



Agenda
City Council Regular Meeting
Tuesday, July 3, 2018
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Item:

1. Horn Rapids Solar Storage and Training Project Update (5 minutes)
 - Clint Whitney, Energy Services Director
2. Discuss Meeting Agenda Items (25 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. Queensgate Roundabout Art Presentation (5 minutes)
 - Jeff Kissel, Arts Commission Chair

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

5. Proposed 2018 Budget Adjustment in the General Fund in Support of the Swift Corridor: City Hall Project - Ordinance No. 37-18
 - Joe Schiessl, Parks and Public Facilities Director
6. Proposed 2018 Budget Amendment in the Street Capital Construction Fund, Capital Improvement Fund and General Fund in support of Swift Boulevard Improvements - Ordinance No. 38-18
 - 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:

7. Approve the City Council Meeting Minutes from June 19, 2018
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

8. Ordinance No. 36-18, Amending Chapter 12.03 of the Richland Municipal Code related to Road Impact Fees
- Pete Rogalsky, Public Works Director
9. Ordinance No. 37-18, Amending the 2018 Budget to Provide Additional Appropriations in the General Fund in Support of the Swift Corridor: City Hall Project
- Joe Schiessl, Parks and Public Facilities Director
10. Ordinance No. 38-18, Amending the 2018 Budget to Provide Additional Appropriations in the Street Capital Construction Fund, Capital Improvement Fund and General Fund in Support of Swift Boulevard Improvements and Steptoe / Tapteal Intersection Improvements
- Pete Rogalsky, Public Works Director

Ordinances - Second Reading/Passage:

11. Ordinance No. 31-18, Authorizing the Vacation of a Portion of Logston Boulevard Right-of-Way
- Pete Rogalsky, Public Works Director
12. Ordinance No. 33-18, Amending Richland Municipal Code Section 9.04.070 related to Reckless Endangerment
- Heather Kintzley, City Attorney

Resolutions – Adoption:

13. Resolution No. 04-18, Authorizing a Purchase and Sale Agreement with River Trails Club, LLC for Acquisition of an Easement related to the Duportail Bridge Project
- Pete Rogalsky, Public Works Director
14. Resolution No. 90-18, Approving the Final Plat of White Bluffs Phase 5
- Kerwin Jensen, Community Development Director
15. Resolution No. 102-18, Accepting a Donation of Training Equipment for the Fire & Emergency Services Department and Expressing Appreciation
- Tom Huntington, Fire and Emergency Services Director
16. Resolution No. 103-18, Authorizing a Change Order to Contract No. 112-18 for the 2018 Crack Sealing and Pavement Marking Removal Project
- Pete Rogalsky, Public Works Director
17. Resolution No. 104-18, Authorizing a Rural County Capital Fund Disbursement Agreement in Support of Swift Boulevard Improvements
- Pete Rogalsky, Public Works Director
18. Resolution No. 105-18, Consenting to Assignment and Assumption of the Shilo Inn Ground Lease
- Kerwin Jensen, Community Development Director
19. Resolution No. 107-18, Approving 2018 Park Partnership Program Funding Allocations
- Joe Schiessl, Parks and Public Facilities Director

Items for Approval:

Expenditures - Approval:

20. Expenditures from June 11, 2018 - June 22, 2018 for \$8,652,112.79 including Check Nos. 258401-258752, Wire Nos. 6949-6965, Payroll Check Nos. 134732-135274, and Payroll Wire/ACH Nos. 10485-10506
- Cathleen Koch, Administrative Services Director

Items of Business:

21. Ordinance No. 35-18, Amending RMC Title 23 to change the Zoning on 1.1 Acres from Suburban Agriculture (SAG) to Single-Family Residential (R-1-12)
- Kerwin Jensen, Community Development Director

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Adjournment

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 07/03/2018

Agenda Category: Agenda Item

Key Element:

Subject:

Horn Rapids Solar Storage and Training Project Update (5 minutes)

Department:

Energy Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 07/03/2018

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: 07/03/2018

Agenda Category: Presentations

Key Element:

Subject:

Queensgate Roundabout Art Presentation (5 minutes)

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

The two roundabouts planned for the Queensgate Drive Improvement Project will include public artwork. The Richland Arts Commission (RAC) has been working with the artist Rhiza A+D and recently presented conceptual ideas to Council. The artist and RAC have incorporated feedback into the designs and will present the final proposal tonight.”

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 07/03/2018

Agenda Category: Public Hearing

Key Element:

Subject:

Proposed 2018 Budget Adjustment in the General Fund in Support of the Swift Corridor: City Hall Project - Ordinance No. 37-18

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

37-18

Document Type:

Public Hearing Item

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 07/03/2018

Agenda Category: Public Hearing

Key Element:

Subject:

Proposed 2018 Budget Amendment in the Street Capital Construction Fund, Capital Improvement Fund and General Fund in support of Swift Boulevard Improvements - Ordinance No. 38-18

Department:
Public Works

Ordinance/Resolution Number:
38-18

Document Type:
Public Hearing Item

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 07/03/2018

Agenda Category: Minutes

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Approve the City Council Meeting Minutes from June 19, 2018

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the June 19, 2018 City Council Meeting Minutes.

Summary:

None.

Fiscal Impact:

None.

Attachments:

- I. June 19, 2018 Council Meeting Minutes



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Richland City Hall ~ 505 Swift Boulevard

Tuesday, June 19, 2018

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

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

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

Also present were City Manager Reents and City Attorney Kintzley.

Agenda Item

1. Executive Session Per RCW 42.30.110 (1) (ii): Discuss Current or Potential Litigation With Legal Counsel - Litigation Update (20 minutes)
- Heather Kintzley, City Attorney

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LEMLEY SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 7:00 P.M. TO DISCUSS PER RCW 42.30.110 (1) (II): CURRENT OR POTENTIAL LITIGATION WITH LEGAL COUNSEL FOR 20 MINUTES. THE MOTION CARRIED 7-0.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 7:20 P.M. THE MOTION CARRIED 7-0.

2. 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.

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

Welcome and Roll Call

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

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

Also present were City Manager Reents, 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, Interim Police Services Director Taylor and City Clerk Hopkins.

Pledge of Allegiance

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

Approval of Agenda

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LUKSON SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 7-0.

Presentations

3. CityView Video: Be Safe, Not Sorry Fireworks Campaign (5 minutes)
Fire Chief Huntington introduced the video.

4. July 4th Preparation for Public Safety and Parks (5 Minutes)
Mr. Schiessl, Interim Police Chief Taylor and Fire Chief Tom Huntington spoke on fireworks safety issues in public parks and at home during the 4th of July celebration. They encouraged the public to clean up after themselves in the parks, said Police presence will be at the parks, and spoke about the public education available. Chief Huntington said the Fire Department has a contingent plan for calling in extra help from other Fire Districts, if needed.

Councilmembers had a brief question and answer period with Mr. Schiessl, Interim Police Chief Taylor and Fire Chief Huntington on 4th of July safety.

5. Parks and Recreation Commission Presentation (5 minutes)
Ms. Gutierrez, Parks and Recreation Commission Chair, said the Parks and Recreation Commission has received significant community feedback regarding a shortage of local sports fields. The Parks and Recreation Commission recently prepared a statement they wanted to share with Council concerning the need for local sports fields: "Based on community needs as expressed to the commission, the Parks and Recreation Commission recognizes that Richland is facing a critical shortage of sports fields and facilities and recommends to Council that the strategic plan includes development of such facilities and that they are budgeted accordingly."

Council had a question and answer period with Ms. Gutierrez on the topic.

Public Hearing

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

6. Proposed Surplus of Equipment - Resolution No. 26-18

Ms. Koch said a public hearing is required to receive public input on the proposed resolution authorizing surplus and disposal of equipment. She said a list of the surplus items is in the agenda packet for Council review.

Mayor Thompson opened the public hearing at 7:55 p.m. and closed the public hearing at 7:55:15 p.m. as there were no comments.

7. Proposed 2019 - 2024 Six-Year Transportation Improvement Program - Resolution No. 99-18

Mr. Rogalsky said RCW 35.77.010 requires cities to prepare and annually update their Six-Year Transportation Improvement Program (TIP) pursuant to one or more public hearings and to file a copy of the adopted TIP with the Washington State Department of Transportation. The TIP is a planning and project management tool for federal, state and local governments. This is a public hearing to receive testimony on a proposal to adopt the 2019-2024 TIP.

Mayor Thompson opened the public hearing at 8:00 p.m. and closed the public hearing at 8:00:15 p.m. as there were no comments.

Public Comments

Lisa Marsh, 2632 Appaloosa Way, Richland, WA, expressed her concerns about left hand turning lanes on Keene Road.

Angie Matheson, 4680 Rau Lane, Richland, WA, stated why she supports additional local sports fields.

Faith Glenn, 1314 McPherson, Richland, WA stated why she supports additional local sports fields.

Jeff Dennison, 2201 Copperleaf Street, Richland, WA, requested the City consider a ban on smoking in Richland City parks.

Theresa Long, 2026 Weiskopf Court, Richland, WA expressed her concerns on cell tower placement. Mayor Thompson instructed Ms. Long that this is a close record and no additional information can be accepted.

Robert Benson, Richland, WA, stated why he supports additional local sports fields.

Craig Griffiths, 309 Bradley Boulevard, Richland, WA, stated why he supports additional local sports fields.

Austin Glen, Richland, WA resident, stated why he supports additional local sports fields.

Consent Calendar

City Clerk Hopkins read the Consent Calendar.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER ANDERSON SECONDED A MOTION TO APPROVE THE CONSENT AGENDA AS PUBLISHED. THE CARRIED MOTION 7-0.

Minutes

8. Approve the City Council Meeting Minutes from June 5, 2018

Ordinances - First Reading

9. Ordinance No. 31-18, Authorizing the Vacation of a Portion of Logston Boulevard Right-of-Way
10. Ordinance No. 33-18, Amending Richland Municipal Code Section 09.04.070 related to Reckless Endangerment

Ordinances - Second Reading/Passage

11. 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-1 to C-LB
12. 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
13. 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
14. Ordinance No. 30-18, Increasing 2018 Budget Appropriations in the Water Fund

Resolutions – Adoption

15. Resolution No. 26-18, Approving the Sale of Surplus Property and Equipment
16. Resolution No. 80-18, Authorizing a Purchase and Sale Agreement with Pacific Office Solutions, LLC
17. Resolution No. 96-18, Authorizing a Second Amended and Restated Interlocal Agreement for Benton County Emergency Services
18. Resolution No. 97-18, Authorizing a Memorandum of Understanding with the Washington Utilities and Transportation Commission regarding At-Grade Railroad Crossing Safety

19. Resolution No. 98-18, Authorizing an Interlocal Agreement with the Port of Kennewick for Columbia Park Trail Improvements
20. Resolution No. 99-18, Adopting the 2019-2024 Six-Year Transportation Improvement Program
21. Resolution No. 100-18, Authorizing a Purchase and Sale Agreement with Dule and Alma Mehic
22. Resolution No. 101-18, Authorizing a Purchase and Sale Agreement with K&D Enterprises, et al, LLC

Items for Approval

Expenditures - Approval

23. Expenditures from May 28, 2018 - June 8, 2018 for \$5,631,151.27 including Check Nos. 258049-258400, Wire Nos. 6922-6948, Payroll Check Nos. 134158-134731, and Payroll Wire/ACH Nos. 10473-10484

Items of Business

24. Resolution No. 95-18, Authorizing a Seventh Amendment to the Purchase and Sale Agreement with The Crown Group, Inc.

Mr. Jensen said on March 17, 2015, Council authorized a Purchase and Sale Agreement (Contract No. 54-15) with The Crown Group, Inc. ("Crown") for the sale and development of 650 George Washington Way. Since its execution, the agreement with Crown has been amended six times and now the Crown Group is requesting a seventh amendment.

With this proposed Seventh Amendment to the Purchase and Sale Agreement, Crown is seeking to extend the deadline to receive HUD's Firm Commitment to fund construction of the project from July 10, 2018 to September 30, 2018, and to extend the deadline to begin construction from August 12, 2018 to October 30, 2018. The extended deadlines coincide with HUD's indicated timeline for processing and review of Crown's Firm Commitment Application. To date, HUD's opinion of the project is favorable. Staff recommends adoption of Resolution No. 95-18.

Council had a question and answer period with Mr. Jensen and Mr. Lambert, President of the Crown Group, on the agreement and the seventh amendment to the agreement.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LEMLEY SECONDED A MOTION TO APPROVE RESOLUTION NO. 95-18. THE MOTION 7-0.

Reports and Comments

City Manager

Ms. Reents had no comments.

City Council

Councilmember Kent thanked the Parks and Recreation Commission for updating the Council on the need for additional sports facilities.

Councilmember Lemley said the need for additional sports facilities is possibly a regional problem to solve. He said he attended a ribbon-cutting ceremony for Fiesta Mexican Restaurant in the Queensgate area. Lastly, he said Richland Building Inspector Ty Jennings praised his coworker in the planning department.

Councilmember Lukson said he attended the Tri-Cities Regional Public Facilities District meeting and reported Richland supports Pasco and Kennewick's projects but at this time, Richland does not have a Tri-Cities Regional -PFD project planned.

Comment [HM1]:

Councilmember Kent said the next Regional Public Facilities District will be scheduled in October 2018 and will be hosted in Richland.

Mayor Pro Tem Christensen said the Cool Desert Nights event is June 22-14, 2018. He thanked the Parks and Recreation Commission for bringing forward the need for additional sports facilities.

Mayor

Mayor Thompson said he attended The Lodge at Columbia Point hotel's ribbon-cutting for their new restaurant and wine bar. He said he was impressed with the facility.

Adjournment

Mayor Thompson adjourned the meeting at 8:41 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 07/03/2018

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 36-18, Amending Chapter 12.03 of the Richland Municipal Code related to Road Impact Fees

Department:
Public Works

Ordinance/Resolution Number:
36-18

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 36-18, amending Chapter 12.03 of the Richland Municipal Code related to road impact fees.

Summary:

Richland Municipal Code (RMC) Chapter 12.03 describes a traffic impact fee program applicable to sections of south Richland. RMC 12.03.140 provides that changes to the City's impact fees will be reviewed and approved by City Council via ordinance. Staff monitors the program and periodically recommends formal review. Staff's most recent review indicates that construction costs and land values for right-of-way acquisition have significantly increased since the last impact fee update adopted in 2012. In addition, several projects that are listed in the municipal code have been completed. Therefore, an update to the project list is appropriate.

City staff, while administering land development projects within the Badger Mountain South subarea, came to the conclusion that extending the City's impact fee program into this area was desirable. Staff and the Badger Mountain South project owner have collaborated to establish the fee applicable to this development area.

City staff and its consultant have updated the analysis of required projects and associated costs, and have prepared a rate study which serves as the basis for the new fee rates recommended in proposed Ordinance No. 36-18. Impact fees imposed by this ordinance will be used for public streets and roads that reasonably relate to, and will provide benefit for, new development in the identified impact fee zones. The assessed impact fees will be collected as part of new land development actions and spent for public streets and roads that are listed within the municipal code.

In addition to coordination with the Badger Mountain South project owner, staff completed an outreach program through the Tri-Cities Homebuilders Association.

Staff recommends approval for first reading, by title only, of Ordinance No. 36-18.

Fiscal Impact:

The proposed increases in impact fees will increase revenues to the City. The amount of annual revenue for the past five years has averaged \$229,000, with wide variations in revenue based on the amount and type of assessed development. Staff estimates that annual revenues may increase approximately \$100,000 on average under the proposed rate increases.

Attachments:

- I. Ordinance No. 36-18

ORDINANCE NO. 36-18

AN ORDINANCE of the City of Richland amending Chapter 12.03 of the Richland Municipal Code related to Road Impact Fees.

WHEREAS, on November 1, 2004, Richland City Council adopted Ordinance No. 39-04, creating Richland Municipal Code (RMC) Chapter 12.03 – Road Impact Fees; and

WHEREAS, RMC Section 12.03.140 provides that changes to the City's impact fees will be reviewed and approved by City Council via ordinance; and

WHEREAS, construction costs for roadway projects and land values for right-of-way acquisition in South Richland have significantly increased since the last impact fee update adopted by Ordinance No. 41-12; and

WHEREAS, in addition to updated impact fees, City staff recommend that the boundary of the area within the City covered by road impact fees be expanded to include the Badger Mountain South (BMS) Development; and

WHEREAS, the Badger Mountain South Development Agreement provides for adoption of a traffic impact fee after consultation with the project proponents; and

WHEREAS, City staff and the Badger Mountain South project owner have collaborated to establish the fee applicable to the Badger Mountain South area; and

WHEREAS, City staff and its consultant have updated the analysis of required projects and associated costs, and prepared a rate study which serves as the basis for the actions taken by City Council; and

WHEREAS, impact fees assessed pursuant to Chapter 82.02 RCW must be based upon a showing that new development creates additional demand and need for public streets and roads, that the impact fees do not exceed a proportionate share of the costs of such additional public streets and roads, and that the impact fees are spent for public streets and roads that are reasonably related to the new development; and

WHEREAS, Richland City Council has determined that the impact fees imposed by this ordinance do not make up for deficiencies in public streets and roads serving existing developments, and are not used for maintenance or operation; and

WHEREAS, impact fees imposed by this ordinance will be used for public streets and roads that are reasonably related to, and will provide benefit for, new development; and

WHEREAS, impact fees may be collected and spent for public streets and roads that are included within the municipal code.

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

Section 1. Richland Municipal Code (RMC) Chapter 12.03, entitled Road Impact Fees, as enacted by Ordinance No. 39-04 and last modified by Ordinance No. 41-16, is hereby amended to read as follows:

Chapter 12.03 ROAD IMPACT FEES

Sections:

- 12.03.010 Authority and purpose.**
- 12.03.020 Definitions.**
- 12.03.030 Imposition of transportation impact fees.**
- 12.03.040 Calculation of impact fees.**
- 12.03.060 Credits.**
- 12.03.070 Applicability.**
- 12.03.080 Time of payment of impact fees.**
- 12.03.085 Deferral of impact fee payment.**
- 12.03.090 Adjustments.**
- 12.03.100 Establishment of impact fee account.**
- 12.03.120 Refunds.**
- 12.03.130 City use of collected funds.**
- 12.03.140 Plan and fee update.**
- 12.03.150 Appeals.**
- 12.03.160 Existing authority unimpaired.**
- 12.03.170 Relationship to SEPA.**
- 12.03.180 Relationship to concurrency.**
- 12.03.190 Project list.**
- 12.03.200 Options for implementation.**
- 12.03.220 Grant funds.**

12.03.010 Authority and purpose.

The South Richland traffic impact fee program has been developed pursuant to the city of Richland police powers, the Growth Management Act as codified in Chapter 36.70A RCW, the enabling authority in Chapter 82.02 RCW, Chapter 58.17 RCW relating to platting and subdivisions and the State Environmental Policy Act (SEPA), Chapter 43.21C RCW.

The purpose of the traffic impact fee program is to:

A. Develop a program consistent with Richland's comprehensive plan, the six-year transportation improvement program (TIP) and the capital improvement ~~facilities~~ plan (CIEP), for joint public and private financing of transportation improvements necessitated in whole or in part by development within the program boundary;

B. Ensure adequate levels of transportation and traffic service consistent with the level of transportation service identified in the comprehensive plan and this title;

C. Create a mechanism to charge and collect fees to ensure that all new development bears its proportionate share of the capital costs of off-site transportation facilities directly necessitated by new development; and

D. Ensure fair collection and administration of such transportation impact fees.

The provisions of the South Richland traffic impact fee program shall be liberally construed to effectively carry out its purpose in the interests of the public health, safety and welfare.

12.03.020 Definitions.

For the purposes of this chapter the following terms, phrases and words shall have the meaning given herein.

“Developer” means an individual, group of individuals, partnership, corporation, association, municipal corporation, state agency, or other person undertaking development and their successors and assigns.

“Development” means the subdivision or short platting of land or the construction or expansion of commercial, industrial, public, or any other nonresidential building, building space, or land that generates additional vehicular trips.

“Development permit” means a building permit, special use or other city-issued permit required to develop property that will generate additional vehicular trips.

“Equivalent single-family residential unit” means a unit of development that generates 10 vehicle trips per day as defined by the latest edition of the ITE Trip Generation Manual.

“Fair market value” means the price that a property will bring in a competitive and open market under all conditions of a fair sale, the buyer and seller each prudently knowledgeable, and assuming the price is not affected by undue stimulus, measured at the time of the dedication to local government of land or improved transportation facilities.

“Off-site transportation improvements” means those transportation capital improvements designated in the comprehensive plan or capital **improvement facilities** plan adopted by the city that serve the transportation needs of more than one development and that are located outside the boundary of the permitted project.

“Traffic impact zone” means an identified traffic shed boundary as depicted on the official plan map with similar travel patterns that will benefit from a group of planned improvement projects.

“Transportation impact fee” means a monetary charge imposed on new development for the purpose of mitigating off-site transportation impacts that are a direct result of the proposed development.

12.03.030 Imposition of transportation impact fees.

Transportation impact fees imposed in this program:

- A. Shall only be imposed for system improvements that are reasonably related to the new development;
- B. Shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the new development;
- C. May be collected and spent only for system improvements, which are provided for in the transportation element of the capital ~~improvement~~ ~~facilities~~ plan and comprehensive land use plan;
- D. Shall not be imposed to mitigate the same off-site transportation facility impacts that are mitigated pursuant to the State Environmental Policy Act (SEPA) or any other law;
- E. Shall not be used to correct existing transportation system deficiencies as of the date of adoption of this plan; and
- F. Shall be collected only once for each development, unless changes or modifications to the development are proposed which result in greater direct impacts on transportation facilities than were considered when the development was first approved.

12.03.040 Calculation of impact fees.

The method of calculating the transportation impact fees in this program incorporates, among other things, the following:

- A. The cost of public streets and roads necessitated by new development;
- B. An adjustment to the costs of the public streets and roadways for past or future SEPA mitigation payments made by previous development to pay for particular system improvements that were prorated to the particular system improvement;
- C. The availability of other means of funding public street and roadway improvements; and
- D. The methods by which public street and roadway improvements were financed.

Each single-family residence unit in Traffic Impact Zone 1 shall be subject to a fee amounting to ~~\$1,533.56~~ 1,991.25. Each single-family residence unit in Traffic Impact Zone 2 shall be subject to a fee amounting to ~~\$474.57~~ 854.81. Each single-family residential unit in Traffic Impact Zone 3 shall be subject to a fee amounting to \$2,229.09.

Fees for commercial, industrial, and/or multifamily developments will be calculated based on their peak hour trip generation rates as determined by the city engineer applying the latest version of the ITE Trip Generation Manual. Pass-by and internally captured trips will be deducted from the total trip generation in determining new development trips. As an example, a commercial building in Traffic Impact Zone 2 generating 150 trips with 50 being pass-by and/or internally captured trips resulting in 100 new peak hour trips will have an impact fee of \$~~47,457~~ 85,481.

12.03.060 Credits.

A credit, not to exceed the impact fee otherwise payable, shall be provided for the fair market value of any dedication of land for, improvement to, or new construction of any system improvements provided by the developer, to facilities that are identified in the financing plan. The determination of "value" shall be consistent with the assumptions and methodology used by the city in estimating the capital improvement costs. For land dedications, the value of land dedicated after January 1, 2018 shall be four dollars and fifty cents per square foot (\$4.50/sq ft). For land dedications dedicated before January 1, 2018, the value shall be established based on a determination of fair market value at the time of dedication.

12.03.070 Applicability.

The requirements of the South Richland traffic impact fee program apply to all development activity in the city of Richland as depicted on the map titled Exhibit A that is attached here to ~~Ordinance No. 41-12 codified in this section~~. Unincorporated areas within the boundary will not be used in the fee calculations and once annexed into the city will be assigned to the appropriate fee area and shall participate in the program prior to approval of any development proposal.

12.03.080 Time of payment of impact fees.

All new development within the program boundary shall pay a transportation impact fee in accordance with the provisions of this plan at the time that the applicable development permit is ready for issuance; except that permit applications for detached or attached single-family residences may defer impact fee payment, as authorized under RMC 12.03.085. The fee paid shall be the amount in effect as of the date of the permit issuance.

The impact fee amount shall be set as of the date of the development permit application. No development permit shall be issued until the impact fee is paid, except as authorized under RMC 12.03.085.

A developer may obtain a preliminary determination of the impact fee before application for a development permit.

Impact fees may be paid under protest in order to obtain a permit or other approval of development activity.

12.03.085 Deferral of impact fee payment.

Impact fees required for a detached or attached single-family residence shall be paid either prior to the issuance of a building permit for a single-family residence or, if the applicant chooses, the impact fee can be deferred until the time that the city approves the final building inspection for the single-family residence. If an applicant chooses to defer payment of an impact fee, the following process shall be followed:

A. The amount of the impact fee shall be determined at the time the applicant applies for deferral of the impact fee.

B. The applicant shall grant a deferred impact fee lien against the property in favor of the city of Richland in the amount of the deferred impact fee. The deferred impact fee lien shall include the legal description of the property, the county assessor tax parcel number, and the property address on a form approved by the city and containing the signatures of all owners of the property.

C. The deferred impact fee lien shall be recorded by the city. The applicant shall be responsible for providing all recording fees for the deferred impact fee lien.

D. Once the impact fee has been paid, the city shall execute a release of deferred impact fee lien. The applicant shall be responsible for recording the release of deferred impact fee lien.

The city shall not approve the final inspection or issue a certificate of occupancy for any building until the impact fee has been paid in full.

12.03.090 Adjustments.

The amount of fee to be imposed on a particular development may be adjusted by the public works director giving consideration to studies and other data available to the director or submitted by the developer demonstrating to the satisfaction of the director that an adjustment should be made in order to carry out the purposes of this chapter.

12.03.100 Establishment of impact fee account.

Impact fee receipts for the South Richland traffic impact fee program shall be earmarked specifically and retained in special interest-bearing accounts. Separate accounts shall be established and maintained for each traffic impact zone. All interest shall be retained in the account and expended for the purpose or purposes for which the impact fees were imposed.

12.03.120 Refunds.

A developer may request and shall receive a refund when the developer does not proceed with the development activity for which transportation impact fees were paid, and the developer shows that no impact has resulted.

The owner must submit a request for a refund to the city in writing within one year of the date the right to claim the refund arises. Any transportation impact fees that are not

expended or encumbered within the time limitations established, and for which no application for a refund has been made within this one-year period, shall be retained and expended on any project identified in the South Richland traffic impact fee program.

In the event that transportation impact fees must be refunded for any reason, they shall be refunded with interest earned to the owners as they appear of record with the Benton County assessor at the time of refund.

When the city seeks to terminate any or all impact fee requirements, all unexpended or unencumbered funds shall be refunded pursuant to this section. Upon the finding that any or all fee requirements are to be terminated, the city shall place notice of such termination and the availability of refunds in a newspaper of general circulation at least two times and shall notify all potential claimants by first class mail to the last known address of claimants. Claimants shall request refunds as in this section. All funds available for refund shall be retained for a period of one year. At the end of one year, any remaining funds shall be retained by the city, but must be expended on projects identified within the South Richland traffic impact fee program. This notice requirement shall not apply if there are no unexpended or unencumbered balances within an account or accounts being terminated.

12.03.130 City use of collected funds.

The city will establish a separate account for each traffic impact zone in the South Richland traffic impact fee program into which developer contributions will be deposited. The only eligible costs that would be allowed to draw upon these funds would be for right-of-way acquisition, design engineering, construction, construction management and inspection, or reimbursement of funds expended on approved improvements within the plan area boundaries. Eligible expenditures would be prioritized based on:

- A. Right-of-way acquisition for a project to reduce the traffic load on a street at or over capacity as defined in the municipal code.
- B. Construction costs for a project to reduce the traffic load on a street at or over capacity as defined in the municipal code.
- C. Right-of-way acquisition for a project projected to reduce the traffic load on a street projected to exceed the code capacity based on approved preliminary plats.
- D. Construction costs for an approved improvement that will reduce the traffic load on a collector street projected to exceed the code capacity based on approved preliminary plats.
- E. Reimbursement of private developer construction costs for an approved street improvement included in an approved latecomer agreement.
- F. Reimbursement of private developer right-of-way acquisition costs for an approved street improvement included in an approved latecomer agreement.

Transportation impact fees shall be expended or encumbered for a permissible use within six years of receipt, unless there exists an extraordinary or compelling reason for fees to be held longer than six years. The public works director may recommend to the council that the city hold fees beyond six years in cases where extraordinary or compelling reasons exist. Such reasons shall be identified in written findings by the council.

The finance director shall prepare an annual report on the transportation impact fee account showing the source and amount of all monies collected, earned or received and projects that were financed in whole or in part by transportation impact fees.

The city council will approve expenditures of South Richland traffic impact fee program funds in accordance with the above priorities.

12.03.140 Plan and fee update.

This plan may be updated annually to evaluate the consistency of development density assumption, estimated project costs and adjust for awarded grant funding, if any. Plan updates that result in a change in impact fees will be reviewed by city council. Impact fee changes will only occur through an ordinance requiring council action.

12.03.150 Appeals.

A developer may appeal the amount of an impact fee determined by the city. The appeal shall be submitted in writing to the public works director. No appeal shall be permitted until the impact fees at issue have been paid.

A. The developer shall bear the burden of proving:

1. That the city committed an error in calculating the developer's proportionate share, as determined by an individual fee calculation; or
2. That the fee was based upon incorrect data.

Appeals regarding the impact fees imposed on any development activity shall only be filed by the fee payer of the property where such development activity will occur.

B. The fee payer must first file the appeal and request a review regarding impact fees as provided herein:

1. The request shall be in writing stating the specific reasons for the appeal;
2. The appeal and request for review shall be filed no later than 14 calendar days after the fee payer pays the impact fees at issue;
3. The public works director shall issue a determination in writing within 14 calendar days after the receipt of the appeal;
4. The developer may appeal the public works director's determination to the city council.

12.03.160 Existing authority unimpaired.

Nothing in this chapter shall preclude the city from requiring the applicant for a building permit, or certificate of occupancy if no building permit is required, to mitigate adverse environmental impacts of a specific development pursuant to the State Environmental Policy Act, Chapter 43.21C RCW, based on the environmental documents accompanying the underlying development approval process, and/or Chapter 58.17 RCW, governing

plats and subdivisions; provided, that the exercise of this authority is consistent with the provisions of RCW 82.02.050(1)(c).

12.03.170 Relationship to SEPA.

All development shall be subject to environmental review pursuant to SEPA and other applicable city ordinances and regulations.

Payment of the impact fee shall constitute satisfactory mitigation of those traffic impacts related to the specific improvements identified on the project list.

Further mitigation in addition to the impact fee shall be required for identified adverse impacts appropriate for mitigation pursuant to SEPA that are not mitigated by an impact fee.

Nothing in this chapter shall be construed to limit the city's authority to deny development permits when a proposal would result in significant adverse traffic impacts identified in an environmental impact statement and reasonable mitigation measures are insufficient to mitigate the identified impact.

12.03.180 Relationship to concurrency.

Development proposals that are submitted in general conformance with the assumptions made for land uses and scale/density will be deemed to meet the concurrency requirements of the Growth Management Act by paying the appropriate transportation impact fee. A development proposal not meeting such may require additional review and studies to determine concurrency.

12.03.190 Project list.

The improvements included in the traffic impact fee program are:

A. Traffic Impact Zone 1.

- [A. Queensgate Dr. \(Phase 1\) – Keene Road to Shockley](#)
- [B. Queensgate Dr./Keene Road Intersection Improvements](#)
- [C. Shockley Rd – Keene Rd to Columbia Park Trail](#)
- [D. Center Parkway Extension – Leslie Road to Clearwater Creek](#)
- [E. Center Parkway/Leslie Road Intersection Improvements](#)
- [F. Leslie Road/Columbia Park Trail Intersection Improvements](#)
- [G. Leslie Road/Reata Road Intersection Improvements](#)
- [H. Road B-C - Corvina St to Queensgate](#)
- [I. Queensgate Drive \(Phase 2\) – Westcliffe Heights to City Limits](#)
- [J. Gage Blvd. – Morency Dr. to Queensgate](#)
- [K. Gage Blvd./Queensgate Blvd/Road B-C Intersection Improvements](#)
- [L. Center Parkway Ext. - Steptoe St to West side of Clearwater Creek](#)
- [M. Bellerive Drive - Claybell Park to Center Parkway](#)
- ~~1. Queensgate Drive — Keene Road to the Shockley Road.~~
- ~~2. Queensgate Drive/Keene Road signal improvements (fourth leg system only).~~
- ~~3. Heritage Hills Drive — Sundance Ridge to Keene Road.~~

- ~~4. Gage Boulevard—Morency Drive to Queensgate Drive.~~
- ~~5. Westcliffe Boulevard—Purple Sage to KID Canal.~~
- ~~6. Englewood Street—Keene Road to existing Englewood.~~
- ~~7. Gala Way—Melissa Street to KID Canal.~~
- ~~8. Melissa Street—Sequoia to Gala Way.~~
- ~~9. Unnamed street—Heritage Hills Drive to Columbia Park Trail.~~
- ~~10. Queensgate Drive (Phase 2)—Alla Vista to Rachel Road.~~
- ~~11. Rachel Road extension—Leslie Road to Steptoe Street (extended).~~
- ~~12. Bellerive Drive extension—Broadmoor Street to Rachel Road (extended).~~
- ~~13. Badger Mountain Parkway—Queensgate Drive to Badger South.~~
- ~~14. Rachel Road/Leslie Road Intersection Improvements (signal).~~
- ~~15. Leslie Road/Columbia Park Trail Intersection Improvements (signal).~~

B. Traffic Impact Zone 2.

- [A. Queensgate & Eastbound I-182 Ramps Improvements](#)
- [B. Queensgate & Westbound I-182 Ramps Improvements](#)
- [C. Queensgate & Duportail Intersection Improvements](#)
- [D. Duportail/Kennedy Intersection Improvements](#)
- [E. Duportail/Driveway Intersection Improvements](#)
- [F. Duportail/Keene Intersection Improvements](#)
- [G. Queensgate Drive - Truman Ave to City Limits](#)
- ~~1. Queensgate and Columbia Park Trail intersection improvements.~~
- ~~2. Queensgate and Eastbound I-182 ramps improvements.~~
- ~~3. Queensgate and Westbound I-182 ramps improvements.~~
- ~~4. Queensgate and Duportail intersection improvements.~~

C. Traffic Impact Zone 3.

- [A. Trowbridge Blvd - Dallas Rd to Ava Way \(half road constructed\)](#)
- [B. Trowbridge Blvd - Ava Way to Road B-C](#)
- [C. Ava Way - Extension to Trowbridge Blvd.](#)
- [D. Dallas Rd Widening \(4-lanes\)](#)
- [E. Bella Coola Lane - Trowbridge Blvd to Road B-C](#)
- [F. Road B-C - Reata Rd to Trowbridge Blvd](#)
- [G. Road B-C - Trowbridge Blvd to Corvina St.](#)
- [H. Road B-C/Trowbridge Intersection Improvements](#)
- [I. Dallas Rd/Trowbridge Blvd Intersection Improvements](#)
- [J. Dallas Rd/Ava Way Intersection Improvements](#)
- [K. Trowbridge/Ava Way Intersection Improvements](#)
- [L. Trowbridge/Bella Coola Lane Intersection Improvements](#)
- [M. Dallas Rd/I-82 EB Ramps Intersection Improvements](#)
- [N. Dallas Rd/I-82 WB Ramps Intersection Improvements](#)

12.03.200 Options for implementation.

A. As defined in the South Richland traffic impact fee program, the impact fee will be designed to accomplish the following scope of work:

1. Right-of-way acquisition.

2. Traffic signal and intersection improvements.
3. Street improvements including asphalt pavement, Rural road section improvements (32-foot-wide asphalt pavement only). ~~C~~urb, gutter, sidewalk, street lighting, and storm drainage. Roadside landscaping is excluded from the impact fee scope of work. In Zones 1 and 2, pavement width beyond thirty-two (32) feet, curb, gutter, sidewalk, street lighting and storm drainage are excluded from the fee-covered scope of work and ~~would~~ remain the responsibility of the underlying property owner.

B. Improvement costs are divided into two elements:

1. Right-of-way acquisition; and
2. Design and construction of City-standard of 32-foot-wide rural collector street section, ~~with traffic signal improvements, but excluding including~~ storm drain system, street lights, curb, gutter, ~~and~~ sidewalks, and listed intersection improvements. Roadside landscaping is excluded from the impact fee scope of work. In Zones 1 and 2, pavement width beyond thirty-two (32) feet, curb, gutter, sidewalk, street lighting and storm drainage are excluded from the fee-covered scope of work and remain the responsibility of the underlying property owner.

12.03.220 Grant funds.

Grant funds acquired for identified improvements in the program will be applied to the public share of the project, if any, and then to the new development share and may result in a reassessment of required plan funding, with properties developing after the grant was acquired benefiting from lower per-trip costs.

Section 2. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland, and shall apply to all new building permit applications received on or after August 1, 2018.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the _____ day of _____, 2018.

