966.83
		12386112	257687	CARPET CLEANING	\$264.95
ALS ENVIRONMENTAL	P059017	51-424052-0	257689	WASTEWATER - 420.1 PHENOLICS	\$90.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ALS ENVIRONMENTAL	P059017	51-424052-0	257689	WASTEWATER - 335.4 TOTAL CYANI	\$80.00
	P059017			OIL & GREASE TOTAL HEM 1664	\$200.00
	P059017			WASTEWATER - 1631E TOTAL MERCU	\$120.00
	P059017			WASTEWATER - VOC'S	\$640.00
	P059017			WASTEWATER - 200.8 TRACE ELEME	\$260.00
AMERIGAS		3077899434	257393	PROPANE-BOILER WWTP	\$163.18
ARAMARK UNIFORM SERVICES INC	S017894	04/18-934962000	257693	LINEN CHARGES FOR APRIL, 2018	\$91.75
BANK OF AMERICA		TXN00038712-	257865	STAPLES - WEDGY PENS - LAB	\$19.50
		TXN00038782-		HOTSY - SOLIDS DEGREASER	\$526.72
		TXN00038793-		HOTSY - BELTPRS PRSRWSHR PARTS	\$63.99
		TXN00038822-		STAPLES - WEDGYPEN REFILL	\$3.39
		TXN00038844-		STAPLES - FLR CLNR FOR LAB	\$35.16
		TXN00038850-		STAPLES - RTRN WEDGYPEN	(\$19.50)
		TXN00038859-		STAPLES - SCTCH PKGTP LGDIS	\$49.04
		TXN00038873-		STAPLES - PERF PAD JR LGL	\$3.24
		TXN00038908-		USABB - LAB CHEMICALS	\$306.00
		TXN00038911-		METC GRP - AS MICROB POSTER	\$120.00
		TXN00038922-		AMZN - CARBOY BRUSH - LAB	\$20.58
		TXN00038924-		WOODSEND - SOLVITA KIT - LAB	\$211.34
		TXN00038930-		USABB - BEAKER 1500ML PK 4 LAB	\$79.22
		TXN00038950-		USABB - CL3FE SOLUTN LAB	\$20.36
		TXN00038955-		AMZN - CARBOY DRYER - LAB	\$15.13
		TXN00038979-		FISHERSCI - CS HDPE 32OZ - LAB	\$163.50
		TXN00039025-		AMAZON.COM AMZN.COM/BILL - Man	\$91.93
		TXN00039026-		USABB - RICCA PHOS BUFF LAB	\$72.50
		TXN00039037-		HMDEPO - SPRNGBOLTS BLWRHOUSNG	\$39.06
		TXN00039061-		STAPLES - WEDGY PENS - LAB	\$19.50
		TXN00039095-		WAL-MART #3261 - WWTF Frame	\$21.58
		TXN00039195-		FISHERSCI - PIPETS - LAB	\$177.61
		TXN00039213-		AMZN - VOLUMETRIC FLASKS (2) L	\$102.74
CASCADE NATURAL GAS CORP		04/18-51317347154	257408	NAT GAS 1943 CPTRL 03/16-04/13	\$10.85
CENTRAL HOSE & FITTINGS INC		C007637	257409	PVC DISCHRG HOSE 5FT PRMRY	\$7.93
CH2O INC		267544	257524	BOILER TESTING-APR 18 BW LABOR	\$64.49
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$20,438.63
		04/2018-25	257594	#25 BIOSOLIDS LANDFILL FEES	\$1,828.07
		04/2018-38		#38 GRIT DISP/HAULING	\$300.23
COLEMAN OIL COMPANY		0467945-IN	257414	GREASE OPS PMS & MAINTAIN EQP	\$269.08
		0470734-IN		GREASE FOR RAS PUMPS	\$732.47
COLUMBIA ELECTRIC SUPPLY		5858-408017	257416	ALUMINUM TUBING/COUPLERS	\$63.56
COMPLETE PEST PREVENTION INC		36478	257417	WWTP PEST CONTROL SRVCS	\$132.49
GRAINGER	S017885	9770105758	257306	POT, 8 1/4 QT ITEM #4NDY7	\$79.63



City Of Richland

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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GTP INVESTMENTS LLC	P058743	405066519	257771	BADGER MTN LEASE FOR CITYY CEL	\$37.39
HACH COMPANY	P059062	10925761	257620	REPAIR AS950 SAMPLER - SERIAL	\$1,574.70
	P059062			COLLECT SHIPMENT HANDLING FEE,	\$4.33
HD FOWLER COMPANY INC		C441578	257621	RTN RUBBER GASKET 4X14IN 150LB	(\$24.76)
		I47858883		RUBBER GSKT 14X1/4IN 150LB	\$24.76
IRRIGATION SPECIALISTS INC		1238906-01	257435	PVC CEMENT/UNION/ELBOW/PIPE	\$86.39
KAMAN INDUSTRIAL TECHNOLOGIES		O89948	257444	RECIRC PUMP BEARINGS FR SINK	\$183.16
MIDWEST LABORATORIES INC	P059129	887771	257329	SHIPPING CHARGES FOR ITEMS ORD	\$12.00
	P059129			SHIPPING CHARGES FOR ITEMS ORD	\$12.00
	P059129			SHIPPING CHARGES FOR ITEMS ORD	\$12.00
	P059129			SHIPPING CHARGES FOR ITEMS ORD	\$12.00
	P059129			SHIPPING FOR 2018-03-28 - 1 FE	\$20.00
	P059129			SUPPLY ORDER - 03-27-2018 - SU	\$7.00
	P059129			SUPPLY ORDER - 03-27-2018 - SU	\$7.00
	P059129			SUPPLY ORDER - 03-27-2018 - SU	\$7.00
	P059129			SUPPLY ORDER - 03-27-2018 - SU	\$7.00
	P059129			SUPPLY ORDER - 03-27-2018 - SU	\$7.00
	P059129			SUPPLY ORDER - 03-27-2018 - SU	\$7.00
	P059129			SUPPLY ORDER - 03-27-2018 - SU	\$7.00
	P059129			SUPPLY ORDER - 03-27-2018 - SU	\$7.00
	P059129			SUPPLY ORDER - 03-27-2018 - SU	\$7.00
	P059165	892198	257794	COR LANDFILL COMPOST FACILITY	\$550.00
MOON SECURITY SERVICES INC		923186	257463	WWTP-BASIC MONITORING	\$54.87
OXARC INC		60139528	257552	CYLINDER RENTAL-APRIL	\$17.65
PARADISE BOTTLED WATER CO		04/18-WWTP	257554	BOTTLED WATER-APRIL	\$75.12
QUALITY CONTROL SERVICES INC	P059000	52253	257810	MOISTURE BALANCE, METTLER, MOD	\$180.00
	P059000			SPECTROPHOTOMETER, HACH, MODEL	\$105.00
	P059000			DO METER (BOD), HACH, MODEL	\$125.00
	P059000			CITY OF RICHLAND WWTF LAB,	\$105.00
	P059000			PH METER, THERMO SCIENTIFIC, M	\$75.00
	P059000			ANALYTICAL BALANCE, METTLER, M	\$105.00
	P059000			ANALYTICAL BALANCE, METTLER, M	\$105.00
RICHLAND ACE HARDWARE		62078	257999	IRRIGATION PARTS	\$25.39
SERV-A-PURE COMPANY		115504	257490	DI TANK(1) FEDEX(1) RTN SHIP(1	\$235.00
SOLENIIS LLC	P059034	131289155	257649	POLYMER, PRAESTOL K295FL, IN 2	\$6,068.13
	P059126	131302859	257827	POLYMER, PRAESTOL K260FL, IN 1	\$3,034.07
	P059126			POLYMER, PRAESTOL K295FL, IN 2	\$6,068.13
STEP SAVER INC	P059172	T485698	257830	STOP-OFF/RE-DIRECT FEE	\$100.00
	P059172			FREIGHT/SHIPPING CHARGE	\$740.62
	P059172			PTO &/OR DELIVERY	\$252.19
	P059172			BULK, SODIUM CHLORIDE (NACL)	\$560.80
STONEWAY ELECTRIC SUPPLY		S102376171.001	257361	PLATES/COVER-INTERCOM REMOVAL	\$13.18