ROBERT J. THOMPSON
Mayor

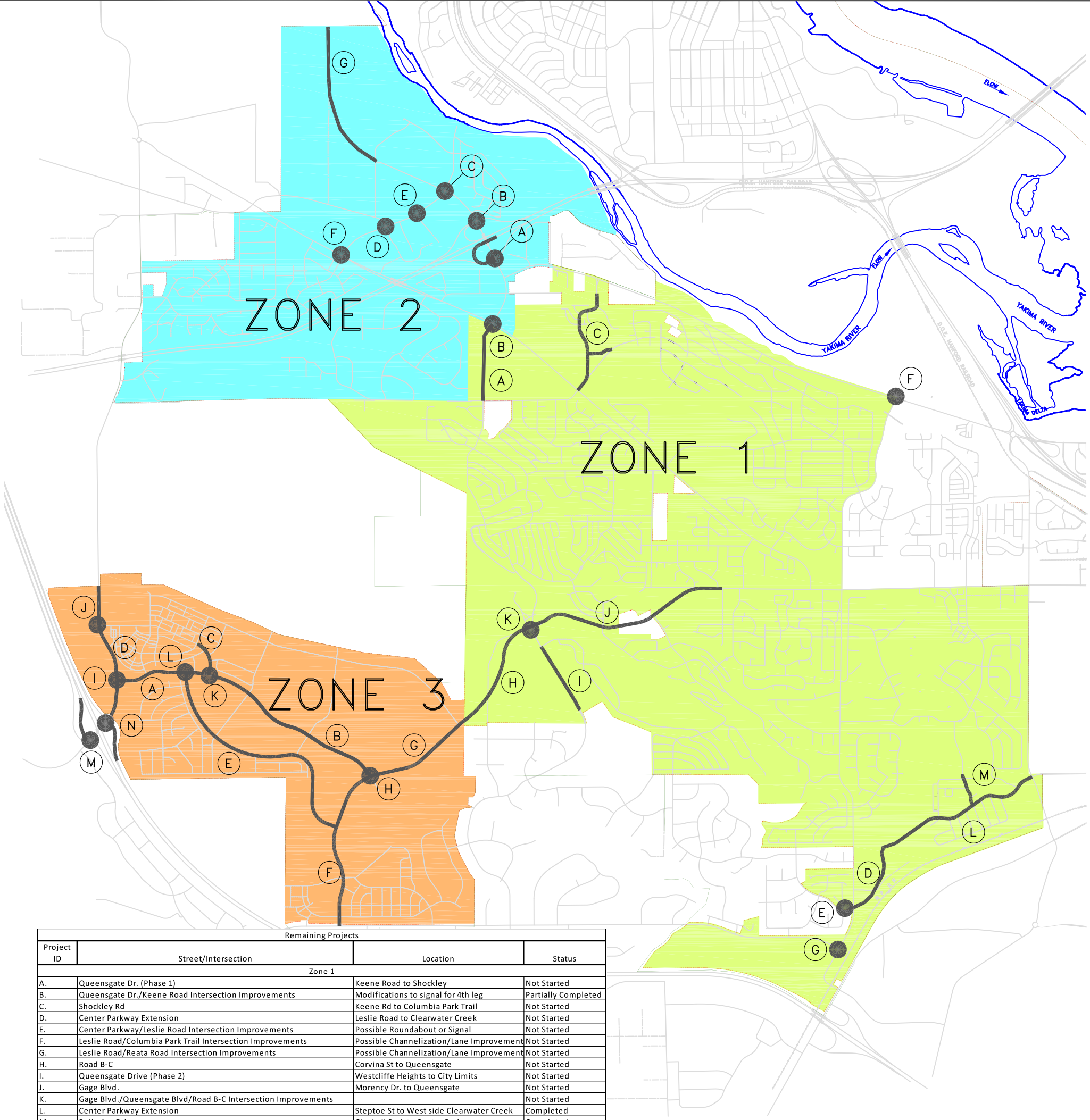
ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: _____



Remaining Projects			
Project ID	Street/Intersection	Location	Status
Zone 1			
A.	Queensgate Dr. (Phase 1)	Keene Road to Shockley	Not Started
B.	Queensgate Dr./Keene Road Intersection Improvements	Modifications to signal for 4th leg	Partially Completed
C.	Shockley Rd	Keene Rd to Columbia Park Trail	Not Started
D.	Center Parkway Extension	Leslie Road to Clearwater Creek	Not Started
E.	Center Parkway/Leslie Road Intersection Improvements	Possible Roundabout or Signal	Not Started
F.	Leslie Road/Columbia Park Trail Intersection Improvements	Possible Channelization/Lane Improvement	Not Started
G.	Leslie Road/Reata Road Intersection Improvements	Possible Channelization/Lane Improvement	Not Started
H.	Road B-C	Corvina St to Queensgate	Not Started
I.	Queensgate Drive (Phase 2)	Westcliffe Heights to City Limits	Not Started
J.	Gage Blvd.	Morency Dr. to Queensgate	Not Started
K.	Gage Blvd./Queensgate Blvd/Road B-C Intersection Improvements		Not Started
L.	Center Parkway Extension	Steptoe St to West side Clearwater Creek	Completed
M.	Bellerive Drive	Claybell Park to Center Parkway	Completed
Zone 2			
A.	Queensgate & Eastbound I-182 Ramps Improvements		Not Started
B.	Queensgate & Westbound I-182 Ramps Improvements		Not Started
C.	Queensgate & Duportail Intersection Improvements		Not Started
D.	Duportail/Kennedy Intersection Improvements		Not Started
E.	Duportail/Driveway Intersection Improvements		Not Started
F.	Duportail/Keene Intersection Improvements		Not Started
G.	Queensgate Drive - Truman Ave to City Limits		Not Started
Zone 3			
A.	Trowbridge Blvd	Dallas Rd to Ava Way	Half Constructed
B.	Trowbridge Blvd	Ava Way to Road B-C	Not Started
C.	Ava Way	Extension to Trowbridge Blvd.	Partially Completed
D.	Dallas Rd Widening (4-lanes)		Not Started
E.	Bella Coola Lane	Trowbridge Blvd to Road B-C	Not Started
F.	Road B-C	Reata Rd to Trowbridge Blvd	Not Started
G.	Road B-C	Trowbridge Blvd to Corvina St	Not Started
H.	Road B-C/Trowbridge I/S Improvements		Not Started
I.	Dallas Rd/Trowbridge Blvd I/S Improvements		Not Started
J.	Dallas Rd/Ava Way I/S Improvements (Multilane Roundabout)		Not Started
K.	Trowbridge/Ava Way I/S Improvements (Roundabout)		Not Started
L.	Trowbridge/Bella Coola Lane I/S Improvements (Roundabout)		Not Started
M.	Dallas Rd/I-82 EB Ramps I/S Improvements (Signal)		Not Started
N.	N. Dallas Rd/I-82 WB Ramps I/S Improvements (Signal)		Not Started

Completed Projects			
Zone	Street/Intersection	Location	Developer/City
1	Shockley Rd.	Keene Rd. to Queensgate	Developer
1	Westcliffe Blvd.	Purple Sage to KID Canal	Developer/City
1	Westcliffe Blvd.	Brantingham to Purple Sage (partial)	Developer
1	Gala Way	Westcliffe Blvd. to Melissa St.	Developer
1	Melissa St.	Brantingham to Gala Way	Developer
1	Queensgate Dr.	Shockley to Alla Vista	Developer
1	Queensgate Dr.	Big Sky Drive to Summit St.	Developer
1	Queensgate Dr.	Alta Vista to Truman Ave.	Developer
1	Englewood Drive	Keene Rd. to existing Englewood	Developer
1	Gala Way	Melissa St. to KID Canal	Developer
1	Melissa Street	Sequoia to Gala Way	Developer
1	Keene/Shockley Signal		City
1	Keene/Westcliffe Signal		City
1	Keene/Elementary Signal		City
2	Queensgate & CPT I/S Improvments		City
2	Keene Road	West City Limits to Queensgate	City

LEGEND

- FEE ZONE WEST

FEE ZONE EAST

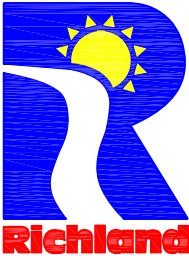
FEE ZONE SOUTH

STREET IMPROVEMENTS

TRAFFIC SIGNAL IMPROVEMENTS
- CITY ROAD

CITY LIMITS

UGA



SOUTH RICHLAND
TRAFFIC IMPACT
FEE AREAS

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 07/03/2018

Agenda Category: Ordinances - First Reading

Key Element: Key 1 - Financial Stability & Operational Effectiveness; Key 2 - Infrastructure & Facilities

Subject:

Ordinance No. 37-18, Amending the 2018 Budget to Provide Additional Appropriations in the General Fund in Support of the Swift Corridor: City Hall Project

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

37-18

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 37-18, amending the 2018 budget to provide additional appropriations in the General Fund in support of the Swift Corridor: City Hall project, and amending the 2018-2023 Capital Improvement Plan to reflect the budget adjustments.

Summary:

On September 20, 2016, as part of the City's initiative to revitalize the Swift Boulevard neighborhood, Council authorized a design build contract for the Swift Corridor: City Hall project with an overall budget of \$18,513,065. On April 18, 2017, Council authorized a budget adjustment that increased the overall project budget by \$109,991 (0.59%) to \$18,623,056. This increase represented enhanced technology, security, project scope, and building demolition costs.

On July 5, 2016, Council authorized a settlement agreement with Charter Communications that included \$133,000 of PEG funds earmarked for the Swift Corridor: City Hall project. Per the settlement agreement, the PEG dollars are to be used specifically for relocating CityView TV to the new City Hall. The funds are currently unbudgeted, and are managed in the Cable Reserve Fund. If approved, proposed Ordinance No. 37-18 will budget the funds into the Swift Corridor: City Hall project budget.

On April 17, 2018, Council authorized \$50,000 from the Business License Reserve Fund (BLRF) to be used for public art in the Swift Corridor: City Hall project. The funds are currently unbudgeted, and are managed in the Business License Reserve Fund. If approved, proposed Ordinance No. 37-18 will budget the funds into the Swift Corridor: City Hall project.

The adopted 2018 Swift Corridor: City Hall CIP project includes a \$17,209,000 expense identified as "design build" that represents the maximum expense allowed for the construction contract's Guaranteed Maximum Price (GMP) plus approved change orders. The additional revenues addressed in Ordinance No. 37-18 increase this "design build" maximum expense allowed by \$183,000 (\$133,000 + \$50,000) to \$17,392,000 to reflect the additional public art and cable communications project scope of work. The total project cost is \$18,806,056.

Fiscal Impact:

\$133,000 from the Cable Reserve Fund and \$50,000 from the Business License Reserve fund are available to be budgeted into the Swift Corridor: City Hall CIP for CityView TV and public art expenses related to the project. The total project cost is \$18,806,056.

Attachments:

1. Ordinance No. 38-17
2. Swift Corridor: City Hall CIP Revised

ORDINANCE NO. 37-18

AN ORDINANCE of the City of Richland amending the 2018 Budget to provide for additional appropriations and declaring that a public emergency exists in the City's General Fund, and amending the 2018-2023 Capital Improvement Plan.

WHEREAS, on September 20, 2016, Richland City Council approved Resolution No. 190-16, authorizing a design build contract to complete the Swift Corridor: City Hall CIP project with an overall project budget of \$18,513,065; and

WHEREAS, on April 18, 2017, Richland City Council approved Ordinance No. 12-17, authorizing a budget amendment to the adopted 2017 Swift Corridor: City Hall CIP project consisting of the following changes to both expenses and revenues: a reduction of bond proceed revenue (-\$1,200,000); a reduction of land acquisition expenses (-\$492,579); an increase in building cost (+\$709,000); a reduction of engineering services (-\$106,430); an addition of Industrial Development Funds (+\$308,000); an addition of General Funds (+\$225,000); an addition of Utility Occupation Tax (+\$600,991); and an addition of Broadband Utility Funds (+\$176,000) to align actual bond proceeds and new revenue with unanticipated project elements including technology, building demolition and security, and increasing the overall project budget from \$18,513,065 to \$18,623,056 (+\$109,991); and

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

WHEREAS, on April 17, 2018, Richland City Council approved Resolution No. 70-18, authorizing the use of \$50,000 of Business License Reserve Funds for public art in the Swift Corridor: City Hall CIP project; and

WHEREAS, on July, 5, 2016, Richland City Council approved Resolution No. 141-16, authorizing a settlement agreement with Falcon Video Communications d/b/a Charter Communications that includes \$133,000 of PEG Capital Funds to be used for cable communication equipment and labor in the Swift Corridor: City Hall CIP project; and

WHEREAS, the adopted 2018 Swift Corridor: City Hall CIP project includes a \$17,209,000 expense identified as "design build" that represents the maximum expense allowed for the construction contract's Guaranteed Maximum Price (GMP) plus approved change orders, and the additional revenues herein increase this "design build" maximum expense allowed to \$17,392,000 to reflect the additional public art and cable communications project scope of work; and

WHEREAS, no funds were appropriated in the General Fund for cable communications and public art in the Swift Corridor: City Hall CIP project; and

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

WHEREAS, on July 3, 2018, a duly advertised public hearing was held pursuant to RCW 35.33.091 regarding the increase in appropriations from beginning fund balance in the General Fund.

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

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

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

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

General Fund

Current Appropriation: \$63,869,240

Increase in Appropriation: \$ 183,000

Amended Appropriation: \$64,052,240

General Government Construction Fund

Current Appropriation: \$17,780,860

Increase in Appropriation: \$ 183,000

Amended Appropriation: \$17,963,860

Section 4. The City of Richland's 2018-2023 Capital Improvement Plan is amended to reflect the budget adjustments contained herein.

Section 5. 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: _____

Swift Corridor: City Hall Replacement

Type of Project Waterfront		Partnership Project?	NO	Waterfront Project?	YES	Project # WF140003
Key # 4	Goal # 2	<i>Strategic Leadership Plan Project?</i>		Yes		
PROJECT NAME: Swift Corridor: City Hall Replacement						
PROJECT ADMINISTRATION: Parks & Public Facilities						
PROJECT LOCATION: 625 Swift Boulevard						
PROJECT TIMELINE: 06/2011 - 12/2019						
RESPONSE TO *GMA LEVEL OF SERVICE? NO						

PROJECT DESCRIPTION

The Swift Corridor project is a multi-year, long-range economic development and infrastructure investment in the Central Business District. This project phase will replace three aging city buildings (Development Services, Administrative Annex and City Hall) into one approximately 44,000 square foot multi-story structure in an effort to increase efficiencies and avoid costly building modifications for ADA accessibility and other major system upgrades. The facility will be located on 1.8 acres purchased in 2017 on the northern portion of the federally owned parking lot at the southwest corner of Swift Boulevard and Jadwin Avenue. The existing City Hall site will be cleared for economic development purposes consistent with the City's waterfront vision. Average annual debt service of approximately \$895,500 will begin in 2020 with interest only payments starting in 2017, and will be funded with savings resulting from the retirement of City Shops debt and a portion of the electric utility occupation tax.

PROJECT ASSUMPTIONS

3.5% interest on a 30-year general obligation bond, with interest only payments during the construction period, repaid from the authorized 2016 increase in electric utility occupation tax to the General Fund and retirement of the City Shops debt funded by Real Estate Excise Tax. Washington State design-build project delivery authority will be utilized. The existing City Hall and Administrative Annex Building will be demolished to create an approximately 1.5 acre site for economic development purposes. A reconfiguration of the federal parking lot and city led parking lot management will be necessary. The Development Services Building will be excess to the City's needs.

BENEFITS

Municipal efficiency and improved access to local government by combining three facilities into one. Avoidance of costly ADA and major system upgrades to each of the three facilities and opportunities for economic development at the current location of Richland City Hall.

PROJECT COST ESTIMATE	Total Estimated Project Cost	Project Costs To-Date 12/31/16	Authorized Budget Remaining in 2017	2018	2019	2020	2021	2022	2023
PROJECT PLANNING INCL DEBT ISSUANCE	377,203	377,203							
REMODEL UB AREA&SWIFT/JADWIN SIGNL	104,079	104,079							
DESIGN BUILD	17,392,000	792,579	16,416,421	183,000					
LAND ACQUISITION	592,344	592,344							
OTHER ENG. SERVICES	340,430		340,430						
	-								
	-								
TOTAL	\$ 18,806,056	\$ 1,866,205	\$ 16,756,851	\$ 183,000	\$ -	\$ -	\$ -	\$ -	\$ -
RECOMMENDED FUNDING SOURCES	Total Estimated Project Revenues	Project Revenue To-Date 12/31/16	Authorized Budget Remaining in 2017	2018	2019	2020	2021	2022	2023
GENERAL FUND - FACILITY RESERVES	430,000	205,000	225,000						
LAND SALE (SWIFT & GWW)	111,205	111,205							
INDUSTRIAL DEVELOPMENT FUND	308,000		308,000						
LTGO 98 FUND	550,000	550,000							
CAPITAL IMPRVMT FUND (REET 1ST 1/4%)	463,200	250,000	213,200						
LIBRARY CONST FUND (ADDED PARKING)	250,000	250,000							
BOND PROCEEDS	15,000,000		15,000,000						
UTILITY OCCUPATION TAX INCREASES	1,334,651	500,000	834,651						
GRANT FUNDS (SECURED)-STREET & BLRF	176,000		176,000						
BUSINESS LICENSE RESERVE-STREET IMPRV	50,000			50,000					
CABLE COMMUNICATIONS RESERVE	133,000			133,000					
TOTAL	\$ 18,806,056	\$ 1,866,205	\$ 16,756,851	\$ 183,000	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATING & MAINTENANCE COSTS (IMPACTS)	Total Estimated Project Operating & Maint. Costs			2018	2019	2020	2021	2022	2023
DEBT SERVICE (REET)	2,558,400			426,400	426,400	426,400	426,400	426,400	426,400
DEBT SERVICE (UTILITY TAX)	2,230,750			175,500	175,500	470,500	471,650	467,500	470,100
	-								
TOTAL	\$ 4,789,150			\$ 601,900	\$ 601,900	\$ 896,900	\$ 898,050	\$ 893,900	\$ 896,500



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 07/03/2018

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 38-18, Amending the 2018 Budget to Provide Additional Appropriations in the Street Capital Construction Fund, Capital Improvement Fund and General Fund in Support of Swift Boulevard Improvements and Steptoe / Tapteal Intersection Improvements

Department:

Public Works

Ordinance/Resolution Number:

38-18

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 38-18, amending the 2018 budget to provide additional appropriations in the Street Capital Construction Fund, Capital Improvement Fund and General Fund in support of Swift Boulevard Improvements and Steptoe / Tapteal Intersection Improvements, and amending the 2018-2023 Capital Improvement Plan to reflect the budget adjustments.

Summary:

The City's Swift Corridor Strategy is a high profile investment in the City's downtown / waterfront area. The City Hall building and site development is well underway and is scheduled for completion in mid-2019. A complimentary element of the strategy involves upgrading Swift Boulevard with features supporting the City's vision for an active downtown. The features will include widened sidewalks with street trees, on-street bicycle lanes, enhanced pedestrian crossings at selected locations, on-street parking, and traffic signal improvements.

The 2018 Capital Improvement Plan (CIP) included a project cost estimate and funding program based on preliminary estimates. During project development, the scope of work was expanded to include traffic signal upgrades and enhanced pedestrian crossings, adding costs to the project. The funding program has also changed because the primary funding source, Benton County's Rural County Capital Fund, has less capacity available than was estimated. Benton County staff have indicated support for the project and County Commission action formalizing a funding commitment of approximately \$500,000 is expected before second reading of this ordinance. These changes to the project cost and funding require a budget amendment to enable the project to proceed on schedule and support next year's opening of City Hall.

The CIP also includes a project to improve the intersection of Steptoe Street and Tapteal Drive. The funding source was to be a grant from the Washington State Department of Transportation. City staff has been notified that the grant request will not be funded. Staff proposes to advance this project using funds from the City's Capital Improvement Fund. The \$75,000 request will be used to perform engineering work for the intersection and at-grade railroad crossing improvements. Staff believes the project, if completed, will contribute to the City's economic development goals.

Fiscal Impact:

The proposed ordinance would add \$940,000 to expense appropriations, with \$700,000 coming from the Capital Improvement Fund and \$240,000 coming from the General Fund. Current reserves in the General Fund and Capital Improvement Fund are sufficient to cover the proposed adjustments.

Attachments:

1. Ordinance No. 38-18
2. Swift Blvd Improvements - CIP Update
3. Steptoe-Tapteal Intersection Improvements - CIP Update

ORDINANCE NO. 38-18

AN ORDINANCE of the City of Richland amending the 2018 Budget to provide for additional appropriations and declaring that a public emergency exists in the City's Street Capital Construction Fund, Capital Improvement Fund and General Fund, and amending the 2018-2023 Capital Improvement Plan.

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

WHEREAS, the 2018 – 2023 Capital Improvement Plan (CIP) includes two (2) street improvement projects. One project is titled Swift Boulevard Improvements, and the other is titled Steptoe Street / Tapteal Drive Intersection Improvements; and

WHEREAS, the 2018 – 2023 Capital Improvement Plan showed both projects being funded by grant funds that were not yet secured at the time of CIP adoption; and

WHEREAS, staff recommends that both projects proceed and that adjustments be made to the planned funding program; and

WHEREAS, on February 20, 2018, City Council passed Resolution No. 24-18, authorizing the City Manager to sign and execute Business License Reserve Fund (BLRF) funding agreements, including an agreement providing \$40,000 to the Swift Boulevard Improvements project; and

WHEREAS, the Business License Reserve Fund is embedded in the General Fund, so these funds will be appropriated from the General Fund; and

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

WHEREAS, on July 3, 2018, a duly advertised public hearing was held pursuant to RCW 35.33.091 regarding the increase in appropriations from beginning fund balance in the General Fund and Capital Improvement 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 Street Capital Construction Fund, the Capital Improvement Fund, and the General Fund.

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

Street Capital Construction Fund

Current Appropriation: \$ 30,038,695
Increase in Appropriation: \$ 940,000
Amended Appropriation: \$ 30,978,695

Capital Improvement Fund

Current Appropriation: \$ 3,225,144
Increase in Appropriation: \$ 700,000
Amended Appropriation: \$ 3,925,144

General Fund

Current Appropriation: \$ 63,812,240
Increase in Appropriation: \$ 240,000
Amended Appropriation: \$ 64,052,240

Section 4. The City of Richland's 2018-2023 Capital Improvement Plan is amended to reflect the budget adjustments contained herein.

Section 5. 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: _____

Swift Boulevard Improvements

Type of Project Transportation		Partnership Project?	YES	Project # TR160002
Key # 2	Goal # 1	Strategic Leadership Plan Project? Yes		
PROJECT NAME: Swift Boulevard Improvements				Revised by Council July 3, 2018
PROJECT ADMINISTRATION: Public Works Administration and Engineering				
PROJECT LOCATION: Swift Blvd. from Stevens Drive to George Washington Way				
PROJECT TIMELINE: 2018				
RESPONSE TO *GMA LEVEL OF SERVICE? NO				

PROJECT DESCRIPTION

Construct street improvements to reflect City-wide Transportation Plan elements and 2012 Swift Corridor master planning concept. Reconstruct pavement surface, widen sidewalks, add on-street parking, add bike lanes, add enhanced pedestrian crossings, update street lights, street trees and upgrade traffic signals. Install widened sidewalks on the west side of Jadwin Avenue between Swift Boulevard and Mansfield Street.

PROJECT ASSUMPTIONS

The project requires acquisition of small right of way parcels at intersections and successful application for Benton County Rural Capital Funds. The project design will be based on the 2012 Swift Corridor planning process, but may be updated to support changes in development plans along the corridor. One such change is the placement of the Kadlec parking structure.

BENEFITS

The project will update Swift Boulevard to support increased pedestrian and bicycle use in downtown. These features and the addition of on-street parking where appropriate will contribute to the vision of downtown as an active, vibrant area and will attract private investment to several opportunity sites.

PROJECT COST ESTIMATE	Total Estimated Project Cost	Project Costs To-Date 12/31/16	Authorized Budget Remaining in 2017	2018	2019	2020	2021	2022	2023
DESIGN	90,000			90,000					
CONSTRUCTION MANAGEMENT	90,000			90,000					
CONSTRUCTION	1,300,000			1,300,000					
10% CONTINGENCY	145,000			145,000					
OTHER ENG. SRCES (ROW ACQUISITION)	20,000			20,000					
	-								
TOTAL	\$ 1,645,000	\$ -	\$ -	\$ 1,645,000	\$ -	\$ -	\$ -	\$ -	\$ -
RECOMMENDED FUNDING SOURCES	Total Estimated Project Revenues	Project Revenue To-Date 12/31/16	Authorized Budget Remaining in 2017	2018	2019	2020	2021	2022	2023
BENTON COUNTY RURAL DEVELOPMENT FUNDS	500,000			500,000					
RE EXCISE TAX 2ND 1/4	905,000			905,000					
GENERAL FUND	200,000			200,000					
BUSINESS LICENSE RESERVE FUND	40,000			40,000					
	-								
TOTAL	\$ 1,645,000	\$ -	\$ -	\$ 1,645,000	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATING & MAINTENANCE COSTS (IMPACTS)	Total Estimated Project Operating & Maint. Costs			2018	2019	2020	2021	2022	2023
	-								
	-								
	-								
TOTAL	\$ -	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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

Step toe Street / Tap teal Drive Intersection Improvements

Type of Project Transportation		Partnership Project? NO	Project # TR140017
Key # 2	Goal # 1	Strategic Leadership Plan Project? No	
PROJECT NAME: Step toe Street / Tap teal Drive Intersection Improvements		Revised by Council July 3, 2018	
PROJECT ADMINISTRATION: Public Works Administration and Engineering			
PROJECT LOCATION: Step toe Street & Tap teal Drive Intersection			
PROJECT TIMELINE: 2018 - 2019			
RESPONSE TO *GMA LEVEL OF SERVICE? NO			

PROJECT DESCRIPTION

Realign Tap teal Drive and Step toe Street intersection by constructing a new traffic signal controlled intersection. Also includes sidewalks, a fully signalized and gated at-grade railroad crossing and storm drainage.

PROJECT ASSUMPTIONS

This project will advance as the demand for commercial development in the Tap teal Business Park dictates, which at present is high. The 2016 pre-design study concluded with a design concept supported by the Cities of Richland and Kennewick, the Port of Benton, and all three operating railroads. The selected improvement will require a crossing modification order from the Washington Utilities and Transportation Commission and acquisition of easement rights from the Port of Benton and Tri-City Railroad. Project construction funding is at yet unsecured, but could come from a combination of grant funds and private development funds.

BENEFITS

The project would enhance transportation safety and efficiency at this intersection that is likely to be quite busy as nearby property develops. Improving the intersection and at-grade railroad crossing will facilitate highest and best use development of the nearby properties. Such development would improve the City's financial standing by increasing revenues generated by business.

PROJECT COST ESTIMATE	Total Estimated Project Cost	Project Costs To-Date 12/31/16	Authorized Budget Remaining in 2017	2018	2019	2020	2021	2022	2023
PRE-DESIGN STUDY	80,000	80,000							
DESIGN	175,000			75,000	100,000				
CONSTRUCTION MANAGEMENT	75,000				75,000				
CONSTRUCTION	1,400,000				1,400,000				
10% CONTINGENCY	140,000				140,000				
OTHER ENG. SRCES (ROW ACQUISITION)	50,000				50,000				
	-								
TOTAL	\$ 1,920,000	\$ 80,000	\$ -	\$ 75,000	\$ 1,765,000	\$ -	\$ -	\$ -	\$ -
RECOMMENDED FUNDING SOURCES	Total Estimated Project Revenues	Project Revenue To-Date 12/31/16	Authorized Budget Remaining in 2017	2018	2019	2020	2021	2022	2023
WSDOT GRANT (UNSECURED)	1,765,000				1,765,000				
RE EXCISE TAX 1ST 1/4%	115,000	40,000		75,000					
PRIVATE PARTNER	40,000	40,000							
	-								
	-								
TOTAL	\$ 1,920,000	\$ 80,000	\$ -	\$ 75,000	\$ 1,765,000	\$ -	\$ -	\$ -	\$ -
OPERATING & MAINTENANCE COSTS (IMPACTS)	Total Estimated Project Operating & Maint. Costs			2018	2019	2020	2021	2022	2023
	-								
	-								
	-								
	-								
TOTAL	\$ -	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

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



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 07/03/2018

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Ordinance No. 31-18, Authorizing the Vacation of a Portion of Logston Boulevard Right-of-Way

Department:
Public Works

Ordinance/Resolution Number:
31-18

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 31-18, authorizing the vacation of a portion of Logston Boulevard right-of-way.

Summary:

The City, as the predominant property owner, has planned for the development of the Horn Rapids Industrial Park and Horn Rapids Business Center. Since the 1990s, the City has adopted and amended master development plans for the area bounded on the south by SR-240, on the east by the Port of Benton railroad, on the north by Horn Rapids Road, and on the west by the City's landfill.

Through several actions, most recently in 2004, the City dedicated a public street right-of-way named Logston Boulevard from SR-240 to Battelle Boulevard. To date, only the most southerly 1,700 feet and the most northerly 2,100 feet of this planned street have been constructed. Approximately 5,800 feet lying between these two segments remains as unimproved right-of-way.

In recent years, the City's development plans have changed and no longer rely on completion of Logston Boulevard. Specifically, the City leased property for a railroad loop track that crosses the Logston Boulevard right-of-way in two places, with the road right-of-way occupying a portion of the interior of the railroad loop. Staff believes the Horn Rapids Industrial Park will develop without the need for this street. Staff also believes that the presence of the right-of-way unnecessarily burdens marketing efforts for properties near and within the rail loop. Therefore, staff recommends vacating the unimproved portions of this right-of-way to streamline marketing of Horn Rapids Industrial Park properties.

As required by state law and as noticed by the City, a public hearing was held on June 5, 2018 to receive public testimony regarding this proposal. No public testimony was received at the hearing, and no public feedback has been received by staff. Staff recommends approval of Ordinance No. 31-18 for second reading and passage.

Fiscal Impact:

None.

Attachments:

- I. Ordinance No. 31-18

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 31-18

AN ORDINANCE of the City of Richland vacating portions of Logston Boulevard.

WHEREAS, Ordinance No. 30-82 dedicated right-of-way and easements for the southerly portion of Logston Boulevard connecting to State Route 240; and

WHEREAS, Ordinance No. 44-94 reduced the easement widths previously dedicated under Ordinance No. 30-82; and

WHEREAS, on February 5, 1995, Richland City Council adopted Resolution No. 08-95, approving the Horn Rapids Business Center Master Plan and establishing the transportation and utility corridors therein; and

WHEREAS, Ordinance No. 02-04 dedicated right-of-way for the Logston Boulevard corridor from State Route 240 north to Battelle Boulevard; and

WHEREAS, on April 5, 2016, Richland City Council adopted Resolution No. 78-16, an update to the Horn Rapids Master Plan that resulted in removal of some portions of the Logston Boulevard corridor; and

WHEREAS, City staff have evaluated the City's long-term street connectivity needs within the Horn Rapids Industrial Park and have determined that Logston Boulevard is not needed; and

WHEREAS, City staff recommends vacation of the unneeded segments of Logston Boulevard to remove unnecessary encumbrances from City-owned property, thus facilitating smoother real estate transactions and future development; and

WHEREAS, at a regularly scheduled Council meeting on May 1, 2018, Richland City Council adopted Resolution 86-18, setting the time and place of a public hearing to consider vacation of Logston Boulevard for the June 5, 2018 at 7:30 p.m. in Richland City Hall Council Chambers at 505 Swift Boulevard in Richland, Washington; and

WHEREAS, at the time and place fixed and designated by Resolution No. 86-18, a hearing was held by the City Council to receive public testimony. No public testimony was given at the hearing.

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

Section 1. The portion of Logston Boulevard right-of-way as depicted in **Exhibit A** and described in **Exhibit B** is hereby ordered to be vacated subject to the provisions of Chapter 35.79 RCW.

Section 2. The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and the attached exhibit, duly certified by the Clerk as a true copy.

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

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 3rd day of July, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: July 8, 2018

EXHIBIT A

MATCH EXHIBIT A-1

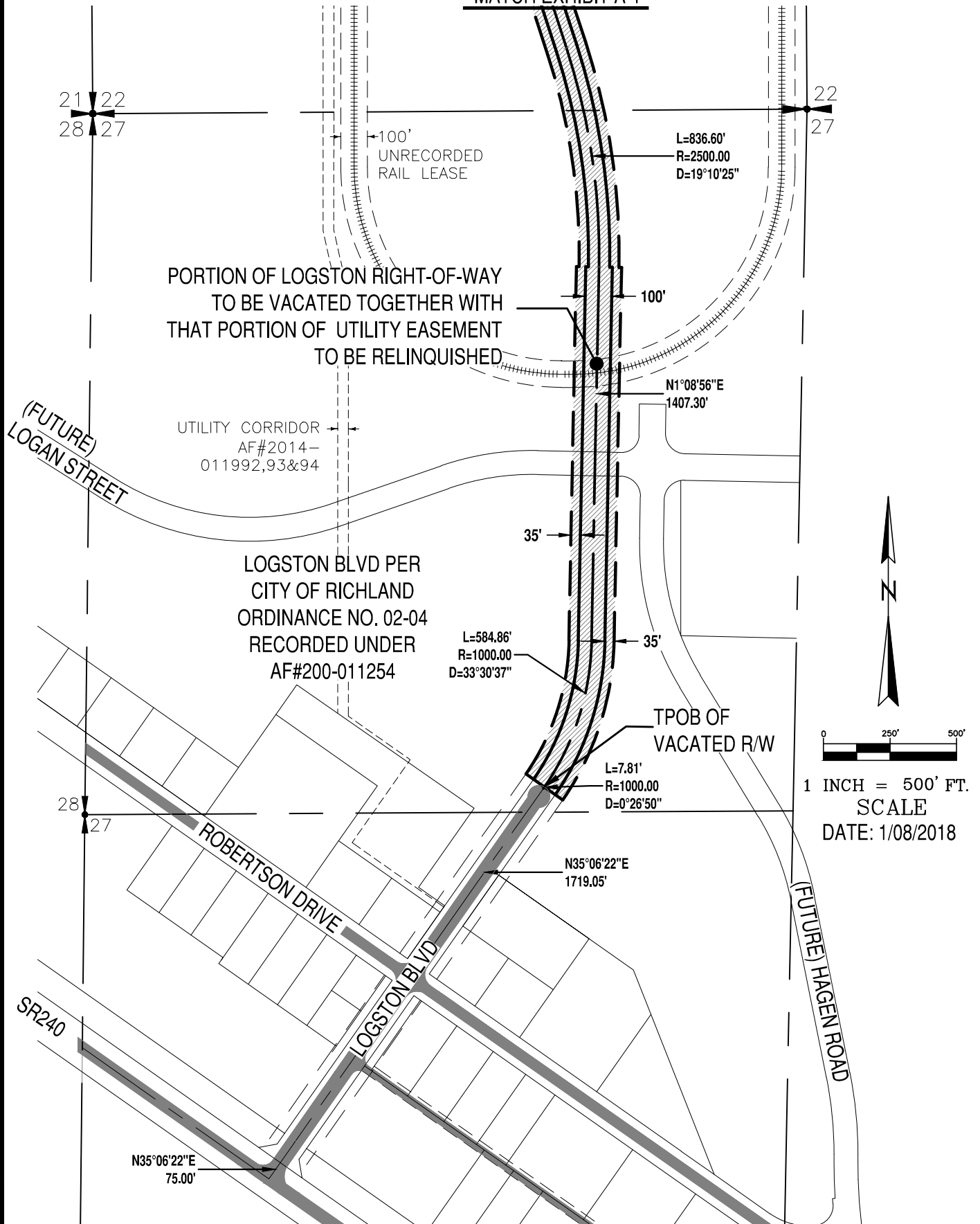


EXHIBIT A-1

BATTELLE BLVD

LOGSTON BLVD PER
CITY OF RICHLAND
ORDINANCE NO. 02-04
RECORDED UNDER
AF#200-011254

N0°30'50"W
2545.25'



1 INCH = 500' FT.
SCALE
DATE: 1/08/2018

END OF
VACATED R/W

LOGSTON BLVD

CITY OF RICHLAND
HORN RAPIDS RAILROAD
RIGHT-OF-WAY

L=144.76'
R=2000.00
D=4°08'49"

L=466.45'
R=2000.00
D=13°21'46"

UTILITY CORRIDOR
AF#2014-
011992,93&94

END OF PUBLIC
100' ACCESS &
UTILITY EASEMENT
AF#2014-031181

PORTION OF LOGSTON
RIGHT-OF-WAY
TO BE VACATED
TOGETHER WITH
THAT PORTION OF
UTILITY EASEMENT
TO BE RELINQUISHED

100'
UNRECORDED
RAIL LEASE

S18°01'29"E
2042.02'

MATCH EXHIBIT A

Exhibit B to Ordinance No. 31-18
City of Richland
No PID # ROW
To be vacated

THAT PORTION OF A RIGHT-OF-WAY KNOWN AS LOGSTON BOULEVARD TOGETHER WITH AN EASEMENT FOR PUBLIC UTILITIES, RECORDED UNDER AUDITOR'S FILE NUMBER 2004-007530, RECORDS OF BENTON COUNTY, WASHINGTON, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 22 AND THE WEST HALF OF SECTION 27, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, BEING OF VARYING WIDTH, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION 27, AS SHOWN ON RECORD OF SURVEY NO. 1149 AS RECORDED IN VOLUME 1 OF SURVEYS ON PAGE 1149, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH $00^{\circ}38'03''$ EAST 1767.61 FEET ALONG THE WEST LINE OF SAID SECTION 27 TO A POINT ON THE CENTERLINE OF SR240; THENCE SOUTH $54^{\circ}54'16''$ EAST 857.88 FEET ALONG SAID CENTERLINE OF SR240 TO THE INTERSECTION OF SR240 AND SAID LOGSTON BOULEVARD; THENCE NORTH $35^{\circ}06'22''$ EAST 75.00 FEET ALONG THE CENTERLINE OF SAID LOGSTON BOULEVARD TO A POINT ON THE NORTH MARGIN OF SAID SR240, THENCE NORTH $35^{\circ}06'22''$ EAST 1719.05 FEET CONTINUING ALONG SAID CENTERLINE TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1000.00 FEET; THENCE ALONG SAID CURVE 7.81 FEET THROUGH A CENTRAL ANGLE OF $00^{\circ}26'50''$ TO THE TRUE POINT OF BEGINNING OF THAT PORTION OF RIGHT-OF-WAY KNOWN AS LOGSTON BOULEVARD TO BE VACATED, AT WHICH POINT SAID RIGHT-OF-WAY IS 100.00 FEET WIDE WITH 50.00 FEET LYING ON EACH SIDE OF ITS CENTERLINE AND SAID UTILITY EASEMENT IS 35.00 FEET WIDE OUTSIDE AND ADJACENT EACH SIDE OF SAID RIGHT-OF-WAY; THENCE CONTINUING ALONG SAID CENTERLINE THE FOLLOWING COURSES;

THENCE CONTINUING ALONG SAID CURVE 584.86 FEET THROUGH A CENTRAL ANGLE OF $33^{\circ}30'37''$; THENCE NORTH $01^{\circ}08'56''$ EAST 1407.30 FEET TO A POINT ON A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2500.00 FEET, AT WHICH POINT SAID RIGHT-OF-WAY IS 80.00 FEET WIDE WITH 40.00 FEET LYING ON EACH SIDE OF ITS CENTERLINE AND SAID UTILITY EASEMENT IS 35.00 FEET WIDE OUTSIDE AND ADJACENT EACH SIDE OF SAID RIGHT-OF-WAY; THENCE CONTINUING ALONG SAID CENTERLINE THE FOLLOWING COURSES;

THENCE CONTINUING ALONG SAID CURVE 836.60 FEET THROUGH A CENTRAL ANGLE OF $19^{\circ}10'25''$; THENCE NORTH $18^{\circ}01'29''$ WEST 2042.02 FEET TO A POINT ON A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2000.00 FEET; THENCE NORTHERLY ALONG SAID CURVE 466.45 FEET THROUGH A CENTRAL ANGLE OF $13^{\circ}21'46''$ TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22 AND THE TERMINUS OF SAID CENTERLINE.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 07/03/2018

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 33-18, Amending Richland Municipal Code Section 9.04.070 related to Reckless Endangerment

Department:
City Attorney

Ordinance/Resolution Number:
33-18

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 33-18, amending Richland Municipal Code Section 9.04.070 to fix a scrivener's error.

Summary:

The City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to fix ambiguities or to bring local law into alignment with state and/or federal law.

RMC 9.04.070, which relates to the crime of second degree reckless endangerment, contains a scrivener's error that requires amendment. The proposed amendment brings RMC 9.04.070 into alignment with RCW 9A.36.050, the state law regarding non-felony reckless endangerment.

Staff recommends approval of Ordinance No. 33-18 for second reading and passage.

Fiscal Impact:

None.

Attachments:

- I. Ordinance No. 33-18

ORDINANCE NO. 33-18

AN ORDINANCE of the City of Richland amending Richland Municipal Code Section 9.04.070 related to Reckless Endangerment.

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

WHEREAS, RMC 9.04.070 currently contains a scrivener's error that requires amendment.

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

Section 1. Richland Municipal Code Section 9.04.070, entitled Reckless endangerment – Second degree, as originally enacted by Ordinance No. 20-11, is hereby amended as follows:

9.04.070 Reckless endangerment – Second degree.

A person is guilty of reckless endangerment in the second degree when he or she recklessly ~~endangers~~, engages in conduct not amounting to reckless endangerment in the first degree as defined by RCW 9A.36.045, but which creates a substantial risk of death or serious physical injury to another person. Reckless endangerment is a gross misdemeanor.

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 3rd day of July, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: July 8, 2018



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 07/03/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 04-18, Authorizing a Purchase and Sale Agreement with River Trails Club, LLC for Acquisition of an Easement related to the Duportail Bridge Project

Department:
Public Works

Ordinance/Resolution Number:
04-18

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 04-18, authorizing the City Manager to sign and execute a Purchase and Sale Agreement with River Trails Club, LLC for acquisition of an easement related to the Duportail Bridge Project.

Summary:

The Duportail Bridge project required acquisition of private property rights to establish new street rights-of-way and access routes. All of the property rights needed for Phase 1 of the project are already in hand. This proposed transaction is needed to complete Phase 2 of the project, scheduled to begin in 2019. The project requires revision of access routes for several properties located south of the existing Duportail Street. The new accesses will be provided by the southerly extension of Tanglewood Drive, a new public street established by the project. A single family residence, a commercial building, and a multi-family development will have their access route changed by the project. To accomplish this access change, an access easement was needed on property owned by the River Trails Club, LLC.

As required by federal, state and local regulations, the fair market value of the easement was established through an independent professional appraisal. City staff negotiated with the property owner, and the parties have come to a negotiated agreement. The proposed agreement includes compensation in excess of that established by the City's appraisal. Staff analysis indicates that the additional compensation is warranted because of impacted site improvements not captured in the City's appraisal, and because of additional value data provided by the River Trails Club, LLC through their professional appraisal.