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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
STONeway ELECTRIC SUPPLY		S102381605.001	257561	COMBO CEIL PLATE	\$1.91
TACOMA SCREW PRODUCTS INC		22206051	257494	EARPLUGS FOR OPS	\$79.01
		22206712		SCREWS/NUTS/WASHERS KNFGT RPL	\$190.61
		22206864		PRIMER&PAINT RECIRC PUMP SINK	\$17.10
		22207429		PARTS BLD GLASSWR HLDR LAB	\$23.44
		22207581		PINS & RODS AER BASIN #1	\$7.45
		22207980		MATL CSTM SMPLE POLES OPS	\$84.62
		22208115		ROLL PINS	\$8.00
		22208265		HEX CAP SCREW	\$24.11
		22208709		THREADED RODS	\$16.21
UNITED PARCEL SERVICE	S017891	000986641188	257376	GROUND PKG TO ALS FOR WWTP OPS	\$7.39
	S017906	000986641198	257568	COLLECT CHARGES FOR 2 PKGS FRO	\$18.71
	S017906			NDA PKG TO ALS FOR WWTP OPS	\$92.00
	S017915	000986641208	257842	COLLECT PKG FROM ENVIROSIGHT F	\$9.78
	S017915			2 NDA PKGS TO ALS FOR WWTP OPS	\$94.78
	S017915			COLLECT PKG FROM HACH FOR WWTP	\$4.30
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$101.82
YAKIMA VALLEY PACIFIC NW CLEAN WATER ASSN		AEWRSS-050918	257574	PNCWA SHORT SCHOOL-RL/RC/HM	\$180.00
SEWER OPERATIONS TOTAL****					\$50,513.09
Division:	423	SEWER MAINTENANCE			
AT&T WIRELESS		04/18 2872432888	257512	287243288881 03/27/18-04/26/18	\$43.45
BANK OF AMERICA		TXN00038800-	257865	AMZN - KEYBOARD TVTRK CMRA	\$37.44
		TXN00039138-		AMZN - RTRN KEYBRD TV CAMERA	(\$37.44)
		TXN00039159-		HMDEPO - DRAIN BLADDERS (2)	\$34.69
KELLEY'S TELE-COMMUNICATIONS INC		276305012018	257545	ANSWERING SRVC CHARGES APRIL	\$58.90
MOON SECURITY SERVICES INC		923186	257463	WWTP-BASIC MONITORING	\$54.87
RICHLAND ACE HARDWARE		61720	257478	FASTENERS VEH 3291	\$4.43
		61722		POLISH/TIRE CLEANER/BRUSH	\$31.67
		61730		POLISH RETURN	(\$9.33)
		61831	257558	SPRAY PAINT	\$6.51
		61858		FASTENERS VEH 3338 HANG TUBES	\$70.04
TACOMA SCREW PRODUCTS INC		22206052	257494	MARKING PAINT FLAPWHL SHANKS	\$30.54
		22206743		COMBO WRENCH FOR WW SHOP	\$59.36
		22207034		FLR SQGE HANDLE BRKCLN SHOP	\$79.04
		22207413		HEADPLUGS DUCT TAPE SHOP	\$60.82
		22207559		CUTTING SNIPS UTIL KNIFE SHOP	\$39.44
		22207979		FLASHLIGHTS FOR VEHICLES	\$551.95
		22208435		THREADLOCKER/VELCRO/SEALANT	\$154.29
		22209457	257562	LUBRICANT/GLOVES	\$29.92
		22209459	257654	HONEYWELL 10-MIN EBAS (2)	\$1,183.43
TOTAL COLLISION AND INJURY CARE LLC		1253	257369	DOT PHYSICALS	\$200.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TOTAL COLLISION AND INJURY CARE LLC		1266	257369	DOT PHYSICALS	\$200.00
UTILITIES UNDERGROUND LOCATION CENTER		8040198	257569	UTILITIES LOCATE SERVICE	\$52.25
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$1.39
SEWER MAINTENANCE TOTAL ****					\$2,937.66
WASTEWATER UTILITY FUND Total ***					\$228,645.25
FUND 404	SOLID WASTE UTILITY FUND				
Division:	000				
WASTEWORCS REFUND		10760WW	257293	REFUND LANDFILL OVERPYMNT	\$198.00
		11850WW	257318	REFUND LANDFILL OVERPYMNT	\$315.12
		5325WW	257262	MISAPPLIED PAYMENT	\$443.49
UNASSIGNED TOTAL ****					\$956.61
Division:	431	SOLID WASTE ADMINISTRATION			
WIH RESOURCE GROUP INC	P058784	0418-COR	257849	LANDFILL GNC COST/BENEFIT ANAL	\$2,357.50
SOLID WASTE ADMINISTRATION TOTAL ****					\$2,357.50
Division:	432	SOLID WASTE COLLECTION			
BANK OF AMERICA		TXN00038766-	257865	TI FRONT DESK - V SUAREZ WASTE	\$112.25
		TXN00038969-		WALMART.COM 8009666546 - SW CO	\$59.69
		TXN00039142-		FASTSIGNS - RETIREMENT YEARS O	\$216.40
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$192.66
CLAYTON WARD COMPANY		1443001	257527	CURBSIDE RECYCLING-APRIL	\$26,047.97
		146603		DROP BOX RECYCLING-APRIL 2018	\$10,449.47
		146604		PAPER RECYCLING- APRIL 2018	\$307.34
COMPLETE PEST PREVENTION INC		36490	257750	SW PEST CONTROL SRVCS-APRIL	\$61.90
GTP INVESTMENTS LLC	P058743	405066519	257771	BADGER MTN LEASE FOR CITYY CEL	\$22.26
ON SCENE MEDICAL SERVICES, P.C.		1048	257634	PRE EMP-PHYSICALS/CDL	\$220.00
ROUTEWARE INC		99069	257355	Q2 2018 OBC SUPPORT FEES (18 U	\$3,368.79
TOTAL COLLISION AND INJURY CARE LLC		1266	257369	DOT PHYSICALS	\$100.00
TOTER INC	S017873	65531905	257837	TOTER 96 GALLON GEN II LID COL	\$1,650.00
	S017873			SHIPPING	\$347.83
	S017873			TAX	\$177.15
	S017873			STRAP CLAW HINGE FOR LID MODEL	\$46.00
	S017873			TORX FASTENER FOR LID MODEL	\$16.00
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$21.39
SOLID WASTE COLLECTION TOTAL ****					\$43,417.10
Division:	433	SOLID WASTE DISPOSAL			
ABM JANITORIAL NORTHWEST		12358483	257577	JANITORIAL SRVCS-MAY	\$1,168.26
ARAMARK UNIFORM SERVICES INC	S017894	04/18-934962000	257693	LINEN CHARGES FOR APRIL, 2018	\$131.30
BANK OF AMERICA		TXN00038769-	257865	AMAZON - RECLAIM PARTS	\$18.80
		TXN00038776-		TI FRONT DESK - J MARLOW WASTE	\$112.25



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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00038980-	257865	TI RESERVATIONS - JMARLOW HOTE	\$562.40
		TXN00038982-		TI FRONT DESK - J MARLOW HOTEL	(\$112.25)
		TXN00039109-		TI FRONT DESK - V SUAREZ HOTEL	(\$112.25)
BLAIR, JEANNETTE		043018	257588	MILEAGE REIMBURSEMENT 04/01	\$50.79
BLUEROOM		2675546	257905	POL SERVICE-LANDFILL-APR 2018	\$81.00
BROWN, KEVIN		051118	257908	CDL REIMBURSEMENT	\$102.00
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$2,018.60
		18-150 SUAREZ	257918	18-150 WASTE EXPO	\$573.75
COMPLETE PEST PREVENTION INC		36464	257750	DISPOSAL PEST CONTRL SRVCS-APR	\$99.91
COYOTE RIDGE CORRECTIONS CENTER		CRCC1804.578	257925	WORK CREW APRIL 2018	\$440.45
FRONTIER	S017892	05/18 2061882614	257765	TELEPHONE CHARGE 4/19/18-5/18/	\$125.97
MARLOW, JOHN (JAY)		18-009 MARLOW	257628	18-009 WASTE EXPO	\$369.81
MITCHELL, FRANK		043018	257631	MILEAGE REIMBURSEMENT 04/01	\$41.97
MOON SECURITY SERVICES INC		924960	257333	BASIC FIRE MONITORING	\$33.00
ORRCO		409003	257798	USED OIL TESTING/PICK-UP/HAUL	\$300.00
		409194	257988	USED OIL TESTING/PICK-UP/HAUL	\$162.00
PARADISE BOTTLED WATER CO		0418-LANDFILL	257554	BOTTLED WATER-APRIL	\$121.67
ROACH, ANNIKA		043018	257644	MILEAGE REIMBURSEMENT 03/01	\$57.23
SUAREZ, VALERIE		18-150 SUAREZ-	258018	18-150 WASTE EXPO	\$10.05
THERMAL SUPPLY INC		6529224	257365	RECLAIM CYLINDERS/TRANSFER	\$170.00
XEROX CORPORATION		093132430	258045	LX5-694777 BASE/PRINTS-APR	\$243.67
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$44.02
SOLID WASTE DISPOSAL TOTAL ****					\$6,814.40
SOLID WASTE UTILITY FUND Total ***					\$53,545.61
FUND 405	STORMWATER UTILITY FUND				
Division:	000				
C & E TRENCHING LLC		C195-17/RETAINAGE	257251	GAGE BLVD EMERGENCY EROSION	\$1,915.61
SHARPE & PRESZLER CONSTRUCTION	P058742	315-17/PMT2 FINAL	257491	5% RETAINAGE	(\$5,162.80)
UNASSIGNED TOTAL ****					(\$3,247.19)
Division:	440	STORMWATER CAPITAL PROJECTS			
SHARPE & PRESZLER CONSTRUCTION	P058742	315-17/PMT2 FINAL	257491	2017 STORMWATER REPAIRWORK P P	\$89,305.50
	P058742			CO #1 - INSTALL SEWER SERVICE,	\$13,934.84
	P058742			CO #2 - OVERAGE OF CONTRACT	\$15.65
STORMWATER CAPITAL PROJECTS TOTAL ****					\$103,255.99
Division:	441	STORMWATER			
BANK OF AMERICA		TXN00039173-	257865	RNDTBL PIZZA - LUNCH SALMONSUM	\$26.05
BEAVER BARK & ROCK		873579	257400	GRAVEL	\$80.32
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$301.72
		04/2018-11220	257594	#11220 MATTRESS-LANDFILL	\$30.00



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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		04/2018-17	257594	#17 DROP BOX/STREET SWEEPINGS	\$450.00
GRAINGER	S017909	9781515383	257770	AMPMASER PUMP SWITCH ITEM #5A	\$119.17
TACOMA SCREW PRODUCTS INC		22209127	257562	SCREW PIN/ANCHOR SHACKLE/HOOK	\$16.08
STORMWATER TOTAL ****					\$1,023.34
STORMWATER UTILITY FUND Total ***					\$101,032.14
FUND 407	MEDICAL SERVICES FUND				
Division:	000				
AMBULANCE REFUND		2016-00218	257272	REFUND/OVERPAYMENT	\$87.18
		2016-05526	257390	REFUND/OVERPAYMENT	\$91.96
UNASSIGNED TOTAL ****					\$179.14
Division:	121	AMBULANCE			
AUCHMOODY, TRISH		041118	257397	REIMB MTG EXPENSE	\$18.41
BANK OF AMERICA		TXN00038750-	257865	Laptop for Fire	\$1,233.91
		TXN00038771-		AMAZON - HAND SOAP, SPONGES	\$30.51
		TXN00038826-		AMAZON - AIR FRESHNER	\$22.04
		TXN00038828-		AMAZON - ALUMINUM FOIL	\$73.42
		TXN00038829-		AMAZON - GYM WIPES	\$52.64
		TXN00038831-		AMAZON - STORAGE BAGS	\$15.65
		TXN00038860-		CMS MEDICARE FEE - REVALIDATIO	\$569.00
BOUND TREE MEDICAL LLC		82792667	257248	HAND WIPES/SANI HANDS	\$41.88
		82793663		DEFIB PADS/AIRWAY KIT/DRESSING	\$487.65
		82795234		CHEST SEAL/GLOVES/ABD PADS	\$66.82
		82796835		LARYNGOSCOPE BLADE	\$11.05
		82798253		MASK STRAP ADULT	\$188.93
		82799742		O2 MASK STRAP ADULT	\$197.63
		82799743		GLOVES/IV SETS/SALINE	\$943.61
		82802854		GLOVE DISPENSER	\$121.61
		82802855		GLOVES/O2 MASK/COLD PACKS	\$442.93
		82805947		O2 MASKS	\$192.02
		82807515		EPINEPHRINE	\$189.80
		82809012		SALINE/IV SET/GLOVES/IV FLUSH	\$1,007.88
		82809013		KING LTSD	\$73.58
		82810263		IV SETS	\$224.00
		82810264		IV CATHETER/GLOVES/CANNULA	\$365.44
		82813040		ELECTRODES/GLOVES/EXTRI COLLAR	\$566.93
		82814505		LARYNGOSCOPE BLADES/NEBULIZER	\$59.27
		82824461		BLOOD TUBE HOLDER/TOURNIQUET	\$118.92
CALLBACK STAFFING SOLUTIONS LLC		008232	257252	STAFFING CALLBACK SRVCS-APRIL	\$98.24
		008493	257910	STAFFING CALLBACK SRVCS-MAY	\$98.24