The proposed transaction required review and approval by the U.S. Department of Housing and Urban Development (HUD) because of financing provided for the property development. HUD has completed its review and has authorized completion of the transaction.

Staff recommends approval of Resolution No. 04-18.

Fiscal Impact:

The negotiated compensation for the access easement totals \$82,500. The total cost of this transaction, including closing costs, is estimated at no more than \$90,000. The Duportail Bridge project has a current available budget of \$1,812,603. This available budget reflects unencumbered project funds for 2018, and does not include future years' budget dollars.

Attachments:

1. Resolution No. 04-18
2. PSA - River Trails Club LLC

RESOLUTION NO. 04-18

A RESOLUTION of the City of Richland authorizing the acquisition of real property interests from River Trails Club, LLC by negotiated voluntary purchase for the purpose of constructing the Duportail Bridge.

WHEREAS, Richland City Council's Strategic Leadership Plan prioritizes completion of the Duportail Bridge as a high priority contribution to the City's transportation infrastructure; and

WHEREAS, since 2007, Richland City Council has invested to make the Duportail Bridge project construction ready, including completion of all environmental reviews and funding of right-of-way acquisition; and

WHEREAS, the Duportail Bridge, when completed, will provide many benefits to the community, including more efficient vehicle travel, improved access for transit, bicycle and pedestrian travel, improved emergency response, improved management of Chamna open space access, and economic development; and

WHEREAS, the City has identified several properties that must be acquired to complete the Duportail Bridge project; and

WHEREAS, all property acquisitions for the Duportail Bridge project will be completed in accordance with state and federal process requirements; and

WHEREAS, in accordance with state and federal regulations, the City of Richland completed appraisals to determine the fair market value of the properties, and has negotiated in good faith with the owners of the properties to be acquired; and

WHEREAS, River Trails Club, LLC has property affected by the Duportail Bridge project in the form of a permanent easement, and has agreed to terms allowing the City to acquire the necessary property rights required for this project; and

WHEREAS, the negotiated agreement includes compensation in excess of the City's appraisal and initial compensation offer; and

WHEREAS, staff is recommending an administrative settlement that includes the additional compensation because the City's appraisal did not adequately document the impact to the on-site parking on River Trails Club, LLC's property. Staff has validated the additional compensation amount as reasonable; and

WHEREAS, staff recommends the negotiated agreement as representing fair compensation in relation to the legitimate objectives of the City and property owner; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has a financial interest in the River Trails Club, LLC's property, and after review has approved completion of the proposed transaction; and

WHEREAS, the funds necessary to acquire the property shall be paid by Duportail Bridge project funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute the purchase and sale agreement and all other documents necessary to complete the purchase of the necessary property interests from River Trails Club, LLC in support of the Duportail Bridge project.

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 3rd day of July, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY

This Agreement for Purchase and Sale of Real Property ("Agreement") is made and entered into this ____ day of _____, 2017, between the **CITY OF RICHLAND**, a Washington municipal corporation ("Purchaser"), and **RIVER TRAILS CLUB, LLC**, a Washington Limited Liability Company ("Seller"). Purchaser and Seller are referred to collectively throughout as the "Parties."

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

1.1. The Property. The easements involved in this transaction are located in the City of Richland, Benton County, Washington, and are legally described as follows:

See Exhibit A
(contains two separate property descriptions)

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

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

1.4. Timing of Conveyance.

1.4.1 The easement described in Section 1.1 shall be conveyed to Purchaser by an Easement Deed ("Deed") subject to the permitted exceptions and at the time of payment. The Deed shall be delivered to Purchaser at closing.

1.4.2 The Temporary Construction Easement described in Section 1.1 shall be conveyed to Purchaser at the time of payment by means of a Temporary Construction Easement Deed delivered to Purchaser at closing.

2. Purchase Price. Purchaser shall pay to Seller as the Purchase Price for the Property the sum of **eighty-two thousand five hundred dollars** and no cents (\$82,500), which is a rounded total that includes fifty thousand nine hundred ninety-five dollars and no cents (\$50,995) for a permanent easement, eighteen thousand seven hundred seventy-nine dollars and no cents (\$18,779) for improvements, five thousand two hundred twenty-six dollars and no cents (\$5,226) for a temporary construction easement, and seven thousand five hundred dollars and no cents (\$7,500) for professional services.

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

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

3.2. Title Review. Within ten (10) business days after the Execution Date, Purchaser, at its sole cost and expense, shall order from Tri-City Title & Escrow (the "Title Company") a preliminary title report on the Property, and copies of all documents referred to therein, and upon receipt, furnish same to Seller.

3.3. Due Diligence. Purchaser is granted a due diligence period until and including thirty (30) business days after receipt of the title report described in Section 3.2. Said due diligence period may be extended an additional thirty (30) business days upon written mutual agreement by both Purchaser and Seller. Purchaser may conduct, at its own expense, a full review of legal, title, environmental, archaeological and any other related issues. If the results of said review are unsatisfactory in Purchaser's opinion, Purchaser may, at its option, elect to terminate this Agreement by giving Seller written notice of termination prior to the end of the due diligence period. In the event of termination by Purchaser under this section, this Agreement shall immediately terminate and be without any further force and effect, and without further obligation of either Party to the other.

3.4. Mortgage/Financial Institution. The closing of this transaction is contingent upon approval of this Agreement by the Seller's mortgage company/financial institution holding a lien on the property. Seller agrees to cooperate with and/or advance reasonable efforts to secure lienholder approval.

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

4. Closing. On or before the date of Closing, Purchaser shall deliver to the Title Company the Purchase Price for the Property in the form of a certified or cashier's check. Purchaser shall deliver all Deeds, as approved by Seller, to the Title Company for placing in escrow. Title Company shall be instructed to record and deliver to Purchaser the Deeds, and to Seller the Purchase Price, upon notice of satisfaction from Purchaser related to Purchaser's due diligence rights under Section 3, herein.

4.1. Closing Costs. Purchaser shall pay all attorney's fees, recording costs, and escrow closing costs, if applicable. The Purchaser shall pay fees required by the Seller's mortgage company to clear the mortgage lien.

4.2. Closing Date. The closing of the transaction and delivery of all items shall occur at Tri-City Title & Escrow, and shall occur on a date specified by Tri-City Title & Escrow with written notice to Seller and Purchaser. Unless extended in writing by the Parties, closing shall occur no later than 90 days after the date of execution of this Agreement. Failure to close within 90 days, or to extend the closing date by agreement of the Parties, shall cause this Agreement to terminate and be without any further force and effect, and without further obligation of either Party to the other.

5. Title. Upon closing of escrow as set forth in Section 4, easement rights to the Property shall be conveyed by Seller to Purchaser by duly-executed Easement Deeds.

6. Covenants, Representations and Warranties.

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

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

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

6.1.3. Seller shall use its best efforts to remove all disapproved exceptions within the preliminary title report.

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

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

6.2.1. Seller has full power and authority to enter into and carry out the terms and provisions of this Purchase and Sale Agreement and to execute and deliver all documents

which are contemplated by this Agreement, and all actions of Seller necessary to confer such authority upon the persons executing this Purchase and Sale Agreement and such other documents have been, or will be, taken.

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

6.2.3. Seller has not received any written notice of pending or threatened investigation, litigation or other proceeding before a local governmental body or regulatory agency which would materially and adversely affect the Property.

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

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

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

6.2.7. Seller is a Washington Limited Liability Company owning fee title to the Property.

6.2.8. Seller has evaluated the impact of the easements and intended construction on the property value and use, including the quiet enjoyment of tenants. Seller has determined that the easements and constructed improvements will not negatively impact the property or the tenant's quiet enjoyment thereof. Specifically, the loss of two parking spaces required to construct the proposed driveway will leave the property with parking capacity in excess of the minimum required by the City's development code.

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

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

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

6.3.3. Purchaser represents that it accepts the responsibility to repair damage to the Seller's property that result from the planned construction activity.

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

7. Casualty and Condemnation.

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

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

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

9. Miscellaneous.

9.1. Site Restoration. Purchaser shall, at its sole expense, restore, replace or repair any and all damage to the Seller's property resulting from its improvement to the easement.

9.2. Finder's Fee. Purchaser and Seller each agree that a real estate finder's fee ("Real Estate Compensation") is not due to each other or to any third Party. Each Party hereby agrees to indemnify and defend the other against and hold the other harmless from and against any and all loss, damage, liability or expense, including costs and reasonable attorney's fees, resulting from any claims for Real Estate Compensation by any person or entity other than provided herein. The provisions of this section shall survive the closing.

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

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

TO SELLER:

River Trails Club LLC

Attn: Steve MacKay

Cobalt Companies

2513 Duportail Street

Richland, WA 99352

Phone: (206) 790-9800

Email: SMacKay@cobaltcompanies.com

TO PURCHASER:

City of Richland

Attn: Mr. Pete Rogalsky

505 Swift Blvd MS-26

Richland, WA 99352

Phone: (509) 942-7500

Fax: (509) 942-7468

Email: progalsky@ci.richland.wa.us

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

9.5. Assignments and Successors. Neither Party may assign this Agreement without the other Party's consent. Any assignment made without consent is null and void, and does not relieve any liability or obligation hereunder.

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

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

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

9.9. Construction. The Parties acknowledge that each Party and its counsel have reviewed and revised this Agreement, and that the normal rule of construction providing that any ambiguities are to be resolved against the drafting Party shall not be employed in the interpretation of this Agreement or any amendment or exhibits hereto.

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

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

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

9.13. Complete Agreement. This Agreement represents and contains the entire understanding between the Parties related to the acquisition of the Property. The Parties acknowledge that no other oral or written collateral agreements, understandings, or representations exist outside of this document, with the exception of any documents expressly incorporated by reference in this Agreement. Any prior agreements, whether verbal or written, not specifically referred to in this Agreement are hereby terminated.

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

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

[Signature Page to Follow]

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

RIVER TRAILS CLUB, LLC - SELLER

CITY OF RICHLAND - PURCHASER

By: _____ Date _____
Its: _____

By: Cynthia D. Reents, ICMA-CM Date _____
Richland City Manager

By: _____ Date _____
Its: _____

Marcia Hopkins
Richland City Clerk

Approved by Legal Counsel:

By: _____
Its: _____

By: Heather Kintzley
Richland City Attorney

Exhibit A - Legal Description of Subject Property

Permanent Easement – Ingress/Egress

A portion of Lot 1 as shown on Record Survey No. 4185 (Records of Benton County, Washington) located in the West 1/2 of Section 15, Township 9 North, Range 28 East, Willamette Meridian, Benton County, Washington, and more particularly described as follows:

COMMENCING at the most Southerly Southwest corner of said Lot 1 from which the most Easterly Southeast corner of said Lot 1 bears South 78°44'46" East, 1217.77 feet;

Thence along the boundary of said Lot 1 North 38°12'42" East, 163.10 feet to the POINT OF BEGINNING.

Thence continuing along said boundary North 38°12'42" East, 217.28 feet to an interior corner of said lot 1;

Thence along said boundary South 51°51'51" East, 30.00 feet;

Thence leaving said boundary South 38°12'42" West, 27.11 feet;

Thence South 51°56'30" East, 5.00 feet;

Thence South 38°12'42" West, 30.00 feet;

Thence North 51°56'30" West, 5.00 feet;

Thence South 38°12'42" West, 90.23 feet;

Thence Southwesterly, along the arc of a 75.00-foot radius, tangent curve to the right (the radius of which bears North 51°47'18" West) through a central angle of 31°35'44" for an arc length of 41.36 feet, the long chord of which bears South 54°00'34" West, 40.84 feet;

Thence South 69°48'27" West, 36.04 feet to the boundary of said Lot 1 and the POINT OF BEGINNING.

Containing 0.14 acres, more or less.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record.

Temporary Construction Easement

A portion of Lot 1 as shown on Record Survey No. 4185 (Records of Benton County, Washington) located in the West 1/2 of Section 15, Township 9 North, Range 28 East, Willamette Meridian, Benton County, Washington, and more particularly described as follows:

COMMENCING at the most Southerly Southwest corner of said Lot 1 from which the most Easterly Southeast corner of said Lot 1 bears South 78°44'46" East, 1217.77 feet;

Thence along the boundary of said Lot 1 North 38°12'42" East, 138.93 feet to the POINT OF BEGINNING.

Thence continuing along said boundary North 38°12'42" East, 24.17 feet;

Thence leaving said boundary, North 69°48'27" East, 36.04 feet;

Thence Northeasterly, along the arc of a 75.00-foot radius, tangent curve to the left (the radius of which bears North 20°11'34" West) through a central angle of 18°21'21" for an arc length of 24.03 feet, the long chord of which bears North 60°37'45" East, 23.93 feet;

Thence South 10°18'16" West, 32.75 feet;

Thence South 65°14'22" West, 39.36 feet;

Thence North 78°48'21" West, 28.57 feet to the boundary of said Lot 1 and the POINT OF BEGINNING.

Containing 0.04 acres, more or less.

TOGETHER WITH AND SUBJECT TO covenants, easements, and restrictions of record.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 07/03/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 90-18, Approving the Final Plat of White Bluffs Phase 5

Department:

Community Development Services

Ordinance/Resolution Number:

90-18

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 90-18, approving the final plat of White Bluffs Phase 5 subject to the conditions of approval contained in Technical Advisory Committee Report S2012-100 and the previously adopted findings and conclusions of the Richland City Council.

Summary:

The Final Plat of White Bluffs Phase 5 proposes to subdivide a 7.42-acre site into 20 lots for single-family residential construction. The plat site, lying north of Highway I-182 and south of Cowlitz Blvd., is appropriately zoned R-1-10. The final plat complies with minimum lot size requirements of the District.

Public infrastructure has been constructed in accordance with the preliminary plat development conditions contained in the Technical Advisory Committee (TAC) Report dated January 17, 2013.

Final plat approval is proper, subject to the conditions of the TAC Report S2012-100 dated January 17, 2013.

Staff recommends approval of Resolution No. 90-18.

Fiscal Impact:

Development within the plat will increase the taxable value of the property, and will increase the demand for City services.

Attachments:

- I. Resolution No. 90-18

RESOLUTION NO. 90-18

A RESOLUTION of the City of Richland approving the final plat of White Bluffs Phase 5 subject to the conditions of approval of Technical Advisory Committee Report S2012-100 and the findings and conclusions of Richland City Council adopted per Resolution No. 16-13.

WHEREAS, on January 23, 2013, the Richland Planning Commission held an open record public hearing to consider the preliminary plat application of White Bluffs as submitted by RC of Washington, Inc.; and

WHEREAS, the Planning Commission recommended to the City Council that it conditionally approve the preliminary plat of White Bluffs; and

WHEREAS, on February 19, 2013, Richland City Council held a closed record hearing to consider the proposed White Bluffs preliminary plat application and the recommendation of the Planning Commission. City Council took action to approve the preliminary plat request (Resolution No. 16-13); and

WHEREAS, the final plat for White Bluffs Phase 5, consisting of 20 lots on approximately 7.42 acres, is being constructed in accordance with the conditions attached to the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the final plat of White Bluffs Phase 5, a copy of which is attached hereto as **Exhibit A**, is approved subject to the conditions of approval contained in Technical Advisory Committee Report S2012-100, dated January 17, 2013 and attached hereto as **Exhibit B**, and the findings and conclusions of the Richland City Council adopted per Resolution No. 16-13.

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 3rd day of July, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

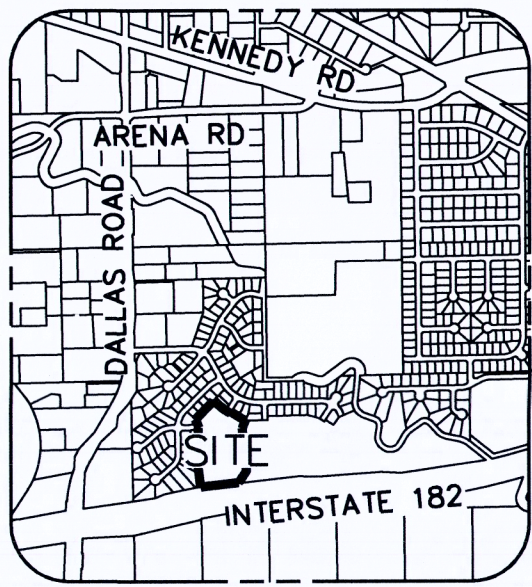
APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

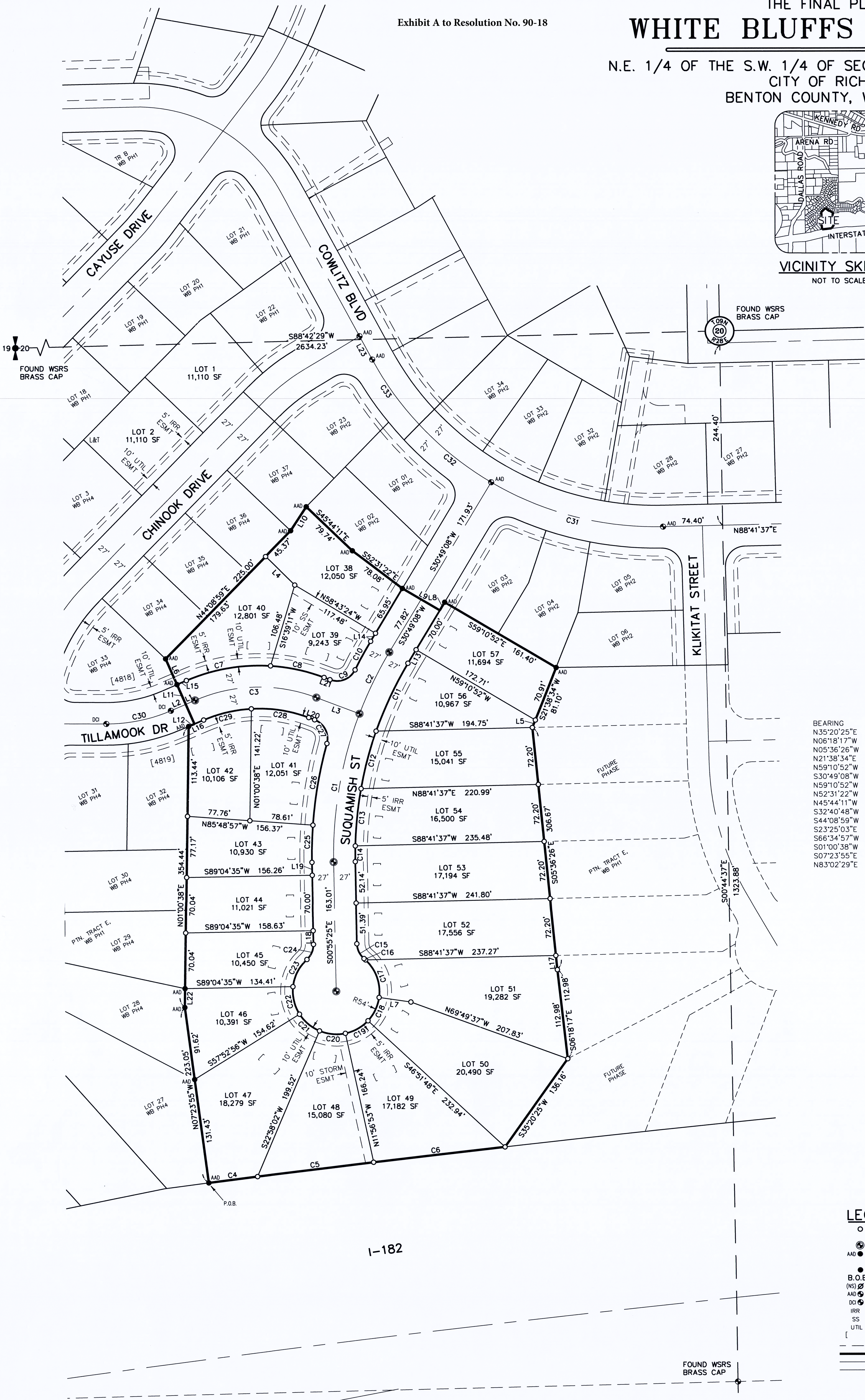
HEATHER KINTZLEY, City Attorney

THE FINAL PLAT OF
WHITE BLUFFS – PHASE 5

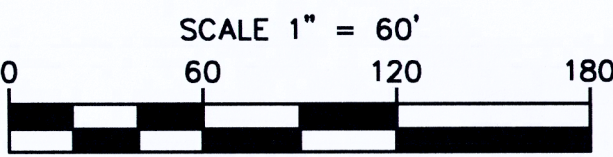
N.E. 1/4 OF THE S.W. 1/4 OF SEC. 20, T.09N., R.28E., W.M.,
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON



VICINITY SKETCH
NOT TO SCALE



BEARING	DISTANCE	PLAT CLOSURE			
		NORTH	SOUTH	EAST	WEST
N35°20'25"E	136.16	111.0700	0.0000	78.7591	0.0000
N06°18'17"W	112.98	112.2967	0.0000	0.0000	12.4070
N05°36'26"W	306.67	305.2026	0.0000	0.0000	29.9642
N21°38'34"E	81.10	75.3826	0.0000	29.9112	0.0000
N59°10'52"W	161.40	82.6895	0.0000	0.0000	138.6088
S30°49'08"W	11.92	0.0000	10.2368	0.0000	6.1069
N59°10'52"W	54.00	27.6656	0.0000	0.0000	46.3747
N52°31'22"W	78.08	47.5075	0.0000	0.0000	61.9639
N45°44'11"W	79.74	55.6554	0.0000	0.0000	57.1047
S32°40'48"W	35.88	0.0000	30.2002	0.0000	19.3733
S44°08'59"W	225.00	0.0000	161.4426	0.0000	156.7204
S23°25'03"E	89.31	0.0000	81.9538	35.4943	0.0000
S66°34'57"W	7.82	0.0000	3.1079	0.0000	7.1759
S01°00'38"W	354.44	0.0000	354.3849	0.0000	6.2511
S07°23'55"E	223.05	0.0000	221.1930	28.7225	0.0000
N83°02'29"E	371.90	45.0570	0.0000	369.1605	0.0000
		862.5270	862.5191	542.0476	542.0509



BASIS OF BEARING
WA STATE GRID NAD 83
PER C.O.R. CONTROL FILE
PNTS 1731 AND 1738
EQUIPMENT USED
A THREE-SECOND TOTAL STATION
SPECTRA RTK GPS

LEGEND

- = SET 5/8" REBAR W/ BLUE PLASTIC CAP
- OR LEAD AND TACK MARKED "STRATTON DCI 46886"
- = SET CASED BRASS CAP MARKED "46886"
- = FOUND 5/8" REBAR W/ ORANGE PLASTIC CAP MARKED "STRATTON AAD 38021"
- = FOUND AS INDICATED
- = FOUND AS INDICATED
- B.O.B. = BASIS OF BEARING
- (NS) = NOT FOUND OR SET
- = FOUND CASED BRASS CAP "LS 38021"
- = FOUND CASED BRASS CAP "LS 46886"
- IRR = IRRIGATION
- SS = SEWER
- UTIL = UTILITY
- [] = ADDRESSES
- = EASEMENT
- = PROPERTY BOUNDARY
- = CENTERLINE
- = FENCE

SURVEYOR'S CERTIFICATE:

I, DEREK C. INGALSBE, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF "WHITE BLUFFS PHASE 5", AS SHOWN HEREON, IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN, AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

DEREK C. INGALSBE PLS 46886

DATE



INDEX

1/4	SEC	T.	R.
20	09N	28E	

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2018 AT _____ MINUTES PAST _____, M., AND RECORDED IN VOLUME _____ OF _____ PLATS PAGE _____, AT THE REQUEST OF DEREK C. INGALSBE, P.L.S.

BENTON COUNTY AUDITOR

DEPUTY

FEE NO.

FINAL PLAT FOR

RANDY CROSBY



STRATTON SURVEYING & MAPPING, PC

313 NORTH MORAIN STREET

KENNEWICK, WA 99336

(509) 735-7364

FAX: (509) 735-6560

stratton@strattonsurvey.com

3061FP7.DWG

© 2018

DATE: 04/12/18

SHT. 1 OF 2

DRAWN BY: DCI

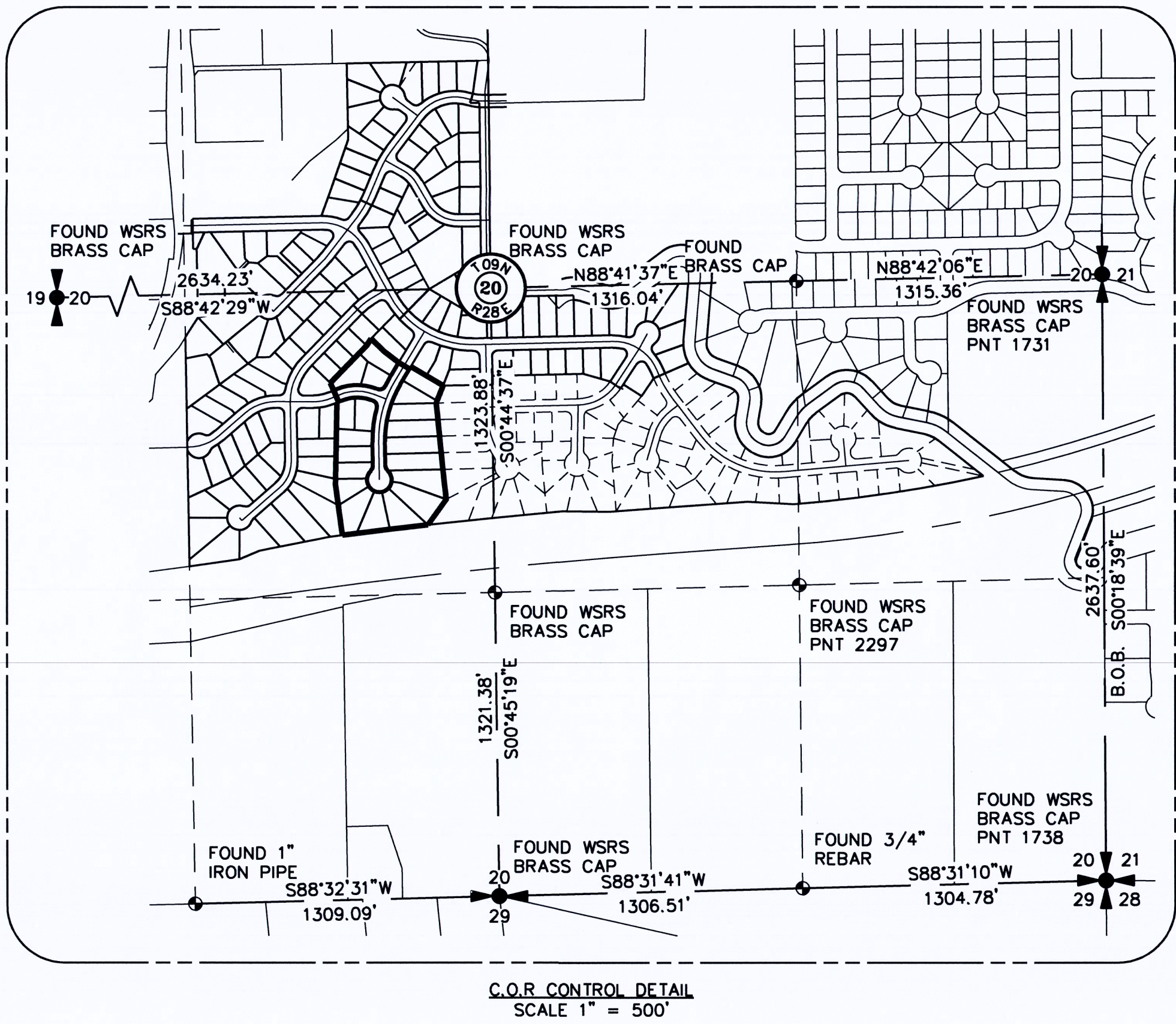
JOB # 3061

THE FINAL PLAT OF
WHITE BLUFFS – PHASE 5

N.E. 1/4 OF THE S.W. 1/4 OF SEC. 20, T.09N., R.28E., W.M.,
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C1	190.99	500.00	21°53'07"	S10°01'08"W	189.83
C2	86.02	500.00	9°51'26"	S25°53'25"W	85.92
C3	154.91	200.00	44°22'45"	S88°46'19"W	151.07
C4	61.35	24220.00	0°08'42"	S82°40'26"W	61.35
C5	145.63	24220.00	0°20'40"	S82°55'08"W	145.63
C6	164.92	24220.00	0°23'25"	S83°17'10"W	164.92
C7	107.44	227.00	27°07'04"	S80°08'29"W	106.44
C8	68.39	227.00	17°15'40"	N77°40'08"W	68.13
C9	36.91	25.00	84°35'40"	N68°39'52"E	33.65
C10	40.95	527.00	4°27'07"	S28°35'35"W	40.94
C11	94.51	473.00	11°26'54"	S25°05'41"W	94.35
C12	75.03	473.00	9°05'19"	S14°49'35"W	74.95
C13	72.64	473.00	8°47'57"	S05°52'57"W	72.57
C14	19.87	473.00	2°24'23"	S00°16'46"W	19.86
C15	21.31	25.00	48°50'07"	S25°20'29"E	20.67
C16	2.54	54.00	2°42'01"	N48°24'32"W	2.54
C17	52.10	54.00	55°16'49"	N19°25'07"W	50.10
C18	32.91	54.00	34°54'55"	N25°40'45"E	32.40
C19	32.91	54.00	34°54'55"	N60°35'40"E	32.40
C20	32.91	54.00	34°54'55"	S84°29'26"E	32.40
C21	32.91	54.00	34°54'55"	S49°34'31"E	32.40
C22	36.14	54.00	38°20'29"	S12°56'49"E	35.47
C23	39.29	54.00	41°41'15"	S27°04'03"W	38.43
C24	21.31	25.00	48°50'07"	N23°29'38"E	20.67
C25	46.98	527.00	5°06'28"	S01°37'49"W	46.97
C26	104.60	527.00	11°22'20"	S09°52'12"W	104.43
C27	36.91	25.00	84°35'40"	N26°44'28"W	33.65
C28	72.74	173.00	24°05'22"	N81°04'59"W	72.20
C29	61.26	173.00	20°17'23"	S76°43'39"W	60.94
C30	82.68	200.00	23°41'14"	N78°25'34"E	82.10
C31	224.28	400.00	32°07'32"	S75°14'38"E	221.35
C32	115.40	400.00	16°31'48"	S50°54'58"E	115.00
C33	100.89	400.00	14°27'03"	S35°25'32"E	100.62

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	12.59	N66°34'57"E
L2	20.15	N66°34'57"E
L3	57.41	S69°02'18"E
L4	50.84	N44°50'37"W
L5	10.19	N21°38'34"E
L6	35.31	N23°25'03"W
L7	40.03	N81°46'42"W
L8	11.92	N30°49'08"E
L9	54.00	S59°10'52"E
L10	35.88	S32°40'48"W
L11	54.00	N23°25'03"W
L12	7.82	S66°34'57"W
L13	19.74	S30°49'08"W
L14	11.88	S30°49'08"W
L15	12.59	S66°34'57"W
L16	20.41	S66°34'57"W
L17	17.85	N05°36'26"W
L18	17.25	N00°55'25"W
L19	16.29	N00°55'25"W
L20	7.86	S69°02'18"E
L21	7.86	S69°02'18"E
L22	23.75	N01°00'38"E
L23	33.33	N28°12'00"W



CITY NOTES

- ADDRESSES SHOWN IN [BRACKETS] ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND. ZIP CODE: 99352
- PARK FEES AS REQUIRED BY RICHLAND MUNICIPAL CODE CHAPTER 22.12 AND TRAFFIC FEES AS REQUIRED BY RICHLAND MUNICIPAL CODE 12.03 SHALL BE PAID BY THE PROPERTY OWNER PRIOR TO THE TIME THAT A FINAL BUILDING INSPECTION IS PERFORMED BY THE CITY FOR ANY HOME ON ANY LOT WITHIN THIS SUBDIVISION.
- ALL LANDSCAPED AREAS WITHIN THE PLAT THAT ARE IN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS TO MAINTAIN.
- ALL SIDEWALKS INSTALLED IN THE PLAT OF WHITE BLUFFS PHASE 5 THAT ARE ADJACENT TO CITY STREETS SHALL BE 5- FEET WIDE.
- CENTRALIZED DELIVERY UNITS (CBU/MAILBOX) TO BE INSTALLED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
- THIS PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT AND IN THE IMMEDIATE VICINITY OF IRRIGATION INFRASTRUCTURE. PLEASE REFER TO WWW.KID.ORG FOR FURTHER INFORMATION.
- THE PLAT OF WHITE BLUFFS PHASE 5 LIES WITHIN THE BOUNDARY OF THE SOUTH RICHLAND COLLECTOR STREET FINANCING PLAN (RMC 12.03). AS SUCH, EACH BUILDING PERMIT WITHIN THE PLAT SHALL THEREFORE BE SUBJECT TO THE FEES ADMINISTERED BY THE FINANCE PLAN FOR ANY PHASE SUBMITTED FOR APPROVAL.
- TRACT C IN PHASE 1 IS A STORM DRAINAGE POND UNDER THE OWNERSHIP OF THE CITY OF RICHLAND. THE HOMEOWNERS CAN MAINTAIN THE LANDSCAPING WITHIN THE POND FOR AESTHETIC PURPOSES IF SO DESIRED. THE CITY'S STANDARDS FOR STORM POND MAINTENANCE CONSISTS OF SEMI-ANNUAL VEGETATION ABATEMENT AND SPECIFICALLY DOES NOT INCLUDE IRRIGATION, LANDSCAPING, OR OTHER AESTHETIC IMPROVEMENTS

APPROVALS

THE PLAT WHITE BLUFFS PHASE 5, IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, STATE OF WASHINGTON. ANY EXISTING EASEMENTS LYING WITHIN THE BOUNDARIES OF THIS PLAT THAT ARE UNDER THE JURISDICTION OF THE CITY AND NOT SHOWN HEREON ARE HEREBY RELINQUISHED.

CITY ENGINEER, RICHLAND _____ DATE _____

CITY MANAGER, RICHLAND _____ DATE _____

CLERK, CITY OF RICHLAND _____ DATE _____

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR _____ PARCEL NO. 120982020005002

TREASURER, BENTON COUNTY _____ DATE _____

ATTEST: _____ DATE _____
BENTON COUNTY ASSESSOR

IRRIGATION

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT BUT THAT THIS PROPERTY IS NOT CLASSIFIED AS IRRIGABLE LAND AND IS NOT ENTITLED TO IRRIGATION WATER UNDER THE EXISTING OPERATING RULES AND REGULATIONS OF THE DISTRICT. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 58.17.310.

KENNEWICK IRRIGATION DISTRICT _____ DATE _____

DESCRIPTION

THAT PORTION OF TRACT E, WHITE BLUFFS PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 468, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 27 OF THE PLAT OF WHITE BLUFFS PHASE 4, RECORDED IN VOLUME 15 OF PLATS AT PAGE 556, RECORDS OF SAID COUNTY; THENCE THE FOLLOWING COURSES ALONG THE EASTERLY LINE OF SAID PLAT;

NORTH 07°23'55" WEST 223.05 FEET;

NORTH 01°00'38" EAST 354.44 FEET;

NORTH 66°34'57" EAST 7.82 FEET;

NORTH 23°25'03" WEST 89.31 FEET;

NORTH 44°08'59" EAST 225.00 FEET;

NORTH 32°40'48" EAST 35.88 FEET TO THE MOST WESTERLY CORNER OF LOT 02 OF THE PLAT OF WHITE BLUFFS PHASE 2, RECORDED IN VOLUME 15 OF PLATS AT PAGE 508, RECORDS OF SAID COUNTY AND THE END OF SAID EASTERLY COURSES;

THENCE ALONG THE SOUTHERLY LINE OF SAID PLAT;

SOUTH 45°44'11" EAST 79.74 FEET;

SOUTH 52°31'22" EAST 78.08 FEET;

SOUTH 59°10'52" EAST 54.00 FEET;

NORTH 30°49'08" EAST 11.92 FEET;

SOUTH 59°10'52" EAST 161.40 FEET TO THE SOUTHWEST CORNER OF LOT 06 OF SAID PLAT AND THE END OF SAID SOUTHERLY COURSES;

THENCE SOUTH 21°38'34" WEST 81.10 FEET;

THENCE SOUTH 05°36'26" EAST 306.67 FEET;

THENCE SOUTH 06°18'17" EAST 112.98 FEET;

THENCE SOUTH 35°20'25" WEST 136.16 FEET TO THE SOUTHERLY LINE OF SAID TRACT E AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 06°31'08" EAST 24.220 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE AND THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 182 A DISTANCE OF 371.90 FEET THROUGH A DELTA ANGLE OF 00°52'47" TO THE SAID POINT OF BEGINNING.

CONTAINS 7.42 ACRES.

DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON AND THAT I HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS AND TRACTS AND THAT ALL STREETS, ROAD RIGHTS-OF-WAY, UTILITY EASEMENTS, SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC AND THAT THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME WHITE BLUFFS PHASE 5.

R.C. OF WASHINGTON, INC.

RANDALL E CROSBY DATE

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RANDALL E CROSBY IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE PRESIDENT OF R.C. OF WASHINGTON, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

NOTARY PUBLIC MY APPOINTMENT EXPIRES

NOTARY STAMP
BLACK INK ONLY



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2018 AT _____ MINUTES PAST _____ M., AND RECORDED IN VOLUME _____ OF PLATS PAGE _____, AT THE REQUEST OF DEREK C. INGALSBE, P.L.S.

BENTON COUNTY AUDITOR _____ DEPUTY _____ FEE NO. _____



FINAL PLAT FOR
RANDY CROSBY

STRATTON SURVEYING & MAPPING, PC

313 NORTH MORAIN STREET
KENNEWICK, WA 99336
(509) 735-7364
FAX: (509) 735-6560
stratton@strattonsurvey.com

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DATE: 04/12/18 SHT. 2 OF 2
DRAWN BY: DCI JOB # 3061

**RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (S2012-100)
JANUARY 17, 2013**

APPLICANT: RC OF WASHINGTON, INC.

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE AN APPROXIMATELY 77-ACRE PARCEL INTO 220 RESIDENTIAL LOTS (WHITE BLUFFS).

LOCATION: GENERALLY WEST OF THE PLAT OF BROOKSHIRE ESTATES DIVISION 7, EAST OF DALLAS ROAD AND NORTH OF I-182.

ENGINEER: HARMS ENGINEERING, INC.

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

The Technical Advisory Committee conducted a review of the subject request and recommends that if the preliminary plat is approved, such approval be subject to the following conditions:

1. Prior to final plat approval, complete engineering plans indicating street design and grading, utility plans including water and sewer, electrical, street lighting, telephone, television cable, natural gas, and irrigation system shall be approved by the Richland Civil and Utility Engineering Division and shall be consistent with the requirements of the responsible departments or companies.
2. Prior to final plat approval all improvements required by Richland Municipal Code (RMC) Title 24 Plats and Subdivisions shall be installed and accepted by the City or the developer shall provide bonding or other sufficient security acceptable to the City ensuring their installation.
3. Unless alternative provisions are approved by the Fire and Emergency Services Department, a secondary emergency vehicle access (SEVA) meeting City of Richland standards shall be constructed that connects the existing improved SEVA in the southeasterly portion of the Brookshire Estates Division 7 subdivision to Dallas Road through the proposed subdivision concurrent with the first phase of development.

Any phase of development (e.g., Phase 4) with a single point of public street access and that exceeds 16 homes shall either have a Fire and Emergency Services Department approved SEVA installed or alternatively, homes within those areas may be approved if NFPA 13D Fire Sprinkler systems are installed. Final

plats with lots requiring approved fire sprinkler systems shall have notes on the face of the final plat clearly setting forth said requirements.

4. In order to provide looped electrical feeder circuit service to the proposed development, a temporary electrical line easement acceptable to the Richland Energy Services Department shall be provided from the eastern lot corner of Lot 12 Phase 9 into the first phase of the proposed development. Unneeded portions of said temporary easement can be relinquished as the phased development builds out proceeding from Dallas Road to the east.
5. The street names and addresses shall be finalized at time of final plat submittal and review. Street naming and addressing shall be in conformance to RMC Chapter 12.01.
6. Fees for parks shall be paid in accordance with the provisions of Richland Municipal Code (RMC) Chapter 22.12.
7. Final plats shall identify use and ownership of all proposed non-residential tracts.
8. Development is subject to the recommendations of the Geotechnical Site Investigation Report prepared by GN Northern, Inc., dated April 2011 as those recommendations may be modified and approved by GN Northern, Inc., and the City of Richland based on any supplemental geotechnical work and studies.
9. Approval is subject to compliance with the regulations of the Benton County Clean Air Authority pertaining to dust control during construction.
10. Preliminary plat approval is subject to all conditions of approval set forth in the attached memorandum from the Civil and Utility Engineering Division dated January 16, 2013.

**CITY OF RICHLAND
CIVIL AND UTILITY ENGINEERING
DEVELOPMENT COMMENTS**

DATE: January 16, 2013

TO: JEFF ROLPH, SENIOR PLANNER

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

PROJECT NAME: WHITE BLUFFS (AKA INDIAN HILLS) PRELIMINARY PLAT (S2012-100)

PROJECT LOCATION: NORTH OF I-182, EAST OF DALLAS ROAD

The Civil and Utility Engineering Division has reviewed the revised preliminary plat received in this office on January 8, 2013, for the above referenced property and has the following conditions.

1. Please show the City limits.

General Conditions:

1. All final plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in the specified 24 x 36 (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide 3 mil mylar and electronic record drawings to the City. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. Electronic copies of the construction plans are required prior to the pre-con meeting, along with the multiple sets of paper drawings. The mylar record drawings (including street lights) shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
2. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.
4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way permit prior to construction. A plan review and inspection fee in the amount equal to 5% of the construction costs of the work within the right-of-way or easement will be collected at the time the permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the final plan submittal.
5. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of acceptance. Once received, the City will prepare the easement document and

provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for acceptance.

6. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Civil and Environmental Engineering Division at 942-7500 to schedule a pre-construction conference.
7. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"= 40'.
8. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
9. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: <http://www.call811.com/>
10. City Council approved the use of City potable water for irrigation purposes for this plat. Should a separate irrigation water source (other than City potable water) become available prior to the permitting of any phase, it shall be constructed and implemented with that phase.
11. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

12. Public improvement design shall follow the following general format:
 - A. Sanitary sewer shall be aligned on the north and west side of street centerlines.
 - B. Storm sewer shall be aligned on the south and east side of street centerlines.
 - C. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
 - D. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
 - E. Water lines shall be aligned on the south and east side of street centerlines.
 - F. Watermains larger than 8-inches in diameter shall be ductile iron.
 - G. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
 - H. All watermains outside areas zoned R1 shall be ductile iron.
 - I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - J. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC, C900 PVC or ductile iron. The entire main from manhole to manhole shall be the same material. Private sewer service lines over 15-feet deep shall also be constructed of the same material, then transition to regular sewer piping above 15-feet.
 - K. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - L. The minimum centerline finish grade shall be no less than 0.30 % and the maximum centerline finish grade shall be no more than 10.0 % for local streets.
 - M. The minimum centerline radius for local streets shall be 100-feet.
 - N. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
 - O. A overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
 - P. A detailed grading plan shall be included in the submitted plan set.

- Q. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
 - R. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
 - S. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
 - T. All cul-de-sacs shall have a minimum radius of 45-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
 - U. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.
 - V. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
 - W. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.
 - X. Construction plans shall provide or reference all standard drawings or special details that will be necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public (Commercial Driveway, Curb, Gutter, Sidewalk, Water, Sewer, Storm, Street and Street lighting etc.).
 - Y. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
13. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.
14. All KID canal crossings (roads or utilities) shall be approved by the KID prior to beginning construction, and all utility crossings beneath the KID canal or their Right of Way shall be encased in a continuous steel sleeve.
15. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
- A. 2-inches compacted gravel, minimum (temp. SEVA only).
 - B. 2% cross-slope, maximum.
 - C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
 - D. Be 20-feet in width.
 - E. Have radii that are accommodating with those needed for City Fire apparatus.
- Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.
16. **SURVEY MONUMENT DESTRUCTION:**
All permanent survey monuments existing on the project site shall be protected. If any monuments are destroyed by the proposed construction, the applicant shall retain a professional land surveyor to replace the monuments and file a copy of the record survey with the City.

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

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and file a permit with the DNR.

It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

- 17. The White Bluffs preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval.
- 18. Prior to submittal of construction plans the applicant shall complete a traffic impact study for the project that will identify the impacts of this project to traffic at the intersection of all entrances and determine if the level of service will be reduced below a level "D" as a result of this development. The applicant will be required to construct all mitigation improvements identified in the traffic impact study prior to the completion of the phase during which service is projected to be reduced below a level "D". These improvements may include widening of the impacted road consisting of turn lanes and acceleration/deceleration lanes at the subject intersections to accommodate the additional traffic created by this development.
- 19. Sidewalks shall be installed along all public Right of Way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, landscape tracts, etc.).
- 20. Road "A" from Dallas Road to Road "B" is classified as an "Arterial Collector street". All lots adjacent to Road "A" that are west of Road "B", and all lots adjacent to the Dallas Road Right of Way shall have a 1-foot "Access control/screening easement" along said frontage. A note will be shown on the face of the final plat stating this. Subsequently, no driveways accessing single family lots will be allowed onto this section of Road "A". Tract "B" is proposed to be a cluster mailbox for the entire development that is accessible by vehicle. A one-way entrance driveway off of Road "A" will be allowed. The exit shall be onto Road "B".
- 21. Road "A" from Road "B" to Road "E" is classified as a "Neighborhood Collector street". Single family lots may access this section of Road "A", but it may experience higher traffic loads than a typical local street.
- 22. The maximum centerline finish grade for the Road "A" access off of Dallas Road shall be no more than 10%.

23. Road "B" (north of Road "A") and Road "N" shall be constructed to the centerline of the KID Right-of-Way at the time that the adjacent phase constructs them.
24. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turn-arounds built at the end of them. The radius of these turn-arounds shall be 45-feet minimum, and shall be constructed of 2-inches of compacted top course gravel for slopes less than 5%, or of 2-inches of asphalt atop 2-inches of gravel for slopes greater than 5%. If the temporary turn around is not located within the final plat an easement with a 50-foot radius will be required.
25. The west end of Road "K" and the east ends of Roads "B" and "N" will need temporary turnarounds on them when built. These will need to be easements from the adjacent property owners.
26. A note shall be added to the faces of the plats that states: "*The private driveways within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable.*" Any private roads narrower than 34-feet shall have parking restricted on one side, and any roads 28-feet or narrower shall have parking restricted on both sides. 20-feet of clear access is required by the Fire Dep't. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the final plats.
27. If the private shared driveways in this plat cannot be constructed to City minimum turnaround standards, or if the driveways become blocked in the future, City solid waste collection vehicles may not be able to access these lots for garbage collection. If this occurs the homeowners will be required to transport their cans to an acceptable location for pick-up.
28. The cul-de-sac at the east end of Road "A" is longer than the 400-feet specified in the Richland Municipal Code (it is approximately 1,400-feet long). However, due to shape of the property and the controlling boundaries (the plat of Brookshire Estates, the irrigation canal, and the freeway) and the fact that the developer is providing a permanent Secondary Emergency Vehicle Access here, the City Engineer recommends and would support a deviation from Section 24.16.050 of the Municipal code to allow the cul-de-sac to be constructed as shown.
29. Any filling of low areas or areas that were previously irrigation canal and will be within the future public Right of Way shall be compacted to City standards and per the geotechnical report.
30. A 12-foot wide (minimum) access & utility easement shall be provided for the potentially landlocked parcel north of lots 10 & 11 in phase 3. This parcel has no access from the north because of the KID canal.
31. The Secondary Emergency Vehicle Access (Tract "F") is a permanent feature therefore it shall be paved and shall align with the permanent SEVA in the plat of Brookshire Estates to the north.
32. A SEVA may be needed for the lots on Road "B" as is has more than 16 lots with only one entrance. The developer shall contact the City Fire Department to determine if one is needed or what alternatives exist.

Domestic Water:

33. The proposed preliminary plat of White Bluffs is located within the "Tapteal 3" water pressure zone and will be served by an existing water pipeline located in Dallas Road. The Dallas Road pipeline operates at a pressure that will require a pressure reducing valve to reduce water pressure to Washington State Department of Health and City standards. The developer shall therefore be required to install a City standard pressure reducing valve (PRV) station at the point of connection.

Tract "A" is a likely location for the PRV, but the ultimate location will be as approved by the City Engineer.

34. The Dallas Road water pipeline was installed by another property developer, who also installed a booster pump station and reservoir to complete a water delivery system capable of also supplying the White Bluffs development. The Dallas Road water pipeline and associated pump station and reservoir are nearly complete, but as of the date of these comments the system has not yet been accepted by the City as City infrastructure. Once this water infrastructure is complete and accepted it is anticipated that the builder of this water infrastructure will seek a latecomer agreement as authorized by RCW Ch. 35.91. The City will require the developer of the White Bluffs development to satisfy the terms and conditions of the expected latecomer agreement, once the agreement is approved by the City Council.
35. In the event the Dallas Road water pipeline and associated infrastructure is not completed and accepted by the City, the White Bluffs development will be required to build water supply infrastructure in accordance with the City's 2010 Water System Plan, or an alternative design approved by the City Engineer, to provide adequate water supply to the development.
36. Domestic water pipelines shall be extended to the adjoining properties adjacent to the plat.
37. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
38. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

39. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.
40. Sanitary sewer shall be extended to the adjoining properties adjacent to the plat.

Ground Water:

41. A geohydrology report may be required for this property if substantial quantities of groundwater are encountered during plat construction. If an underdrain system is not required, then the geohydrology report needs to state so. Also, if groundwater is encountered within 5-feet of the finished grade during construction, an underdrain system will be required.

Storm Water:

42. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City intends to adopt revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered.
43. A storm sewer system shall be designed to contain or pass a 25-year storm. Passing the storm downhill will require a downstream system capable of accepting the water without being overwhelmed. The applicant shall provide storm drainage calculations based on a 25-year storm using the Eastern Washington Stormwater Manual and City design standards at the time each phase is engineered. Calculations shall be stamped by a professional Civil Engineer licensed in the State

of Washington. Prior to discharging any storm drainage waters from paved surfaces into drainage ditches, groundwater or a public system, an oil/water separator must be installed. The applicant's design shall provide runoff protection to downstream property owners. The project will require detailed erosion control plans.

- A. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. The engineer may need to demonstrate that the pond will drain itself after a storm event, and not have standing water in it longer than necessary.
 - B. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from existing or future runoff in the vicinity.
- 44. Stormwater collection systems shall be extended to the adjoining properties adjacent to the plat.
 - 45. If any existing storm drainage or ground water seepage empties onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
 - 46. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles. A maintenance road from the public Right of Way to the bottom of the pond is also needed (2-inches of compacted gravel, minimum). The City's maintenance of the pond in the future will consist of trimming weeds to maintain compliance with fire and nuisance codes, and maintaining the pond for functionality.
 - 47. The developer shall be responsible for landscaping the storm pond and for its maintenance through the one-year infrastructure warranty period. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above. If the developer wishes for the pond to be landscaped and visually appealing, then the homeowners association should be considered for maintenance responsibilities. This will require an irrigation meter and sprinkler system (including a power source), and responsibility for maintaining the landscaping.
 - 48. The developer of record shall maintain the public storm drainage system for one year from the date of final acceptance by The City of Richland (as determined by the issuance of the "Letter of Final Acceptance"). Said developer shall also thoroughly clean the entire system, including structures, pipelines and basins prior to the City warranty inspection, conducted 11 months after the Letter of Final Acceptance.
 - 49. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements-watercourses").

Final Platting / Project Acceptance Requirements:

- 50. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of occupancy. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.

51. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.
52. Ten-foot wide public utility easements will be required on the final plat along both sides of all Right-of-Ways within the proposed plat.
53. The final plat shall include notes identifying all common areas including the private driveways and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association.
54. The following notes shall be added to the face of the final plat (street names shall be adjusted accordingly):
- *"The private shared driveways are for the use and benefit of the homeowners that abut said roads, and are to be maintained by said owners. The City of Richland accepts no maintenance responsibility for these roads"*
 - *"All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain".*
 - *"Road "A" from Dallas Road to Road "B" is classified as an "Arterial Collector street". All lots adjacent to Road "A" that are west of Road "B", and all lots adjacent to the Dallas Road Right of Way shall have a 1-foot "Access control/screening easement" along said frontage. Subsequently, no driveways accessing single family lots will be allowed onto this section of Road "A".*
 - *"Road "A" from Road "B" to Road "E" is classified as a Neighborhood Collector street".*
 - *"The private driveways within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable."*
 - *"If the private shared driveways become blocked or inaccessible, City solid waste collection vehicles may not be able to access these lots for garbage collection. If this occurs the homeowners will be required to transport their cans to an acceptable location for pick-up".*
55. A one-foot "No access / screening easement" will be required along the Dallas Road & Road "A" Right-of-Ways.
56. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
57. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 07/03/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 1 - Financial Stability & Operational Effectiveness
Key 7 - Neighborhoods & Community Safety

Subject:

Resolution No. 102-18, Accepting a Donation of Training Equipment for the Fire & Emergency Services Department and Expressing Appreciation

Department:

Fire & Emergency Services

Ordinance/Resolution Number:

102-18

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 102-18, accepting a donation of training equipment valued at approximately \$18,000 for the Fire & Emergency Services Department and expressing appreciation to the anonymous donor.

Summary:

This donation is being offered to the Fire and Emergency Services Department by a Richland resident as a sign of appreciation for on-going services provided to her spouse.

The donor specifically asked to remain anonymous to the extent possible, and wants to donate equipment that would enhance training for Richland firefighters/EMS providers. A copy of the donation letter is provided. The items provided by this generous citizen represent previously identified needs, which fell below funding priorities in the Fire Department's expanded program request process.

The total value of the donation is nearly \$18,000 and provides a forcible-entry training prop, a training smoke generator, and a heavy-duty rehab/training shelter.

Resolution No. 102-18 accepts the donated equipment and expresses appreciation for the donation. Staff recommends approval.

Fiscal Impact:

None. The donation is valued at approximately \$18,000.

Attachments:

1. Resolution No. 102-18
2. Citizen Donation Letter for Resolution No. 102-18

RESOLUTION NO. 102-18

A RESOLUTION of the City of Richland accepting a donation of training equipment for the Richland Fire and Emergency Services Department and expressing appreciation.

WHEREAS, the City of Richland Fire and Emergency Services Department (RFD) provides fire and emergency medical services to the community; and

WHEREAS, an anonymous donor whose family received the benefit of services from RFD requested the opportunity to donate equipment to assist in the Department's training needs as an act of appreciation; and

WHEREAS, the Department's training equipment needs include a smoke generator, portable shelter and forcible-entry training prop; and

WHEREAS, the anonymous donor purchased the equipment at a cost of nearly \$18,000 with the intent to donate it to the Richland Fire and Emergency Services Department.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Council, on behalf of the citizens of the City of Richland, hereby accepts the donation of equipment as stated herein and publicly expresses appreciation to the anonymous donor of the training equipment.

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 3rd day of July, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney



May 30, 2018

Chief Huntington
Richland Fire Department
1000 George Washington Way
Richland, WA 99352

Dear Chief Huntington,

During the past five years I relied on the Richland Fire Department's ambulance service and Community Outreach Program to help me care for my husband. He had a rare degenerative neurologic disorder with no known treatment. We dealt with issues as they arose and as time went on I called the ambulance more frequently. When Hospice finally assumed care for my husband, the men and women from the RFD continued to help me, sometimes on their own time. Without them I would not have been able to keep my husband at home until his death. In every instance the firefighters/paramedics who responded were caring, understanding, compassionate professionals. They treated my husband with respect and dignity and it was obvious they genuinely cared for his comfort and wellbeing. I am eternally grateful to them; they have a special place in my heart.

As a small gesture to show my appreciation, I wanted to do something for these men and women. After considerable thought I decided to purchase equipment that would help them do their job and be better prepared to help others in our community. Please accept my donation of the following equipment:

One multi-force door with accessories, valued at \$6,700.00; one smoke generator and remote, valued at \$975.00; and one rehab shelter with accessories, valued at \$9,950.



This donation represents one way to express my thanks. I tried to personally thank everyone who helped me over the years, but there were so many I'm sure I missed a few. I only hope they each realize how valuable they are to the community. To you and your staff, thank you from the bottom of my heart. You are outstanding individuals with an extraordinary ability and desire to help others.

I would appreciate it if you could accept this donation without mentioning my name. I prefer to remain anonymous.





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 07/03/2018

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 103-18, Authorizing a Change Order to Contract No. 112-18 for the 2018 Crack Sealing and Pavement Marking Removal Project

Department:
Public Works

Ordinance/Resolution Number:
103-18

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 103-18, authorizing the City Manager to sign and execute a change order to Contract No. 112-18 in an amount up to \$74,127.55 to compensate for additional work performed under the 2018 Crack Sealing and Pavement Marking Removal Project.

Summary:

The City's Pavement Preservation Program aims to maintain the City's street surfaces in sound condition at a lowest life-cycle cost. A fundamental element of pavement preservation is crack sealing. Most crack sealing work in recent years has been performed by City staff. With the expansion of the Pavement Preservation Program in 2018, staff determined that contracted crack sealing was needed to supplement existing staff capacity.

Council awarded the 2018 Crack Sealing and Pavement Marking Project to BCV, Inc. at its March 20, 2018 meeting. The project work was completed in early June. The work quantities exceeded the authorized contract and the authorized contingency. Staff is seeking Council authority to pay for the full amount of completed work.

The reason for the cost overrun is the method used to estimate the quantity of work. The City does not have an actual inventory of the cracks to be sealed. Rather than measure and document each crack to be treated, the City determined to estimate the crack inventory using a sampling approach. This approach resulted in an underestimate of the crack inventory.

Staff determined that continuing the crack sealing contract work, even with the scope expansion, was appropriate and in the City's best interest in that it saved money by preventing a second contractor mobilization and kept the overall project schedule in place. If approved by Council, staff will compensate the contractor for the additional work according to the unit prices included in the awarded contract.

Staff intends to refine its scope estimating process for future crack sealing projects. Staff recommends approval of Resolution No. 103-18 as an integral part of the 2018 Pavement Preservation Program.

Fiscal Impact:

Resolution No. 51-18 authorized award of the 2018 Crack Sealing contract for the bid amount of \$267,830.87 plus a change order contingency of \$50,000. Due to the \$74,127.55 cost overrun, the contract needs an additional \$24,127.55 to complete compensation due to the contractor. Authorizing this change order will provide the additional funding needed to fulfill payment to the contractor. The available balance in the Pavement Preservation Program budget is \$321,542.01

Attachments:

I. Resolution No. 103-18

RESOLUTION NO. 103-18

A RESOLUTION of the City of Richland authorizing a change order to Contract No. 112-18 for the 2018 Crack Sealing and Pavement Marking Removal Project.

WHEREAS, the 2018 – 2023 Capital Improvement Plan (CIP) includes a fully-funded program titled Pavement Preservation Program; and

WHEREAS, the Pavement Preservation Program is implemented through several contracts and staff-performed programs, including the 2018 Crack Sealing and Pavement Marking Removal Project; and

WHEREAS, with approval of Resolution No. 51-18, Council awarded the 2018 Crack Sealing and Pavement Marking Removal Project to BCV, Inc. at its March 20, 2018 regular meeting (Contract No. 112-18); and

WHEREAS, because an actual inventory of cracks to be sealed is not available and not cost-effective to acquire, the contract scope of work was based on an estimate of the number of cracks within relevant sample areas; and

WHEREAS, the City's best interests were served by applying a thorough treatment to the existing cracks, which numbered more than the sample area estimates indicated, even though the cost of doing so exceeded the contract award; and

WHEREAS, additional costs associated with a second contractor mobilization were avoided by ordering and completing the work under the existing contract; and

WHEREAS, the cost of the additional work exceeds the contract authority provided by Resolution No. 51-18; and

WHEREAS, the Pavement Preservation Program has adequate capacity to fund the additional work; and

WHEREAS, a change order to Contract No. 112-18 is necessary to compensate for the additional work.

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 change order to Contract No. 112-18 in an amount up to \$74,127.55 to compensate BCV, Inc. for the completed additional work.

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 3rd day of July, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 07/03/2018

Agenda Category: Resolutions – Adoption

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Resolution No. 104-18, Authorizing a Rural County Capital Fund Disbursement Agreement in Support of Swift Boulevard Improvements

Department:
Public Works

Ordinance/Resolution Number:
104-18

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 104-18, authorizing the City Manager to sign and execute a disbursement agreement allowing access, on a reimbursement basis, to Benton County's Rural County Capital Funds to support improvements to Swift Boulevard.

Summary:

The Swift Corridor strategy is a high profile City investment in the City's downtown / waterfront area. The strategy consists of three major components: 1) new City Hall construction and site development on a portion of the former federal building parking lot; 2) redevelopment of a portion of the existing City Hall site; and 3) enhancement of Swift Boulevard with features that support redevelopment of opportunity sites along Swift Boulevard with developments that will leverage improved pedestrian, bicycle and on-street parking.

The 2018 Capital Improvement Plan (CIP) targeted Benton County's Rural County Capital Fund as a key funding source for the street improvement and existing site preparation work. The proposed funding agreement will activate that plan, although at a lower funding level than anticipated in the CIP. The lower funding level is the result of staff overestimating the available balance in the County's program.

Staff has received feedback from Benton County that the City's project is eligible for the program funding. To date, a funding agreement has not been finalized. Staff anticipates that the agreement terms will be similar to the standard form agreement previously executed for the Queensgate project and that the County Commissioners will formally commit to the project prior to the July 17 Council meeting. Council approval of this resolution will authorize execution of an agreement substantially conforming to the Queensgate agreement and allow the funding source to be secured before final action on this ordinance.

Staff has published the call for construction bids on the Swift Boulevard Improvements and is planning on Council award of the construction contract at its July 17, 2018 meeting. This plan depends on the timely execution of the funding agreement with Benton County, and on Council approval of Ordinance No. 38-18, which amends the project budget.

Fiscal Impact:

The proposed agreement will provide \$500,000 toward the total funding needed of \$1,645,000.

Attachments:

- I. Resolution No. 104-18

RESOLUTION NO. 104-18

A RESOLUTION of the City of Richland authorizing a Rural County Capital Funds funding agreement with Benton County to facilitate construction of the Swift Boulevard Improvements Project.

WHEREAS, the 2018 – 2023 Capital Improvement Plan (CIP) includes a project titled Swift Boulevard Improvements; and

WHEREAS, the CIP identifies the Benton County Rural County Capital Fund as a funding source for the project; and

WHEREAS, Benton County, after evaluating the City's funding application, has offered the City an agreement providing access, on a reimbursement basis, to Rural County Capital Fund funds held by Benton County; and

WHEREAS, securing this funding source is vital to completing this project and is in the City's best interest.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute Benton County's proposed Disbursement Agreement, in substantially the form provided in **Exhibit A**, for funds held in Benton County's Rural County Capital Fund.

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 3rd day of July, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Exhibit A to Resolution No. 104-18
Template Agreement

**DISBURSEMENT AGREEMENT
FOR USE OF RURAL COUNTY CAPITAL FUNDS**

This Agreement, between Benton County (hereinafter "County"), and the City of Richland (hereinafter "City"), shall be effective upon execution by both parties.

WHEREAS, the County has previously agreed to distribute certain funds received from the State of Washington that it has deposited in its Rural County Capital Fund (hereinafter "Fund") after April 1, 2016 for the financing of certain "public facilities [projects] serving economic development purposes" as contemplated by State statute (RCW 82.14.370) and in conformance with County policy (Resolution 2017-103, adopted January 31, 2017); and,

WHEREAS, the County and the City are authorized, including under Chapter 39.34 of the Revised Code of Washington, to contract with each other and other public agencies in order to effectively and efficiently operate, administer, and carry out their programs and public projects; and,

WHEREAS, the City intends to construct _____ (hereinafter the "Project"); and,

WHEREAS, the Project includes all design, engineering, environmental review, permitting, rights-of-way acquisitions, and construction associated with the Project; and,

WHEREAS, the Project's purpose is to _____; and,

WHEREAS, the Project will assist in the recruitment of new businesses to approximately _____ acres of _____ properties along _____. Development of these sites is anticipated to draw private investment of between _____ and is expected to result in up to _____ permanent professional/retail/commercial jobs in the area at full build-out, and would positively impact sales, business and occupation, and property tax revenues within Benton County; and,

WHEREAS, the City has requested \$ _____ for the Project from the Fund; and,

WHEREAS, the County's evaluation of the Project confirms funding eligibility, but because the City's current available balance in the Fund is \$ _____ the City and County have determined that the project should be phased; and

WHEREAS, based on available funding the City's Project is eligible for the \$ _____ currently available.

NOW THEREFORE, in consideration of the mutual covenants, conditions, and terms contained herein, the County and the City mutually agree to the following:

1. Based on the City's request for reimbursement from the Fund, the County agrees to reimburse the City for up to \$ _____ of qualified direct costs incurred by the City for the Project *after* the execution of this Agreement; contingent upon (i) such funds being less than the amount of the Fund allocated to the City, and (ii) that each reimbursement is consistent with the County's Rural County Capital Fund Disbursement Policy.

2. The City represents that the use of revenues from the Fund for the Project is consistent with RCW 82.14.370.
3. The City agrees to use all funds allocated by this Agreement solely for the purpose of financing the Project and warrants that all expenditures by the City for which it seeks reimbursement will comply with RCW 82.14.370.
4. The estimated Project schedule and a disbursement schedule are attached hereto as Exhibit A. The parties agree that funds will be disbursed only as reimbursement for actual, direct costs incurred by the City in connection with the Project. The City will keep the County informed of changes to the schedule as the Project progresses.
5. The City shall invoice the County every ninety (90) days after the effective date of this Agreement, identifying all Project costs incurred by the City during the prior quarter that are eligible for and for which reimbursement is sought. All invoices shall be mailed to the County at the following address:

Benton County Commissioners Office
ATTN: Sustainable Development Manager
7122 West Okanogan Place
Kennewick, Washington 99336
6. All approved reimbursement payments will be made via check mailed directly to the City at Post Office Box 190 – MS-26, Richland, Washington 99352.
7. The City shall not hold the County liable for any delay in disbursements, but the County agrees to use its best efforts to make appropriate disbursement payments to the City in a reasonably timely fashion.
8. The City shall be responsible for establishing policies for implementing this Agreement, monitoring progress of the Project, and monitoring the fulfillment of the Parties' responsibilities under the Agreement. In addition to other responsibilities set forth in this Agreement, the City is responsible for following applicable bid and prevailing wage law policies and procedures when awarding bids for the Project contemplated by this Agreement.
9. The City agrees to provide the County with a quarterly report along with each invoice outlining the status of the Project, including a spreadsheet detailing all costs being reimbursed by the County.
10. If Rural County Capital Funds are applied by the City toward non-eligible expenditures, the County may cease all disbursements and the City shall repay to the County all monies inappropriately expended.
11. The records and documents with respect to all matters covered by this Agreement shall be subject to inspection by the parties during the term of this Agreement and for three years after its termination. This Agreement shall be filed by the City with the Benton County Auditor.
12. It is not the intention that a separate legal entity be established with respect to the Project, nor is the joint acquisition, holding, or disposing of real or personal property anticipated.

13. The City agrees to indemnify the County from and against any claims, actions, losses, costs, penalties, damages, attorneys' fees, and all other liabilities and costs of defense of any nature arising out of the County's agreement to disburse funds under this Agreement.
14. The City shall not have the right to assign the rights under this Agreement nor to terminate its obligations hereunder without first securing the written consent of the County.
15. This Agreement shall terminate and the County's obligation to disburse funds under this Agreement shall cease at any time that any aspect of the Project falls thirty-six (36) months or more behind the schedule set forth in Exhibit A. In such case, the County's rights under this Agreement shall continue, but the County may use the funds previously allocated under this Agreement for any purpose allowable under state law. The County will make a good faith effort to notify the City whenever it believes any aspect of the Project is thirty (30) months or more behind schedule and that the Agreement will terminate in six months' time thereafter under this provision; provided that maintaining the Project on schedule is the Port's responsibility and the City shall have no recourse against the County if such notice is not provided.
16. This Agreement contains the entire, complete, and integrated statement of each and every term agreed-to by and between the City and the County, and this Agreement supersedes any and all prior written and unwritten agreements and understandings pertaining to the Project.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date signed below.

BENTON COUNTY

Jim Beaver, Commission Chairman

Date: _____

ATTEST:

Cami McKenzie, Clerk to the Board

APPROVED AS TO FORM:

Chief Deputy Prosecuting Attorney

CITY OF RICHLAND

Cindy Reents, City Manager

Date: _____

ATTEST:

Marcia Hopkins, City Clerk

APPROVED AS TO FORM:

Heather Kintzley, City Attorney

EXHIBIT A

ESTIMATED PROJECT COMPLETION AND FUND DISBURSEMENT SCHEDULE

Projected schedule and expenses, in dollars. Disbursement schedule is depicted quarterly.

PROJECT PHASES	DISBURSEMENT			
		2018		TOTAL
	8/01-09/30	09/30-12/31		



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 07/03/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 105-18, Consenting to Assignment and Assumption of the Shilo Inn Ground Lease

Department:

Community Development Services

Ordinance/Resolution Number:

105-18

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 105-18, consenting to the assignment and assumption of the Shilo Inn Ground Lease by and between Shilo Inn, Richland, LLC and Traum Ventures LLC.

Summary:

Mark Hemstreet, owner of Shilo Inn Richland, LLC, is the current holder of Lessee's interest in that certain ground lease, dated June 16, 1961, commonly known as the Shilo Inn Ground Lease ("Lease"). The current term of the Lease expires December 31, 2059.

Hemstreet has recently sold its interest in the Shilo Inn Hotel and now desires to transfer its leasehold interest in the Lease to Traum Ventures LLC.

In accepting the Assignment, Traum Ventures LLC agrees to assume the obligations of Lessee under the Lease. Upon review of the information presented, City staff is satisfied as to the ability of Traum Ventures LLC to conduct business upon the premises and otherwise meet the obligations of the Lease.

Staff recommends approval of Resolution No. 105-18.

Fiscal Impact:

None

Attachments:

1. Resolution No. 105-18
2. May 31, 2018 Letter to the City of Richland (Assignment of Ground Lease)

RESOLUTION NO. 105-18

A RESOLUTION of the City of Richland consenting to the assignment and assumption of the Shilo Inn Ground Lease by and between Shilo Inn, Richland, LLC and Traum Ventures LLC.

WHEREAS, on May 31, 2018, the City was contacted by Shilo Inn, Richland, LLC ("Lessee") seeking the City's consent to assignment of Lessee's leasehold estate interest in the City's ground lease dated June 16, 1961 and last amended on January 17, 2012 (Contract No. 01-61) (hereinafter "Lease"); and

WHEREAS, Traum Ventures LLC is the entity that recently purchased the Shilo Inn, and will assume all title, rights and obligations currently held by Lessee under the Lease; and

WHEREAS, the Lease, as supplemented and amended, expressly provides for assignment of the Lessee's interest in the leasehold estate upon written approval of the City, which written approval shall not be unreasonably withheld.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City hereby consents to the assignment and assumption of Lessee's interest in the leasehold estate created pursuant to the Lease dated June 16, 1961, as supplemented and amended, from Shilo Inn, Richland, LLC to Traum Ventures LLC.

BE IT FURTHER RESOLVED that the City's consent shall be memorialized in substantially the form attached hereto and incorporated herein as **Exhibit A**, which is authorized to be executed by the Richland City Manager.

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 3rd day of July, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Exhibit A to Resolution No. 105-18

ASSIGNMENT AND ASSUMPTION OF LEASE

THIS ASSIGNMENT AND ASSUMPTION OF LEASE (this “Agreement”) is made as of the ____ day of _____, 2018 (the “Effective Date”), by and between Shilo Inn, Richland, LLC, an Oregon limited liability company (the “Assignor”); and Traum Ventures LLC, an Oregon limited liability company (the “Assignee”).

W I T N E S S E T H:

A. Assignor is the existing tenant under that certain Ground Lease dated June 16, 1961, originally between the City of Richland, Washington (the “Lessor”), as lessor and Richland Marina, Inc., as lessee, which lease was recorded under Benton County, Washington Auditor’s file number 556950. The lease was supplemented by Supplemental Agreement dated March 2, 1967 and recorded under Benton County, Washington Auditor’s file number 660524. The lease was assigned by Richland Marina, Inc. to Merit Company by an assignment of lease recorded under Benton County Auditor’s file number 557612. The lease was amended by an agreement dated December 20, 1976, recorded under Benton County Auditor’s file number 718509. The lease was further assigned by the Merit Company to International Dunes Company by an assignment dated January 15, 1978. The lease was further amended by an agreement dated March 4, 1983, and recorded under Benton County, Washington Auditor’s file number 874415. The lease was further assigned by International Dunes Company to Mark S. Hemstreet by an assignment of lease dated October 1, 1987, and recorded under Benton County, Washington Auditor’s file number 88-1264. The lease was further assigned by Mark S. Hemstreet to Shilo Inn, Richland, LLC by assignment of lease dated March 13, 1997. The lease was further amended by an agreement dated February 26, 1997. The lease was further amended by an agreement dated January 17, 2012. The original lease and all amendments, assignments, and modifications thereto are collectively referred to herein as the “Ground Lease”.

B. Assignor desires to assign all of its right, title and interest in, and obligations under, the Ground Lease in its capacity as Lessee to Assignee, and Assignee desires to accept such assignment and assume such obligations, as Lessee all on the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

1. Recitals. Assignor and Assignee hereby agree that each of such parties are informed and believe that the recitals set forth hereinabove are true and correct and are incorporated into this Agreement.

2. Assignment and Assumption. Effective as of the Effective Date, Assignor hereby grants, transfers, assigns and delegates to Assignee all of its right, title and interest in the Ground Lease, and Assignee accepts such assignment and assumes the obligations of Lessee under the Ground Lease, agrees to pay all rent and other charges accruing under the Ground Lease from and after the Effective Date and agrees to observe and perform directly to Lessor, all of the other covenants, agreements and obligations to be observed and/or performed by the Lessee under the Ground Lease from and after the Effective Date.

3. Indemnification by Assignor. Assignor agrees to protect, hold harmless, defend and indemnify Assignee from and against any and all claims, judgments, damages, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees and costs, accruing under the Ground Lease prior to the Effective Date in connection with the obligations of Assignor thereunder.

4. Indemnification by Assignee. Assignee agrees to protect, hold harmless, defend and indemnify Assignor from and against any and all claims, judgments, damages, liabilities, costs and expenses, including, without limitation, reasonable attorneys' fees and costs, accruing under the Ground Lease on or after the Effective Date in connection with the obligations of Assignee thereunder.

5. Assignee's Notice Address. Assignee's address for notices to Lessee under the Ground Lease shall be as follows unless changed in accordance with the Ground Lease.

Traum Ventures LLC
Attn: Jitesh "JD" Desai
PO Box 1120, Beaverton, OR 97075
13455 SW Tualatin Valley Hwy, Suite 108, Beaverton, OR 97005

Assignor:

Shilo Inn, Richland, LLC,
an Oregon limited liability company

By: Shilo Management Corp.,
its Manager

By: _____
Name: _____
Its: _____

[illegible]

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledge it as the _____ of Shilo Management Corp.. in its capacity as Manager of Shilo Inn, Richland, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public
Print Name: _____
Notary Public in and for the State of Oregon
Residing at _____
My appointment expires: _____

Assignee:

Traum Ventures LLC,
an Oregon limited liability company

By: _____

Name: _____

Its: _____

STATE OF OREGON)
) SS
COUNTY OF _____)

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

Dated: _____

Notary Public
Print Name: _____
Notary Public in and for the State of Oregon
Residing at _____
My appointment expires: _____

City of Richland's Acknowledgement

The City, by and through City Manager Cynthia D. Reents, hereby approves and consents to the Assignment and Assumption as stated herein, reserving its rights against Shilo Inn, Richland, LLC and expressly disclaiming any liability for any prior or subsequent assignments, encumbrances or indentures of any nature of the leasehold interest that may have been made or created by Shilo Inn, Richland, LLC without approval by the City.

City:

Cynthia D. Reents, ICMA-CM
Richland City Manager

STATE OF WASHINGTON)
) SS
COUNTY OF BENTON)

I certify that I know or have satisfactory evidence that **Cynthia D. Reents** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledge it as the **City Manager** of the **City of Richland**, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public
Print Name: _____
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

Shilo INNS

Suites Hotels

“Affordable Excellence”™

May 31, 2018

Via E-Mail (zratkai@ci.richland.wa.us)

N. Zach Ratkai
Economic Development Manager
City of Richland
840 Northgate Drive
Richland, WA 99852

RE: Shilo Inn Richland
50 Comstock St, Richland, WA 99352

Dear Mr. Ratkai:

I am the owner and founder of the Shilo Inns brand of hotels which have been in business for over 44 years. I have owned and operated the Shilo Inn located in Richland, Washington since 1987, and have sincerely appreciated the great landlord/tenant relationship with the City of Richland for over 30 years.

As a result of various factors, I have decided to sell the Shilo Inn Richland to _____ (the “Buyer”). As you know, the real property at the Shilo Inn Richland is leased from the City of Richland by Shilo Inn, Richland, LLC pursuant to a Ground Lease. As part of the sale transaction, Shilo Inn, Richland, LLC will need to assign its interest as tenant in the Ground Lease to the Buyer. Pursuant to the Ground Lease, the City’s consent (not to be unreasonably withheld) is required for any assignment of the Ground Lease. We are hereby requesting the consent of the City of Richland to the assignment of the Ground Lease from Shilo Inn, Richland, LLC to the Buyer. It is my understanding that the Buyer would like to close within the next thirty (30) days.

As I stated above, I have enjoyed a great relationship with the City of Richland, and we wish it could continue, but we believe the sale of the hotel is in the best interests of all parties.

Sincerely,

Mark S. Hemstreet
Owner/Founder Shilo Inns

Sales & Marketing Fax: (503) 644-0868
Accounting Fax: (503) 643-7261
Legal Fax: (503) 419-1750

Shilo Management Corporation
11600 SW Shilo Lane
Portland, OR 97225-5995

Phone: (503) 641-6565
www.shiloinns.com
Reservations 1-800-222-2244



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 07/03/2018

Agenda Category: Resolutions – Adoption

Key Element: Key 6 - Community Amenities

Subject:

Resolution No. 107-18, Approving 2018 Park Partnership Program Funding Allocations

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

107-18

Document Type:

Resolution

Recommended Motion:

Adopt Resolution 107-18, approving a 2018 Park Partnership Program funding award to Columbia Basin BMX.

Summary:

The City implements an annual Park Partnership Program (PPP) grant. The Park Partnership Program matches city funding dollar-for-dollar with private funding (cash or in-kind services) up to \$5,000 for physical improvements in city parks. The program is funded by the City's Undesignated Park Reserve Fund in the amount of \$20,000 annually.

This year, one (1) application was received from Columbia Basin BMX totaling \$5,000.

On May 10, 2018, the Parks and Recreation Commission (PRC) voted unanimously to recommend funding the Columbia Basin BMX project in the amount of \$5,000.

Staff recommends approval of Resolution No. 107-18.

Fiscal Impact:

The adopted 2018 budget includes \$20,000 allocated to the Park Partnership Program.

Attachments:

1. Resolution No. 107-18
2. 2018 PPP Application from CBBMX

RESOLUTION NO. 107-18

A RESOLUTION of the City of Richland approving 2018
Park Partnership Program funding allocations.