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CARDINAL HEALTH 411 INC		3033852	257914	ATROPINE	\$83.84
		3088978		KETOROLAC/NALOXONE	\$833.04
		3109083		ROCURONIUM/AMIODARONE/NITRO	\$185.80
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$629.73
COLUMBIA INDUSTRIES SUPPORT LLC		0063459	257269	ON SITE SHREDDING WO #0102849	\$34.65
		0064717	257921	ON SITE SHREDDING WO #0107625	\$69.30
EMERGENCY REPORTING		2018_0474	257283	ERS SUBSCRIPTION-MARCH	\$448.28
		2018_2118		ERS SUBSCRIPTION-MAY	\$448.28
FEDERAL EXPRESS CORP		6-164-64479	257939	RETURN OF MED SUPPLIES	\$8.75
ON SCENE MEDICAL SERVICES, P.C.	P059127	1042	257338	PARAMEDIC TITERS/VACCINES	\$670.00
	P059127			FLU VACCINE	\$35.00
	P059127			ANNUAL TB TESTNG	\$1,421.00
OXARC INC		30314386	257989	MEDICAL OXYGEN	\$42.12
		30319985		MEDICAL OXYGEN	\$26.59
		30324254		MEDICAL OXYGEN	\$49.88
		30330820		MEDICAL OXYGEN	\$37.72
		30335967		MEDICAL OXYGEN	\$42.12
PUBLIC SAFETY TESTING INC		2018-8260	257344	1ST QTR 2018 SUBSCRIPTION FEES	\$132.49
STRYKER SALES CORPORATION		2399392M	257834	COT BATTERY PACK (2)	\$814.24
XEROX CORPORATION	P059157	092825547	257850	AMB BILLING 1ST QTR COPIER MAI	\$32.58
AMBULANCE TOTAL ****					\$13,557.42
MEDICAL SERVICES FUND Total ***					\$13,736.56
FUND 408	BROADBAND FUND				
Division:	460	BROADBAND ADMINISTRATION			
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$319.43
BROADBAND ADMINISTRATION TOTAL ****					\$319.43
BROADBAND FUND Total ***					\$319.43
FUND 501	CENTRAL STORES FUND				
Division:	000				
BANK OF AMERICA		TXN00038719-	257865	HOME DEPOT/CONCRETE FOR STOCK	\$318.55
CONNELL OIL INC	P059112	0217579-IN	257751	OIL, BAR & CHAIN, HIGH TAC	\$145.57
	P059112			GREASE CARTRIDGE, RED TAC 2	\$213.24
FARMERS EXCHANGE	P059110	208934	257288	OIL, 2 CYCLE, 50:1 RATIO	\$423.47
FERGUSON WATERWORKS	P058985	0589411	257539	TEE, REDUCING GALV 1-1/2" X 1"	\$73.14
	P058985			COUPLING GALV, 1-1/4", TAPERED	\$35.78
	P058985			PIPE, GALV. 3", SCHEDULE 40,	\$422.10
	P058985			NIPPLE, GALV. 1/2" X CLOSE	\$5.59
	P058985			NIPPLE, GALV. 2" X CLOSE	\$20.04



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FERGUSON WATERWORKS	P058985	0589411	257539	BUSHING, GALV. 1" X 1/2",	\$22.75
	P058985			NIPPLE, GALV. 2" X 6"	\$40.73
	P058985			PIPE, GALV. 2", SCHEDULE 40,	\$187.51
	P058985			PIPE, GALV 1-1/2" SCHEDULE 40,	\$139.11
FISHER SCIENTIFIC COMPANY, LLC	P059059	0022463	257299	GLOVES, DISPOSABLE NITRILE,MD	\$571.65
	P059059			SHIPPING	\$4.83
	P059059			GLOVES, DISPOSABLE NITRILE,XL	\$726.32
	P059059			GLOVES, DISPOSABLE NITRILE,LG	\$1,944.05
GRAINGER	P059089	9761958439	257307	SOAP, CARTRIDGE, BODY/HAIR	\$460.51
INTERLINE BRANDS INC DBA	P059090	437296528	257624	CLEANER NEUTRAL FLOOR NO RINSE	\$159.77
	P059090	439012303	257782	SOAP, CARTRIDGE LOTION W/PCMX,	\$2,638.98
	P059090			CLEANER NEUTRAL FLOOR NO RINSE	\$266.29
MOTION INDUSTRIES INC	S017853	WA05-385411	257334	DISCOUNT	(\$3.43)
	S017853			ANTISEIZE PIPE COMPOUND TEFLON	\$397.41
RDO EQUIPMENT CO	P059109	P70764	257347	BLADE, EDGER,JOHN DEERE M92907	\$1,322.75
URM STORES INC	S017881	3-0-213994	257377	CLEANER ANTI-BACTERIAL 409 LIQ	\$273.02

UNASSIGNED TOTAL ****

\$10,809.73

CENTRAL STORES FUND Total ***

\$10,809.73

FUND 502

EQUIPMENT MAINTENANCE FUND

Division:

214

EQUIPMENT MAINTENANCE

ATOMIC AUTO BODY INC	33645	257237	UPFIT BODY VEH 2476 WO 50218	\$1,077.31
	33646		UPFIT BODY VEH 2475 WO 50243	\$1,077.31
	33647		UPFIT BODY VEH 2478 WO 50085	\$1,077.31
AUTOZONE	3733235418	257238	SHOP TOOLS	\$70.57
	3733236199		SHOCKS VEH 3317 WO 50274	\$197.61
	3733236849		DOOR ASSY VEH 2350 WO 50337	\$206.30
	3733236860		HINGE VEH 2350 WO 50337	\$52.76
	3733237073	257861	OIL COOLER LINE RETURN	(\$79.26)
	3733244756	257513	BRAKE CLEAN VEH 6585 WO 50268	\$32.45
	3733244757		BRAKE CLEAN VEH 3330 WO 50143	\$32.45
	3733245208		BRAKE CLEAN VEH 6575 WO 50419	\$64.90
	3733245209	257861	FILTER VEH 6455 WO 50380	\$21.71
	3733245415		BULB RETURN	(\$26.05)
	3733245416		VEH 3337 WO 49975	(\$45.60)
	3733245420		DOOR HINGE VEH 2350 WO 50337	(\$58.63)
	3733246050		BATT TENDER VEH 6435 WO 50381	\$73.84
	3733246513		SHOCKS VEH 2371 WO 50459	\$193.26
	3733249724		BRAKES VEH 7138 WO 50289	\$51.87
	3733249725		BRAKES VEH 7123 WO 50384	\$51.87
	3733251773		BRAKES VEH 3339 WO 50460	\$51.87



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
B AND B TRAILERS LLC		3841	257514	TONGUE JACK VEH 6544 WO 50161	\$216.11
BANK OF AMERICA		TXN00038742-	257865	STAPLES - SHOP SUPPLIES	\$55.28
		TXN00038764-		STAPLES - SHOP SUPPLY	\$46.63
		TXN00038777-		HARBOR FREIGHT - STEP DRILL BI	\$115.59
		TXN00038780-		RAM MOUNTS - VEH2481 LAPTOP MO	\$282.64
		TXN00038796-		RAM MOUNTS - VEH2364 LAPTOP MO	\$446.14
		TXN00038819-		CROSS TECHNOLOGY - VEH2478 LIG	\$132.03
		TXN00038855-		STAPLES - SHOP SUPPLY	\$52.10
		TXN00038868-		HOME DEPOT - VEH4112 DECK BOAR	\$19.08
		TXN00038872-		STAPLES -SHOP SUPPLY	\$40.14
		TXN00038894-		PACIFIC GOLF AND TURF - VEH660	\$88.76
		TXN00038905-		HOME DEPOT - VEH3405 4000 6614	\$135.55
		TXN00038912-		HOME DEPOT - VEH6614,4000	\$45.49
		TXN00038918-		STAPLES - SHOP SUPPLIES (RETUR	\$26.05
		TXN00038923-		HOME DEPOT - SHOP TOOLS	\$160.73
		TXN00038932-		STAPLES - CREDIT FOR RETURNED	(\$26.05)
		TXN00038947-		HOME DEPOT - CREDIT FOR POWER	(\$59.57)
		TXN00038963-		DELCITY - FLEX SELF WRAP	\$150.70
		TXN00039073-		TRICITY WINDOW - PL UPFITS	\$515.85
		TXN00039088-		MACCO - VEH2383 PAINT	\$2,013.12
		TXN00039101-		AMAZON - VEH5036 LED FLASHLIGH	\$564.68
		TXN00039189-		AMAZON - WIRELESS MOUSE	\$65.10
		TXN00039209-		HOME DEPOT - SHOP SUPPLY	\$80.77
BATTERIES PLUS BULBS		250-P1368809	257516	AC ADAPTER VEH 9500 WO 50367	\$47.21
BUSH CAR WASH		5247	257521	VEHICLE WASHES-APRIL	\$84.02
CASADAY BEE-LINE SERVICE & TOWING LLC		29317	257253	ALIGNMENT VEH 5043 WO 49983	\$94.89
CENTRAL HOSE & FITTINGS INC		C008588	257255	CLAMPS VEH 3338 WO 50182	\$151.11
		C008731		HOSE ASSY VEH 3333 WO 50339	\$59.68
		C008973	257523	HOSE ASSY VEH 6544 WO 50161	\$341.29
		C008974	257255	HOSE ASSY VEH 3278 WO 50010	\$58.01
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$2,485.40
COLEMAN OIL COMPANY		0471871-IN	257746	LANDFILL DIESEL CLEAR	\$1,613.10
		CL88022	257265	CARD LOCK FUEL 04/23-4/29/18	\$18,319.58
		CL88212		CARD LOCK FUEL 04/30-4/30/18	\$4,130.47
		CL92480	257528	CARD LOCK FUEL 05/01-05/06/18	\$13,824.35
		CL93203	257746	CARD LOCK FUEL 05/07-05/13/18	\$19,244.77
		CL94573		CARD LOCK FUEL 5/14-5/20/18	\$18,249.25
CONNELL OIL INC		0217175-IN	257923	HYD OIL VEH 3334 WO 50515	\$1,218.34
		0217180-IN	257531	TURBINE OIL VEH 6585 WO 50268	\$103.82
		0217431-IN		SHOP OIL	\$1,114.56
		0217783-IN		TURBINE OIL VEH 6585 WO 50268	\$467.19



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CONNELL OIL INC		C200894-IN	257923	HYD FLUID VEH 7143 WO 50540	\$265.82
CORWIN OF PASCO LLC		416691	257533	SOR KIT VEH 2475 WO 50243	\$3,699.46
		417333	257273	AUDIO VEH 2420 WO 50345	\$646.17
		417458		CORE CREDIT VEH 2420	(\$325.80)
CUMMINS, INC		009-265	257534	HARNESS VEH 3296 WO 50332	\$257.32
DAY WIRELESS SYSTEMS		460996	257276	ANTENNA BASE VEH 2477 WO 50219	\$314.94
FAST SIGNS		139-57159	257536	VINYL WRAP VEH 2475 WO 50243	\$672.23
		139-57160		VINYL WRAP VEH 2476 WO 50382	\$672.23
		139-57161	257289	VINYL WRAP VEH 2478 WO 50085	\$672.23
		139-57264	257536	VEH NUMBERS VEH 2503 WO 50400	\$41.70
		139-57274		VEH NUMBERS VEH 4169 WO 50413	\$27.15
FASTENAL COMPANY		WAKEN178019	257537	HEX BUSHING VEH 3278 WO 50010	\$13.11
		WARIC74807	257290	METAL KIT VEH 2500 WO 50263	\$65.96
		WARIC74969		SHOP SUPPLY	\$36.79
		WARIC75124	257537	BROOM VEH 3243 WO 50406	\$29.30
		WARIC75174	257938	BLOOD PATH VEH 2502 WO 50399	\$65.96
		WARIC75242		BLOOD PATH VEH 2503 WO 50400	\$16.77
G & R AG PRODUCTS INC		2179695-0001-02	257301	VEH 3277 WO 50362	\$36.22
		2180125-01	257943	COUPLER VEH 7139 WO 50477	\$419.26
GENUINE AUTO GLASS OF TRI CITIES LLC		628298	257944	WINDSHIELD VEH 3187 WO 50516	\$146.59
		629384	257304	WS REPAIR VEH 1212 WO 50361	\$32.58
		629396		WINDSHIELD VEH 3312 WO 50373	\$157.22
		629417	257944	WINDSHIELD VEH 2417 WO 50457	\$197.88
		629582		WINDSHIELD VEH 3341 WO 50029	\$386.01
		629692		WS REPAIR VEH 2431 WO 50556	\$54.30
HERC RENTALS INC		29984890-001	257313	FUEL SENDER VEH 6544 WO 50161	\$521.44
HUGHES FIRE EQUIPMENT, INC.		524773	257314	VALVE VEH 5042 WO 50232	\$816.78
JIM'S PACIFIC GARAGES INC		X100120741	257317	VALVE VEH 4119 WO 50330	\$63.28
		X100122822	257957	BRAKE VEH 3240 WO 50492	\$65.90
		X100122825		FUEL TANK VEH 3280 WO 50467	\$135.47
		X100123185		HOSE VEH 3318 WO 50535	\$321.53
KENWORTH SALES COMPANY		PASIN2818978	257546	PRESSUR STAT VEH 3312 WO 50322	\$149.56
MCCURLEY CHEVROLET		465188	257325	REPAIR VEH 2364 WO 50220	\$882.34
		940396	257970	CLIPS VEH 2387 WO RETAINER CLP	\$4.45
		943755	257325	PIPE/GASKET VEH 3289 WO 50329	\$340.10
		944474	257970	CONNECTOR VEH 3289 WO 50329	\$45.10
		944544		MATS VEH 2387 WO 50537	\$171.97
		CM938465		ADJU RETURN VEH 2342 WO CREDIT	(\$58.23)
		CM942559	257325	ABSORBER VEH 3301 RETURN	(\$97.41)
MOBILE FLEET SERVICE INC		1281130026	257978	TERMINAL RPR VEH 3338 WO 50466	\$400.85
		1281130028		UPDATE PROG VEH 3338 WO 50466	\$962.04