WHEREAS, the Park Partnership Program (PPP) provides financial assistance to individuals and groups for park improvements; and

WHEREAS, in 2018, one (1) application was received from Columbia Basin BMX requesting \$5,000 of Park Partnership funds; and

WHEREAS, the 2018 budget includes \$20,000 for Park Partnership Program projects; and

WHEREAS, on May 10, 2018, the Parks and Recreation Commission (PRC) voted unanimously to recommend funding the Columbia Basin BMX project in the amount of \$5,000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the funding allocation of Park Partnership Program funds recommended by the Parks and Recreation Commission for the Columbia Basin BMX project is approved in the amount of \$5,000.

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 19th day of June, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney



City of Richland
Parks and Recreation Department

Park Partnership Program
2018

Application

Project Information

Name of Park: *Horn Rapids Athletic Complex*
Project Location in Park: *Columbia Basin BMX Track*

Brief Description of Project: *Repair of track surface and installation of soil stabilizer.*

(Attach narrative from the "Applicant Responsibilities Section")

Contact Person

Name: *Rob Zane*
Organization Representing: *Columbia Basin BMX*
Contact Address: *357 Lombardy Lane*
City/State/ZIP: *Richland, WA, 99352*
Home Phone: *(509) 607-7681* Work Phone: *NA*
FAX: *NA* E-mail: *rwzane@gmail.com*

Project Cost

Amount from City: \$ 5,000.00 (maximum \$5,000.00)
Cash Amount from Applicant: \$ 3,680.00
"In-Kind" Amount from Applicant: \$ 3,300.00
Cash from Other Sources: \$ 4,000.00 - *CBMX*
Total Project Cost: \$ 12,980.00

DUE DATE: 4:00 pm, April 2, 2018

Columbia Basin BMX

Track Surface -- Soil Stabilization

Columbia Basin BMX is needing to resurface the track to prevent water and wind erosion.

The stabilizer would help the track surface shed water and keep dirt from blowing away. The track would be open sooner to the public after any rain and/or wind event. There would be less to maintain for the CBBMX volunteer crew over the course of the racing season.

This project will involve smoothing out and recompact the track, then applying a soil glue to the surface. We plan to have the soil stabilizer installed by the end of June before the dry hot months start. It will be maintained by CBBMX volunteers until the winter arrives in November.

The cost of this project is \$12,980 which is outlined in the detailed application. This includes \$3,680.00 in volunteer labor, \$3,300.00 in donated supplies and equipment usage, along with \$1000.00 given by CBBMX and the \$5,000.00 requested from the Park Partnership Program.

This project will benefit all the members of the community by providing additional access to ride the track. This will increase public usage which will reduce the likelihood of undesirable activities happening in the park. This will make the track eligible to apply for larger BMX events, such as Gold Cup Finals and USA BMX Nationals.



City of Richland
Parks and Public Facilities Department

Park Partnership Program Application

Draft Work Plan

Steps	Responsible Party	Completion Date
Track Preparation	CBBMX	June 2018
Install of Soil Stabilization	CBBMX	June 2018



**City of Richland
Parks and Public Facilities Department**

Park Partnership Program Application

Draft Budget Plan

	Total Cost	Applicant "In Kind"	Applicant Cash	City's Cash Match
1. Personnel				
Volunteer #1	\$ 736.00			
Volunteer #2	\$ 736.00			
Volunteer #3	\$ 736.00			
Volunteer #4	\$ 736.00			
Volunteer #5	\$ 736.00			
Sub Total	\$3,680.00	CBBMX Volunteers	\$3,680.00	\$ 0
2. Supplies/ Equipment Materials				
Soil Stabilizer	\$8,000.00	25% Discount Pacific Inter-Mountain Dist. LLC	\$2,000.00	\$5,000.00
4 Wheeler	\$1,000.00	Key Farms	\$1,000.00	\$0.00
Trailer w/ mixing tank & sprayer	\$300.00	Key Farms	\$300.00	\$0.00
Sub Total	\$9,300.00		\$3,300.00	\$5,000.00
3. Professional Services				
Sub Total	\$	\$	\$	\$
4. Construction/Capital				
Track Capital	\$1,000.00	CBBMX	\$1,000.00	0
Sub Total			\$7,980.00	\$5,000.00
PROJECT TOTAL				\$12,980.00



**City of Richland
Parks and Public Facilities Department**

Park Partnership Program Application

Draft Match Pledge / Secured Form

The following individuals, businesses, and organizations have made a commitment to donate the following items to _____
_____ for its "In Kind" match.

Type of Work	Print Name	Address & Zip	Phone #	# of hours	Estimated Value	Signature
Surface Prep & Soil Stabilize	Shawn Meininger	4415 Kubota Lane Pasco, WA 99301	360-433-1084	64	\$ 736.00	
Surface prep & soil stabilize	Seremy Barton	8905 Oliver St. Pasco WA 99301	509-851-2109	64	\$ 736.00	
Surface Prep & Soil Stabilize	Rob Zane	357 Lombardy Lane Richland, WA 99352	509-607-7681	64	\$ 736.00	
Surface Prep & Soil Stabilizer	Mason Meininger	4415 Kubota Lane Pasco, WA 99301	509-205-0025	64	736.00	
Surface Prep & Soil Stabilizer	Taylor Hardrickson	10075 W Cant Pasco WA 99301	425-244-9081	64	736.00	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 07/03/2018

Agenda Category: Expenditures - Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Expenditures from June 11, 2018 - June 22, 2018 for \$8,652,112.79 including Check Nos. 258401-258752, Wire Nos. 6949-6965, Payroll Check Nos. 134732-135274, and Payroll Wire/ACH Nos. 10485-10506

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from June 11, 2018, to June 22, 2018 in the amount of \$8,652,112.79.

Summary:

Breakdown of Expenditures:

Check Nos.	258401-258752	3,757,724.41
Wire Nos.	6949-6965	2,278,622.95
Payroll Check Nos.	134732-135274	21,823.65
Payroll Wires/ACH	10485-10506	2,593,941.78
TOTAL		\$8,652,112.79

Fiscal Impact:

Yes

Total Disbursements: \$8,652,112.79.

Attachments:

1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
JUNE 11 - JUNE 22, 2018

Payee	Wire Description	Amount
Claim Wires - Wire No. 6949 to 6965		
Apollo, Inc.	Duportail Bridge - Payment 3	1,850,370.51
CIGNA Health/Matrix/QBE/VSP	Insurance Claims	424,181.76
Department of Licensing	Firearms Online Pmt for Concealed Licenses	771.00
Discovery Benefits	Section 125	<u>3,299.68</u>
	Total Claim Wire Transfers	\$ 2,278,622.95
Payroll Wires & Direct Deposits (ACH) - Wire No. 10485 to 10506		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	<u>\$ 2,593,941.78</u>
Total Claim & Payroll Wires/ACH		<u><u>\$ 4,872,564.73</u></u>

*Payroll Wires - transactions represent; employee payroll, payment of benefits, payroll taxes and other related payroll benefits.



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001		GENERAL FUND			
Division:	000	UNASSIGNED			
ALLSTAR CONSTRUCTION GROUP INC	P059113	137-18/PMT 1	258665	RETAINAGE	(\$1,324.00)
BCV, INC	P059101	C112-18/PMT 2	258508	RETAINAGE	(\$349.12)
CITY OF RICHLAND		061118	258516	CASHIER SHORTAGE-DAMRELL	\$10.00
RECFWARE REFUND		041818	258575	REFUND DEPOSIT-BAYNES	\$200.00
		041918	258556	REFUND PARKS & RECREATION	\$312.00
		042418	258551	REFUND DEPOSIT	\$150.00
				REFUND PARKS & RECREATION	\$58.00
		051418	258529	REFUND DEPOSIT-HOLLIDAY	\$200.00
				REFUND DEPOSIT-PRAINO	\$2,000.00
				REFUND DEPOSIT-MCLAUGHLIN	\$200.00
				REFUND DEPOSIT-HOFF	\$200.00
			258570	REFUND DEPOSIT-HOLLIDAY	\$200.00
				REFUND DEPOSIT-MCLAUGHLIN	\$200.00
				REFUND DEPOSIT-PRAINO	\$2,000.00
				REFUND DEPOSIT-HOFF	\$200.00
			258581	REFUND DEPOSIT-HOFF	\$200.00
				REFUND DEPOSIT-HOLLIDAY	\$200.00
				REFUND DEPOSIT-MCLAUGHLIN	\$200.00
				REFUND DEPOSIT-PRAINO	\$2,000.00
			258583	REFUND DEPOSIT-PRAINO	\$2,000.00
				REFUND DEPOSIT-MCLAUGHLIN	\$200.00
				REFUND DEPOSIT-HOFF	\$200.00
				REFUND DEPOSIT-HOLLIDAY	\$200.00
		052918	258524	REFUND DEPOSIT-TOOMBS	\$200.00
				REFUND DEPOSIT-LERCH	\$200.00
				REFUND PARKS & RECREATION	\$425.00
				REFUND PARKS & RECREATION	\$150.00
				REFUND DEPOSIT-ANDERSON	\$500.00
				REFUND DEPOSIT	\$500.00
			258557	REFUND DEPOSIT-TOOMBS	\$200.00
				REFUND PARKS & RECREATION	\$150.00
				REFUND DEPOSIT-ANDERSON	\$500.00
				REFUND PARKS & RECREATION	\$425.00
				REFUND DEPOSIT	\$500.00
				REFUND DEPOSIT-LERCH	\$200.00
			258565	REFUND DEPOSIT-ANDERSON	\$500.00
				REFUND PARKS & RECREATION	\$425.00
				REFUND DEPOSIT-TOOMBS	\$200.00



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RECWARE REFUND		052918	258565	REFUND PARKS & RECREATION	\$150.00
				REFUND DEPOSIT	\$500.00
				REFUND DEPOSIT-LERCH	\$200.00
		05292018	258561	REFUND DEPOSIT-KNAPP	\$500.00
		060518	258729	REFUND DEPOSIT	\$500.00
				REFUND DEPOSIT	\$150.00
				REFUND PARKS & RECREATION	\$200.00
			258747	REFUND DEPOSIT	\$500.00
				REFUND DEPOSIT	\$150.00
				REFUND PARKS & RECREATION	\$200.00
			258750	REFUND PARKS & RECREATION	\$200.00
				REFUND DEPOSIT	\$150.00
				REFUND DEPOSIT	\$500.00
		060818	258740	CUSTOMER RELOCATING	\$200.00
		061418	258725	REFUND DEPOSIT	\$150.00
		062218	258715	REFUND DEPOSIT	\$425.00
				REFUND DEPOSIT	\$150.00
				REFUND DEPOSIT	\$250.00
				REFUND DEPOSIT	\$2,000.00
				REFUND DEPOSIT	\$500.00
			258718	REFUND DEPOSIT	\$150.00
				REFUND DEPOSIT	\$250.00
				REFUND DEPOSIT	\$500.00
				REFUND DEPOSIT	\$425.00
				REFUND DEPOSIT	\$2,000.00
			258722	REFUND DEPOSIT	\$150.00
				REFUND DEPOSIT	\$2,000.00
				REFUND DEPOSIT	\$250.00
				REFUND DEPOSIT	\$425.00
				REFUND DEPOSIT	\$500.00
			258723	REFUND DEPOSIT	\$2,000.00
				REFUND DEPOSIT	\$250.00
				REFUND DEPOSIT	\$425.00
				REFUND DEPOSIT	\$150.00
				REFUND DEPOSIT	\$500.00
			258727	REFUND DEPOSIT	\$150.00
				REFUND DEPOSIT	\$2,000.00
				REFUND DEPOSIT	\$500.00
				REFUND DEPOSIT	\$425.00
				REFUND DEPOSIT	\$250.00
	TALENT WISE INC	102565509	258651	BACKGROUND CHECKS-MAY	\$269.28



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WEBCHECK INC		6015	258502	WEBCHECK SRVC MAY 18	\$1,397.68
UNASSIGNED TOTAL ****					\$37,073.84
Division:	001	CITY COUNCIL			
BANK OF AMERICA		TXN00039219	258666	TRIDEC - MEMBER INVESTOR LUNCH	\$25.00
		TXN00039275		ECA - NATIONAL CLEANUP WORKSHO	\$575.00
		TXN00039359		TRI-CITY REG CHAMBER - STATE O	\$100.00
		TXN00039396		ECA - NATIONAL CLEANUP WORKSH	\$425.00
PARADISE BOTTLED WATER CO		05/18-CITYATTORNE	258466	BOTTLED WATER-MAY	\$20.19
VERIZON WIRELESS	P059250	9806232860	258498	WIRELESS CHARGES APRIL 2018	\$180.14
	P059278	9808086497	258656	WIRELESS CHARGES MAY 2018 COUN	\$180.14
CITY COUNCIL TOTAL ****					\$1,505.47
Division:	100	CITY MANAGER			
BANK OF AMERICA		TXN00039239	258666	INTERNATION - REENTS ICMA ANNU	\$1,500.00
		TXN00039315		SKAMANIA LODGE - TRIP 18-143 -	\$398.16
		TXN00039359		TRI-CITY REG CHAMBER - STATE O	\$25.00
		TXN00039379		PANERA BREAD - CM LUNCH W/ EM	\$47.98
		TXN00039391		PANERA BREAD - EMPLOYEE LUNCH	\$11.08
		TXN00039613		FEDEX - SHIPPING EXPENSE - PDC	\$6.83
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$38.70
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$38.70
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$55.97
CITY MANAGER TOTAL ****					\$2,122.42
Division:	101	CITY CLERK			
BANK OF AMERICA		TXN00039480	258666	SCWMCA May 16, 2018 Lunch Meet	\$29.38
		TXN00039509		AMAZON MKTPLACE - ERGO MATS	\$41.24
		TXN00039524		AMAZON MKTPLACE - DESK - BARHA	\$380.09
CODE PUBLISHING INC		60150	258705	WEB UPDATE 5/21/18	\$256.24
PARADISE BOTTLED WATER CO		05/18-CITYATTORNE	258466	BOTTLED WATER-MAY	\$6.06
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$36.28
CITY CLERK TOTAL ****					\$749.29
Division:	102	CITY ATTORNEY			
BANK OF AMERICA		TXN00039268	258666	WSU CONF MGMT - FULTON	\$825.00
		TXN00039294		WSU CONF MGMT - Credit	(\$50.00)
		TXN00039427		BEST WESTERN ALDERWOOD - FULTO	\$271.74
		TXN00039453		DELTA AIR - SENNER	\$285.40
		TXN00039467		AGENT FEE - SENNER	\$35.00
		TXN00039509		AMAZON MKTPLACE - ERGO MATS	\$82.48
		TXN00039527		VARIDESK - FULTON	\$495.00
BELL BROWN & RIO PLLC		971	258509	PROSECUTION SRVCS-JUNE	\$22,716.09
BENTON COUNTY TREASURER		APRIL 2018	258413	DISTRICT COURT/OPD-APRIL 2018	\$80,865.34



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		18-244 FULTON	258704	18-244 NW CLERKS INSTITUTE	\$566.48
FULTON, TONI		18-244 FULTON-	258712	18-244 NW CLERKS INSTITUTE	\$18.00
KINTZLEY, HEATHER		06/08/18	258550	REIMB WORKING LUNCHES/CHIN	\$157.03
LAW OFFICES OF CHRIS FARIAS, PLLC		1043	258627	LEGAL SERV-REIMB HOTEL CHGS	\$599.92
		251		LEGAL SERVICES-HR RELATED	\$15,505.00
MENKE JACKSON BEYER LLP		05/2018-065	258629	GENERAL (CITY ATTY)	\$156.00
PARADISE BOTTLED WATER CO		05/18-CITYATTORNE	258466	BOTTLED WATER-MAY	\$4.04
SENNER, ERIC		18-235 SENNER	258741	18-235 NATIONAL PRIMA CONFE	\$844.67
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$38.70
	P059239			WIRELESS CHARGES APRIL 2018	\$83.03
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$38.70
	P059276			WIRELESS CHARGES MAY 2018 PRIM	\$38.70
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$57.76
CITY ATTORNEY TOTAL ****					\$123,634.08
Division:	110	ASSISTANT CITY MANAGER			
BANK OF AMERICA		TXN00039256	258666	Supplies for Annex	\$58.81
		TXN00039359		TRI-CITY REG CHAMBER - STATE O	\$75.00
		TXN00039639		BAUDVILLE INC. - PROCLAMATION	\$135.00
PARADISE BOTTLED WATER CO		05/18-CITYATTORNE	258466	BOTTLED WATER-MAY	\$6.06
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$38.70
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$38.70
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$37.71
ASSISTANT CITY MANAGER TOTAL ****					\$389.98
Division:	111	COMMUNICATIONS & MARKETING			
BANK OF AMERICA		TXN00039226	258666	SMARTSHEET	\$82.54
		TXN00039320		LINKEDIN - PLANNING MANAGER PO	\$156.00
		TXN00039345		STK SHUTTERSTOCK, INC.	\$29.00
		TXN00039359		TRI-CITY REG CHAMBER - STATE O	\$25.00
		TXN00039405		GOTPRINT.COM - BUSINESS CARDS	\$12.73
		TXN00039555		GOTPRINT.COM - BUSINESS CARDS	\$17.68
		TXN00039642		ADOBE SYSTEMS INC	\$32.57
		TXN00039672		SMARTSHEET	\$82.54
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$80.93
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$76.21
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$14.12
				PHONE CHARGES 6/1-6/30/18	\$0.27
				PHONE CHARGES 6/1-6/30/18	\$13.99
COMMUNICATIONS & MARKETING TOTAL ****					\$623.58
Division:	112	CABLE COMMUNICATIONS			
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$15.34



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CABLE COMMUNICATIONS TOTAL****					\$15.34
Division: 113 HANFORD COMMUNITIES					
PARADISE BOTTLED WATER CO		05/18-CITYATTORNE	258466	BOTTLED WATER-MAY	\$4.04
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$9.76
HANFORD COMMUNITIES TOTAL****					\$13.80
Division: 120 FIRE					
BANK OF AMERICA		TXN00039221	258666	VISTAPRINTS - BUS CARDS	\$27.11
		TXN00039233		CHARTER - STA INTERNET FEES	\$273.73
		TXN00039242		CHARTER - STA INTERNET FEES	\$262.45
		TXN00039247		SEAWESTERN - B SHIRTS, O-RINGS	\$392.54
		TXN00039261		STAPLES - PAPER CLIPS, PENS	\$166.38
		TXN00039333		VISTA PRINT - BUS CARDS	\$27.11
		TXN00039337		QUIZNOS - ALL OFF'S MTG	\$195.48
		TXN00039346		COSTCO - CANOPY, TABLE	\$579.86
		TXN00039355		PANERA - ALL OFF'S MTG FOOD	\$48.96
		TXN00039357		AMAZON - KEYBOARD	\$21.71
		TXN00039359		TRI-CITY REG CHAMBER - STATE O	\$25.00
		TXN00039370		QUIZNOS - ALL OFF'S MTG	\$39.10
		TXN00039392		AMAZON - OIL ABSORB PADS	\$42.74
		TXN00039400		FASTSIGNS - RFD BANNER	\$376.94
		TXN00039415		AMAZON - STA COOKWARE	\$20.62
		TXN00039442		FIRE SAFETY EDU - HATS, STICKE	\$1,138.00
		TXN00039446		AMAZON - POST IT, PENS, PADS	\$36.91
		TXN00039448		AMAZON - 4-SHELF STORAGE RACK	\$68.93
		TXN00039451		DELL - PROJECTOR	\$590.78
		TXN00039469		COSTCO - BAY FLOOR TV	\$412.67
		TXN00039489		COSTCO - PREVENTION MONITOR	\$412.67
		TXN00039490		HARVARD BUS REV - MEMBERSHIP R	\$106.03
		TXN00039502		INT'L SOC OF FS INSTR - MEMB R	\$125.00
		TXN00039519		AMAZON - PROJECTOR	\$1,393.08
		TXN00039537		AMAZON - TV SWITCH/CABLE	\$17.25
		TXN00039538		AMAZON - COMP STAND, KEYBOARD	\$74.60
		TXN00039553		AMAZON,REFUND LG ELECTRONICS 5	(\$624.34)
		TXN00039566		WFC - ANNUAL CONF BANQUET	\$65.00
		TXN00039576		AMAZON - RADIO BATTERIES	\$114.28
		TXN00039577		YOKE'S - IMAGE TREND MTG	\$55.98
		TXN00039580		STARBUCKS - IMAGE TREND MTG	\$18.41
		TXN00039652		COSTCO - REHAB SUPP'S	\$13.45
		TXN00039653		AMAZON - REHAB DRINKS	\$10.35
		TXN00039656		AMAZON - REHAB SUPP'S	\$9.01



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00039663	258666	AMAZON - FLOOR CLEANER	\$50.79
		TXN00039668		AMAZON - REHAB DRINKS	\$12.04
		TXN00039669		AMAZON. - REHAB SUPP'S	\$14.99
BENTON COUNTY FIRE DIST 1		FTC2018-10	258412	FIRE INSTRUCTOR II COURSE (X4)	\$1,800.00
BENTON RURAL ELECTRIC ASSOCIATION		05/18-74170526	258512	COLLINS RD RADIO TOWER-ELECTRI	\$27.48
CASCADE FIRE EQUIPMENT CORP DBA	S017876	123636	258418	TECGEN LEVEL 1 PANT AND COAT	\$3,692.40
	S017876			TECGEN LEVEL 1 COAT	\$1,589.90
	S017876			SHIPPING	\$53.38
CITY OF RICHLAND		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$4,029.96
COLUMBIA FITNESS		M593	258424	PREVENTATIVE MAINT - 6MO ST	\$149.33
		M594		PREVENTATIVE MAINT-6MO ST	\$149.33
		M595		PREVENTATIVE MAINT-6MO ST	\$149.33
		M596		PREVENTATIVE MAINT-6MO ST	\$149.33
D&D TELECOMMUNICATION PROPERTIES LLC		470	258427	PERRY MONUMENT RD RENT-JUNE	\$919.67
DEROUSIE, JOE		18-230 DEROUSIE	258528	18-230 NFA-R0389	\$392.35
FEDERAL EXPRESS CORP		6-185-77453	258437	PORTACCOUNT SHIPPING	\$61.12
FRONTIER		05/18 2530045365	258440	SILVER CLOUD PHONE LINE	\$66.67
		06/18 2061880334		VHF PHONE LINE 05/19-06/18/18	\$423.06
INTERNATIONAL ASN OF ARSON INVESTIGATORS		124925	258537	DUES-WROOLIE 7/1/18-7/1/19	\$100.00
LN CURTIS & SONS		INV177430	258454	TRAPEZOID HELMET MARKER (5)	\$38.82
MALLORY SAFETY & SUPPLY LLC		4450294	258456	FIREADE PLUS FOAM (16)	\$1,846.20
ON SCENE MEDICAL SERVICES, P.C.	P059269	1077	258634	ANNUAL AUDIOGRAM	\$60.00
	P059269			ANNUAL HAZMAT PHYSICALS	\$1,235.00
	P059269			ANNUAL HAZMAT PHYSICALS	\$3,945.00
SEA WESTERN INC	P059058	205658	258482	HAIX MISSOULA WILDLAND	\$5,158.50
UPTOWN CLEANERS		48256	258584	LINEN/UNIFORM LAUNDRY SRVCS	\$264.98
		48381		LINEN/UNIFORM LAUNDRY SRVCS	\$289.98
		48445		LINEN/UNIFORM LAUNDRY SRVCS	\$287.72
		48497	258654	LINEN/UNIFORM LAUNDRY SRVCS	\$359.79
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$777.39
	P059239			WIRELESS CHARGES APRIL 2018	\$511.45
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$516.45
	P059276			WIRELESS CHARGES MAY 2018 PRIM	\$763.05
XEROX CORPORATION	P059265	093132471	258661	OFFICE COPIER LEASE/USAGE (APR	\$352.56
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$205.39
FIRE TOTAL ****					\$36,981.20
Division:	130	POLICE			
AMERICAN TOOL & ENGRAVING, INC		14129	258403	WEAPONS PARTS/CLEANING SUPPLIE	\$2,819.50
BANK OF AMERICA		TXN00039222	258666	SIRCHIE FINGER PRINT LABO - FO	\$178.78
		TXN00039224		FACEBK L4B7REEY92 - NAT DRUG T	\$50.00
		TXN00039227		UPS 0000002654EE178	\$122.30



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00039235	258666	STAPLES - ENVELOPES	\$123.79
		TXN00039238		ULINE - EVIDENCE BOXES	\$89.76
		TXN00039255		THE HOME DEPOT - STAPLES/2X2 8	\$40.91
		TXN00039282		DYNO NOBEL - EXPLOSIVES	\$2,027.44
		TXN00039317		STAPLES - PAPER/TONER/KEYBOARD	\$478.09
		TXN00039364		EASYBADGES LLC - RPD LANYARDS	\$334.00
		TXN00039375		MIRABEAU PARK HOTEL - PECK 18-	\$152.14
		TXN00039384		MIDWAYUSA COM - RIFLE CASES	\$851.19
		TXN00039387		AMAZON,PORTABLE DVD WRITER	\$36.27
		TXN00039388		STAPLES - CORD CONCEALER/ENDTA	\$114.69
		TXN00039414		BEST BUY - MY PASSPORT 3TB	\$119.45
		TXN00039431		SHIELDSPIKE LLC - MINI SPIKE	\$440.00
		TXN00039434		ELECTRICMATCH - FIREWIRE INITI	\$72.79
		TXN00039440		UPS 0000002654EE198	\$165.13
		TXN00039447		EAGLE PRINTING - NAME PATCHES	\$23.34
		TXN00039452		STEEBERS LOCK SERVICE - PRIMUS	\$6.52
		TXN00039461		STAPLES - ENVELOPES	\$38.01
		TXN00039470		AMAZON - BLUE TOOTH/VALVE TAGS	\$38.00
		TXN00039477		STAPLES - Credit KEYBOARD/MOUS	(\$54.25)
		TXN00039492		STAPLES - Credit ENVELOPES	(\$123.79)
		TXN00039493		STEEBERS LOCK SERVICE -PRIMUS	\$13.03
		TXN00039499		EDGEWORKSMA - GLOCK WEAPON LIG	\$94.75
		TXN00039512		PAYPAL WASHINGTONS - WSTOA CO	\$300.00
		TXN00039520		BROWNELLS INC - AR15 P-MAG	\$423.91
		TXN00039521		STEEBERS LOCK SERVICE - PRIMUS	\$66.25
		TXN00039526		GALLS - RAPID DEPLOYMENT PACK	\$119.89
		TXN00039531		WA DOL LIC & REG 59907 - TITLE	\$47.25
		TXN00039532		STAPLES - LOGITECH WIRELESS KE	\$96.08
		TXN00039540		WA DOL59907 SERVICEFEE - TITLE	\$2.00
		TXN00039541		GRIGGS ACE RICHLAND - CONTACT	\$7.59
		TXN00039556		UPS 0000002654EE208	\$21.37
		TXN00039564		STAPLES - LABEL TAPE/PRIVACY F	\$293.83
		TXN00039569		AMAZON - HOOKS/DRY ERASE BOARD	\$50.07
		TXN00039587		STAPLES - PRIVACY FILTER/FILE	\$1,176.91
		TXN00039588		GS-JJ.COM - RPD LAPEL PINS	\$192.60
		TXN00039603		AMAZON - SANDISK 64GB	\$41.69
		TXN00039609		GOTPRINT.COM - RPD BUSINESS CA	\$48.46
		TXN00039610		GALLS - SAFETY GLOVES/TRAFFIC	\$255.42
		TXN00039611		STAPLES - ENVELOPES	\$190.05
		TXN00039612		GALLS - TRAFFIC WAND	\$56.43
		TXN00039616		Amazon.com - BODY FLUID CLEAN	\$22.25



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00039622	258666	GALLS - BINOCULARS	\$130.32
		TXN00039624		GLOCK PROFESSIONAL INC - ARMOR	\$250.00
		TXN00039625		AMAZON -DIGITAL VOICE RECORDER	\$159.27
		TXN00039626		STAPLES - POWERSTRIP/TONER/POS	\$307.08
		TXN00039627		STAPLES - FORKS/KNIVES/CUPS	\$99.49
		TXN00039628		AMAZON - HOLSTER PLATFORMS/CD	\$216.96
				AMAZON - MOUNTING TAPE/DVD SLE	\$77.59
		TXN00039629		UPS 0000002654EE218	\$50.45
		TXN00039634		PAYPAL WILLIAMLARS - AR15 AR	\$350.00
		TXN00039636		PAYPAL WILLIAMLARS - AR15 AR	\$350.00
		TXN00039637		BIG FOOT GUN BELTS - LEATHER G	\$69.87
		TXN00039638		PAYPAL WILLIAMLARS - AR15 AR	\$350.00
		TXN00039640		AMAZON - LABELS/LIGHTNING CABL	\$51.70
		TXN00039643		WAL-MART #3261 - BINDER	\$3.94
		TXN00039645		GALLS - HOBBLE RESTRAINTS	\$70.54
		TXN00039649		GALLS - SPRING LOADED WINDOW P	\$49.52
		TXN00039651		STAPLES - FILE BOX/TONER	\$200.31
		TXN00039654		AMAZON - RETRACTABLE BADGE REE	\$9.76
		TXN00039658		STEEBERS LOCK SERVICE - DUP &	\$45.12
		TXN00039660		DANNER-LACROSSE - BOOTS	\$237.60
		TXN00039665		GALLS - TRAFFIC WAND	\$14.11
BEARD, JAMES L		100	258408	HTC PRESENTER FEES	\$2,606.50
BUSH CAR WASH		5323	258596	RPD VEH WASHES-MAY (109)	\$631.32
CARPER, CRISTI		18-288 CARPER	258515	18-288 RMS SITE VISIT	\$46.00
CASCADE NATURAL GAS CORP		05/18-75997100005	258419	NAT GAS 871 GW WAY 4/18-5/16	\$302.63
CITY OF RICHLAND		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$2,913.66
		18-224 PECK	258517	18-224 CRIME PREVENTION CON	\$76.21
COLUMBIA FITNESS		M602	258604	PREVENTATIVE MAINTENANCE	\$108.60
DAY WIRELESS SYSTEMS		452128	258607	RADAR CALIBRATION	\$199.82
		463250		SINGLE PIN LISTEN ONLY (8)	\$363.16
		602676	258428	RADAR CALIBRATIONS	\$145.52
		602733	258607	RADAR CALIBRATION	\$996.13
DOMESTIC VIOLENCE SERVICES		25079	258432	DOMESTIC VIOLENCE SRVCS-APR 18	\$888.50
FAST SIGNS		139-56792	258435	INSTALL LETTERING-TRAINING RM	\$141.83
FIRST TACTICAL	P059193	519039	258438	114005-055 - M SPECIALIST TACT	\$35.99
	P059193			SHIPPING	\$5.40
	P059193			124005-019 - WOMEN'S SPECIALIS	\$35.99
FLOHR, LUKE		18-281 FLOHR	258533	18-281 WSP CRIME LAB & EVID	\$18.00
FRONTIER	S017936	06/18 2061882614	258440	TELEPHONE CHARGE 5/19/18-6/18/	\$69.07
GALLS, LLC	P059143	BC0605984	258617	CUSTOEMR SPECIFIC EMBLEM - DUB	\$2.39
	P059143			CUSTOEMR SPECIFIC EMBLEM - DUB	\$2.39



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GALLS, LLC	P059143	BC0605984	258617	RS121 - GALLS CARBON FIBER POC	\$40.18
	P059143			SHIPPING	\$5.43
	P059143			CUSTOEMR SPECIFIC EMBLEM - DUB	\$2.39
	P059143			ADJUST FOR TAX	\$0.01
	P059143			CUSTOEMR SPECIFIC EMBLEM - DUB	\$2.39
	P059143			SH084 DKNV LG REG - ELBECO SHO	\$93.50
	P059098	BC0606558		SR611 MDNV 2X LNG - 5.11 TACTI	\$58.43
	P059098			CUSTOMER SPECIFIC EMBLEM - BUC	\$1.19
	P059098			CUSTOMER SPECIFIC EMBLEM - BUC	\$1.19
	P059098			SH084 DKNV MD REG - ELBECO SHO	\$46.75
	P059098			ADJUST FOR TAX	(\$0.01)
	P059098			CUSTOMER SPECIFIC EMBLEM - BUC	\$1.19
	P059098			SH086 DKNV 165 35 - ELBECO	\$54.41
	P059098			CUSTOMER SPECIFIC EMBLEM - BUC	\$1.19
	P059098			CUSTOMER SPECIFIC EMBLEM - BUC	\$1.19
	P059098			CUSTOMER SPECIFIC EMBLEM - BUC	\$1.19
	P059098			ZF647 NAV MD - FLYING CROSS DE	\$59.68
	P059098			TU939 DKNV 34 OB - TU939 - TRO	\$143.84
	P059098			TR666 MDNV 40 OB - 5.11 TACTIC	\$58.43
	P059098			RPD PATCH LEFT SLEEVE - KANE	\$1.19
	P059098			RPD PATCH RIGHT SLEEVE - KANE	\$1.19
	P059098			NAME STRIP, LAST NAME ONLY: KA	\$2.17
	P059098			SHIPPING	\$10.86
GRAINGER	S017934	9797995876	258619	LIGHTSTICK, RED ITEM #6ZCH6	\$30.30
IRON MOUNTAIN INC		ABDR169	258624	SHREDDING SRVCS-MAY	\$225.32
JANSEN, DAMON		06/08/18	258539	18-269 INTERVIEW/CASE 18-10	\$62.70
KNIGHTON CONSULTING GROUP, LLC		20180610-1	258625	HTC-PRESENTER	\$4,118.85
LANGUAGE LINE SERVICES LLC		4330653	258626	SERVICES FOR MAY 2018	\$49.01
MCCARTY, KIMBERLY TAJUAN		052118	258457	HTC PRESENTER FEE-DEPOSIT	\$1,500.00
		052318		HTC PRESENTER FEES-FINAL PMT	\$1,500.00
MOON SECURITY SERVICES INC		927036	258461	RPD RANGE MONITORING	\$59.90
NELSON, MATT		6/13/18	258560	18-282 EVIDENCE TO CRIME LA	\$43.26
NET TRANSCRIPTS INC		0018599-IN	258463	TRANSCRIPTION SERVICE 17-09251	\$793.24
OXARC INC		60156629	258635	OXYGEN CYLINDER RENTAL	\$8.34
PECK, CERISE		060618	258567	REIMB VIPS MEETING EXPENSE	\$67.73
PRINT PLUS/PSS RUBBER STAMPS		91230	258470	SIGNATURE STAMP	\$20.09
RINGOLD EMBROIDERY		471	258642	EMBROIDERED CAPS	\$320.59
RIVER CITY TOWING INC		16291	258643	TOW CHARGE	\$48.87
		16313	258481	TOW CHARGE	\$48.87
		16314		TOW CHARGE	\$48.87
		16315		TOW CHARGE	\$48.87



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RIVER CITY TOWING INC		16317	258481	TOW CHARGE-IMMEDIATE RESPONSE	\$167.24
		16321		TOW CHARGE-IMMEDIATE RESPONSE	\$167.24
		16324		TOW CHARGE	\$48.87
		16329		TOW CHARGE	\$48.87
		16333	258643	TOW CHARGE	\$48.87
		16335		TOW CHARGE WITH MILEAGE	\$167.24
		16364		TOW CHARGE	\$48.87
SOUND UNIFORM GROUP LLC	P058901	201805B277	258646	PRTPANREFL - REFLECTIVE PRINT	\$19.55
	P058901			ZIP PKTS - ZIPPER SIDE ENTRY	\$13.03
	P058901			ESTIMATED SHIPPING	\$20.09
	P058901			EMBNTAG - EMBROIDERED NAME TAG	\$8.69
	P058901			UAZIPS - UNDERARM ZIPPERS W VE	\$27.15
	P058901			JMP93DN - WINTER WEIGHT JUMPSU	\$428.97
STERICYCLE INC		3004286782	258649	BIO WASTE DISPOSAL FEE	\$10.36
US BANK		TXN25010183152944	258655	SILICONE DRY SPRAY	\$8.21
VERIZON WIRELESS	P059251	9803813176	258498	WIRELESS CHARGES MARCH 2018	\$592.70
	P059255	9805664178		NASPO WIRELESS CHARGES APRIL 2	\$470.50
	P059239	9806232857		WIRELESS CHARGES APRIL 2018	\$4,874.15
	P059254	9807517206		NASPO WIRELESS CHARGES MAY 201	\$470.50
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$4,943.88
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$341.55
				PHONE CHARGES 6/1-6/30/18	\$7.63
POLICE TOTAL ****					\$46,863.58
Division:	210	ADMINISTRATIVE SERVICES			
BANK OF AMERICA		TXN00039301	258666	FAIRFIELD INN-AWC LABOR REL-KO	\$279.78
		TXN00039309		CBSHRM-CONF LUNCHEON CK	\$25.00
		TXN00039359		TRI-CITY REG CHAMBER - STATE O	\$25.00
		TXN00039563		DELL,LATITUDE 7490	\$719.42
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$51.98
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$38.70
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$22.40
ADMINISTRATIVE SERVICES TOTAL ****					\$1,162.28
Division:	211	FINANCE			
BANK OF AMERICA		TXN00039223	258666	AMAZON MKTPLACE PMTS - Purchas	\$52.23
		TXN00039285		FRED-MEYER #0286 - Purchase	\$50.20
		TXN00039287		STAPLES - Purchase	\$168.67
		TXN00039298		FRED-MEYER #0286 - Purchase	\$18.41
		TXN00039308		STAPLES - Purchase	\$295.71
		TXN00039318		STERLING`S RESTAURANT - Purcha	\$64.46
		TXN00039335		AMAZON,HOOK SWITCH WIRELESS HE	\$246.81



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From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00039351	258666	STAPLES - Credit	(\$6.11)
		TXN00039458		AMERICAN PAYROLL ASSOC - Purch	\$219.00
		TXN00039486		AMAZON,PLANTRONICS HEADSET	\$204.06
		TXN00039504		DELL,DELL 22 MONITORS	\$299.71
		TXN00039542		STARBUCKS STORE 08936 - Purcha	\$18.41
		TXN00039620		STARBUCKS STORE 08936 - Purcha	\$18.41
COLUMBIA INDUSTRIES SUPPORT LLC		0065953	258425	ON SITE SHREDDING WO #0109092	\$35.18
REDSSON LTD		197578	258472	PORTAL SERVICE LOCATES-MAY	\$258.00
RETAIL LOCKBOX INC		18054812	258473	UB PYMT PROCESSING MAY 18	\$2,344.13
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$48.64
	P059239			WIRELESS CHARGES APRIL 2018	\$38.70
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$48.64
	P059276			WIRELESS CHARGES MAY 2018 PRIM	\$38.70
XEROX CORPORATION		093448050	258507	MX4-346672 BASE/PRINTS-MAY	\$290.16
		093448051		LX5-692029 BASE/PRINTS-MAY	\$240.84
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$84.80
				PHONE CHARGES 6/1-6/30/18	\$148.71
				PHONE CHARGES 6/1-6/30/18	\$0.22
FINANCE TOTAL ****					\$5,226.69
Division:	212	PURCHASING			
ABADAN INC		AR22451	258664	WHSE STOK SLIPS-MULTI COLOR	\$126.43
CITY OF RICHLAND		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$751.20
US BANK		TXN15500430904928	258655	OFFICE DEPOT/PENS,PADS,LABELS	\$28.06
				OFFICE DEPOT/MARKERS,KNIVES	\$15.65
		TXN15500430905008		OFFICE DEPOT/DRY ERASE MARKERS	\$10.63
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$19.35
	P059239			WIRELESS CHARGES APRIL 2018	\$33.05
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$33.04
	P059276			WIRELESS CHARGES MAY 2018 PRIM	\$20.43
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$49.03
				PHONE CHARGES 6/1-6/30/18	\$65.92
PURCHASING TOTAL ****					\$1,152.79
Division:	213	INFORMATION TECHNOLOGY			
BANK OF AMERICA		TXN00039243	258666	WEBEX.COM,CREDIT	(\$2.78)
		TXN00039274		PANERA BREAD,ERP FOOD CHARGE	\$49.01
		TXN00039286		AMAZON,VELCRO BRAND ONE-WRAP C	\$288.86
		TXN00039289		STAPLES,TONER	\$128.73
		TXN00039306		DELL,LATITUDE 7490	\$681.81
		TXN00039344		AMAZON,TRIPP LITE POST MONOPRI	\$48.82
		TXN00039399		STAPLES,XL MOUSE PAD	\$16.28



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00039417	258666	OFFICE DEPOT,VERONA MANAGER CH	\$662.42
		TXN00039420		DELL,PANASONIC DOCUMENT SCANNER	\$2,022.54
		TXN00039435		STAPLES,OFFICE SUPPLIES	\$27.43
		TXN00039505		DELL,BUSINESS DOCK	\$200.90
		TXN00039511		PANERA BREAD,ERP MEETING	\$72.44
		TXN00039514		DELL,LATITUDE 7490	\$1,144.90
		TXN00039558		MICROSOFT,ONLINE COMMERCIAL SU	\$499.00
		TXN00039563		DELL,LATITUDE 7490	\$460.93
		TXN00039573		DELL,CASE FOR DELL LATITUDE 12	\$46.69
		TXN00039589		GENESISTECH,MICROSOFT VISUAL S	\$1,995.00
		TXN00039659		AMAZON,LOGITECH M325 WIRELESS	\$37.90
		TXN00039667		MICROSOFT ANSWER DESK,CREDIT	(\$499.00)
BERRY DUNN MCNEIL & PARKER, LLC	P058605	370632	258415	Estimated Travel for Implement	\$620.30
	P058605			Professional Implementation	\$8,930.00
	P058605	371309		Professional Implementation	\$11,020.00
	P058605			Estimated Travel for Implement	\$3,341.55
	P058605	372195		Professional Implementation	\$7,600.00
	P058605	373167		Professional Implementation	\$7,980.00
COLUMBIA BASIN INFORMATION TECHNOLOGY	P058663	1355	258423	MONTHLY SERVICE FEE INTERNET	\$800.00
EXPRESS EMPLOYMENT PROFESSIONALS	S017914	2907-401083	258612	JILL MAKI, ERP DATA ENTRY	\$552.43
	S017914			JENSEN TROUTMAN, ERP DATA ENTR	\$930.40
TRI CITIES BATTERY & AUTO REPAIR	P059230	125066	258746	UPS BATTERIES LOCATED SHOPS 10	\$226.59
	P059230	125142		UPS BATTERY REPLACEMENT FOR FI	\$86.14
US BANK		TXN32100236832032	258655	OFFICE DEPOT/TASK CHAIR	\$166.52
		TXN32100236832115		OFFICE DEPOT/ADJUSTABLE DESKS	\$1,628.97
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$362.63
	P059239			WIRELESS CHARGES APRIL 2018	\$15.02
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$15.02
	P059276			WIRELESS CHARGES MAY 2018 PRIM	\$332.10
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$280.30
INFORMATION TECHNOLOGY TOTAL ****					\$52,769.85
Division:	220	HUMAN RESOURCES			
BANK OF AMERICA		TXN00039220	258666	HRCI-JR RECERT FEE	\$150.00
		TXN00039249		STAPLES-CHAIR/FOLDER/HOLE PUNC	\$131.29
		TXN00039278		USPS-POSTAGE-CERT	\$6.70
		TXN00039309		CBSHRM-CONF LUNCHEON KS/AJ/KN	\$75.00
		TXN00039322		ACME FIRST AID-SUPPLIES/BANDAI	\$55.59
		TXN00039339		AssocWACities-Civ Eng II Post	\$50.00
		TXN00039348		USPS-Cert Mail	\$7.83
		TXN00039354		BC Negotiations Lunch - MOD	\$123.39
		TXN00039389		Amazon-Hole Punch/Post its/Fla	\$50.40



City Of Richland

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From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00039405	258666	GOTPRINT.COM - BUSINESS CARDS	\$12.74
		TXN00039433		SHRM Member Renewal -KSchalock	\$189.00
		TXN00039438		PAWS Posting - Planning Manage	\$50.00
		TXN00039454		EB OCT 2018 NEOGOV Conf -KN/AJ	\$1,890.00
		TXN00039463		STAPLES - Folders/Chairs for B	\$472.52
		TXN00039475		ASCE Seattle - Civil Engineer	\$75.00
		TXN00039476		Staples - Credit of Chair and	(\$125.32)
		TXN00039543		Staples-Shipping Labels	\$47.87
		TXN00039544		Staples - Brother Labels/Stora	\$49.17
		TXN00039582		IAFF Mediation - Jimmy Johns	\$50.23
		TXN00039602		Panera - Working Lunch with Fa	\$30.47
CANON FINANCIAL SERVICES, INC		18645653	258513	CANON-PAPERDECK-XLG04987A-MAY	\$56.00
COLUMBIA BASIN HEARING CTR LLC		30370A	258521	HEARING EXAM-BIRKHMIMER	\$177.00
EMPLOYMENT SCREENING SERVICES, INC		39815441627	258610	BACKGROUND/REFERENCE CHECKS	\$165.00
EVERGREEN SAFETY COUNCIL		072015	258611	FLAGGER CERTIFICATION 4/12/18	\$1,022.82
ON SCENE MEDICAL SERVICES, P.C.		1072	258562	PRE EMP PHYSICALS/VACCINES	\$1,525.00
PUBLIC SAFETY TESTING INC		PST118-1995	258640	BACKGROUND INVEST-FIRE B.MUELL	\$1,382.28
THE WESLEY GROUP	P058920	21308	258491	LABOR NEGOTIATION SERVICES	\$4,000.00
US BANK		TXN37698810059561	258655	1ST NIGHT FOR KN NEOV CONFEREN	\$191.61
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$38.70
	P059239			WIRELESS CHARGES APRIL 2018	\$73.02
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$38.70
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$79.87
HUMAN RESOURCES TOTAL ****					\$12,141.88
Division:	300	COMMUNITY &DEVELOPMENT SERVICE			
ABADAN INC		AR22235	258589	LG FORMAT SCANNER	\$141.13
BANK OF AMERICA		TXN00039359	258666	TRI-CITY REG CHAMBER - STATE O	\$25.00
		TXN00039443		GRAZE - RICHLAND - BLDG SAFETY	\$22.75
VERIZON WIRELESS	P059251	9803813176	258498	WIRELESS CHARGES MARCH 2018	\$82.08
	P059255	9805664178		NASPO WIRELESS CHARGES APRIL 2	\$57.46
	P059254	9807517206		NASPO WIRELESS CHARGES MAY 201	\$57.46
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$32.48
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$7.00
				PHONE CHARGES 6/1-6/30/18	\$30.66
				PHONE CHARGES 6/1-6/30/18	\$22.71
				PHONE CHARGES 6/1-6/30/18	\$22.65
				PHONE CHARGES 6/1-6/30/18	\$22.34
				PHONE CHARGES 6/1-6/30/18	\$125.53
COMMUNITY &DEVELOPMENT SERVICE TOTAL ****					\$649.25
Division:	301	DEVELOPMENT SERVICES			



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00039245	258666	AMERICAN PLANNING ASSOCIA - AN	\$230.00
		TXN00039272		IEDC ONLINE - ANNUAL MEMBERSHI	\$185.00
		TXN00039341		INT'L CODE COUNCIL INC - STUDY	\$79.00
		TXN00039449		GRAZE - RICHLAND - SAFETY MTG/	\$70.43
		TXN00039465		STAPLES - COPY PAPER, BATTERIE	\$98.70
		TXN00039487		INT'L CODE COUNCIL INC - ANNUA	\$575.00
CITY OF RICHLAND		18-236 JENSEN	258704	18-236 APA CONFERENCE	\$325.78
JENNINGS, TYLER		060718	258542	REIMB ICC FIRE PLANS CERT	\$209.00
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$465.25
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$464.78
WASHINGTON ASN OF BUILDING OFFICIALS		WABO2018-BORING	258501	MICHAEL BORING - 2018 DUES	\$55.00
DEVELOPMENT SERVICES TOTAL ****					\$2,757.94
Division:	302	REDEVELOPMENT			
SHANNON & WILSON INC		100299	258483	GROUNDWATER MONITORING-SHOPS	\$163.80
REDEVELOPMENT TOTAL ****					\$163.80
Division:	303	LIBRARY			
BANK OF AMERICA		TXN00039231	258666	UNITED 0162397045460 - Pu	\$957.97
		TXN00039240		INGRAM BOOKS	\$171.95
		TXN00039251		INGRAM BOOKS	\$139.33
		TXN00039265		INGRAM BOOK	\$37.75
		TXN00039291		INGRAM BOOKS	\$218.17
		TXN00039300		EMBASSY SUITES-ST CHARLE - Pur	\$821.50
		TXN00039316		EMBASSY SUITES-ST CHARLE - Pur	\$804.50
		TXN00039329		BLACKSTONE AUDIO	\$262.64
		TXN00039331		OVERDRIVE DIGITAL	\$443.97
		TXN00039340		INGRAM BOOKS	\$119.23
		TXN00039350		AMERICAN LIBRARY ASSOCIATION	\$127.40
		TXN00039353		DEMCO BOOKMARKS	\$318.03
		TXN00039368		MIDWEST DVD	\$1,420.43
		TXN00039376		INGRAM BOOKS	\$199.31
		TXN00039380		INGRAM BOOKS	\$115.47
		TXN00039394		STAPLES - Purchase	\$427.97
		TXN00039404		INGRAM BOOKS	\$73.73
		TXN00039407		STAPLES - Purchase	\$119.45
		TXN00039412		STAPLES - Purchase	\$16.28
		TXN00039426		DEMCO INC - Purchase	\$540.84
		TXN00039429		STAPLES - Purchase	\$11.29
		TXN00039430		STAPLES - Purchase	\$20.51
		TXN00039464		INGRAM BOOKS	\$118.53
		TXN00039474		INGRAM BOOKS	\$58.25



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00039498	258666	INGRAM BOOKS	\$31.86
		TXN00039501		INGRAM BOOKS	\$225.87
		TXN00039510		INGRAM BOOKS	\$1,624.75
		TXN00039513		OVERDRIVE DIGITAL	\$65.98
		TXN00039522		HW WILSON BOOK	\$203.00
		TXN00039528		INGRAM BOOKS	\$444.34
		TXN00039534		MIDWEST DVD	\$115.62
		TXN00039536		INGRAM BOOKS	\$1,560.65
		TXN00039545		BAKER & TAYLOR BOOKS	\$163.87
		TXN00039552		AMAZON BOOKS	\$43.89
		TXN00039560		AMAZON MKTPLACE PMTS WWW. - Pu	\$78.15
		TXN00039585		INGRAM BOOKS	\$130.16
		TXN00039586		INGRAM BOOKS	\$473.11
		TXN00039592		INGRAM BOOKS	\$953.43
		TXN00039594		INGRAM AUDIOBOOK	\$455.25
		TXN00039596		INGRAM AUDIOBOOK	\$37.68
		TXN00039604		INGRAM BOOKS	\$202.89
		TXN00039618		INGRAM AUDIOBOOK	\$47.02
		TXN00039630		INGRAM BOOKS	\$122.48
		TXN00039644		OVERDRIVE DIGITAL	\$112.97
		TXN00039646		EMBASSY SUITES-ST CHARLE - Cre	(\$17.00)
		TXN00039647		BLACKSTONE AUDIO	\$863.42
		TXN00039655		INGRAM BOOKS	\$129.92
		TXN00039657		INGRAM BOOKS	\$481.46
CITY OF RICHLAND		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$3,975.62
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$86.01
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$85.00
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$170.05
LIBRARY TOTAL ****					\$20,411.95
Division:	330	PARKS & RECREATION ADMIN			
BANK OF AMERICA		TXN00039241	258666	SUN WEST SPORTSWEAR - RECREATI	\$114.81
		TXN00039359		TRI-CITY REG CHAMBER - STATE O	\$25.00
VERIZON WIRELESS	P059251	9803813176	258498	WIRELESS CHARGES MARCH 2018	\$328.32
	P059255	9805664178		NASPO WIRELESS CHARGES APRIL 2	\$229.84
	P059239	9806232857		WIRELESS CHARGES APRIL 2018	\$1,411.62
	P059254	9807517206		NASPO WIRELESS CHARGES MAY 201	\$229.84
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$1,308.31
PARKS & RECREATION ADMIN TOTAL ****					\$3,647.74
Division:	331	PARKS & REC - RECREATION			
BANK OF AMERICA		TXN00039218	258666	AMAZON.COM - KEYBOARD AND MOUS	\$60.98



City Of Richland

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From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00039280	258666	ABADAN TRI CITIES - PRINTING	\$17.92
		TXN00039303		HILTON HOTELS AIRPORT - HOTEL	(\$82.29)
		TXN00039304		HILTON HOTELS AIRPORT -WRPA CO	\$307.97
		TXN00039324		FRED-MEYER -DROLLINGER OPEN HO	\$26.07
		TXN00039330		SIGNSIMPLE,PERSONAL PLAN	\$16.00
		TXN00039334		ISSUU - Electronic Guide Licen	\$420.00
		TXN00039352		OFFICE DEPOT - Labels and Tape	\$55.69
		TXN00039356		THE UPS STORE - BANNER	\$119.46
		TXN00039405		GOTPRINT.COM - BUSINESS CARDS	\$12.73
		TXN00039416		OFFICE DEPOT #2766 - OFFICE SU	\$54.28
		TXN00039460		AMAZON MKTPLACE - WIPES FOR FI	\$86.83
		TXN00039471		AMERICAN RED CROSS - Lifeguard	\$352.46
		TXN00039547		STAPLES - Copy Paper	\$82.01
		TXN00039550		AMAZON MKTPLACE PMTS - Members	\$29.81
		TXN00039561		FASTSIGNS - LOGO DECAL - RECRE	\$27.56
		TXN00039565		STAPLES - PACKING TAPE	\$68.52
		TXN00039635		WWW.JOINHOMEBAASE.COM - TIME CA	\$9.95
CITY OF RICHLAND		18-266 BRIERE	258517	18-266 WCIA TRAINING	\$283.61
DANIELLE CLINGMAN-LENZ		SPRING 2018	258527	SPRING CLASSES 6795, 6796	\$3,598.73
FETROW, KIM		1888	258709	PHOTOGRAPHY-FLAG FOOTBALL	\$325.80
FRONTIER	S017936	06/18 2061882614	258440	TELEPHONE CHARGE 5/19/18-6/18/	\$195.12
MILLER, JO ANN		MAY 2018	258459	DANCE INSTRUCTOR-MAY	\$872.14
NATIONAL AQUATIC & CHILDCARE CERTIFICATIONS		301-A	258633	INSTRUCTION FEE-WSI COURSE	\$2,150.00
RICHLAND ACE HARDWARE		62364	258641	PAINT/BRUSH/TAPE	\$41.76
WHITLOW-HALLETT, DIANE		060718	258587	REIMB LIFEGUARD CERTS (10)	\$360.00
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$41.98
				PHONE CHARGES 6/1-6/30/18	\$108.16
				PHONE CHARGES 6/1-6/30/18	\$7.00
PARKS & REC - RECREATION TOTAL ****					\$9,650.25
Division:	335	PARKS & REC - PARKS&FACILITIES			
ALLSTAR CONSTRUCTION GROUP INC	P059113	137-18/PMT 1	258665	2018 ADA RAMPS/SIDEWALK @ 507	\$26,479.99
ARAMARK UNIFORM SERVICES INC	S017932	05/18-934962000	258592	LINEN CHARGES MAY 2018	\$577.76
ARANDA AND SONS, LLC		3634	258593	MULCH-33 YARDS	\$985.55
BANK OF AMERICA		TXN00039260	258666	POWER EQUIP - HOSE REEL	\$201.18
		TXN00039264		HARBOR FREIGHT - BINS, TARPS	\$25.98
		TXN00039273		HOME DEPOT - IRRIGATION PARTS	\$29.59
		TXN00039276		OFFICE DEPOT - COMFORT STATION	\$100.54
		TXN00039295		DISPLAYS2GO - COMFORT STATION	\$353.90
		TXN00039299		AmazonPrime Membership - SUPPL	\$14.11
		TXN00039311		HOME DEPOT - SOLENOID	\$8.67



City Of Richland

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From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00039319	258666	THE HOME DEPOT- ANCHORS	\$9.47
		TXN00039383		HOME DEPOT - PIPE INSULATION	\$3.77
				HOME DEPOT - SMALL TOOLS	\$168.17
		TXN00039385		HOME DEPOT - SMALL TOOLS	\$27.60
		TXN00039401		HOME DEPOT - NUTS & BOLTS	\$18.74
				HOME DEPOT - SMALL TOOLS	\$20.55
		TXN00039406		OFFICE DEPOT - OFFICE SUPPLIES	\$104.31
		TXN00039413		HOME DEPOT - SCOTCH EXTREME	\$32.55
		TXN00039491		STONE SOUP - 2019 PLANNING MEE	\$62.44
		TXN00039518		UNITED VOLLEYBALL SUPPLY - TAX	(\$12.42)
		TXN00039570		HARBOR FREIGHT - CEMENT MIXER	\$238.91
		TXN00039574		HOME DEPOT - PAINT	\$4.32
		TXN00039581		ULINE - TOILET COVER HOLDERS	\$146.74
		TXN00039584		HOME DEPOT - HONDA GAS CULTIVA	\$386.05
		TXN00039590		FRY SPECIALTY -PARTITION REPLA	\$1,500.00
		TXN00039597		AT&T - CAR CHARGER	\$32.58
		TXN00039641		BLT Restaurant Supply - FREEZE	\$2,767.99
		TXN00039648		HOME DEPOT - CAMLOCK - CITY HA	\$9.97
				HOME DEPOT - GLUE, SPRINKLER -	\$66.02
				HOME DEPOT - GLOVES, CUTTING T	\$13.79
		TXN00039650		CURRENT ELECTRIC TRAINING - CE	\$70.00
		TXN00039661		LOWES - PLYWOOD	\$9.40
		TXN00039666		AMAZON - HVAC PARTS - SHOPS	\$182.45
		TXN00039670		HARBOR FREIGHT - DRILL BITS	\$51.01
BCV, INC	P059101	C112-18/PMT 2	258508	2018 CRACK SEALING - COLUMBIA	\$7,582.89
BEAVER BARK & ROCK		885725	258409	SOD	\$25.98
		887977	258594	SOD/GRAVEL	\$71.52
CITY OF RICHLAND		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$36.36
				CITY UTILITY BILLS/MAY 2018	\$1,755.40
				CITY UTILITY BILLS/MAY 2018	\$1,283.06
				CITY UTILITY BILLS/MAY 2018	\$1,262.52
				CITY UTILITY BILLS/MAY 2018	\$931.53
				CITY UTILITY BILLS/MAY 2018	\$898.08
				CITY UTILITY BILLS/MAY 2018	\$643.77
				CITY UTILITY BILLS/MAY 2018	\$58,509.20
				CITY UTILITY BILLS/MAY 2018	\$1,061.43
				CITY UTILITY BILLS/MAY 2018	\$1,061.43
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-592867	258426	RCP COVER	\$34.71
DEPARTMENT OF LABOR & INDUSTRIES		298527	258608	BOILER PRESSURE VESSEL CERT	\$768.90
		298549		BOILER PRESSURE VESSEL CERT	\$1,629.90
EWING IRRIGATION PRODUCTS INC		5425567	258434	RAINBIRDS/SHUT OFF/ROTAT	\$122.02
FRONTIER	S017936	06/18 2061882614	258440	TELEPHONE CHARGE 5/19/18-6/18/	\$1,117.57



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FRONTIER	S017936	06/18 2061882614	258440	TELEPHONE CHARGE 5/19/18-6/18/	\$32.62
	S017936			ADJUST TAX	\$0.02
G & R AG PRODUCTS INC		2180525-01	258441	DIAPHRAGM KIT/POLYELBOW	\$64.26
GRAINGER	S017934	9803815761	258619	UTILITY TRANSFER PUMP ITEM #4H	\$285.96
	S017934	9804061860		CREEPER, ADJUSTABLE ITEM #2PB3	\$268.35
HERC RENTALS INC		30037021-001	258444	MINI EXCAVATOR/TRAILER	\$235.66
INTL SOCIETY OF ARBORICULTURE		9245/2018 DUES	258538	ISA MEMBERSHIP DUES-ROJAS	\$185.00
OXARC INC		30356780	258464	CO2 BULK	\$372.01
PLATT ELECTRIC SUPPLY		R483012	258469	GFI/COVER	\$78.65
POOL CARE PRODUCTS INC		135748	258638	ACID	\$114.03
RICHLAND ACE HARDWARE		215698	258474	FERTILIZER	\$14.11
		62331		CABLE TIES	\$19.53
		62333		TGL SWTCH/CLAMP/RING/STRAP	\$16.97
		62343		NIPPLE/BUSHING/COUPLE/ELBOW	\$46.42
		62345		MOUNT TAPE/HANGER SET	\$14.10
		62351		GLUE	\$10.85
		62359		BIT EXT/NIPPLE	\$14.11
				BIT EXT/NIPPLE	\$9.05
		62363		CEMENT	\$15.19
		62382		NIPPLE/CAP	\$17.09
SPRAGUE PEST SOLUTIONS		3522366	258486	MAY SERVICE CALL-CTY HALL	\$190.05
STONEWAY ELECTRIC SUPPLY		S102407078.001	258488	MINI CIRCUIT BREAKER	\$99.55
TACOMA SCREW PRODUCTS INC		22211523	258489	LOCTITE/BIT TIP/CAP SCREW	\$6.55
				LOCTITE/BIT TIP/CAP SCREW	\$17.55
WILBUR ELLIS COMPANY	S017956	11838523	258752	PENDULUM AQUA CAP PAID ON PO	\$743.31
	S017956	11838597		CREDIT FOR CORRECTED PRICE	(\$84.44)
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$109.54
PARKS & REC - PARKS&FACILITIES TOTAL ****					\$115,322.61
Division:	338	PARKS & REC - PROJECT ADMIN			
BANK OF AMERICA		TXN00039432	258666	TARGET - CELL PHONE CASES	\$61.34
		TXN00039485		ACE - TAPE MEASURE, WHITE PAIN	\$21.70
MID COLUMBIA ENGINEERING INC	P059291	ST009848	258630	SEASONAL PARK RANGERS 2018	\$1,728.00
	P059291	ST009849		SEASONAL PARK RANGERS 2018	\$1,414.80
	P059291	ST009860		SEASONAL PARK RANGERS 2018	\$1,728.00
	P059291	ST009868		SEASONAL PARK RANGERS 2018	\$1,728.00
PARKS & REC - PROJECT ADMIN TOTAL ****					\$6,681.84
Division:	900	NON-DEPARTMENTAL			
BANK OF AMERICA		TXN00039305	258666	GODADDY.COM - WEBSITE DOMAIN	\$16.47
KCMB LLC		2850017784	258717	KCMB-104.7FM TOURISM-MAY	\$299.00
KWRL LLC		1850017783	258720	KWRL-99.9FM TOURISM-MAY	\$299.00



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From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$48.98
NON-DEPARTMENTAL TOTAL ****					\$663.45
GENERAL FUND Total ***					\$482,374.90
FUND 101	CITY STREETS				
Division:	401	STREETS MAINTENANCE			
AAA CONCRETE, INC	P059260	59	258588	5.5 SACK MIXED CONCRETE, INV #	\$477.84
	P059260			5.5 SACK MIXED CONCRETE, INV #	\$477.84
ANIXTER INC	S017783	3897214-00	258404	TRAFFIC CABLE 7 CONDUCTOR IMSA	\$664.63
BANK OF AMERICA		TXN00039422	258666	OFFICE DEPOT #2766 - Purchase	\$21.70
BENTON PUD		05/18-39091002	258511	WYE LIGHTS-BADGER REPEATER	\$91.56
CITY OF RICHLAND		05/18-27	258703	#27 LANDFILL FEES	\$452.24
		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$90.89
				CITY UTILITY BILLS/MAY 2018	\$1,002.81
FRONTIER	S017936	06/18 2061882614	258440	TELEPHONE CHARGE 5/19/18-6/18/	\$89.67
G & R AG PRODUCTS INC		2180725-01	258713	BARB POLY	\$1.01
INDUSTRY RAILWAY SUPPLIERS INC	S017882	890126	258621	STEP GAUGE, PART #LAN100	\$44.65
	S017882			FREIGHT - ESTIMATED	\$54.99
	S017882			TIE PLUG DRIVER, PART #LA12201	\$204.25
INLAND ASPHALT CO	P059274	2612178	258623	HMA 64-28 35, INV: 2612178 5/	\$59.73
	P059274			HMA 64-28 35 MODIFIED, INV	\$19.11
	P059274	2612186		ADJUST SALES TAX	(\$0.01)
	P059274			HMA 1/2" 64-28 35, INV: 261218	\$115.12
	P059274	2615058		HMA 1/2" 64-28 35 MODIFIED, IN	\$59.73
	P059274	2615779		HMA 1/2" 64-28, INV: 2615779	\$57.56
RICHLAND ACE HARDWARE		62259	258732	FASTENERS	\$1.73
RODDA PAINT CO		65057770	258644	WHITE TRAFFIC PAINT	\$244.89
TRI CITY SIGN & BARRICADE		12996	258748	TEMP TAPE	\$179.32
UNITED PARCEL SERVICE	S017952	000986641248	258653	GROUND PKG TO ATSI FOR TECH	\$14.01
	S017952			GROUND PKG TO CAMPBELL CO FOR	\$10.50
	S017952			WEIGHT CORRECTION FOR PKG TO A	\$8.73
VERIZON WIRELESS	P059251	9803813176	258498	WIRELESS CHARGES MARCH 2018	\$45.66
	P059255	9805664178		NASPO WIRELESS CHARGES APRIL 2	\$57.46
	P059239	9806232857		WIRELESS CHARGES APRIL 2018	\$281.83
	P059254	9807517206		NASPO WIRELESS CHARGES MAY 201	\$57.46
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$280.42
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$27.99
STREETS MAINTENANCE TOTAL ****					\$5,195.32
CITY STREETS Total ***					\$5,195.32

FUND 112 INDUSTRIAL DEVELOPMENT FUND



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 305 ECONOMIC DEVELOPMENT					
BANK OF AMERICA		TXN00039225	258666	ALASKA AIR -TRIP# 18-237, Z.RA	\$236.80
		TXN00039229		Claim ADJ/HILTON GARDEN I - Cr	(\$227.25)
		TXN00039313		LINQ ADV RSVN - ICSC NETWORK E	\$100.00
		TXN00039459		4IMPRINT - MARKETING MATERIALS	\$1,126.55
		TXN00039472		THAI ELEPHANT - ICSC GROUP PLA	\$27.67
		TXN00039497		THE UPS STORE 4420 - SHIPPING	\$350.15
		TXN00039533		ALAMO RENT-A-CAR - TRIP# 18-03	\$90.47
		TXN00039539		HAMPTON INN LAKEWOOD - TRIP#18	\$415.90
		TXN00039546		KING SOOPERS -TRIP 18-030, REN	\$18.05
		TXN00039551		A CAB SERIES LLC - TRANSPORTAT	\$28.70
		TXN00039557		THE UPS STORE #6813 - HANDLING	\$80.00
		TXN00039567		HARRAH'S MONORAIL - TRIP18-031	\$58.00
		TXN00039591		LINQ FRONT DSK - TRIP# 18-031,	\$289.12
		TXN00039598		RPS PASCO TRICITIES AP - TRIP#	\$80.00
		TXN00039599		LINQ FRONT DSK - TRIP# 18-171,	\$289.12
		TXN00039614		GRAZE (PARKWAY) - ECON DEV PLA	\$32.53
CITY OF RICHLAND		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$383.98
RGW ENTERPRISES PC	P058952	04/18-ENG/DRF HR	258731	IDF ENGINEERING SERVICES 2018	\$2,910.00
	P058953	04/18-PM HOURS		PROJECT MGMT 2018 CONTRACT #5	\$4,771.73
WA STATE DEPT OF TRANSPORTATION		RE-31C-RRB1070 #3	258499	FREIGHT RAIL LOAN-RRB1070	\$39,998.17
ECONOMIC DEVELOPMENT TOTAL ****					\$51,059.69
Division: 306 ECONOMIC DEVELOPMENT PROJECTS					
APPRAISAL GROUP SEWA		2018-142	258405	APPRAISAL-CP TRACTS D&E	\$3,500.00
CITY OF RICHLAND		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$66.03
PERMIT SURVEYING INC		17048-9.INV	258468	LOGSTON RD MEHIC LAND SALE	\$225.00
		17100-2.INV		DRAFT-SHORT PLAT/EASMT RELINQU	\$1,530.00
RGW ENTERPRISES PC	P058952	04/18-ENG/DRF HR	258731	ENGINEERING RELATED TO LAND SA	\$1,145.00
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$6,466.03
INDUSTRIAL DEVELOPMENT FUND Total ***					\$57,525.72
FUND 117 CRIMINAL JUSTICE SALES TAX					
Division: 131 CJST POLICE ACTIVITY					
BANK OF AMERICA		TXN00039266	258666	DELTA AIR 0062323440210 - BI	\$978.60
		TXN00039359		TRI-CITY REG CHAMBER - STATE O	\$25.00
		TXN00039444		DALLAS CHILDRENS ADVOCACY - RE	\$1,060.00
		TXN00039455		DELTA AIR - BICKFORD 18-262	\$517.60
		TXN00039468		DELTA AIR -JUDGE 18-263	\$517.60
		TXN00039481		HOTELS.COM148134876730 - BUCKL	\$418.14



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00039562	258666	Amazon.com - EXTERNAL HARD DRI	\$2,194.42
		TXN00039632		AMAZON - PORTABLE CHARGER/CHAR	\$225.23
		TXN00039671		4OVER4.COM - RPD ICAC BUSINESS	\$1,555.09
BENSON, ROBERT		18-271 BENSON-	258510	18-271 NET NANNY UC OPERATI	\$57.24
BICKFORD, JEFF		18-270 BICKFORD-	258698	18-270 NET NANNY UC OPERATI	\$53.55
CITY OF RICHLAND		18-270 BICKFORD	258704	18-270 NET NANNY UC OPERATI	\$591.00
		18-271 BENSON	258517	18-271 NET NANNY UC OPERATI	\$410.00
		18-272 JUDGE	258704	18-272 NET NANNY UC OPERATI	\$410.00
DAY WIRELESS SYSTEMS		464042	258607	MOLDED GEL EAR INSERTS (14)	\$106.43
JUDGE, DARRYL		18-272 JUDGE-	258716	18-272 NET NANNY UC OPERATI	\$20.24
MOTOROLA SOLUTIONS INC	P059166	13217857	258632	PMNN4461A - BATT STD LIION 180	\$515.31
	P059166	13217931		RLN6554A - APX WIRELESS RSM W/	\$237.83
	P059166			PMLN6743A - CARRY ACCESSORY-BE	\$11.92
	P059166			RLN6434A - APX TRAVEL CHARGER	\$528.45
	P059166	13218009		PMLN6716A - CHR STD TRVL REGIO	\$1,027.44
NATIONAL ASSN OF SCHOOL RESOURCE		22845WA	258462	INTERNET SAFETY REG-CROUCH	\$395.00
SERVATRON, INC		66494	258576	VEHICLE INSTALLS/NRE ODM	\$1,245.93
		66495		NRE ODM 6 EA	\$1,303.80
		66496		VEHICLE INSTALL/NRE ODM	\$1,303.80

CJST POLICE ACTIVITY TOTAL ****

\$15,709.62

CRIMINAL JUSTICE SALES TAX Total ***

\$15,709.62

FUND 150

HOTEL/MOTEL FUND

Division:

307

HOTEL/MOTEL TAX

BANK OF AMERICA		TXN00039408	258666	AMAZON MKTPLACE - GEOCOIN CHAL	\$15.87
		TXN00039428		AMAZON MKTPLACE - GEOCOIN CHAL	\$44.13
		TXN00039549		LEWIS & CLARK TRAIL SP - GEOCO	\$307.00
EWING IRRIGATION PRODUCTS INC		5415544	258434	ECONO VALVE BOX	\$18.04
UP SKY MARKETING		WHEELHOUSE/2018	258496	TOURISM PROMO VIDEO	\$1,275.00

HOTEL/MOTEL TAX TOTAL ****

\$1,660.04

HOTEL/MOTEL FUND Total ***

\$1,660.04

FUND 151

SPECIAL LODGING ASSESSMENT

Division:

339

TOURISM PROMOTION AREA

TRI CITIES VISITOR & CONVENTION BUREAU		MAY 2018	258494	SPECIAL LODGING ACCESS MAY 18	\$42,049.18
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TOURISM PROMOTION AREA TOTAL ****

\$42,049.18

SPECIAL LODGING ASSESSMENT Total ***

\$42,049.18

FUND 153

COMMUNITY DEV BLOCK GRANT

Division:

308

CDBG PROGRAM



City Of Richland

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From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00039248	258666	GOTPRINT.COM - POSTCARDS	\$78.98
		TXN00039568		COSTCO WHSE #0486 - JOINT MTG	\$88.99
ENVIRONMENTAL DATA RESOURCES		INV00945050	258433	ENV REVIEW/GOETHALS PARK '18	\$367.75
TU DECIDES MEDIA INC		2018CI-77	258749	AD/AL HOUSING SURVEY/AMENDMENT	\$300.00
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$7.00
				PHONE CHARGES 6/1-6/30/18	\$7.29
CDBG PROGRAM TOTAL ****					\$850.01
COMMUNITY DEV BLOCK GRANT Total ***					\$850.01
FUND 154	HOME FUND				
Division:	309	HOME PROGRAM			
BANK OF AMERICA		TXN00039236	258666	FS poedit.net - TRANSCRIPTION	\$29.99
		TXN00039248		GOTPRINT.COM - POSTCARDS	\$78.98
TU DECIDES MEDIA INC		2018CI-77	258749	AD/AL HOUSING SURVEY/AMENDMENT	\$300.00
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$7.29
HOME PROGRAM TOTAL ****					\$416.26
HOME FUND Total ***					\$416.26
FUND 301	STREETS CAPITAL CONSTRUCTION				
Division:	000				
ALLSTAR CONSTRUCTION GROUP INC	P059113	137-18/PMT 1	258665	RETAINAGE	(\$4,648.42)
BCV, INC	P059101	C112-18/PMT 2	258508	RETAINAGE	(\$1,918.56)
BLACKLINE INC	P057791	C107-17/RETAINAGE	258699	RETAINAGE	\$15,112.73
BOSWELL ASPHALT PAVING SOLUTIONS, INC		C126-17/RETAINAGE	258416	2017 MICROSURFACING-RETAINAGE	\$16,197.85
UNASSIGNED TOTAL ****					\$24,743.60
Division:	402	ARTERIAL STREETS			
A CORE INC		356921	258663	2017 ADA RAMPS-CURB CUTTING	\$760.20
		357088		2018 ADA RAMPS-CURB CUTTING	\$325.80
ALLSTAR CONSTRUCTION GROUP INC	P059113	137-18/PMT 1	258665	2018 ADA RAMPS - ROAD - 137-18	\$92,968.39
AMERICAN ROCK PRODUCTS INC	P059306	333500	258590	5/8" TOP COURSE, INV: 333500	\$149.11
	P059306	333899		5/8" TOP COURSE, INV: 333899	\$132.29
	P059306	335315		5/8" TOP COURSE, INV: 335315	\$146.98
BANK OF AMERICA		TXN00039578	258666	THE HOME DEPOT #4746 - Purchas	\$77.41
BCV, INC	P059101	C112-18/PMT 2	258508	CO #1 - OVERAGE OF CONTRACT IT	\$14,999.95
	P059101			2018 CRACK SEALING & PAVEMENT	\$23,371.30
CENTRAL PRE-MIX CONCRETE PRODUCTS COMPANY		110213529	258598	WINDSOR STONE/PALLET CHG	\$254.46
CITY OF RICHLAND		05/18-27	258703	#27 LANDFILL FEES	\$819.51
CULBERT CONSTRUCTION INC	P059082	C109-18/PMT 1	258707	QUEENSGATE/COLUMBIA PARK TRAIL	\$234,525.96
F & AO, USAED, WALLA WALLA		REF# 943166	258532	DUPORTAIL BRIDGE-UTILITY EASEM	\$15,000.00



City Of Richland

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From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FLETCHER & SIPPEL LLC		39345	258439	CENTER PARKWAY-LEGAL SERVICES	\$168.00
GOSSELL, VIRGINIA		050918	258534	415 PALM-REIMB-SIDEWALK	\$172.13
HERC RENTALS INC		29944678-001-	258444	SALES TAX	\$4.43
		29959660-001-		SALES TAX	\$9.26
INLAND ASPHALT CO	P059274	2612178	258623	HMA 1/2" 64-28-35 MODIFIED, IN	\$298.65
	P059274	2612186		HMA 1/2" 64-28-35, INV: 261218	\$127.78
	P059274	2613338		HMA 1/2" 64-28 35, INV: 261338	\$356.28
	P059274	2614268		HMA 1/2" 64-28 35, INV: 261426	\$230.81
	P059274	2615058		HMA 1/2" 64-28 35 MODIFIED, IN	\$231.16
	P059274	2615779		HMA 1/2" 64-28 35, INV: 261577	\$51.80
MENKE JACKSON BEYER LLP		05/2018-077	258629	CENTER PKWY TCRY LEGAL SERVICE	\$6,886.17
METHOD, KATHY		053018	258559	1916 HARRIS-REIMB-SIDEWALK	\$366.53
RGW ENTERPRISES PC	P058952	04/18-LRF ENG/DRF	258731	LRF ENGINEERING SERVICES 2018	\$3,205.00
WA STATE DEPT OF TRANSPORTATION	P058735	RE313ATB80514028	258499	SR 240/KINGSGATE TRAFFIC SIGNA	\$20,027.33
WADE, JAMES		060518	258500	1728 HORN-REIMB-SIDEWALK REPAI	\$760.20
ARTERIAL STREETS TOTAL ****					\$416,426.89
STREETS CAPITAL CONSTRUCTION Total ***					\$441,170.49
FUND 380	PARK PROJECT CONSTRUCTION				
Division:	000				
PREMIER LANDSCAPING & DESIGN	P059108	CO-1603452B/PMT 3	258728	RETAINAGE	(\$2,221.83)
	P059108	CO-1727201/PMT3		RETAINAGE	(\$180.00)
	P059108	CO-1727201B/PMT 3		RETAINAGE	(\$180.00)
	P059108	CO-1734933/PMT 2	258569	RETAINAGE	(\$2,255.71)
UNASSIGNED TOTAL ****					(\$4,837.54)
Division:	337	PARKS & REC PROJECTS			
BANK OF AMERICA		TXN00039246	258666	HOME DEPOT - WEDGE ANCHOR	\$28.14
		TXN00039254		HOME DEPOT - PAINT, PAINT RESP	\$137.03
		TXN00039263		BEAVER BARK - CONCRETE - BENCH	\$213.51
		TXN00039328		BEAVER BARK - CLEANING REFUND	(\$30.00)
		TXN00039395		ULINE - VOLLEYBALL CT SIGN	\$429.44
		TXN00039494		BEST BUY - MODEM, CABLE	\$132.46
		TXN00039495		BEAVER BARK - CONCRETE	\$344.92
		TXN00039500		AMAZON - NO PETS ALLOWED SIGN	\$112.14
		TXN00039554		BEAVER BARK - CLEANING REFUND	(\$30.00)
		TXN00039607		BEAVER BARK - SOD - JOHN DAM	\$97.41
BEAVER BARK & ROCK		885145	258409	GRAVEL	\$100.40
		885160		GRAVEL	\$120.48
BEDROCK SPECIALTY STONE PRODUCTS		47921	258410	BROWN BASALT BALLAST	\$1,183.74
FAMILY FARMS DBA	P059049	100-18-1	258613	PAWSABILITIES PLACE CONC WORK,	\$24,675.45