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MONARCH MACHINE & TOOL CO INC		A196175	257551	HR PLATE VEH 3255 WO 50233	\$26.09
		D196322	257980	ORGANIZERS VEH 9500 WO 50539	\$3,405.70
		F196066	257332	MILL VALVES VEH 5042 WO 50232	\$250.87
MPH INDUSTRIES INC		6004156	257335	REMOTE VEH 9500 WO 50367	\$556.30
OXARC INC		60139531	257340	SHOP SUPPLY	\$153.72
PETERSON PACIFIC CORP		CHK# 53587	257994	REFUND DUE TO CREDIT W/VENDOR	\$1,095.37
		CI-000059764		FILTERS VEH 7143 WO 48852	\$296.05
		CI-000065719		REPAIR VEH 7143 WO 49965	\$19,264.38
		CI-000066343		FREIGHT VEH 7143 WO 49965	\$1,500.00
		CI-000066453		FILTERS VEH 7143 WO 50540	\$296.34
		CN0001587		RETURNED RECEIVER VEH 7143	(\$1,391.42)
RANCH AND HOME INC		60140877	257346	VEH 3278 WO 50010	\$19.03
RDO EQUIPMENT CO		P70405	257347	RETURN SWITCH VEH 6614 WO CR	(\$19.18)
		P71716	257557	SPINDLE VEH 6594 WO 50374	\$804.63
		P71924		V BELT VEH 6601 WO 50435	\$91.31
		P71925		O-RING KIT	\$195.37
		W58436		REPAIR VEH 6587 WO 50412	\$154.16
		W58437		REPAIR VEH 6588 WO 50411	\$154.16
RICHLAND NAPA		410020	257814	FILTERS VEH 3304 WO 50265	\$103.44
		410022		FILTERS VEH 6565 WO 50264	\$34.63
		410160		FILTERS VEH 6545 WO 50314	\$46.67
		410161		FILTERS VEH 6585 WO 50268	\$46.67
		410488		MANIFOLD VEH 3289 WO 50329	\$100.53
		410540		GLOVES VEH 6564 WO 50174	\$25.80
		410629		FILTER VEH 2420 WO 50340	\$14.01
		410643		LOOM VEH 3255 WO 50233	\$16.29
		410673		LAMP VEH 5036 WO 50241	\$17.83
		410754		FUEL HOSE VEH 7200 WO 50346	\$3.03
		410767		NOZZLE VEH 3278 WO 50010	\$149.59
		410768		FILTERS VEH CREDIT WO CREDI	(\$10.18)
		410786		WIPERS VEH 2432 WO 50349	\$2.92
		410811		HOSE VEH 3267 WO 50354	\$43.44
		410870		FILTERS VEH 2371 WO 50372	\$17.93
		410871		FILTERS VEH 5036 WO 50369	\$74.52
		410873		FILTERS VEH 5033 WO 50370	\$52.26
		410875		FILTER VEH 2472 WO 50371	\$17.97
		410908		WIPERS VEH 3325 WO 50155	\$25.87
		410911		LAMP VEH 5036 WO 50241	\$42.27
		410919		LAMP VEH 5036 WO 50241	\$6.60
		410936		LAMP VEH 5036 WO CREDIT	(\$5.59)
		410940		INSERT VEH SHOP WO SUPPLY	\$24.97



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		411017	257814	CLAMP VEH 4142 WO 50375	\$2.43
		411019		SPRAY PAINT VEH 3405 WO 503	\$6.90
		411033		BUSHING KIT VEH 2272 WO 504	\$8.49
		411046		HOSE CLAMP VEH 3277 WO 5036	\$16.83
		411105		GREASE VEH SHOP WO SUPPLY	\$62.88
		411106		SHOCK VEH 2441 WO 50405	\$138.20
		411107		FILTERS VEH 6576 WO 50379	\$60.38
		411108		FILTERS VEH 6539 WO 50378	\$101.60
		411109		FILTERS VEH 6456 WO 50398	\$82.89
		411113		FILTERS VEH 6435 WO 50381	\$57.24
		411118		FILTER VEH CREDIT WO CREDIT	(\$46.67)
		411127		FILTERS VEH 6575 WO 50377	\$107.00
		411130		WASP SPRAY VEH SHOP WO SUPP	\$18.98
		411135		CARB,4CYCL FUEL VEH 6411 WO	\$37.18
		411137		15W40 VEH 6455 WO 50380	\$54.64
		411152		BATT/FLUID VEH 6598 WO 5039	\$237.50
		411154		15W40 VEH 6309 WO 50376	\$33.69
		411169		FILTERS VEH 2438 WO 50415	\$14.48
		411171		FILTERS VEH 2454 WO 50416	\$30.21
		411172		FILTERS VEH 2474 WO 50417	\$30.21
		411203		FILTERS VEH 6572 WO 50481	\$17.09
		411222		FUEL STABILIZER VEH 6575 WO	\$31.48
		411233		FILTERS VEH 6572 WO 50481	\$11.98
		411249		FILTER VEH CREDIT WO CREDIT	(\$11.16)
		411255		FILTERS VEH 2460 WO 50433	\$13.99
		411256		FILTERS VEH 3323 WO 49851	\$13.99
		411257		FILTERS VEH 2422 WO 50434	\$24.70
		411258		FILTERS VEH 2455 WO 50432	\$14.65
		411260		FILTERS VEH 3226 WO 50491	\$26.47
		411263		FILTERS VEH 3328 WO 50480	\$26.88
		411267		FILTERS VEH 2419 WO 50431	\$14.01
		411268		FILTERS VEH 7109 WO 50438	\$105.65
		411269		FILTERS VEH 3291 WO 50436	\$200.15
		411303		FILTERS VEH 6435 WO 50381	\$3.42
		411312		CORE CREDIT VEH WO	(\$19.55)
		411315		SILICONE VEH 3291 WO 50324	\$14.25
		411327		BATTERY VEH 6435 WO 50381	\$124.74
		411337		FILTERS VEH 3291 WO 50436	\$16.54
		411389		FILTERS VEH 3205 WO 50442	\$99.25
		411404		FILTERS VEH 3289 WO 50329	\$3.45
		411411		BATTERY VEH 6456 WO 50398	\$123.96



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		411415	257814	CORE CREDIT VEH WO	(\$19.55)
		411433		TAPE VEH 6585 WO 50450	\$10.74
		411445		BATTERY VEH 6539 WO 50378	\$133.43
		411450		SHOCKS VEH 3323 WO 50462	\$342.51
		411454		FILTER VEH 6576 WO 50379	\$25.00
		411478		LAMP VEH 2383 WO 50469	\$27.56
		411493		FILTERS VEH 6456 WO 50398	\$22.27
		411501		LAMP VEH 2444 WO 50502	\$7.29
		411506		FILTERS VEH 6539 WO 50378	\$42.68
		411507		HTR HOSE VEH 6539 WO 50378	\$5.65
		411538		FILTERS VEH 6615 WO 50553	\$37.34
		411539		FILTERS VEH 6609 WO 50447	\$56.32
		411542		BATTERY VEH 2472 WO 50495	\$6.64
		411644		FILTER VEH 3187 WO 50493	\$3.42
		411648		LAMP VEH 3187 WO 50493	\$7.19
		411693		PIPE SEAL VEH 3240 WO 50492	\$30.54
		411698		D EARTH VEH SHOP WO SUPPLIE	\$29.35
		411710		DOOR HANDLE VEH 3276 WO 505	\$39.09
		411736		SOCKET VEH 3243 WO 50561	\$218.76
		411737		DRIVEALIGN VEH 1211 WO 5050	\$71.87
		411738		HUB CAP VEH 3340 WO 50344	\$160.99
		411739		BELT VEH 1211 WO 50502	\$58.63
		411746		PRE MIX VEH 4000 WO 50510	\$819.65
		411747		FUSES VEH SHOP WO SUPPLIES	\$22.52
		411761		5W/30 OIL VEH SHOP WO SUPP	\$41.83
		411769		FILTERS VEH 6615 WO 50553	(\$37.34)
		411775		FILTERS VEH 5045 WO 50513	\$14.47
		411776		FILTERS VEH 5046 WO 50514	\$14.47
		411784		SHOCKS VEH 5045 WO 50562	\$277.34
		411788		UBOLT VEH 5045 WO 50562	\$3.82
		411800		FUEL PRE-MIX VEH 7200 WO 50	\$13.01
		411856		DRAIN PLUG VEH SHOP WO SUPP	\$215.48
		411861		TERMINALS VEH SHOP WO SUPPL	\$76.76
		411905		TAPE VEH 6585 WO 50450	\$10.74
		411910		CLEANER VEH SHOP WO SUPPLIE	(\$1.94)
		411916		SHOCKS VEH 5046 WO 50558	\$292.55
		411924		FILTERS VEH 7127 WO 50490	\$81.16
		411928		PLUG WIRES VEH 6538 WO 5054	\$6.51
		411984		LAMPS VEH 3315 WO 50497	\$69.21
		411987-		LAMP VEH 3315 WO 50497	\$0.00
SOLID WASTE SYSTEMS INC	0104969-IN		257560	HOSE VEH 3333 WO 50339	\$186.13



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SOLID WASTE SYSTEMS INC		0104979-IN	257560	ARM SENSOR VEH 3336 WO 49976	\$1,267.85
		0105032-IN		BEARING/RAIL VEH 6000 WO 50342	\$2,659.25
TACOMA SCREW PRODUCTS INC		22208867	257362	PLIERS VEH 5043 WO 49983	\$71.56
		22208978		SHOP SUPPLIES	\$631.86
		22209335		SHOP SUPPLY	\$198.98
		22209615	257562	SHOP SUPPLIES	\$19.33
		22209616		SHOP SUPPLY	\$454.70
		22209893		SHOP SUPPLY	\$32.48
		03-129197	257366	ALIGNMENT VEH 1206 WO 50326	\$175.34
TIRE FACTORY INC		03-129284		TIRES VEH 4111 WO 50325	\$341.46
		03-129294		TIRE VEH 6595 WO 50365	\$162.68
		03-129331		TIRES VEH 6585 WO 50271	\$622.37
		03-129373	257563	TIRES VEH 3340 WO 50344	\$4,445.70
		03-129374	257366	WHEEL SWITCH VEH 3336 WO 49976	\$95.57
		03-129375		WHEEL SWITCH VEH 3284 WO 50183	\$95.57
		03-129394		WHEEL SWITCH VEH 3329 WO 50364	\$40.72
		03-129400	257563	TIRES VEH 2446 WO 50350	\$730.27
		03-129404	257366	SVC CALL VEH 3230 WO 50363	\$179.73
		03-129441	257563	FLAT REPAIR VEH 7144 WO 50396	\$254.00
		03-129493	258027	TIRES VEH 2441 WO 50452	\$730.27
		03-129494		TIRES VEH 2446 WO 50454	\$365.14
		03-129515		TIRES VEH 2469 WO 50451	\$730.27
		03-129516		FLAT REPAIR VEH 3296 WO 50465	\$196.57
		03-129520		FLAT REPAIR VEH 7152 WO 50464	\$47.78
		03-129524		WHEELS VEH 3312 WO 50463	\$409.38
		03-129527		GATOR CAP VEH 3340 WO 50045	\$76.02
		03-129539		TIRES VEH 3336 WO 50519	\$3,036.52
		03-129550		TIRES VEH 1211 WO 50521	\$526.72
		03-129568		GATOR CAP VEH 3342 WO 50424	\$76.02
		03-129569		GATOR CAP VEH 6000 WO 50342	\$76.02
		03-129570		FLAT REPAIR VEH 3292 WO 50067	\$66.25
		03-129571		SVC CALL VEH 7141 WO 50455	\$147.10
		03-129580		TPMS VEH 2398 WO 50518	\$56.96
		03-129589		SVC CALL VEH 6000 WO 50517	\$138.47
		03-129590		FLAT REPAIR VEH 3340 WO 50520	\$69.50
		03-129608		TIRES VEH 3334 WO 50515	\$971.85
		03-129636		TIRES VEH 3339 WO 50460	\$1,306.39
		03-129637		FLAT REPAIR VEH 7146 WO 50522	\$59.73
		03-129673		TIRES VEH 3337 WO 50542	\$1,700.59
TITAN TRUCK EQUIPMENT		1203654	257367	OIL CHG KIT VEH 6585 WO 50268	\$309.51
TOM DENCHEL FORD		59057	257368	TPMS KIT VEH 2446 WO 50350	\$94.37



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TOM DENCHEL FORD		59063	257368	KEY VEH 20652 WO 50304	\$333.86
		59204	258029	MOULDING VEH 1213 WO 50560	\$181.42
		59223		BRAKES VEH 5046 WO 50558	\$146.00
TOTAL COLLISION AND INJURY CARE LLC		1266	257369	DOT PHYSICALS	\$100.00
TOYOTA OF TRI-CITIES		213643	257371	CHECK ASSY VEH 1381 WO 50120	\$93.49
		213783	258032	VEH 1381 WO 50120	\$1,270.62
US LINEN & UNIFORM		2136647	257378	UNIFORM SERVICES	\$80.82
		2140415		UNIFORM SERVICES	\$80.82
		2144155		UNIFORM SERVICES	\$80.82
		2147941		UNIFORM SERVICES	\$80.82
		2151702		UNIFORM SERVICES	\$80.82
WESCO PAINT & EQUIPMENT SUPPLY		025OL0776	257382	ROTABROACH VEH 2350 WO 50337	\$93.94
WESTERN PETERBILT INC		H292637	257385	FILTER VEH 3339 WO 50319	\$42.98
		H292693		DEF CAP VEH 3336 WO 50347	\$22.80
		H292767	257571	FILTER VEH 3325 WO 50155	\$146.78
		H292813		DRYER RETRN VEH 3283 WO CREDIT	(\$126.93)
		H292814		HOSE ASSY VEH 3283 WO 50308	\$556.10
		H292881		PRSR SWITCH VEH 3312 WO 50322	\$79.47
		H293134	258040	WINDOW SEAL VEH 3312 WO 50458	\$82.92
		CM00048700	257386	CLAMP VEH CREDIT WO CREDIT	(\$31.02)
WESTERN STATES EQUIPMENT COMPANY		CM00050961	258041	CYLINDER RETURN VEH 7138	(\$862.56)
		IN000620934	257386	SLEEVE VEH 3284 WO 50053	\$140.09
		IN000636175	258041	COUPLING VEH 3285 WO 50186	\$30.36
		IN000637482		FILTERS VEH 7130 WO 50288	\$52.79
		IN000637488		FILTERS VEH 7090 WO 50291	\$52.79
		IN000637490		FILTERS VEH 7131 50290	\$127.12
		IN000637495		FILTERS VEH 7123 WO 50384	\$118.82
		IN000637499		FILTERS VEH 7138 WO 50289	\$119.32
		IN000638127		INSPECT GEN VEH 6577 WO 50525	\$205.83
		IN000638131		INSPECT GEN VEH 6591 WO 50527	\$205.83
		IN000638150		INPECT GEN VEH 6592 WO 50526	\$205.83
		IN000645209		FILTER VEH 7090 WO 50291	\$14.87
		IN000645217		BOLTS VEH 7090 WO 50366	\$83.86
		IN000645240		COUPLING VEH 3333 WO 50343	\$40.59
		IN000645260		COUPLING VEH 3284 WO 50183	\$20.19
		IN000645986		DIFFERENTIAL VEH 7090 WO 50524	\$3,136.83
		IN000646473		CUTTING EDGE VEH 7090 WO 50366	\$419.41
		IN000646483		CUSHION VEH 7090 WO 50366	\$47.77
		IN000646516		FILTERS VEH 7131 WO 50290	\$477.48
		IN000647582		SLEEVE VEH 3284 WO 50183	\$78.19
		IN000647592		CUTTING EDGE VEH 7090 WO 50366	\$224.76



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESTERN STATES EQUIPMENT COMPANY		IN000648698	258041	COUPLINGS VEH 6000 WO 50342	\$280.13
		IN000648726		FILTERS VEH 7138 WO 50289	\$409.22
		IN000648733		FILTERS VEH 7123 WO 50384	\$383.02
		IN000649995		ORING SEAL VEH 7138 WO 50289	\$6.15
		IN000650019		FILTERS VEH 7138 WO 50289	\$540.88
		IN000651191		COUPLING VEH 6000 WO 50342	\$39.32
		IN000651268		VEH 7138 WO 50289	\$306.61
		IN000652591		OIL FILTER VEH 6598 WO 50397	\$51.55
		IN000652631		BOLTS VEH 7138 WO 50289	\$74.46
		IN000653930		ACTUATOR VEH 7138 WO 50475	\$892.42
		IN000653936		FILTER VEH 7138 50475	\$27.17
		IN000653943		INDICATOR VEH 7138 WO 50475	\$44.63
		IN000653970		MOTOR ASSY VEH 7138 WO 50475	\$153.73
WESTERN SYSTEMS & FABRICATION INC	23034		257387	BALL VALVE VEH 3291 WO 50324	\$625.47
	23055			VALVE CNTRL VEH 3291 WO 50324	\$2,596.59
	23111		257572	GATE VALVE VEH 3291 WO 50324	\$755.37
XEROX CORPORATION		093132470	257850	LX5-691298 BASE/PRINTS-APR	\$181.53
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$70.68

EQUIPMENT MAINTENANCE TOTAL ****

\$176,710.30

EQUIPMENT MAINTENANCE FUND Total ***

\$176,710.30

FUND 503

EQUIPMENT REPLACEMENT FUND

Division:

215

EQUIPMENT REPLACEMENT

BANK OF AMERICA	TXN00039134-	257865	DEL CITY/POLICE UPFIT NYLON PU	\$11.84
FEDERAL SIGNAL CORPORATION	6853873	257292	MICROPLS VEH 2480 WO PL UPFITS	\$77.69
	6856222		MICROPLS VEH 2475WO PL UPFITS	\$253.37
	6856223		MICROPLS VEH 2478 WO PL UPFITS	\$155.38
	6856224		MICROPLS VEH 2476 WO PL UPFITS	\$155.38
	6856225		MICROPLS VEH 2477 WO PL UPFITS	\$253.37
	6856226		MICROPLS VEH 2479 WO PL UPFITS	\$253.37
	6867100		SIREN VEH 2480 WO SENT BACK	\$678.48
	65984	257357	CONSOLE VEH 2475 WO PL UPFITS	\$878.49
SERVATRON, INC	65985		CONSOLE VEH 2478 WO PL UPFITS	\$878.49
	65986		CONSOLE VEH 2476 WO PL UPFITS	\$878.49
	65987		CONSOLE VEH 2477 WO PL UPFITS	\$878.49
	65988		CONSOLE VEH 2479 WO PL UPFITS	\$809.71

EQUIPMENT REPLACEMENT TOTAL ****

\$6,162.55

EQUIPMENT REPLACEMENT FUND Total ***

\$6,162.55

FUND 505

PUBLIC WORKS ADMIN & ENGINEER



City Of Richland

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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division:	450	PW ADMIN & ENGINEERING			
ABADAN INC		AR18222	257391	ASBUILTS	\$116.20
		AR18223		ASBUILTS	\$55.93
		AR18224		ASBUILTS	\$107.51
AT&T WIRELESS		04/18 2872432888	257512	287243288881 03/27/18-04/26/18	\$63.49
				287243288881 03/27/18-04/26/18	\$93.86
BANK OF AMERICA		TXN00038716-	257865	BENTON CO AUDITOR - PW recordi	\$156.83
		TXN00038717-		BRUTZMANS OFFICE SOLUTION - my	\$15.69
		TXN00038728-		PPI GROUP PORTLAND - Yatsuk tr	\$995.00
		TXN00038739-		Dell Monitors	\$504.09
		TXN00038779-		STAPLES - push pins,markers,pe	\$93.66
		TXN00038806-		STAPLES - inkjet plotter cart	\$71.97
		TXN00038816-		STAPLES -scrch pads, clorox wi	\$44.23
		TXN00038863-		BENTON CO AUDITOR - PW recordi	\$256.25
		TXN00038938-		STAPLES - index dividers, glas	\$42.65
		TXN00038953-		CONOCO - NEIGHBORS CONOCO - re	\$7.13
		TXN00038965-		WWW.NEWEGG.COM,CISCO 8841	\$226.43
		TXN00038995-		STAPLES - mesh sorters, pen	\$44.42
		TXN00038996-		GOTPRINT - BUSINESS CARDS - PU	\$24.23
		TXN00039076-		STAPLES - Plotter cart	\$71.97
		TXN00039092-		EB SOCAL STREETSAYER -West tra	\$419.08
		TXN00039098-		AMERICAN PUBLIC WORKS - Poster	\$19.14
		TXN00039104-		EB SOCAL STREETSAYER - West-da	\$419.08
		TXN00039108-		GOTPRINT - BUSINESS CARDS - P	\$12.73
		TXN00039147-		STAPLES - plotter cart	\$179.06
		TXN00039164-		ALASKA AIR 0272170181705 -Wes	\$461.60
BENTON COUNTY AUDITOR		0231336	257401	DOCUMENT COPIES	\$36.00
CITY OF RICHLAND		04/2018 APR	257743	CITY UTILITY BILLS/APR 2018	\$969.86
		18-111 DESKINS	257595	18-111 WA BIKE SUMMIT	\$382.62
		18-190 YATSUK		18-190 AUTOCAD CIVIL 3D ESS	\$538.74
FEDERAL EXPRESS CORP		6-163-98981	257538	SHIPPING CHARGES-APRIL	\$6.51
MELTON, MARK		051018	257972	MOSES LAKE STM WTR GRP MEAL	\$16.16
PENWELL, DAN		051618	257993	TAX FEE REIMBURSEMENT	\$10.00
WATER SOLUTIONS INC		18454	257663	3 WTR MACHINES - APRIL 2018	\$76.01
XO COMMUNICATIONS SERVICES LLC		0304595199	257506	PHONE CHARGES 4/1-4/30/18	\$190.73
YATSUK, ELENA		18-190 YATSUK-	257665	18-190 AUTOCAD CIVIL 3D ESS	\$68.33
PW ADMIN & ENGINEERING TOTAL ****					\$6,797.19
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$6,797.19
FUND	520	HEALTH CARE/BENEFITS PLAN			