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JOB'S NURSERY		I-105407	258543	ARBOR DAY TREES	\$490.95
PREMIER LANDSCAPING & DESIGN	P059108	CO-1603452B/PMT 3	258728	C/O #1 - REPLACE TILE, ADD	\$48,258.06
	P059108	CO-1727201/PMT3		C/O #1 - REPLACE TILE, ADD	\$3,909.60
	P059108	CO-1727201B/PMT 3		C/O #1 - REPLACE TILE, ADD	\$3,909.60
	P059108	CO-1734933/PMT 2	258569	REPLASTER GP POOL CONTRACT 66-	\$48,994.17
RICHLAND ACE HARDWARE		62254	258474	RAKE/PVC PIPE/BUSHING/COUPLE	\$63.49
SUNBELT RENTALS INC		78952155-0001	258650	EXCAVATOR & TRAILER RENTAL	\$378.60
		78962688-0001		TAMPER RENTAL	\$81.66
W.M. SMITH & ASSOCIATES INC		23355	258657	GEORGE PROUT CONSULTING	\$814.50
PARKS & REC PROJECTS TOTAL ****					\$134,415.75
PARK PROJECT CONSTRUCTION Total ***					\$129,578.21
FUND 385	GENERAL GOVT CONSTRUCTION				
Division:	900	NON-DEPARTMENTAL			
BANK OF AMERICA		TXN00039548	258666	GOTOMEETING - NEW CITY HALL	\$31.50
NON-DEPARTMENTAL TOTAL ****					\$31.50
GENERAL GOVT CONSTRUCTION Total ***					\$31.50
FUND 401	ELECTRIC UTILITY FUND				
Division:	000				
ANIXTER INC	P058949	3870141-04	258591	TIE, CABLE, 11" MIN, BLACK	\$112.62
	S017783	3897214-00	258404	CABLE TRAFFIC 5 COND IMSA 20-1	\$484.36
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P059105	3627-591545	258605	CABLE, WP, 2/O CU, 7 STR, MHD,	\$3,616.38
	P059105			CONDUCTOR, CU SD, #6 SOL BARE,	\$781.92
	P059105			CONDUCTOR, CU, 4/0 19 STR BARE	\$1,428.09
GENERAL PACIFIC INC	P059149	1307406	258442	CONN,FARGO,DIS #6,2-6, 2 AL TO	\$348.61
	P059076	1307908	258618	CROSSARM 10FT X 5 5/8 X 5 5/8,	\$4,416.98
	P059151	1307966		INSULATOR PIN, CLASS 55-3, SKY	\$109.47
	P059151			INSULATOR, STRAIN, CLASS 54-3	\$150.52
	P059151			INSULATOR DEADEND, POLY STD	\$946.51
	P059151			CLAMP WEDGE 1/0-4 ACSR SERVICE	\$508.25
	P059111	9303823212	258443	CONN, INSULATED 6-COND, 6-350	\$4,735.83
HORIZON DISTRIBUTION INC	P059175	142844/145114	258447	ALCOHOL SOLVENT, DENATURED,	\$75.59
WESCO DISTRIBUTION INC	S017898	860627	258658	CONN, GRD XFMR, 3 SOL -4/0 STR	\$2,365.31
TOTAL ****					\$20,080.44
Division:	501	BUSINESS SERVICES			
BANK OF AMERICA		TXN00039232	258666	INTL SOC ARBORICULTURE - Tree	\$709.67
		TXN00039327		NWPPA - PURYEAR TRAINING	\$510.00
		TXN00039359		TRI-CITY REG CHAMBER - STATE O	\$25.00
		TXN00039360		AMAZON-VIS A VIS PENS	\$13.43



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00039361	258666	OFFICE DEPOT #2766 - wireless	\$32.57
		TXN00039421		AmazonPrime Membership - FEE	\$14.11
		TXN00039456		NWPPA - Staking Cert BL/SN/JS	\$5,520.00
		TXN00039473		GOTOMEETING - Monthly Fee	\$20.64
		TXN00039517		AMAZON - iPhone screen protect	\$7.55
		TXN00039529		COEUR D ALENE RESORT - Hotel D	\$175.77
		TXN00039579		SKILLPATH/NST-Training reg-JC	\$149.00
		TXN00039593		AMAZON-MGNT HOLDRS, FILE, MRKR	\$75.23
CITY OF RICHLAND		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$546.22
		18-215 GRIMES	258517	18-215 ELECTRIC UTILITY SYS	\$726.97
		18-221 WHITNEY		18-221 NEMS/PPC MEETINGS	\$641.97
FRONTIER	S017936	06/18 2061882614	258440	TELEPHONE CHARGE 5/19/18-6/18/	\$91.95
GRIMES, KYLIE		18-215 GRIMES-	258535	18-215 ELECTRIC UTILITY SYS	\$36.94
UNITED PARCEL SERVICE	S017944	000986641238	258495	4 GROUND PKGS TO HJ ARNETT FOR	\$22.53
	S017944			WEIGHT CORRECTION FOR COLLECT	\$0.31
	S017944			WEIGHT CORRECTION FOR 4 PKGS T	\$20.18
	S017952	000986641248	258653	GROUND PKG TO ENDRESS + HAUSER	\$9.97
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$113.76
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$159.49
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$61.22
				PHONE CHARGES 6/1-6/30/18	\$114.99
				PHONE CHARGES 6/1-6/30/18	\$59.54
				PHONE CHARGES 6/1-6/30/18	\$141.19
				PHONE CHARGES 6/1-6/30/18	\$134.91
BUSINESS SERVICES TOTAL ****					\$10,135.11
Division:	502	ELECTRICAL ENGINEERING			
BANK OF AMERICA		TXN00039234	258666	AMAZON,SAP CRYSTAL REPORTS 201	\$537.57
		TXN00039296		APPLE ONLINE STORE,IPADS	\$1,993.90
		TXN00039323		STAPLES - folders,batteries,pa	\$38.85
		TXN00039332		CLARIVATE US TECHST -Electrici	\$352.95
		TXN00039343		CLARIVATE US TECHST - Shipping	\$18.46
VERIZON WIRELESS	P059251	9803813176	258498	WIRELESS CHARGES MARCH 2018	\$95.61
	P059255	9805664178		NASPO WIRELESS CHARGES APRIL 2	\$114.92
	P059239	9806232857		WIRELESS CHARGES APRIL 2018	\$231.88
	P059254	9807517206		NASPO WIRELESS CHARGES MAY 201	\$114.92
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$234.19
ELECTRICAL ENGINEERING TOTAL ****					\$3,733.25
Division:	503	POWER OPERATIONS			
BANK OF AMERICA		TXN00039290	258666	SHARIS-CO F161090	\$34.06
		TXN00039293		SHARIS-CO F161090	\$111.24



City Of Richland

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From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00039312	258666	STERLING'S-CO F161090	\$110.79
		TXN00039338		HOME DEPOT-VALVE BOX, VACCUM	\$168.62
		TXN00039362		SHARIS -CO F161090	\$97.66
		TXN00039367		AMAZON-GATE REMOTES	\$18.45
		TXN00039402		HOP JACKS-HO F180008	\$97.78
		TXN00039409		STERLING'S-CO F161090	\$80.70
		TXN00039423		BOBS BURGERS-CO F161090	\$47.58
		TXN00039425		APPLEBEES-CO F180008	\$88.62
		TXN00039508		STERLING'S-CO F161090	\$73.00
		TXN00039595		AMAZON-10 SHOPS GATE REMOTES	\$54.25
		TXN00039605		APPLEBEES-CO F161012	\$58.66
		TXN00039621		OFFICE DEPOT-PENS, NTE PADS	\$27.91
		TXN00039631		SAKURA-CO F161090	\$34.61
		TXN00039633		STERLING'S-CO F161090	\$91.12
BENTON PUD		05/18-39091002	258511	WYE LIGHTS-BADGER REPEATER	\$16.20
CITY OF RICHLAND		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$101.19
				CITY UTILITY BILLS/MAY 2018	\$2,607.69
FASTENAL COMPANY		WARIC75613	258436	SAFETY GLASSES-HALL	\$46.36
INLAND ASPHALT CO	P059274	2612178	258623	HMA 1/2" 64-28 35 MODIFIED,	\$59.73
ON SCENE MEDICAL SERVICES, P.C.		1072	258562	PRE EMP PHYSICALS/VACCINES	\$220.00
PARAMOUNT COMMUNICATIONS INC	P059069	34263	258467	STEVENS FEEDER L-53 - SCHEDULE	\$112,396.11
	P059069			ORCHARD HILLS - SCHEDULE F	\$119,428.51
TOTAL COLLISION AND INJURY CARE LLC		1289	258652	DOT PHYSICALS	\$100.00
US BANK		TXN24641243315250	258655	SWEATBAND FOR CABINET	\$55.26
		TXN27200998000388		3.6V AA XENO BATTERIES	\$82.54
		TXN29010183810794		HOME DEPOT/SHOP VAC	\$54.17
		TXN29014000091094		HORIZON/FLORAL SHOVELS	\$77.54
		TXN30010185306272		HOME DEPOT/CREDIT FOR SHOP VAC	(\$54.17)
		TXN39010182848165		SHOP VAC	\$129.23
		TXN42010183530866		HOME DEPOT/WOOD,SCREWS	\$34.68
VERIZON WIRELESS	P059251	9803813176	258498	WIRELESS CHARGES MARCH 2018	\$145.56
	P059255	9805664178		NASPO WIRELESS CHARGES APRIL 2	\$172.38
	P059239	9806232857		WIRELESS CHARGES APRIL 2018	\$307.13
	P059254	9807517206		NASPO WIRELESS CHARGES MAY 201	\$172.38
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$309.40
WESCO DISTRIBUTION INC	S017893	10088798	258446	MESH GRIP #KE033-03-007	\$61.06
	S017893			MESH GRIP PULLING SOCK #KE033-	\$270.00
	S017893			MESH GRIP #KE033-03-008	\$65.50
	S017893			MESH GRIP #KE033-03-005	\$51.00
	S017893			FREIGHT	\$22.68
POWER OPERATIONS TOTAL ****					\$238,127.18



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 504 SYSTEMS DIVISION					
BANK OF AMERICA		TXN00039302	258666	THE HOME DEPOT-HEADLAMP	\$8.18
		TXN00039369		AMAZON-GLASS WIPES	\$9.73
CITY OF RICHLAND		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$1,608.70
POTELCO INC	P058607	229578	258639	C/O 4 - DEMOBILIZATION &	\$6,211.92
	P058607			C/O 2 - DOUBLE TRACK GATE AND	\$9,019.34
	P058607			C/O 3 - ADD ADD'L SCOPE TO XFM	\$13,929.10
	P058607			2018 - LESLIE RD SUBSTATION	\$596,006.63
UTILITIES UNDERGROUND LOCATION CENTER		8050199	258497	UTILITIES LOCATE SERVICE	\$361.84
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$189.89
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$187.90
SYSTEMS DIVISION TOTAL ****					\$627,533.23
Division: 505 ENERGY POLICY MGMT					
BANK OF AMERICA		TXN00039410	258666	BENTON CO AUDITOR - LIEN RECOR	\$156.83
		TXN00039424		BENTON CO AUDITOR - Lien Recor	\$374.13
		TXN00039664		BENTON CO AUDITOR - LIEN RECOR	\$1,441.15
CITY OF RICHLAND		300740	258602	1522 MCPHERSON-REBATE-HP	\$1,000.00
		70440		344 COTTONWOOD-REBATE-HP	\$1,000.00
		763704		1905 BARBER-REBATE-HP	\$1,000.00
DAYCO HEATING & AIR	P059214	69010	258429	WEATHERWISE LOAN: FARRIS, 1905	\$18,666.17
	P059210	69021		WEATHERWISE LOAN: LONG, 344	\$8,858.06
	P059208	69022		WEATHERWISE LOAN: REED, 1522	\$9,428.65
DELTA HEATING & COOLING INC		25494	258430	86 THOMAS-REBATE-HP	\$1,000.00
EFFICIENCY SOLUTIONS LLC	P058718	5-18 58718	258609	COMMERCIAL ENERGY EFFICIENCY	\$3,317.00
M CAMPBELL & COMPANY INC		180208	258455	1950 FOREST AVE-REBATE-HP	\$1,000.00
PERFECTION GLASS		9993666245	258726	642 SAINT-REBATE-WINDOWS	\$133.20
		9993666247		1419 JADWIN-REBATE-WINDOWS	\$33.78
		9993666249		1421 JADWIN-REBATE-WINDOWS	\$33.60
ENERGY POLICY MGMT TOTAL ****					\$47,442.57
Division: 506 TECHNICAL SERVICES					
BANK OF AMERICA		TXN00039244	258666	L&I LICENSES-VERSTEEG	\$72.70
CITY OF RICHLAND		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$1,318.70
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$175.55
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$173.76
TECHNICAL SERVICES TOTAL ****					\$1,740.71
ELECTRIC UTILITY FUND Total ***					\$948,792.49
FUND 402 WATER UTILITY FUND					
Division: 000					
CROSBY, RANDY		15-01804	258606	DEPOSIT REFUND	\$750.00



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From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CROSBY, RANDY		15-01804	258606	WATER USAGE-283 UNITS	(\$268.85)
				MONTHLY RENTAL	(\$30.00)
DEPARTMENT OF COMMERCE		PWTF-254333	258431	PWTF LOAN PW-00-691-047 - PMT	\$339,397.42
				PWTF LOAN PW-00-691-047 - PMT	\$10,181.92
		PWTF-259234		PWTF LOAN PW-03-691-020 - PMT	\$506,661.36
				PWTF LOAN PW-03-691-020 - PMT	\$15,199.84
INGREDION INCORPORATED		18-00951	258622	MONTHLY RENTAL	(\$30.00)
				WATER USAGE-2 UNITS	(\$1.90)
				DEPOSIT REFUND	\$750.00
KYRIAZIS, GEORGE		18-00912	258553	MONTHLY RENTAL	(\$30.00)
				WATER USAGE-65 UNITS	(\$61.75)
				DEPOSIT REFUND	\$750.00
SHARPE & PRESZLER CONSTRUCTION		18-01026	258742	DEPOSIT REFUND	\$750.00
				MONTHLY RENTAL	(\$30.00)
				WATER USAGE- 7 UNITS	(\$6.65)
UNASSIGNED TOTAL ****					\$873,981.39
Division:	410	WATER CAPITAL PROJECTS			
CULBERT CONSTRUCTION INC	P059082	C109-18/PMT 1	258707	QUEENSGATE/COLUMBIA PARK TRAIL	\$5,319.17
MATHESON PAINTING INC	P059050	4515/PMT2-FINAL	258628	2018 RESERVOIR ROOF REPAIRS -	\$2,960.08
WATER CAPITAL PROJECTS TOTAL ****					\$8,279.25
Division:	412	WATER OPERATIONS			
ARAMARK UNIFORM SERVICES INC	S017932	05/18-934962000	258592	LINEN CHARGES MAY 2018	\$43.44
BANK OF AMERICA		TXN00039403	258666	OFFICE DEPOT #1078 - Purchase	\$41.26
		TXN00039418		OFFICE DEPOT #1078 - Purchase	\$55.38
		TXN00039583		HACH COMPANY - Purchase	\$994.66
		TXN00039601		MANDALAY - ADV DEP - Purchase	\$201.82
		TXN00039608		OFFICE DEPOT #1078 - Credit	(\$80.78)
BC SALES CO INC		B481751	258697	HIVIZ VEST-ANDREWS	\$51.91
BENTON RURAL ELECTRIC ASSOCIATION		05/18-385100	258512	KENNEDY BOOSTER STATION	\$2,177.45
CITY OF RICHLAND		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$75,975.82
				CITY UTILITY BILLS/MAY 2018	\$103.14
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-593182	258605	WIRE/SLG GRIP/HEAT SHRINK SLEEV	\$333.42
GRAINGER	S017934	9797678910	258619	PLEATED FILTER 2 ITEM #2W239	\$93.37
OXARC INC		30356560	258635	FIRE EXTINGUISHER SRVC/RECHRG	\$422.51
RANCH AND HOME INC		50073809	258730	PALLET WTR SOFT SALT	\$265.54
VERIZON WIRELESS	P059251	9803813176	258498	WIRELESS CHARGES MARCH 2018	\$49.95
	P059255	9805664178		NASPO WIRELESS CHARGES APRIL 2	\$57.46
	P059239	9806232857		WIRELESS CHARGES APRIL 2018	\$190.48
	P059254	9807517206		NASPO WIRELESS CHARGES MAY 201	\$57.46
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$190.48



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From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$70.64
WATER OPERATIONS TOTAL ****					\$81,295.41
Division:	413	WATER MAINTENANCE			
AT&T WIRELESS		05/18 2872432888	258406	287243288881 04/27-05/26/2018	\$58.52
BANK OF AMERICA		TXN00039230	258666	USA BLUE BOOK - Purchase	\$126.92
		TXN00039253		USA BLUE BOOK - Purchase	\$70.02
		TXN00039390		STAPLES - Purchase	\$41.01
		TXN00039398		STAPLES - Purchase	\$20.50
		TXN00039419		AMAZON,PLANTRONICS HOOK SWITCH	\$79.00
		TXN00039462		AMAZON,PLANTRONICS HEADSET	\$204.14
		TXN00039478		MIRAGE POOL & SPA - Purchase	\$47.68
		TXN00039571		OFFICE DEPOT #1078 - Purchase	\$85.00
BUILDERS FIRSTSOURCE, INC		1257954	258417	2X4'S	\$257.18
CITY OF RICHLAND		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$32,016.50
				CITY UTILITY BILLS/MAY 2018	\$243.85
				CITY UTILITY BILLS/MAY 2018	\$509.89
				CITY UTILITY BILLS/MAY 2018	\$1,902.24
				CITY UTILITY BILLS/MAY 2018	\$926.65
				CITY UTILITY BILLS/MAY 2018	\$367.27
				CITY UTILITY BILLS/MAY 2018	\$4.34
				CITY UTILITY BILLS/MAY 2018	\$71.28
FERGUSON ENTERPRISES INC		6251387	258708	2 PVC S80 SOC CAP	\$19.60
HD FOWLER COMPANY INC		14840351	258714	TAPMATE SHAFT END BUSHNG SNAP	\$25.26
KELLEY'S TELE-COMMUNICATIONS INC		276306012018	258450	ANSWERING SRVC CHARGES JUNE	\$53.90
OXARC INC		30356560	258635	FIRE EXTINGUISHER SRVC/RECHRG	\$422.51
		30364119		HYPOCHLORITE SOLUTIONS	\$381.55
		60160379		MAY CYLINDER RENTAL	\$76.44
RICHLAND ACE HARDWARE		62148	258641	NETTING/RAKE/SNIPS	\$134.62
TOTAL COLLISION AND INJURY CARE LLC		1289	258652	DOT PHYSICALS	\$100.00
UNITED PARCEL SERVICE	S017944	000986641238	258495	GROUND PKG TO BADGER METER FOR	\$4.48
UTILITIES UNDERGROUND LOCATION CENTER		8050199	258497	UTILITIES LOCATE SERVICE	\$60.31
VERIZON WIRELESS	P059251	9803813176	258498	WIRELESS CHARGES MARCH 2018	\$56.87
	P059255	9805664178		NASPO WIRELESS CHARGES APRIL 2	\$57.46
	P059239	9806232857		WIRELESS CHARGES APRIL 2018	\$384.19
	P059254	9807517206		NASPO WIRELESS CHARGES MAY 201	\$57.46
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$383.38
	P059276			WIRELESS CHARGES MAY 2018 PRIM	\$1.26
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$22.11
WATER MAINTENANCE TOTAL ****					\$39,273.39
WATER UTILITY FUND Total ***					\$1,002,829.44



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From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 403	WASTEWATER UTILITY FUND				
Division:	000				
ROTSCHY INC	P058467	C261-17/PMT 5	258645	RETAINAGE	(\$11,472.17)
SHARPE & PRESZLER CONSTRUCTION	P059203	160-18/PMT1 FINAL	258577	RETAINAGE	(\$2,894.88)
WILDLANDS INC	P055619	C141-15/PYMNT 8	258506	RETAINAGE	(\$99.03)
UNASSIGNED TOTAL ****					(\$14,466.08)
Division:	420	SEWER ADMINISTRATION			
WILDLANDS INC	P055619	C141-15/PYMNT 8	258506	ROUNDING ADJUSTMENT	\$0.01
	P055619			AMON BASIN REVEGETATION PROJEC	\$2,150.82
SEWER ADMINISTRATION TOTAL ****					\$2,150.83
Division:	421	SEWER CAPITAL PROJECTS			
CULBERT CONSTRUCTION INC	P059082	C109-18/PMT 1	258707	QUEENSGATE/COLUMBIA PARK TRAIL	\$8,259.86
ROTSCHY INC	P058467	C261-17/PMT 5	258645	WWTF INFLUENT PUMP STATION	\$249,175.42
SHARPE & PRESZLER CONSTRUCTION	P059203	160-18/PMT1 FINAL	258577	2018 MISCELLANEOUS SEWER & STO	\$61,033.20
	P059203			C/O #1 - INSTALL DROP CONNECTI	\$1,843.62
SEWER CAPITAL PROJECTS TOTAL ****					\$320,312.10
Division:	422	SEWER OPERATIONS			
ARAMARK UNIFORM SERVICES INC	S017932	05/18-934962000	258592	LINEN CHARGES MAY 2018	\$114.70
BANK OF AMERICA		TXN00039252	258666	SIGMA AL - LAB: E COLI IN WATE	\$180.03
		TXN00039259		AMZN - LAB: TIMER, PIPETTS, TW	\$216.06
		TXN00039267		FSHRSCI - LAB: EDTA TITRANT	\$26.40
		TXN00039283		FSHERSCI - LAB: SODIUMSULFI CE	\$44.75
		TXN00039310		AMZN - CMPST: DRYEBRDS (2) & P	\$76.85
		TXN00039314		STAPLES - DRY ERASE MRKRS & ER	\$62.86
		TXN00039326		FSHRSCI - LAB: H2O HRDNSS BUFF	\$35.80
		TXN00039342		FSHRSCI - LAB: FS RT BSIC TOP/	\$141.92
		TXN00039366		USABB - LAB: FC BRTH W/ROS ACD	\$170.18
		TXN00039374		USABB - LAB: STARCH INDCTR SOL	\$21.17
		TXN00039377		HMDEPO - INFLU CMPRSSR AND PAR	\$377.65
		TXN00039393		FSHRSCI - LAB: PTSSMIO CASE 50	\$192.33
		TXN00039466		STPLES - PURELL PUMP DISP CT 1	\$44.46
		TXN00039503		USABB - LAB: NEUTR ACID RINSE	\$54.30
		TXN00039506		NATL CNTR GRP - PLYMR TOTE RTR	\$300.00
		TXN00039523		HACH - WW SMPLR PUMP TUBING	\$384.63
		TXN00039530		AMZN - CARBOY DRYR CELLPH CASE	\$29.83
		TXN00039600		SIGMA AL - LAB: E COLI IN WATE	\$155.33
		TXN00039662		STPLES - BLK PENS	\$28.67
		TXN00039673		SIGMA AL - LAB: E COLI IN WATE	\$121.25
BLUEROOM		2695745	258595	POL SERVICE-COMPOST-MAY 2018	\$83.00



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From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CENTRAL HOSE & FITTINGS INC		C010783	258702	HOSE ASSY/CLAMP	\$499.65
		C010868		CONNECTOR-COMPOST HYDRANT	\$33.16
CH2O INC		268523	258421	BOILER TESTING-MAY 18 BW LABOR	\$64.49
CITY OF RICHLAND		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$21,816.43
		05/2018-25	258601	#25 BIOSOLIDS LANDFILL FEES	\$2,464.46
COFFEY REFRIGERATION		79122	258519	CALIBRATE/REPAIR LAB STEAMER	\$1,136.02
GRAINGER	S017934	9797801173	258619	TUBING 45 PSI ITEM #4HL98	\$346.58
OXARC INC		60160378	258724	CYLINDER RENTAL-MAY	\$17.90
RICHLAND ACE HARDWARE		62347	258732	FAUCET TIMER/HOSE ADPTR/MENDR	\$46.67
SOLENIIS LLC	P058633	131256920	258743	POLYMER, PRAESTOL K295FL, IN 2	\$5,769.70
	P058633			POLYMER, PRAESTOL K260FL, IN 1	\$2,884.85
STONEWAY ELECTRIC SUPPLY		S102409019.001	258744	BUSH/CONN/RCL	\$46.89
		S102409682.001		RELAY PINS/SOCKET	\$14.63
		S102410462.001		RELAY	\$11.14
TACOMA SCREW PRODUCTS INC		22212044	258745	PIPE FITTINGS	\$99.89
UNITED PARCEL SERVICE	S017944	000986641238	258495	COLLECT CHARGE FOR PKG FROM US	\$4.00
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$194.39
	P059239			WIRELESS CHARGES APRIL 2018	\$118.45
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$194.15
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$114.13
SEWER OPERATIONS TOTAL ****					\$38,739.75
Division:	423	SEWER MAINTENANCE			
AT&T WIRELESS		05/18 2872432888	258406	287243288881 04/27-05/26/2018	\$43.45
BANK OF AMERICA		TXN00039284	258666	HRBRFRT - WD PNLS 30IN X 18IN	\$69.48
		TXN00039515		HMDEPO - STCCO ANCHRS FOR SIGN	\$30.59
KELLEY'S TELE-COMMUNICATIONS INC		276306012018	258450	ANSWERING SRVC CHARGES JUNE	\$53.90
RICHLAND ACE HARDWARE		62410	258732	USB ADPTR/MULTI PURP CLEANER	\$18.01
RICHLAND NAPA		412469	258733	BRACLEEN VEH # 3255	\$3.03
		412470		ALUM BRIGHT VEH # 3255	\$4.84
TACOMA SCREW PRODUCTS INC		22205256	258489	HEX BIT SOCKET	\$7.60
		22211934	258745	IMPACT DRIVE SET/EARPLUGS	\$42.90
				IMPACT DRIVE SET/EARPLUGS	\$49.58
		22212206		EARPLUGS	\$73.79
TOTAL COLLISION AND INJURY CARE LLC		1289	258652	DOT PHYSICALS	\$100.00
UTILITIES UNDERGROUND LOCATION CENTER		8050199	258497	UTILITIES LOCATE SERVICE	\$60.31
VERIZON WIRELESS	P059251	9803813176	258498	WIRELESS CHARGES MARCH 2018	\$51.50
	P059255	9805664178		NASPO WIRELESS CHARGES APRIL 2	\$59.01
	P059254	9807517206		NASPO WIRELESS CHARGES MAY 201	\$57.46
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$118.47
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$1.39
SEWER MAINTENANCE TOTAL ****					\$845.31



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WASTEWATER UTILITY FUND Total ***					\$347,581.91
FUND 404	SOLID WASTE UTILITY FUND				
Division:	431	SOLID WASTE ADMINISTRATION			
JOYCE ZIKER PARKINSON PLLC		50012	258449	LANDFILL CONTAMINATION-INSURA	\$554.50
SOLID WASTE ADMINISTRATION TOTAL ****					\$554.50
Division:	432	SOLID WASTE COLLECTION			
CITY OF RICHLAND		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$213.84
CLAYTON WARD COMPANY		2127002	258603	DROP BOX RECYCLING-MAY 2018	\$10,449.47
		2127003		PAPER RECYCLING- MAY 2018	\$307.34
		88280		CURBSIDE RECYCLING-MAY	\$24,315.84
ON SCENE MEDICAL SERVICES, P.C.		1072	258562	PRE EMP PHYSICALS/VACCINES	\$220.00
TOTER INC	S017889	65536424	258493	TOTER 96 GALLON EVR II UNIVERS	\$24,637.60
	S017889			TAX	\$2,301.89
	S017889			SHIPPING	\$2,128.68
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$715.75
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$716.26
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$23.70
SOLID WASTE COLLECTION TOTAL ****					\$66,030.37
Division:	433	SOLID WASTE DISPOSAL			
ARAMARK UNIFORM SERVICES INC	S017932	05/18-934962000	258592	LINEN CHARGES MAY 2018	\$164.09
BANK OF AMERICA		TXN00039258	258666	STAPLES - THERMAL TAPE,PENS	\$173.66
		TXN00039271		STAPLES - CLIPBOARD	\$3.25
		TXN00039281		MARGO SUPPLIES - SCREAMERS FOR	\$168.75
		TXN00039288		INTERNATIONAL TRANSACTION - MA	\$1.35
		TXN00039297		STAPLES -PENS	\$2.16
		TXN00039307		STAPLES - LABELS	\$2.38
		TXN00039321		STAPLES - BINDER/BAG	\$56.20
		TXN00039325		STAPLES - CREDIT FOR LABELS NO	(\$2.38)
		TXN00039347		WA DEPT. OF REVENUE - Landfill	\$86.00
		TXN00039349		OPC WA DEPT. OF REVENUE - Land	\$2.15
		TXN00039365		STAPLES - CLIPBOARDS	\$11.92
		TXN00039378		WA DEPT. OF REVENUE - Landfill	\$59.00
		TXN00039381		OPC WA DEPT. OF REVENUE - Land	\$1.48
		TXN00039411		FACTORYOUTLETSTORE LLC - RECHR	\$74.35
		TXN00039496		STAPLES - OFFICE SUPPLIES	\$78.64
		TXN00039516		STAPLES - SCALE CLIPBOARD	\$1.30
BLUEROOM		2695743	258700	POL SERVICE-LANDFILL-MAY 2018	\$82.00
CITY OF RICHLAND		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$1,541.48
FRONTIER	S017936	06/18 2061882614	258440	TELEPHONE CHARGE 5/19/18-6/18/	\$126.07



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ON SCENE MEDICAL SERVICES, P.C.		1072	258562	PRE EMP PHYSICALS/VACCINES	\$110.00
SPRAGUE PEST SOLUTIONS		3519276	258648	MAY MONTHLY SVCS-SW	\$99.91
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$186.15
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$52.40
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$49.41
SOLID WASTE DISPOSAL TOTAL ****					\$3,131.72
SOLID WASTE UTILITY FUND Total ***					\$69,716.59
FUND 405	STORMWATER UTILITY FUND				
Division:	441	STORMWATER			
BANK OF AMERICA		TXN00039615	258666	HMDEPO - SW CURB MARKER	\$21.69
		TXN00039662		STPLES - RED CRD STOCK - FLYER	\$11.74
CITY OF RICHLAND		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$334.39
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$13.70
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$13.70
STORMWATER TOTAL ****					\$395.22
STORMWATER UTILITY FUND Total ***					\$395.22
FUND 407	MEDICAL SERVICES FUND				
Division:	121	AMBULANCE			
BANK OF AMERICA		TXN00039233	258666	CHARTER - STA INTERNET FEES	\$91.24
		TXN00039237		WASTE MGMT - PHARM DISP	\$23.27
		TXN00039242		CHARTER - STA INTERNET FEES	\$87.48
		TXN00039262		WASTE MGMT - PHARM DISP	\$23.27
		TXN00039336		TRI TECH - DATABASE CHECKUP	\$199.00
		TXN00039400		FASTSIGNS - PULSE PT BANNER	\$376.95
BOUND TREE MEDICAL LLC		82827258	258701	ELECTRODES/SAFETY GLASSES/FLTR	\$644.87
		82833064		IV SOLUTION/CATHETER/SET	\$932.78
		82833065		GERMICIDAL WIPES	\$57.28
		82833066		IV SET/GLOVES/EKG PAPER	\$486.06
		82839479		IV SOLUTION/FLUSH/TOURNIQUET	\$367.23
		82839480		IV SOLUTION/SET/SAFETY GALSSSES	\$858.77
		82839481		SANI-HANDS	\$17.57
		82845717		GLOVES/EXTRICATION COLLAR	\$103.22
		82848347		BATTERY-SUCTION UNITS	\$187.44
CARDINAL HEALTH 411 INC		3165348	258514	QUELICIN/EPINEPHERINE/GLUCAGEN	\$727.95
		3202620	258597	EPINEPHERINE/GLUCAGEN/THIAMINE	\$592.48
CITY OF RICHLAND		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$711.17
DAY WIRELESS SYSTEMS		462516	258607	ANTENNA PLUS INSTALL M1721	\$100.29
LIFE ASSIST INC		855443	258452	EPINEPHERINE	\$207.00



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ON SCENE MEDICAL SERVICES, P.C.	P059269	1077	258634	ANNUAL TB TESTING	\$58.00
	P059269			HEP B VACCINE - #3	\$85.00
	P059269			TITERS / VACCINES - PM RECERT	\$515.00
OXARC INC		30343966	258564	MEDICAL OXYGEN	\$36.03
		30351004		MEDICAL OXYGEN	\$49.88
		30353550		MEDICAL OXYGEN	\$57.64
		30356996	258635	MEDICAL OXYGEN	\$88.70
		30362464		MEDICAL OXYGEN	\$28.27
RINGOLD EMBROIDERY		470	258642	NEW HIRE CLOTHING	\$411.80
STERICYCLE INC		3004251181	258487	BIO WASTE DISPOSAL FEE	\$47.03
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$340.96
	P059239			WIRELESS CHARGES APRIL 2018	\$35.12
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$344.30
	P059276			WIRELESS CHARGES MAY 2018 PRIM	\$35.12
AMBULANCE TOTAL ****					\$8,928.17
MEDICAL SERVICES FUND Total ***					\$8,928.17
FUND 408	BROADBAND FUND				
Division:	460	BROADBAND ADMINISTRATION			
CITY OF RICHLAND		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$320.45
BROADBAND ADMINISTRATION TOTAL ****					\$320.45
BROADBAND FUND Total ***					\$320.45
FUND 501	CENTRAL STORES FUND				
Division:	000				
GRAINGER	P059179	9791781223	258620	BATTERY D ALKALINE, 12PK 72/CS	\$104.00
	P059179			BROOM, STREET, SYNTHETIC	\$115.07
	P059179			PAINT, SPRAY, GLOSS BLACK,	\$30.76
	P059179			CLEANER GLASS, WINDEX, 12 OZ	\$172.74
	P059179			SQUEEGEE WINDOW 12"SINGLE EDGE	\$30.04
	P059179			HANDLE MOP, 60", SIDE GATE	\$73.27
	P059179			BRUSH TOILET BOWL CURVED HEAD,	\$23.11
	P059179			FUNNEL POLY, USE W/SAFETY CANS	\$36.11
	P059179			HOLESAW PILOT DRILL, HSS,	\$19.33
	P059179			BATTERY 9V ALKALINE, 12PK, 72/CS	\$170.33
	P059179			UNIFORM 2XLG, TYVEK, ZIP FRONT	\$157.44
	P059179			BATTERY C ALKALINE, 12PK 72/CS	\$154.56
	P059179			WRENCH, ADJUSTABLE, 6 IN,	\$147.13
	P059179			BROOM, FLOOR, 24" PUSH TYPE,	\$116.58
	P059179			LUBRICANT, WD-40, 16 OZ CAN,	\$144.66



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GRAINGER	P059179	9791781223	258620	BUCKET PLASTIC, 10 QT MARKED,	\$120.55
	P059179			FUNNEL 16-OZ. PLASTIC, TOLCO	\$17.25
	P059179			ADJUST FOR TAX	(\$0.02)
	P059179			BRUSH DAIRY 4 X 3" FACE,8 1/2"	\$34.45
	P059179			WRENCH, ADJUSTABLE, 10 IN,	\$184.47
	P059179			PAINT, SPRAY, GLOSS RED,	\$60.21
	P059179			PAINT, SPRAY, FLUORESCENT RED	\$53.69
	P059179			TOILET SEAT COVER, 1/2 FOLD	\$177.37
	P059179			HOLESAW ARBOR, HSS DRILL	\$95.57
	P059179			WRENCH, ADJUSTABLE, 8 IN,	\$204.69
	P059179			BATTERY AAA ALKALINE 24/PK,	\$236.77
	P059179			JUG CUP DISPENSER, PLASTIC	\$260.42
	P059179			BATTERY AA ALKALINE, 24PK	\$312.11
	P059179			MASK, PARTICULATE AND SURGICAL	\$406.47
	P059179			EAR PLUG, FOAM, NRR33, MOLDEX	\$481.01
	P059179			CLEANER DEGREASER, CRC LECTRA	\$520.37
	P059179			PAINT, SPRAY, PRIMER GRAY,	\$46.59
	P059179			TOWELS, SCRUBS-IN-A-BUCKET	\$814.17
	P059179			FLASHLIGHT 2 'D' CELL, IND, HD	\$95.00
	P059179			HAND SANITIZER, REFILL 1200ML	\$85.16
	P059179			PAINT, SPRAY, FLAT BLACK,	\$48.02
	P059179			PAINT, SPRAY, DEEP BLUE,	\$48.02
	P059179			GLOVES, REDMONT, 14" GAUNTLET,	\$47.19
	P059179			PAINT, SPRAY, GLOSS WHITE,	\$48.02
	P059179			BROOM, ANGLE POLY-FLAGGD HEAD,	\$93.70
	P059179			INSECTICIDE, WASP & HORNET	\$617.72
	P059179	9791921043	BROOM, FLOOR, 18" PUSH TYPE,	\$91.88	
	P059179		BAND AID, FABRIC, 7/8" X 3",	\$58.94	
	P059179		GLASSES, SAFETY READER +2.0	\$86.73	
	P059179	ADJUST FOR TAX	(\$0.01)		
	P059179	142844/145114	258447	WRENCH, ADJUSTABLE, 12 IN,	\$279.15
HORIZON DISTRIBUTION INC	P059175			I/O SAFETY GLASSES, NEMESIS	\$222.59
	P059175			GREASE GUN, PISTOL GRIP W/18"	\$153.34
	P059175			PLIERS, 10" TONGUE & GROOVE,	\$153.34
	P059175			JUG, WATER COOLER, 3 GALLON,	\$171.86
	P059175			HAMMER, FRAMING,22 OZ,RIPPING	\$191.05
	P059175			CHAIN 3/16", PROOF COIL,	\$191.30
	P059175			DEODORANT ROOM SPRAY, LYSOL	\$202.32
	P059175			JUG THERMAL, 1 GALLON, BAIL	\$203.52
	P059175			BLEACH HOUSEHOLD, LIQUID, 1GAL	\$210.79
	P059175			CLEAR SAFETY GLASSES, NEMESIS	\$234.05



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HORIZON DISTRIBUTION INC	P059175	142844/145114	258447	CHAIN 1/4", HIGH TEST, SYSTEM	\$267.76
	P059175			UTILITY KNIFE-RETRACTING BLADE	\$153.26
	P059175			FILE, 1/2 ROUND, BASTARD, 10"	\$34.60
	P059175			TAPE, DUCT 2" X 60YD POLY-COAT	\$284.62
	P059175			CHAIN 3/8", TRANSPORT, SYSTEM	\$296.61
	P059175			CHAIN 5/16", TRANSPORT, SYSTEM	\$306.51
	P059175			TAPE, BOX SEALING 2" X 60 YD	\$204.86
	P059175			DUST PAN, STEEL, BLACK, #6,	\$19.25
	P059175			DISPENSER, SPRAY, PISTOL GRIP	\$42.14
	P059175			VEST SAFETY FLUOR ORANGE/LIME	\$45.18
	P059175			HAMMER,BLACKSMITH, NEW ENGLAND	\$39.49
	P059175			CLEANER GLASS, WINDEX, 1 GAL	\$31.54
	P059175			SHACKLE, 3/8 SCREW PIN,1.5 TON	\$26.82
	P059175			GRAB HOOK, 5/16", CLEVIS,	\$24.30
	P059175			TAPE, MASKING, 1 IN X 60 YARD	\$54.34
	P059175			TAPE ,TEFLON, 1/2" X 520",	\$19.28
	P059175			CONE CUP, 4.25 OZ. ROLLED RIM,	\$55.11
	P059175			BRUSH, WIRE, 14" WOOD HANDLE,	\$14.72
	P059175			FILE, FLAT MILL, BASTARD, 8"	\$12.14
	P059175			TAPE BARRICADE YELLOW CAUTION,	\$9.43
	P059175			BLADE, BI-METAL,UTILITY KNIFE,	\$8.47
	P059175			PAINT BRUSH 3" NATURAL BRISTLE	\$1.35
	P059175			SUNSCREEN, 1-1/2 OR 2 OUNCE	\$102.17
	P059175			EAR PLUG, FOAM, NRR33, HOWARD	\$22.40
	P059175			SHOVEL, SQUARE POINT, 48" WOOD	\$71.29
	P059175			WRENCH, ALLEN, HEX KEY SET,	\$119.24
	P059175			TAPE, MASKING, 2 IN X 60 YARD	\$108.69
	P059175			SHOVEL, ROUND POINT, 48" FIBER	\$107.84
	P059175			FORK, MANURE 4 OVAL TINES, 48"	\$99.74
	P059175			SHACKLE, 1" SCREW PIN, 8.5 TON	\$94.81
	P059175			SHACKLE, 3/4 SCREW PIN,6.5 TON	\$94.16
	P059175			GRAB HOOK, 3/8", CLEVIS,	\$53.43
	P059175			RAKE, LEAF, 22" STEEL TINES,	\$72.33
	P059175			SHOVEL, ROUND POINT, 48" WOOD	\$142.57
	P059175			HEARING PROTECTOR, MUFF-STYLE,	\$70.73
	P059175			TAPE MEASURE, STEEL, 25 FT,	\$69.46
	P059175			HOE, GARDEN, FORGED HEAD,	\$66.94
	P059175			HOSE NOZZLE, PISTOL GRIP,	\$65.81
	P059175			PLIERS, LOCKING, 10", STRAIGHT	\$60.87
	P059175			TAPE MEASURE, STEEL, 16 FT,	\$57.67
	P059175			BROOM, CORN, LARGE HEAVY DUTY	\$80.15