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 222 EMPLOYEE BENEFIT PROGRAM					
CIGNA HEALTH AND LIFE INSURANCE COMPANY		2296786	257525	APRIL 2018 ASO CHARGES	\$15,547.00
LIFE INSURANCE COMPANY OF NORTH AMERICA		5/2018-FLI051384	257548	FLI051384 PREMIUMS-MAY	\$10,294.62
		5/2018-LK030278		LK030278 PREMIUMS-MAY	\$11,270.10
		5/2018-OK807703		OK807703 PREMIUMS-MAY	\$3,275.58
MERCER (US) INC		102210003550	257792	CONSULTING SERVICES-DECEMBER	\$7,083.33
		102210003559		CONSULTING SERVICES-JANUARY	\$7,083.33
		102210003564		CONSULTING SERVICES-FEBRUARY	\$7,083.33
		102210003663		CONSULTING SERVICES-APRIL	\$7,083.33
EMPLOYEE BENEFIT PROGRAM TOTAL ****					\$68,720.62
HEALTH CARE/BENEFITS PLAN Total ***					\$68,720.62
FUND 522 POST EMP HEALTHCARE PLAN					
Division: 224 POST EMPLOYMENT BENEFITS PRGM					
CIGNA HEALTH AND LIFE INSURANCE COMPANY		2296786	257525	APRIL 2018 ASO CHARGES	\$1,205.40
POST EMPLOYMENT BENEFITS PRGM TOTAL ****					\$1,205.40
POST EMP HEALTHCARE PLAN Total ***					\$1,205.40
FUND 611 FIREMAN'S PENSION					
Division: 216 FIRE PENSION					
BEARDEMPHL, RON		031918	257666	NON COVERED DENTAL	\$118.00
BENTON COUNTY FIRE DIST 1		2018-25	257731	FIRE PENSION MAY 2018	\$1,807.26
BOARDMAN, JOHN S		042718	257667	NON COVERED RX	\$664.49
CARRICK, HENRY		053118	257669	NON COVERED ASSISTED LIVING	\$6,500.00
CITY OF RICHLAND		18-200 MOORE	257918	18-200 WSLEA CONFERENCE	\$709.51
ESTATE OF RAYMOND MITCHELL		011418	257671	DEATH BENEFIT	\$500.00
FAMILY FIRST DENTAL		010918RL	257673	NON COVERED DENTAL	\$37.00
		100517NJ		NON COVERED DENTAL	\$48.00
		101717MB		NON COVERED DENTAL	\$202.00
MATHESON, HAN & GIESA PLLC		041218TT	257675	NON COVERED DENTAL	\$33.95
MID-COLUMBIA DERMATOLOGY		101617RW	257676	NON COVERED MEDICAL	\$23.57
MILL PLAIN MEDICAL & PHARMACY		042018HC	257677	NON COVERED RX	\$750.27
MULROY, JAMES P		MAY 2018	257679	MEDICARE PREMIUM/MULROY	\$134.00
RODGERS, GARY H			257680	MEDICARE PREMIUM/RODGERS	\$134.00
RX PHARMACY		0305-042618CE	257681	NON COVERED RX	\$1,834.01
		0327-043018HJ		NON COVERED RX	\$362.92
		0403-050118RB		NON COVERED RX	\$1,558.94
		0409-042118MB		NON COVERED RX	\$62.98
FIRE PENSION TOTAL ****					\$15,480.90



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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FIREMAN'S PENSION Total ***					\$15,480.90
FUND 612	POLICEMEN'S PENSION				
Division:	217	POLICE PENSION			
BUSH, LEE		MAY 2018 AL	257668	NON COVERED ASSISTED LIVING	\$6,970.00
CASE, MIKE		042318	257670	NON COVERED VISION	\$100.05
FAMILY EYE CARE P.S.		121117RW	257672	NON COVERED VISION	\$875.00
HEASTON & THOMPSON VISION CLINIC		040318RC	257674	NON COVERED VISION	\$60.00
MORGAN, JEFFREY DMD		011518RW	257678	NON COVERED DENTAL	\$815.30
SNYDER, RONALD K DDS		040318GT	257682	NON COVERED DENTAL	\$6.00
		041018JD		NON COVERED DENTAL	\$40.00
TANNER, WILLIAM		MAY-JULY 2018	257683	MEDICARE PREMIUM/TANNER	\$402.00
VALLEY VISION CLINIC		032018RT	257684	NON COVERED VISION	\$210.00
POLICE PENSION TOTAL ****					\$9,478.35
POLICEMEN'S PENSION Total ***					\$9,478.35
FUND 641	SOUTHEAST COMMUNICATIONS CTR				
Division:	600	SECOMM OPERATIONS GENERAL			
AT&T LONG DISTANCE		04/18 03030107210	257236	FAX LINES 3/21/17-4/22/18	\$33.38
BANK OF AMERICA		TXN00038792-	257865	STAPLES/BADGE REELS	\$11.23
		TXN00038856-		STAPLES/BADGE REELS, SPRAY ADH	\$19.72
		TXN00038889-		WM SUPERCTR/DOY CELEBRATION IT	\$69.28
		TXN00038906-		STAPLES/NOTEPADS	\$10.35
		TXN00038945-		WAL-MART - Credit/RETURN EXCES	(\$17.71)
		TXN00038972-		COSTCO/CAKE, FLOWERS FOR DOY C	\$35.27
		TXN00039078-		PACIFIC WEST MEDICAL INC/REPLA	\$252.49
		TXN00039119-		STAPLES/BINDERS	\$135.97
		TXN00039143-		SQ SOME BAGELS, IN/BAGELS FOR	\$28.41
		TXN00039145-		KRISPY KREME #1245/DONUTS FOR	\$18.23
		TXN00039207-		STAPLES/NAPKIN RECEPTACLES/NOT	\$25.01
				STAPLES/NAPKIN RECEPTACLES/NOT	\$43.22
				VIERAS BAKERY/DONUTS FOR CBD T	\$17.00
CENTURYLINK		0518/509-786-2112	257740	GENERAL 5/6-06/5/18	\$96.29
CITY OF RICHLAND		4744206	257916	BCES UTILITY SRVC 4/2-5/1	\$2,237.74
CORPORATE TRANSLATION SERVICES INC		125122	257532	TRANSLATION SRVCS-APRIL 2018	\$138.52
CRITICAL INFORMATICS INC	P058822	6474	257754	CRITICAL INFORMATION SECURITY	\$15,190.00
FRONTIER		05/18 5096281472	257765	GENERAL FOR 5/4-6/3/2018	\$70.67
INFORMER SYSTEMS LLC	P059170	3998	257780	SCHEDULE EXPRESS 5/1-12/31/18	\$777.60
LETTRICK, R. KIM		18-158 LETTRICK	257626	18-158 WCIA FULL BOARD EDUC	\$26.00
MOON, TAE-IM PHD		050818	257795	PSYCH EVALUATION-LARA	\$800.00



City Of Richland

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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MOON, TAE-IM PHD		051118	257983	PSYCH EVALUATION-HINOJOSA	\$800.00
POCKETINET COMMUNICATIONS INC		242546	257342	WIRELESS TRNSPRT/INTERNET-JUNE	\$268.28
PROVENCER, JODY		042418	257475	REIMB MTG EXPENSE	\$22.09
PUBLIC SAFETY TESTING INC		PST118-1974	257641	BACKGROUND INVESTIGATIONS	\$2,688.00
SMARSH, INC.	P059162	INV00368082	257559	VERIZON ANNUAL ARCHIVING PLATF	\$374.00
SPRAGUE PEST SOLUTIONS		3495992	257828	APRIL 2018 MONTHLY SERVICE	\$44.21
VERIZON WIRELESS		9806678523	258037	CELL PHONES 04/7-05/6/18	\$283.22
WATER SOLUTIONS INC		18487	257570	WATER FILTRATION 5/7-6/6/18	\$33.67
XEROX CORPORATION		093132449	257573	MX4-322159 BASE/PRINTS-APRIL	\$85.33
SECOMM OPERATIONS GENERAL TOTAL****					\$24,617.47
Division:	601	E911 OPERATIONS			
APOLLO SHEET METAL INC		940014116	257859	HVAC MAINT CONTRACT MAY 2018	\$1,430.40
BANK OF AMERICA		TXN00038701-	257865	HOTEL MURANO/HINKLE APCO #18-0	\$643.78
		TXN00038708-		HOTEL MURANO/SEELY APCO #18-09	\$614.01
		TXN00038711-		HOTEL MURANO/HERRERA APCO #18-	\$666.87
		TXN00038747-		HOTEL MURANO/HINKLE APCO #18-0	(\$29.77)
		TXN00038812-		AMAZON.COM AMZN.COM/BILL/STRES	\$34.72
		TXN00038862-		AMAZON MKTPLCE PMTS/CANOPY WE	\$25.93
		TXN00038869-		APCO INTL/KENDALL, HARTER REGI	\$398.00
		TXN00038889-		STAPLES/911 RECORDS SUPPLIES	\$120.09
		TXN00038900-		APCO INTL/STANLEY, LEHR REGIST	\$398.00
		TXN00038972-		PACIFIC WEST MEDICAL INC/REPLA	\$252.50
		TXN00039000-		4IMPRINT/SECOMM TABLE RUNNER/T	\$208.17
		TXN00039078-		STAPLES/BINDERS	\$39.01
		TXN00039129-		STAPLES/CREDIT FOR EXPANDING W	(\$43.33)
		TXN00039132-		WAURISA/HUSA CONFERENCE REGIST	\$300.00
		TXN00039183-		COURTYARD/LETTRICK #18-219 SEC	\$116.24
CITY OF RICHLAND		18-148 DEGRAAF	257918	18-148 ACCIS CONFERENCE	\$465.16
CONN, GARY		00002	257270	CBD TRAINING FOR DISPATCHERS	\$910.00
CORPORATE TRANSLATION SERVICES INC		125054	257532	TRANSLATION SRVCS-APRIL 2018	\$228.94
DUNCAN, ESTHER MARIA		18-239 DUNCAN	257606	18-239 ST E911 PUB ED MEETI	\$96.03
ENTERPRISE RENT A CAR		16845615	257286	18-092 HERRERA CAR RENTAL	\$168.45
GERA RUTH CLEMENSON		509	257618	CPR TRAINING	\$480.00
HARTER, TIMOTHY		18-207 HARTE	257946	18-207 ACTIVE SHOOTER TRAIN	\$78.42
KENDALL, KARIN		18-210 KENDALL	257963	18-210 ACTIVE SHOOTER TRAIN	\$51.00
LANGUAGE LINE SERVICES LLC		4316416	257547	E911 TRANSLATION-APR 18	\$9.31
LEHR, CHRISTOPHER		18-208 LEHR	257968	18-208 ACTIVE SHOOTER TRAIN	\$51.00
LETTRICK, R. KIM		18-219 LETTRICK	257452	18-219 SECO BUDGET WORKSHOP	\$91.43
POCKETINET COMMUNICATIONS INC		242546	257342	WIRELESS TRNSPRT/INTERNET-JUNE	\$268.27
PUBLIC SAFETY TESTING INC		PST118-1974	257641	BACKGROUND INVESTIGATIONS	\$2,687.99
STANLEY, GWEN		18-209 STANLEY	258014	18-209 ACTIVE SHOOTER TRAIN	\$51.00



City Of Richland

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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VERIZON WIRELESS		9806678523	258037	CELL PHONES 04/7-05/6/18	\$131.25
E911 OPERATIONS TOTAL ****					\$10,942.87
Division: 602	SECOMM AGENCY				
MID COLUMBIA CONSTRUCTION INC DBA		1067369	257975	START UP SPRINKLER SYSTEM	\$249.78
SECOMM AGENCY TOTAL ****					\$249.78
SOUTHEAST COMMUNICATIONS CTR Total ***					\$35,810.12
FUND 642	800 MHZ PROJECT				
Division: 610	800 MHZ				
BANK OF AMERICA		TXN00039015-	257865	OSI BATTERIES/BATTERIES FOR RA	\$2,287.00
		TXN00039112-		BATTERIES PLUS #0250/BATTERIES	\$308.77
BENTON PUD		04/18-14900001	257245	UTILITY SRVCS 3/26-4/26/18	\$585.65
	P059121	1490		1ST QTR RATTLESNAKE LEASE 2018	\$944.79
CRITICAL INFORMATICS INC	P058822	6474	257754	CRITICAL INFORMATION SECURITY	\$2,170.00
KLICKITAT COUNTY PUD		04/18-69552623	257785	GOLGATHA UTILITIES 3/30-4/30	\$266.03
LEGACY POWER SYSTEMS		35498	257322	JUMP OFF JOE-INSPECT GENERATOR	\$393.13
		35509		SILLUSI-INSPECT GENERATOR	\$3,577.28
		35510		GOLGOTHA-INSPECT GENERATOR	\$3,577.28
		35511		GOLGOTHA-INSPECT GENERATOR	\$2,395.72
SMARSH, INC.	P059162	INV00368082	257559	VERIZON ANNUAL ARCHIVING PLATF	\$374.00
800 MHZ TOTAL ****					\$16,879.65
800 MHZ PROJECT Total ***					\$16,879.65
FUND 643	EMERGENCY MANAGEMENT				
Division: 620	STATE / LOCAL ASSISTANCE				
AT&T LONG DISTANCE		04/18 03030107210	257236	FAX LINES 3/21/17-4/22/18	\$8.34
POCKETINET COMMUNICATIONS INC		242546	257342	WIRELESS TRNSPRT/INTERNET-JUNE	\$57.49
SPRAGUE PEST SOLUTIONS		3495992	257828	APRIL 2018 MONTHLY SERVICE	\$11.05
VERIZON WIRELESS		9806678523	258037	CELL PHONES 04/7-05/6/18	\$99.02
XEROX CORPORATION		093132449	257573	MX4-322159 BASE/PRINTS-APRIL	\$49.78
STATE / LOCAL ASSISTANCE TOTAL ****					\$225.68
Division: 621	RADIOLOGICAL EMGCY PREPAREDNES				
APOLLO SHEET METAL INC		940014116	257859	HVAC MAINT CONTRACT MAY 2018	\$1,430.40
AT&T LONG DISTANCE		04/18 03030107210	257236	FAX LINES 3/21/17-4/22/18	\$8.35
BANK OF AMERICA		TXN00038792-	257865	STAPLES/LAMINATING POUCHES	\$84.51
		TXN00038889-		STAPLES/USB DRIVES	\$32.57
		TXN00038962-		SQ STONE SOUP/LUNCH PROVIDED	\$20.57
		TXN00038972-		PACIFIC WEST MEDICAL INC/REPLA	\$504.99
		TXN00038985-		WAL-MART #3261/CANDY FOR TRAC	\$17.16



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From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00039001-	257865	GREEK ISLAND CUISINE/LUNCH FOR	\$39.77
		TXN00039006-		WWW.NEWEGG.COM/LIGHT BULBS FOR	\$412.64
		TXN00039012-		WAL-MART #3261/CANDY FOR TRAC	\$25.74
CITY OF RICHLAND		4744206	257916	BCES UTILITY SRVC 4/2-5/1	\$1,491.82
MID COLUMBIA CONSTRUCTION INC DBA		1067369	257975	START UP SPRINKLER SYSTEM	\$249.78
POCKETINET COMMUNICATIONS INC		242546	257342	WIRELESS TRNSPRT/INTERNET-JUNE	\$57.49
SMARSH, INC.	P059162	INV00368082	257559	VERIZON ANNUAL ARCHIVING PLATF	\$374.00
SPRAGUE PEST SOLUTIONS		3495992	257828	APRIL 2018 MONTHLY SERVICE	\$11.05
TOWNSQUARE MEDIA		510538-1	257564	MEDIA TRAINING/CGS PARTICIPATI	\$750.00
UNITED PARCEL SERVICE	S017915	000986641208	257842	GROUND PKG TO ARROW TECH FOR B	\$233.25
VERIZON WIRELESS		9806678523	258037	CELL PHONES 04/7-05/6/18	\$99.02
WATER SOLUTIONS INC		18487	257570	WATER FILTRATION 5/7-6/6/18	\$11.22
XEROX CORPORATION		093132449	257573	MX4-322159 BASE/PRINTS-APRIL	\$49.78
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$5,904.11
Division:	622	DOE EMERGENCY PREPAREDNESS			
AT&T LONG DISTANCE		04/18 03030107210	257236	FAX LINES 3/21/17-4/22/18	\$8.34
POCKETINET COMMUNICATIONS INC		242546	257342	WIRELESS TRNSPRT/INTERNET-JUNE	\$57.48
SPRAGUE PEST SOLUTIONS		3495992	257828	APRIL 2018 MONTHLY SERVICE	\$11.05
VERIZON WIRELESS		9806678523	258037	CELL PHONES 04/7-05/6/18	\$59.01
WATER SOLUTIONS INC		18487	257570	WATER FILTRATION 5/7-6/6/18	\$11.22
XEROX CORPORATION		093132449	257573	MX4-322159 BASE/PRINTS-APRIL	\$49.77
DOE EMERGENCY PREPAREDNESS TOTAL ****					\$196.87
Division:	623	JURISIDICITION			
AT&T LONG DISTANCE		04/18 03030107210	257236	FAX LINES 3/21/17-4/22/18	\$8.35
BANK OF AMERICA		TXN00039145-	257865	STAPLES/NAPKIN RECEPTACLES/NOT	\$4.41
CRITICAL INFORMATICS INC	P058822	6474	257754	CRITICAL INFORMATION SECURITY	\$2,170.00
POCKETINET COMMUNICATIONS INC		242546	257342	WIRELESS TRNSPRT/INTERNET-JUNE	\$57.49
SPRAGUE PEST SOLUTIONS		3495992	257828	APRIL 2018 MONTHLY SERVICE	\$11.05
WATER SOLUTIONS INC		18487	257570	WATER FILTRATION 5/7-6/6/18	\$11.22
XEROX CORPORATION		093132449	257573	MX4-322159 BASE/PRINTS-APRIL	\$49.77
JURISIDICITION TOTAL ****					\$2,312.29
Division:	628	PRE-DISASTER MITIGATION GRANT			
BANK OF AMERICA		TXN00038978-	257865	TRI-CITY HERALD ADVERT/ADVERTI	\$159.20
		TXN00039128-		BENTON PUD/CONFERENCE ROOM REN	\$20.00
PRE-DISASTER MITIGATION GRANT TOTAL ****					\$179.20
EMERGENCY MANAGEMENT Total ***					\$8,818.15
FUND	644	MICRO-WAVE			
Division:	611	MICROWAVE			
BENTON PUD	P059121	1490	257245	1ST QTR RATTLESNAKE LEASE 2018	\$944.79



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CRITICAL INFORMATICS INC	P058822	6474	257754	CRITICAL SECURITY INFORMATION	\$2,170.00
MICROWAVE TOTAL ****					\$3,114.79
MICRO-WAVE Total ***					\$3,114.79
FUND 803	UTILITY BILL CLEARING FUND				
Division:	000				
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY15123	257422	Customer Refund	\$0.47
		CISPAY15124	257420	Customer Refund	\$220.68
		CISPAY15125	257485	Customer Refund	\$125.12
		CISPAY15126	257436	Customer Refund	\$335.84
		CISPAY15127	257455	Customer Refund	\$131.93
		CISPAY15128	257403	Customer Refund	\$335.40
		CISPAY15129	257407	Customer Refund	\$244.00
		CISPAY15130	257483	Customer Refund	\$167.80
		CISPAY15131	257441	Customer Refund	\$174.09
		CISPAY15132	257489	Customer Refund	\$41.57
		CISPAY15133	257440	Customer Refund	\$17.73
		CISPAY15134	257395	Customer Refund	\$144.50
		CISPAY15135	257446	Customer Refund	\$39.64
		CISPAY15136	257470	Customer Refund	\$97.70
				Customer Refund	\$276.52
				Customer Refund	\$225.20
		CISPAY15137	257454	Customer Refund	\$76.99
		CISPAY15138	257442	Customer Refund	\$99.89
		CISPAY15139	257437	Customer Refund	\$127.63
		CISPAY15140	257424	Customer Refund	\$268.00
		CISPAY15141	257497	Customer Refund	\$6.62
		CISPAY15142	257427	Customer Refund	\$242.87
		CISPAY15143	257500	Customer Refund	\$98.27
		CISPAY15144	257498	Customer Refund	\$139.82
		CISPAY15145	257501	Customer Refund	\$344.04
		CISPAY15146	257479	Customer Refund	\$141.28
		CISPAY15147	257476	Customer Refund	\$149.37
		CISPAY15148	257405	Customer Refund	\$53.52
		CISPAY15149	257438	Customer Refund	\$109.72
		CISPAY15150	257445	Customer Refund	\$182.37
		CISPAY15151	257460	Customer Refund	\$37.23
		CISPAY15152	257410	Customer Refund	\$2.80
		CISPAY15153	257426	Customer Refund	\$179.25
		CISPAY15154	257443	Customer Refund	\$79.25



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY15155	257394	Customer Refund	\$23.78
		CISPAY15156	257486	Customer Refund	\$11.51
		CISPAY15157	257488	Customer Refund	\$64.17
		CISPAY15158	257458	Customer Refund	\$131.11
		CISPAY15159	257484	Customer Refund	\$92.56
		CISPAY15160	257402	Customer Refund	\$35.12
		CISPAY15161	257423	Customer Refund	\$42.42
		CISPAY15162	257428	Customer Refund	\$98.81
		CISPAY15163	257448	Customer Refund	\$21.24
		CISPAY15164	257418	Customer Refund	\$105.11
		CISPAY15165	257406	Customer Refund	\$80.42
		CISPAY15166	257396	Customer Refund	\$33.14
		CISPAY15167	257447	Customer Refund	\$69.27
		CISPAY15168	257468	Customer Refund	\$158.85
		CISPAY15169	257439	Customer Refund	\$123.17
		CISPAY15170	257499	Customer Refund	\$123.03
		CISPAY15171	257466	Customer Refund	\$84.36
		CISPAY15172	257492	Customer Refund	\$81.12
		CISPAY15173	257482	Customer Refund	\$67.33
		CISPAY15174	257451	Customer Refund	\$70.82
		CISPAY15175	257419	Customer Refund	\$77.47
		CISPAY15176	257456	Customer Refund	\$96.14
		CISPAY15177	257429	Customer Refund	\$84.59
		CISPAY15178	257472	Customer Refund	\$10.81
		CISPAY15179	257421	Customer Refund	\$48.03
		CISPAY15180	257411	Customer Refund	\$61.92
		CISPAY15181	257425	Customer Refund	\$123.57
		CISPAY15182	257464	Customer Refund	\$23.09
		CISPAY15183	257493	Customer Refund	\$25.67
		CISPAY15184	257502	Customer Refund	\$15.80
				UB REFUND 00315071-00584760 LI	\$122.40
			257610	Customer Refund	\$15.80
				UB REFUND 00315071-00584760 LI	\$122.40
		CISPAY15185	257659	Customer Refund	\$310.82
		CISPAY15186	257661	Customer Refund	\$8.16
		CISPAY15187	257604	Customer Refund	\$65.14
		CISPAY15188	257602	Customer Refund	\$160.92
		CISPAY15189	257605	Customer Refund	\$112.79
		CISPAY15190	257926	Customer Refund	\$16.41
		CISPAY15191	258004	Customer Refund	\$161.28



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY15192	257987	Customer Refund	\$115.26
		CISPAY15193	257907	Customer Refund	\$30.22
		CISPAY15194	257960	Customer Refund	\$107.65
		CISPAY15195	257915	Customer Refund	\$100.37
		CISPAY15196	257961	Customer Refund	\$4.33
		CISPAY15197	257949	Customer Refund	\$135.26
		CISPAY15198	257955	Customer Refund	\$190.62
		CISPAY15199	257954	Customer Refund	\$11.96
		CISPAY15200	257950	Customer Refund	\$18.40
		CISPAY15201	257958	Customer Refund	\$10.00
		CISPAY15202	257930	Customer Refund	\$324.06
		CISPAY15203	257997	Customer Refund	\$2.85
		CISPAY15204	257966	Customer Refund	\$10.05
		CISPAY15205	257985	Customer Refund	\$500.00
		CISPAY15206	257995	Customer Refund	\$577.75
		CISPAY15207	258026	Customer Refund	\$90.72
		CISPAY15208	258044	Customer Refund	\$9.44
		CISPAY15209	258006	Customer Refund	\$21.89
		CISPAY15210	258033	Customer Refund	\$59.83
		CISPAY15211	258021	Customer Refund	\$114.76
		CISPAY15212	257962	Customer Refund	\$158.50
		CISPAY15213	257864	Customer Refund	\$103.55
		CISPAY15214	258007	Customer Refund	\$162.36
		CISPAY15215	257912	Customer Refund	\$167.93
		CISPAY15216	257858	Customer Refund	\$12.98
		CISPAY15217	257979	Customer Refund	\$15.75
				Customer Refund	\$34.00
		CISPAY15218	257973	Customer Refund	\$117.15
		CISPAY15219	257934	Customer Refund	\$73.33
		CISPAY15220	257935	Customer Refund	\$528.06
		CISPAY15221	257855	Customer Refund	\$191.92
		CISPAY15222	257969	Customer Refund	\$148.78
		CISPAY15223	257976	Customer Refund	\$149.93
		CISPAY15224	257953	Customer Refund	\$283.77
		CISPAY15225	257929	Customer Refund	\$155.76
		CISPAY15226	257853	Customer Refund	\$74.53
		CISPAY15227	257984	Customer Refund	\$92.54
		CISPAY15228	257981	Customer Refund	\$149.54
		CISPAY15229	257860	Customer Refund	\$78.00
		CISPAY15230	258005	Customer Refund	\$71.61



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY15231	257965	Customer Refund	\$41.72
		CISPAY15232	258009	Customer Refund	\$24.70
		CISPAY15233	257952	Customer Refund	\$89.72
		CISPAY15234	258046	Customer Refund	\$124.50
		CISPAY15235	258023	Customer Refund	\$38.29
		CISPAY15236	257933	Customer Refund	\$84.51
		CISPAY15237	258008	Customer Refund	\$32.49
		CISPAY15238	257971	Customer Refund	\$102.79
		CISPAY15239	258030	Customer Refund	\$62.67
		CISPAY15240	257856	Customer Refund	\$140.47
		CISPAY15241	257986	Customer Refund	\$129.75
		CISPAY15242	257909	Customer Refund	\$142.07
		CISPAY15243	257906	Customer Refund	\$55.01
		CISPAY15244	257931	Customer Refund	\$49.01
		CISPAY15245	257959	Customer Refund	\$46.19
		CISPAY15246	257911	Customer Refund	\$124.65
		CISPAY15247	257956	Customer Refund	\$5.03
		CISPAY15248	257974	Customer Refund	\$68.59
		CISPAY15249	257854	Customer Refund	\$85.61
		CISPAY15250	257857	Customer Refund	\$139.20
		CISPAY15251	258019	Customer Refund	\$46.76
		CISPAY15252	258047	Customer Refund	\$120.41
		CISPAY15253	258024	Customer Refund	\$68.73
		CISPAY15254	257928	Customer Refund	\$107.63
		CISPAY15255	257936	Customer Refund	\$60.87
		CISPAY15256	258048	Customer Refund	\$150.00
UNASSIGNED TOTAL ****					\$15,444.44
UTILITY BILL CLEARING FUND Total ***					\$15,444.44



City Of Richland

VL-1 Voucher Listing

From: 5/7/2018 To: 5/25/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
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Invoice Total: ****

\$3,869,625.58

Number of Invoices

Amount

Vouchers In Richland	367	\$149,917.14
Vouchers In Tri Cities	222	\$1,436,353.18
Vouchers In WA	349	\$749,463.06
Vouchers Outside WA	1624	\$1,533,892.20
Vouchers Final Total.....	2562	\$3,869,625.58

Ob ject Category	Title	Total	Percentage
1	SALARIES	\$535.16	0.01%
2	BENEFITS	\$101,547.92	2.62%
3	SUPPLIES	\$352,935.96	9.12%
4	OTHER SERVICES & CHARGES	\$1,333,960.40	34.47%
5	INTERGOVERNMENTAL SERVICES	\$68,645.40	1.77%
6	CAPITAL PROJECTS	\$1,574,628.64	40.69%
	MACHINERY & EQUIPMENT	\$6,162.55	0.16%
	REFUNDS	\$15,444.44	0.4%
9	INTERFUND SERVICES	\$641.27	0.02%
	INVENTORY PURCHASES	\$415,123.84	10.73%
	Total	\$3,869,625.58	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 06/05/2018

Agenda Category: Items of Business

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Emergency Ordinance No. 29-18, Declaring an Emergency at the Water Treatment Plant regarding Failure of Filter No. 6

Department:
Public Works

Ordinance/Resolution Number:
29-18

Document Type:
Ordinance

Recommended Motion:

Pass Emergency Ordinance No. 29-18, declaring an emergency at the Water Treatment Plant due to failure of Filter No. 6.

Summary:

On April 1, 2018, Water Division staff detected an equipment failure in Filter No. 6 at the Water Treatment Plant. The equipment failure did not compromise the treated water quality produced by the plant, but did require that Filter No. 6 be removed from service. Subsequent investigation determined that the equipment failure was caused by a structural failure in the filter basin.

Since the Water Treatment Plant provides approximately seventy percent (70%) of the City's treated water capacity, and since Filter No. 6 provides 1/8 of that capacity, this failure significantly reduces the City's capacity for meeting peak water supply demands. Staff believes that adequate capacity remains in place to satisfy peak summer demands, but doing so will require heightened vigilance to optimize performance of the remaining capacity. Staff considers the failure of Filter No. 6 to be a significant impact to the City's resiliency warranting an accelerated effort to complete repairs.

Proposed Emergency Ordinance No. 29-18 declares this circumstance an emergency and enables expedited purchasing processes to complete engineering and contracting to repair Filter No. 6. Staff is working with an engineering firm to plan the repairs, and has contacted contractors capable of doing this specialized work. Emergency Ordinance No. 30-18, also on tonight's agenda, proposes to amend the Water Fund budget to provide financial capacity for this work.

The Richland City Charter authorizes Council to enact this emergency ordinance in a single action. If approved, staff is prepared to immediately contract for the repairs, and will strive for completion within ninety (90) days.

Staff recommends approval of Emergency Ordinance No. 29-18.

Fiscal Impact:

There is no direct cost associated with passing this emergency ordinance. Staff estimates the cost of repair to the Water Treatment Plant at up to \$500,000. A separate ordinance to appropriate funds for repair is on the June 5, 2018 agenda for first reading.

Attachments:

- I. Emergency Ordinance No. 29-18

EMERGENCY ORDINANCE NO. 29-18

AN EMERGENCY ORDINANCE of the City of Richland
declaring an emergency at the Water Treatment Plant related
to the failure of Filter No. 6.

WHEREAS, the City of Richland's Water Treatment Plant at 110 Saint Street produces more than eighty percent (80%) of the City's treated water annually; and

WHEREAS, a key feature of this plant is eight (8) filtration cells, each capable of producing approximately four (4) million gallons of treated water per day at maximum production; and

WHEREAS, on April 1, 2018, City staff discovered a structural flaw in Filter No. 6, rendering this filter inoperable; and

WHEREAS, maximum daily demand during the summer has averaged more than thirty (30) million gallons per day in the past three (3) years; and

WHEREAS, the loss of Filter No. 6 significantly reduces the residual capacity available to the Water Division to absorb the impacts of short term issues such as equipment outages; and

WHEREAS, the conditions stated above constitute a public emergency affecting life, health or property, necessitating the utilization of emergency powers granted pursuant Article III of the City of Richland Charter, and RCW 39.04.280 and RMC 3.04.120 allowing for competitive bids to be waived in the event of an emergency.

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

Section 1. It is hereby declared that the structural failure of Filter No. 6 at the Richland Water Treatment Plant, resulting in Filter No. 6 being removed from service, constitutes a public emergency affecting life, health or property. The unforeseen damage to Filter No. 6 and its resulting removal from water treatment service represents a material loss to the City's essential infrastructure and presents a real and immediate threat to the reliable provision of treated water meeting the City's needs.

Section 2. Pursuant to the emergency declared in Section 1, City departments and offices are authorized to waive competitive bidding requirements and enter into contracts and incur obligations needed to combat such emergency to protect the health and safety of persons, property and the environment.

Section 3. The emergency declared in Section 1 shall expire 365 days from the date of passage of this Ordinance unless earlier terminated or extended by further City Council action.

Section 4. This emergency ordinance shall take effect immediately upon enactment pursuant to Article III § 3.03 of the City of Richland Charter.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 5th day of June, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: June 10, 2018