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HORIZON DISTRIBUTION INC	P059175	142844/145114	258447	HAMMER, SLEDGE, 8LB, 32" FIBER	\$99.39
	P059175	144347		DEODORANT ROOM SPRAY, LYSOL	\$431.03
	P059175			EAR PLUG, FOAM, NRR33, HOWARD	\$291.25
	P059175			TAPE BARRICADE YELLOW CAUTION,	\$216.81
	P059175			BLEACH HOUSEHOLD, LIQUID, 1GAL	\$126.48
	P059175			HEARING PROTECTOR, MUFF-STYLE,	\$165.04
	P059175			RAKE, BOW, 14 TEETH, 54" HANDLE	\$152.91
US BANK		TXN18820124318386	258655	EARTH RATED/LITTER BAGS FOR ST	\$2,268.00

UNASSIGNED TOTAL ****

\$16,317.94

CENTRAL STORES FUND Total ***

\$16,317.94

FUND 502

EQUIPMENT MAINTENANCE FUND

Division:

214

EQUIPMENT MAINTENANCE

ALTEC INDUSTRIES INC	10958798	258402	TUBE ASSY VEH 3325 WO 50599	\$104.09
AUTOZONE	3733257714	258407	OIL LINE VEH 3187 WO 50614	\$59.03
BANK OF AMERICA	TXN00039228	258666	AMAZON - POLICE USB PRINTER CA	\$31.45
	TXN00039257		RAM MOUNTS - VEH3255 LAPTOP ST	\$267.72
	TXN00039358		RAM MOUNTS - VEH2501 RAM MOUNT	\$283.19
	TXN00039382		AMAZON - PARTS WASHER SOAP	\$134.60
	TXN00039386		WA DOL - VEH5050 DOL LIC FEE	\$2.00
	TXN00039397		WA DOL - VEH5050 DOL LIC FEE	\$47.25
	TXN00039457		WAL-MART - DISH SOAP POWDER	\$18.51
	TXN00039483		MACCO - VEH2384 BODY PAINT	\$1,761.93
	TXN00039484		Amazon.com - FLASHLTS, LIGHT H	\$356.57
	TXN00039535		ALLFUSES - VEH5050 FUSES	\$17.30
	TXN00039559		HARBOR FREIGHT - SHOP TOOLS	\$55.35
	TXN00039575		PAYPAL - VEH6538 EBAY CARB KIT	\$30.39
	TXN00039606		TRAILER CENTRAL - VEH4143 TARP	\$178.97
CENTRAL HOSE & FITTINGS INC	C010758	258420	50' COUPLED VEH 0800 WO 50624	\$145.52
CITY OF RICHLAND	05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$2,735.57
COLEMAN OIL COMPANY	CL00634	258520	CARD LOCK FUEL 6/4/18-6/10/18	\$19,877.77
	CL01920	258706	CARD LOCK FUEL 6/11/18-6/17/18	\$18,595.14
	CL99887	258520	CARD LOCK FUEL 6/1/18-6/3/18	\$5,350.07
	417978	258522	PROCESS VEH 2475 WO 50243	\$281.12
FAST SIGNS	139-57262	258614	EMS VINYL VEH 5041 WO 50787	\$245.15
G & R AG PRODUCTS INC	2180299-01	258616	COUPLER VEH 7139 WO 50786	\$467.25
JIM'S PACIFIC GARAGES INC	R100015625	258448	REPAIR VEH 3313 WO 50596	\$124.33
	X100122074		SEAL VEH 6598 WO 50397	\$174.40
KENWORTH SALES COMPANY	PASIN2832134	258451	FILTER VEH 3325 WO 50368	\$50.43
	PASIN2838321		CHAMBER VEH 3312 WO 50541	\$38.27
LITHIA MOTORS	294347	258721	FILTERS VEH 5049 WO 49858	\$187.86



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MCCURLEY CHEVROLET		62640	258458	FUSE VEH 9500 WO 50617	\$9.49
		945317		REMANU/PUMP VEH 1382 WO 50602	\$1,097.80
		945439		SWITCH VEH 2375 WO 50622	\$57.55
		CM944544		RTN MATS VEH 2387 WO CREDIT	(\$68.62)
MOBILE FLEET SERVICE INC		1281300072	258460	FILTER VEH 3338 WO 50439	\$220.67
OXARC INC		30337227	258724	AMRX ABE BRS VEH 3333 WO 50175	\$213.50
PAPE' MATERIAL HANDLING		10944046	258465	TOOTH VEH 719 WO 50471	\$143.74
		10944879		FITTINGS VEH 7119 WO 50471	\$128.39
		10947520		O-RING KIT VEH 7109 WO 50494	\$92.31
		10965611		FILTER VEH 7148 WO 50593	\$315.55
		8017022	258636	CABLE VEH 7127 WO 50482	\$45.07
		CI-000066596	258637	SWITCH/ASSY VEH 7143 WO 50476	\$190.03
		P72203	258471	V-BELT VEH 6594 WO 50449	\$182.34
		P72204		EYEBOLT VEH 6589 WO 50425	\$22.91
PETERSON PACIFIC CORP RDO EQUIPMENT CO		P72937		MULCH KIT VEH 6589 WO 50550	\$354.43
		P72939		EYEBOLT VEH 6589 WO 50425	\$22.91
		P72940		BLADE VEH 6595 WO 50427	\$155.93
		P72941		BLADE VEH 6594 WO 50428	\$77.96
		P73500		GRASS MULCH VEH 6594 WO 50598	\$360.23
		215699	258474	MODULE VEH 0030 WO 50423	\$56.98
		411379	258475	FILTERS VEH 3204 WO 50441	\$98.32
		411380		FILTERS VEH 2435 WO 50440	\$14.01
		411421		PLUG WIRES VEH 3289 WO 5032	\$130.65
		411425		FUNNEL VEH 6545 WO 50314	\$29.28
		411447		CORE VEH CREDIT WO	(\$19.55)
		411969		HITCH VEH 3303 WO 50552	\$245.91
		411971		HITCH ADPTR VEH 3323 WO 504	\$127.02
		411990		BATTERY VEH 2472 WO 50495	\$118.79
		412019		ORINGS VEH 3318 WO 50535	\$62.45
		412032		WIPER BLADES VEH 5046 WO 50	\$19.53
		412125	258733	NONETH FUEL VEH 4000 WO 507	\$1,053.83
RICHLAND ACE HARDWARE RICHLAND NAPA		412128	258475	FILTERS VEH 2441 WO 50569	\$17.97
		412132		HANDLE VEH 2441 WO 50570	\$44.72
		412153		ADAPTER VEH SHOP WO SUPPLY	\$3.23
		412157		FILTERS VEH 2407 WO 50509	\$13.99
		412170		FILTERS VEH 2345 WO 50503	\$14.91
		412171		FILTERS VEH 2378 WO 50505	\$14.65
		412196		FILTER VEH 6585 WO 50450	\$7.71
		412197		FILTERS VEH 2456 WO 50512	\$12.96
		412198		FILTERS VEH 2415 WO 50511	\$12.96
		412199		FILTERS VEH 2395 WO 50508	\$35.16



City Of Richland

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From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		412200	258475	FILTERS VEH 2381 WO 50507	\$17.88
		412201		FILTERS VEH 7141 WO 50577	\$334.55
		412203		HITCH VEH 3323 WO 50462	\$108.59
		412232		SCUFF PAD VEH 7137 WO 50572	\$2.53
		412234		FILTERS VEH 7145 WO 50585	\$103.04
		412236		BATT VEH 7137 WO 50572	\$198.20
		412245		LOOM VEH 7141 WO 50409	\$26.06
		412248		LAMP VEH 1204 WO 50589	\$14.57
		412250		BELT,PLG VEH 4000 WO 50582	\$32.54
		412284		SUPPORT VEH 7127 WO 50482	\$27.68
		412292		FILTER VEH 7146 WO 412292	\$10.64
		412318		OIL VEH 3203 WO 50501	\$55.78
		412334		FILTER VEH 3203 WO 50501	\$7.57
		412339		10W30 VEH 3203 WO 50501	\$41.83
		412347		BRK CLEAN VEH 1382 WO 50602	\$45.61
		412349		FILTERS VEH 1382 WO 50623	\$13.19
		412364		WW BLADES VEH 2415 WO 50511	\$29.06
		412369		V-BELT VEH 7148 WO	\$27.57
		412377		FILTER VEH 7109 WO 50438	\$19.21
		412389		BELT VEH 7109 WO 50438	\$67.69
		412412		LAMP VEH 3405 WO 50600	\$9.60
		412416		BATTERY VEH 2429 WO 50611	\$124.21
		412421		AIR FITTINGS VEH 800 WO 506	\$13.08
		412424		PITMAN,SEALS VEH 3187 WO 50	\$574.86
		412499		ARMORALL VEH 2387 WO 50634	\$6.51
		412510		FILTERS VEH 3331 WO 50618	\$84.08
		412522		V-BELT VEH 3187 WO 50614	(\$72.70)
		412537		V-BELT VEH 3187 WO 50614	\$43.13
		412539		BRAKES VEH 3187 WO 50614	\$60.87
		412667		FILTER VEH 2465 WO 50639	\$14.01
		412668		FILTER VEH 2458 WO 50638	\$14.01
		412678		TRIANGLE VEH 3339 WO 50615	\$43.18
		412714		BRAKES VEH CORE WO CREIT	(\$176.68)
		412739		LAMP VEH 3336 WO 50640	\$8.92
		412758		FUSES VEH 3285 WO 50620	\$26.61
		412760		FILTER VEH 3304 WO 50265	\$9.98
		412780		FILTERS VEH 2434 WO 50661	\$14.01
		412781		FILTERS VEH 2433 WO 50660	\$12.96
		412782		FILTERS VEH 2413 WO 50659	\$14.65
		412783		FILTERS VEH 2471 WO 50670	\$17.97
		412784		FILTERS VEH 2470 WO 50669	\$17.97



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From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		412785	258475	FILTERS VEH 2468 WO 50668	\$17.97
		412786		FILTERS VEH 2466 WO 50667	\$17.97
		412787		FILTERS VEH 2450 WO 50666	\$17.97
		412788		LAMP VEH 3312 WO 50630	\$16.18
		412789		FILTERS VEH 2448 WO 50665	\$17.97
		412790		FILTERS VEH 2447 WO 50664	\$17.97
		412791		FILTERS VEH 2445 WO 50663	\$17.97
		412792		FILTERS VEH 2444 WO 50662	\$17.97
		412793		FILTERS VEH 2432 WO 50671	\$17.97
		412795		FILTERS VEH 2412 WO 50658	\$17.97
		412797		FILTERS VEH 1385 WO 50656	\$17.97
		412798		FILTERS VEH 1384 WO 50655	\$17.97
		412799		FILTERS VEH 2406 WO 50657	\$10.85
		412801		FILTERS VEH 1212 WO 50653	\$17.97
		412802		FILTERS VEH 1210 WO 50652	\$14.65
		412803		FILTERS VEH 1205 WO 50651	\$16.33
		412804		FILTERS VEH 1204 WO 50650	\$16.33
		412805		FILTERS VEH 1203 WO 50649	\$16.33
		412806		FILTERS VEH 1383 WO 50654	\$17.97
		412810		FILTERS VEH 3312 WO 50479	\$67.72
		412857		SCRAPER VEH 2475 WO 50243	\$62.20
		412861		PIN HOOK VEH 2502 WO 50702	\$146.46
		412862		PIN HOOK VEH 2503 WO 50703	\$146.46
		412880		BATTERY VEH 1205 WO 50708	\$188.12
		412881		LAMP VEH 3283 WO 50681	\$8.92
		412882		ADAPTER VEH 3321 WO 50678	\$32.57
		412883		CONNECTOR VEH 7145 WO 50682	\$47.38
		412891		FILTERS VEH 3321 WO 50690	\$142.78
		412898	258733	FILTER VEH 4000 WO 50696	\$49.93
		412914		AIRFILTR VEH 5029 WO 50697	\$31.32
		412915		PIGMATS VEH SHOPSUPPLY WO -	\$399.60
		412927		FILTERS VEH 3404 WO 50720	\$14.65
		412928		FILTERS VEH 3278 WO 50719	\$14.91
		412929		FILTERS VEH 3248 WO 50718	\$149.86
		412930		FILTERS VEH 3247 WO 50717	\$96.15
		412931		FILTERS VEH 2387 WO 50715	\$17.93
		412932		FILTERS VEH 3212 WO 50716	\$160.08
		412936		FILTERS VEH 3222 WO 50729	\$168.29
		412937		FILTERS VEH 3292 WO 50733	\$167.05
		412939		FILTERS VEH 3333 WO 50731	\$125.95
		412940		FILTERS VEH 3315 WO 50728	\$107.79



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From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		412942	258733	FILTERS VEH 3337 WO 50727	\$125.95
		412944		FILTERS VEH 3335 WO 50730	\$125.95
		412945		FILTERS VEH 3320 WO 50732	\$130.35
		412980		CRED FILTRS VEH - WO -	(\$36.65)
		413026		CLAMP VEH 3312 WO 50630	\$23.00
		413064		FILTERS VEH 2394 WO 50726	\$14.65
		413099		WW BLADES VEH 2394 WO 50726	\$25.87
		413120		LIGHT VEH 3278 WO 50723	\$9.71
		413136		4WD SW VEH 2303 WO 50740	\$21.01
		413145		FILTERS VEH 5038 WO 50688	\$139.00
		413182		FILTERS VEH 5042 WO 50685	\$123.20
		413184		BULBS VEH 5038 WO 50741	\$3.15
		413187		FILTERS VEH 2372 WO 50684	\$17.93
		413189		FILTERS VEH 2453 WO 50686	\$17.97
		413190		PINTL HOOK VEH 3301 WO 5075	\$92.17
		413191		FILTERS VEH 3223 WO 50761	\$123.67
		413193		TOOL VEH 5038 WO 50741	\$132.13
		413235		AIRFILTR VEH 5029 WO 50765	\$31.32
		413236		FILTERS VEH 5042 WO 50689	\$28.55
		413297		FILTERS VEH 5047 WO 50251	\$58.30
		413312		AIRFILTR VEH 3292 WO 50757	\$31.32
		413313		BATT VEH 7092 WO 50755	\$249.48
		413321		ADPTR CREDIT VEH - WO -	(\$16.32)
		413356		FLOORDRY VEH 7092 WO 50755	\$78.28
		413357		FILTERS VEH 2364 WO 50759	\$14.65
		413383		BU LT VEH 5038 WO 50741	\$13.21
		413387		LAMP VEH 9500 WO 50839	\$93.85
		413389		REGULATOR VEH SHOP WO TOOLS	\$74.38
		413412		HEADLT VEH 3278 WO 50723	\$185.84
		413426		TAIL LT VEH 2387 WO 50779	\$48.90
		413440		TRLR ADAPT VEH 4109 WO 5062	\$11.39
		413447		LED LT VEH 3335 WO 50756	\$12.49
		413456		FILTERS VEH 3319 WO 50790	\$14.65
		413457		FILTERS VEH 3276 WO 50781	\$14.65
		413458		FILTERS VEH 2382 WO 50782	\$14.55
		413461		FILTERS VEH 2258 WO 50783	\$9.00
		413462		FILTERS VEH 2359 WO 50784	\$16.13
		413463		FILTERS VEH 2362 WO 50785	\$16.13
		413543		FILTER VEH SHOP WO SUPPLIES	\$3.71
		413544		WIPERS VEH 2362 WO 50792	\$25.34
		413546		FUSES VEH 2359 WO 50794	\$10.43



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From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		413553	258733	LAMP VEH 2387 WO 50779	\$328.87
		413556		WELDING WIRE VEH 7092 WO 50	\$89.24
		413560		FILTER VEH 2434 WO 50661	\$12.93
		413564		BATTERY VEH 3278 WO 50723	\$105.66
		413582		WELDING HELMT VEH - WO -	\$86.87
		413584		SHANK VEH 6585 WO 50504	\$7.91
		413626		BATT VEH 7145 WO 50805	\$198.20
		413631		COOLANT RESV VEH 7137 WO 50	\$15.14
		413641		ADHESIVE VEH 7137 WO 50572	\$8.76
		413645		FUEL LINE VEH 7137 WO 50572	\$15.77
		413650		MISC PTS VEH 2413 WO 50820	\$257.49
		413666		BRK CLN VEH 7130 WO 50813	\$48.87
		413671		FILTER VEH 3223 WO 50761	\$9.20
		413675		ATF VEH 3319 WO 50819	\$62.34
		413710		BRAKES VEH 2448 WO 50818	\$395.76
		413785		GEAR OIL VEH 2448 WO 50818	\$16.28
		413799		ADAPTER VEH SHOP WO SUPPLIE	\$20.04
		413803		PULLER VEH 3286 WO 50645	\$28.92
		413811		FREIGHT VEH 9500 WO 50839	\$10.86
		413812		EXH GASK VEH CREDIT WO CRED	(\$13.55)
		413815		BELT VEH 3286 WO 50645	\$13.40
		413826		RESEVOIR VEH CREDIT WO CRED	(\$15.14)
		413858		LAMP VEH 1212 WO 50847	\$75.05
		413861		ACC PLUG VEH 2502 WO 50702	\$4.97
		413865		WIRE VEH 2459 WO 50832	\$16.82
		413880		PAINT VEH 3288 WO 50848	\$28.97
		413894		BRK CLN VEH 3288 WO 50848	\$48.87
RMT EQUIPMENT		P00626	258572	BUSHING VEH 6580 WO 50713	\$40.94
		P00748		RAKE SPRING VEH 6580 WO 50713	\$407.17
		P00823		SOLENOID VEH 6580 WO 50713	\$114.82
		P00824		SPRING/CABLE VEH 7137 WO 50336	\$309.82
		P00825		YOKE ASSY VEH 7145 WO 50682	\$795.87
RUSS DEAN INC		P00953	258739	BLADE VEH 7137 WO 50430	\$477.52
		582685	258574	BUMPER VEH 3319 WO 50407	\$869.26
SNAP ON INDUSTRIAL		ARV/36148098	258484	SHOP TOOLS	\$234.04
		ARV/36155420		SHOP TOOLS	\$21.09
		ARV/36160386		SHOP TOOLS	\$153.13
SOLID WASTE SYSTEMS INC		0104039-IN	258485	VALVE VEH 3336 WO 49976	\$257.80
		0105137-IN		SWITCH VEH 7152 WO 50445	\$75.55
		0105142-IN		BEARING VEH 3339 WO 50460	\$144.91
		0105198-IN		CARRIER PIN VEH 3339 WO 50460	\$642.27



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SOLID WASTE SYSTEMS INC		0105199-IN	258485	SWITCH VEH 7152 WO 50445	\$189.52
SPECIAL ASPHALT PRODUCTS INC		INVC077181	258647	SWITCH VEH 6585 WO 50450	\$49.87
		INVC77231	258578	SWITCH VEH 6585 WO 50504	\$39.10
STONEWAY ELECTRIC SUPPLY		S102399726.001	258488	FUSE VEH 5050 WO 50544	\$4.96
TACOMA SCREW PRODUCTS INC		22207861	258580	SHOP SUPPLY	\$116.05
		22211760	258489	SCREW VEH 3304 WO 50619	\$2.40
TALOS ENGINEERING INCORPORATED		1066	258490	EXPERT SERVICES/LABOR	\$5,017.50
TIRE FACTORY INC		03-129698	258492	SERVICE CALL VEH 3336 WO 50609	\$173.76
		03-129701		SERVICE CALL VEH 6565 WO 50608	\$154.64
		03-129796		FLAT REPAIR VEH 3342 WO 50567	\$59.73
		03-129797		REPAIR VEH 6587 WO 50606	\$22.75
		03-129812		SERVICE CALL VEH 3205 WO 50610	\$173.76
		03-129841		TIRES VEH 3315 WO 50629	\$3,316.52
		03-129850		TIRES VEH 6566 WO 50633	\$184.24
		03-129907		WHEEL SWITCH VEH 3335 WO 50631	\$95.57
		03-129908		SERVICE CALL VEH 3332 WO 50632	\$173.76
VERIZON WIRELESS	P059239	9806232857	258498	WIRELESS CHARGES APRIL 2018	\$245.86
	P059239			WIRELESS CHARGES APRIL 2018	\$38.70
	P059276	9808086494	258656	WIRELESS CHARGES MAY 2018 PRIM	\$38.70
	P059276			WIRELESS CHARGES MAY 2018 PRIM	\$249.19
WESTERN INTEGRATED TECHNOLOGIES INC		1544666	258503	ELEMENT VEH 7141 WO 50577	\$122.39
WESTERN PETERBILT INC		H293748	258504	EXHAUST VEH 3203 WO 50501	\$354.68
		H293768		GASKET/CLAMP VEH 3333 WO 50583	\$41.55
		H293837		FLASHER VEH 3285 WO 50620	\$148.34
WESTERN STATES EQUIPMENT COMPANY		CM00051263	258659	CORE AS.OIL VEH 7123 WO 50483	(\$418.10)
		IN000654982	258586	CYL-GP-0051 VEH 7138 WO 50475	\$1,086.38
		IN000656291	258659	ELEMENT VEH 6576 WO 50379	\$14.83
		IN000656320		CAP VEH 7123 WO 50483	\$22.38
		IN000656325		ELEMENT VEH 7123 WO 50384	\$75.74
		IN000656335		SHOP SUPPLY	\$31.80
		IN000656350		BOLT/FILTER VEH 7123 WO 50483	\$94.84
		IN000656953		SVC CALL VEH 7090 WO 50721	\$335.57
		IN000657572		COVER VEH 7138 WO 50475	\$111.07
		IN000657611		WASHER/BOLT VEH 7123 WO 50483	\$26.85
		IN000657620		O-RING VEH 7123 WO 50483	\$5.53
		IN000657625		COOLANT VEH 7123 WO 50483	\$375.48
		IN000657626		SEAL/O-RING VEH 7123 WO 50483	\$108.45
		IN000657631		PLUG VEH 7123 WO 50483	\$12.83
		IN000657638		CORE AS.OIL VEH 7123 WO 50483	\$1,493.53
		IN000658870		RING VEH 7123 WO 50483	\$2.82
		IN000660113		ELEMENT/CORD VEH 7123 WO 50483	\$161.67



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From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESTERN STATES EQUIPMENT COMPANY		IN000660667	258659	REPAIR VEH 7123 WO 50683	\$2,814.81
		IN000661603		SLEEVE VEH 3315 WO 50497	\$127.41
		IN000672209		PLUG VEH 7130 WO 50288	\$32.23
WESTERN SYSTEMS & FABRICATION INC		23244	258505	CAMERA SYSTM VEH 3255 WO 50233	\$1,240.46
		23245		HANDLE VEH 3280 WO 50485	\$281.12
		23246		LINK VEH 3280 WO 50485	\$113.00
		23292		RTN VALVE VEH 3291 WO CREDIT	(\$507.68)
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$79.14
EQUIPMENT MAINTENANCE TOTAL ****					\$89,362.00
EQUIPMENT MAINTENANCE FUND Total ***					\$89,362.00
FUND 503	EQUIPMENT REPLACEMENT FUND				
Division:	215	EQUIPMENT REPLACEMENT			
TITAN TRUCK EQUIPMENT		1194785	258582	BODY VEH 2502 WO FLATBED UPFIT	\$4,368.92
EQUIPMENT REPLACEMENT TOTAL ****					\$4,368.92
EQUIPMENT REPLACEMENT FUND Total ***					\$4,368.92
FUND 505	PUBLIC WORKS ADMIN & ENGINEER				
Division:	450	PW ADMIN & ENGINEERING			
ABADAN INC		AR21692	258401	PLOTTER MYLAR	\$516.05
		AR21736		PLOTTER PAPER	\$239.35
AT&T WIRELESS		05/18 2872432888	258406	287243288881 04/27-05/26/2018	\$63.49
				287243288881 04/27-05/26/2018	\$93.86
BANK OF AMERICA		TXN00039250	258666	SQ URBAN FUSION CA - inspecti	\$16.40
		TXN00039306		DELL,LATITUDE 7490	\$463.09
		TXN00039359		TRI-CITY REG CHAMBER - STATE O	\$25.00
		TXN00039507		BENTON CO AUDITOR - PW recordi	\$713.40
		TXN00039572		SQ URBAN FUSION CA - Design s	\$19.77
		TXN00039617		STAPLES - paper,wipes,spray gl	\$315.56
BENTON COUNTY AUDITOR		0004758-P	258411	BC IMAGES	\$27.00
CITY OF RICHLAND		05/2018 MAY	258600	CITY UTILITY BILLS/MAY 2018	\$760.81
VERIZON WIRELESS	P059251	9803813176	258498	WIRELESS CHARGES MARCH 2018	\$163.69
	P059255	9805664178		NASPO WIRELESS CHARGES APRIL 2	\$172.38
	P059239	9806232857		WIRELESS CHARGES APRIL 2018	\$514.26
	P059254	9807517206		NASPO WIRELESS CHARGES MAY 201	\$172.38
	P059276	9808086494		WIRELESS CHARGES MAY 2018 PRIM	\$565.61
XO COMMUNICATIONS SERVICES LLC		0307265203	258662	PHONE CHARGES 6/1-6/30/18	\$212.27
PW ADMIN & ENGINEERING TOTAL ****					\$5,054.37
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$5,054.37



Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 520		HEALTH CARE/BENEFITS PLAN			
Division:	222	EMPLOYEE BENEFIT PROGRAM			
BANK OF AMERICA		TXN00039436	258666	COSTCO-WELLNESS WRKSHP-SNACKS	\$123.12
		TXN00039437		PANERA BREAD/WELLNESS EVENT CI	\$600.00
		TXN00039439		PANERA BREAD/WELLNESS EVENT CI	\$600.00
		TXN00039441		PANERA BREAD/WELLNESS EVENT CI	\$100.00
		TXN00039445		PANERA BREAD/WELLNESS EVENT CI	\$600.00
		TXN00039450		PANERA BREAD/WELLNESS EVENT CI	\$600.00
		TXN00039479		PANERA-WELLNESS WRKSHP EVENT	\$600.00
		TXN00039488		PANERA-WELLNESS WRKSHP EVENT	\$150.00
CIGNA HEALTH AND LIFE INSURANCE COMPANY		2310751	258422	JUNE 2018 ASO CHARGES	\$15,381.45
LIFE INSURANCE COMPANY OF NORTH AMERICA		6/2018-FLI051384	258453	FLI051384 PREMIUMS-JUNE	\$10,329.97
		6/2018-LK030278		LK030278 PREMIUMS-JUNE	\$11,320.09
		6/2018-OK807703		OK807703 PREMIUMS-JUNE	\$3,298.23
EMPLOYEE BENEFIT PROGRAM TOTAL ****					\$43,702.86
HEALTH CARE/BENEFITS PLAN Total ***					\$43,702.86
FUND 522		POST EMP HEALTHCARE PLAN			
Division:	224	POST EMPLOYMENT BENEFITS PRGM			
CIGNA HEALTH AND LIFE INSURANCE COMPANY		2310751	258422	JUNE 2018 ASO CHARGES	\$975.80
POST EMPLOYMENT BENEFITS PRGM TOTAL ****					\$975.80
POST EMP HEALTHCARE PLAN Total ***					\$975.80
FUND 641		SOUTHEAST COMMUNICATIONS CTR			
Division:	600	SECOMM OPERATIONS GENERAL			
BANK OF AMERICA		TXN00039363	258666	WWW.NEWEGG.COM/PHONE CHARGER C	\$4.21
		TXN00039371		WWW.NEWEGG.COM/SPEAKER CABLES	\$3.61
		TXN00039373		WWW.NEWEGG.COM/USB CABLE AND E	\$13.81
		TXN00039482		COSTCO WHSE #0486/KITCHEN SUPP	\$293.44
				COSTCO WHSE #0486/JANITORIAL S	\$119.96
		TXN00039525		THE HOME DEPOT #4746/BROOM AND	\$28.73
CENTURYLINK		0618/509-786-2112	258599	GENERAL 6/6-07/5/18	\$96.29
CITY OF RICHLAND		18-265 HAMILTON	258704	18-265 CAD PANEL EXPERT	\$444.33
FRONTIER		06/18 5096281472	258615	GENERAL FOR 6/4-7/3/2018	\$70.67
		06/18 5096282600	258710	TELEPHONE CHARGE 6/10-7/09/18	\$996.76
LANGUAGE LINE SERVICES LLC		4330603	258626	NONEMERGENCY TRANSLATION-MAY	\$9.96
MOON, TAE-IM PHD		052918	258631	PSYCH EVALUATION-J. PARKER	\$430.00
		053118		PSYCH EVALUATION-C. SWEENEY	\$860.00
PUBLIC SAFETY TESTING INC		PSTI18-1996	258640	BACKGROUND INVESTIGATIONS	\$2,991.98



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
UNITED PARCEL SERVICE	S017952	000986641248	258653	GROUND PKG TO MOTOROLA FOR BCE	\$4.69
VERIZON WIRELESS		9808533490	258751	CELL PHONES 05/07-06/06/2018	\$463.58
XEROX CORPORATION		093448034	258507	MX4-322159 BASE/PRINTS-MAY	\$74.59
SECOMM OPERATIONS GENERAL TOTAL ****					\$6,906.61
Division:	601	E911 OPERATIONS			
BANK OF AMERICA		TXN00039270	258666	THE HOME DEPOT/SAND FOR BAGS F	\$5.21
		TXN00039277		PROMO DIRECT/PUB ED SUPPLIES C	\$1,155.00
		TXN00039292		PROMOS ON-TIME/PUB ED SUPPLIES	\$675.00
		TXN00039372		PROMOTIONS NOW/PUB ED PROMO M	\$2,379.90
		TXN00039623		ALASKA AIR/St AC MTG LETTRICK	\$330.80
LANGUAGE LINE SERVICES LLC		4336990	258626	E911 TRANSLATION-MAY	\$23.80
MOON, TAE-IM PHD		052918	258631	PSYCH EVALUATION-J. PARKER	\$430.00
PUBLIC SAFETY TESTING INC		PST118-1996	258640	BACKGROUND INVESTIGATIONS	\$2,991.98
VERIZON WIRELESS		9808533490	258751	CELL PHONES 05/07-06/06/2018	\$147.53
E911 OPERATIONS TOTAL ****					\$8,139.22
SOUTHEAST COMMUNICATIONS CTR Total ***					\$15,045.83
FUND	642	800 MHZ PROJECT			
Division:	610	800 MHZ			
BENTON PUD		05/18-14900001	258414	UTILITY SRVCS 4/26-5/26/2018	\$631.83
FRONTIER COMMUNICATIONS NW INC		816-297	258711	2018 BADGER MTN LEASE	\$22,466.66
KLICKITAT COUNTY PUD		05/18-69552623	258719	GOLGATHA UTILITIES 4/30-5/31	\$296.04
800 MHZ TOTAL ****					\$23,394.53
800 MHZ PROJECT Total ***					\$23,394.53
FUND	643	EMERGENCY MANAGEMENT			
Division:	620	STATE / LOCAL ASSISTANCE			
BANK OF AMERICA		TXN00039482	258666	COSTCO WHSE #0486/JANITORIAL S	\$7.06
VERIZON WIRELESS		9808533490	258751	CELL PHONES 05/07-06/06/2018	\$99.06
XEROX CORPORATION		093448034	258507	MX4-322159 BASE/PRINTS-MAY	\$43.51
STATE / LOCAL ASSISTANCE TOTAL ****					\$149.63
Division:	621	RADIOLOGICAL EMGCY PREPAREDNES			
BANK OF AMERICA		TXN00039482	258666	COSTCO WHSE #0486/KITCHEN SUPP	\$24.46
				COSTCO WHSE #0486/JANITORIAL S	\$7.06
FRONTIER		06/18 5096282600	258710	TELEPHONE CHARGE 6/10-7/09/18	\$332.26
VERIZON WIRELESS		9808533490	258751	CELL PHONES 05/07-06/06/2018	\$99.02
XEROX CORPORATION		093448034	258507	MX4-322159 BASE/PRINTS-MAY	\$43.51
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$506.31
Division:	622	DOE EMERGENCY PREPAREDNESS			



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00039363	258666	WWW.NEWEGG.COM/PHONE CHARGER C	\$4.21
		TXN00039482		COSTCO WHSE #0486/JANITORIAL S	\$7.05
				COSTCO WHSE #0486/KITCHEN SUPP	\$24.45
FRONTIER	06/18 5096282600	258710		TELEPHONE CHARGE 6/10-7/09/18	\$332.25
VERIZON WIRELESS	9808533490	258751		CELL PHONES 05/07-06/06/2018	\$139.01
XEROX CORPORATION	093448034	258507		MX4-322159 BASE/PRINTS-MAY	\$43.51
DOE EMERGENCY PREPAREDNESS TOTAL ****					\$550.48
Division:	623	JURISDICTION			
BANK OF AMERICA		TXN00039371	258666	WWW.NEWEGG.COM/SPEAKER CABLES	\$3.61
		TXN00039482		COSTCO WHSE #0486/KITCHEN SUPP	\$24.45
		TXN00039525		THE HOME DEPOT #4746/BROOM AND	\$28.73
FRONTIER	06/18 5096282600	258710		TELEPHONE CHARGE 6/10-7/09/18	\$332.25
XEROX CORPORATION	093448034	258507		MX4-322159 BASE/PRINTS-MAY	\$43.50
JURISDICTION TOTAL ****					\$432.54
Division:	630	HOMELAND SECURITY PREPAREDNESS			
BANK OF AMERICA		TXN00039269	258666	WM SUPERCENTER #3261/DRINKS AN	\$30.33
		TXN00039279		GREEK ISLAND CUISINE/LUNCH FOR	\$152.80
HOMELAND SECURITY PREPAREDNESS TOTAL ****					\$183.13
EMERGENCY MANAGEMENT Total ***					\$1,822.09
FUND	803	UTILITY BILL CLEARING FUND			
Division:	000				
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY15306	258585	Customer Refund	\$51.90
		CISPAY15307	258547	Customer Refund	\$185.42
		CISPAY15308	258579	Customer Refund	\$165.56
		CISPAY15309	258573	Customer Refund	\$219.82
		CISPAY15310	258546	Customer Refund	\$105.18
		CISPAY15311	258536	Customer Refund	\$1.95
		CISPAY15312	258541	Customer Refund	\$292.00
		CISPAY15313	258526	Customer Refund	\$96.87
		CISPAY15314	258518	Customer Refund	\$320.13
		CISPAY15315	258525	Customer Refund	\$10.00
		CISPAY15316	258558	Customer Refund	\$98.91
		CISPAY15317	258523	Customer Refund	\$49.82
		CISPAY15318	258545	Customer Refund	\$4.66
		CISPAY15319	258549	Customer Refund	\$113.11
		CISPAY15320	258540	Customer Refund	\$42.57
		CISPAY15321	258544	Customer Refund	\$1.36
		CISPAY15322	258548	Customer Refund	\$147.00



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY15323	258571	Customer Refund	\$84.73
		CISPAY15324	258555	Customer Refund	\$32.79
		CISPAY15325	258554	Customer Refund	\$110.14
		CISPAY15326	258568	Customer Refund	\$6.98
		CISPAY15327	258530	Customer Refund	\$26.22
		CISPAY15328	258552	Customer Refund	\$113.03
		CISPAY15329	258563	Customer Refund	\$85.52
		CISPAY15330	258531	Customer Refund	\$97.94
		CISPAY15331	258566	Customer Refund	\$90.94
UNASSIGNED TOTAL ****					\$2,554.55
UTILITY BILL CLEARING FUND Total ***					\$2,554.55



City Of Richland

VL-1 Voucher Listing

From: 6/11/2018 To: 6/22/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
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Invoice Total: ****

\$3,757,724.41

Number of Invoices

Amount

Vouchers In Richland	261	\$388,368.43
Vouchers In Tri Cities	87	\$511,217.11
Vouchers In WA	214	\$1,526,547.14
Vouchers Outside WA	1110	\$1,331,591.73
Vouchers Final Total.....	1672	\$3,757,724.41

Ob ject Category	Title	Total	Percentage
1	SALARIES	\$925.82	0.02%
2	BENEFITS	\$56,281.90	1.5%
3	SUPPLIES	\$197,874.45	5.27%
4	OTHER SERVICES & CHARGES	\$1,534,726.03	40.84%
5	INTERGOVERNMENTAL SERVICES	\$81,753.84	2.18%
6	CAPITAL PROJECTS	\$876,156.06	23.32%
	MACHINERY & EQUIPMENT	\$13,710.84	0.36%
7	DEBT SERVICE PRINCIPAL	\$39,998.17	1.06%
	REFUNDS	\$2,554.55	0.07%
9	INTERFUND SERVICES	\$849.16	0.02%
	INVENTORY PURCHASES	\$952,893.59	25.36%
	Total	\$3,757,724.41	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 07/03/2018

Agenda Category: Items of Business

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 35-18, Amending RMC Title 23 to change the Zoning on 1.1 Acres from Suburban Agriculture (SAG) to Single-Family Residential (R-1-12)

Department:

Community Development Services

Ordinance/Resolution Number:

35-18

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 35-18, amending Title 23: Zoning Regulations of the Richland Municipal Code and the Official Zoning Map of the City so as to change the zoning on 1.1 acres from Suburban Agriculture (SAG) to Single-Family Residential (R-1-12).

Summary:

The owners of 1209 Country Ridge Drive, Rigoberto & Lylian Rangle, petitioned to convert the zoning of their home site from Suburban Agriculture (SAG) to Single-Family Residential (R-1-12) to allow their 1.1-acre parcel to be subdivided, with the ultimate goal of constructing a home on the additional parcel fronting Country Court.

The SAG zone restricts lots from being subdivided below one (1) acre in area. During early discussions with Mr. Rangle, staff identified several existing lots in the same subdivision, under the same SAG zoning, approximately one-half acre in area. However, under the SAG zoning, staff could not allow Mr. Rangle to create another lot. Considering the existing half-acre lots in the neighborhood, staff found it reasonable to suggest rezoning the site.

Following the May 3, 2018 public hearing, the Hearing Examiner issued a report recommending that the rezone be approved subject to the execution of a proper Property Use and Development Agreement (PUDA) further restricting the property from being divided into more than two (2) lots, since R-1-12 zoning would potentially allow for the creation of three (3) lots. Additionally, staff directs Council's attention to the first paragraph on page 2, where the Hearing Examiner encourages Council to enter a finding that approval of this rezone will not serve as precedent for any future rezone or platting decision that might be inconsistent with long-standing city development standards that require full curb, gutter, and sidewalks as part of residential development. Staff agrees with this approach and included this finding in proposed Ordinance No. 35-18.

Staff recommends approval for first reading, by title only, of Ordinance No. 35-18.

Fiscal Impact:

Rezone approval would allow for the construction of one (1) additional single-family home, thereby adding to the City's tax base and placing additional demand on City utility services.

Attachments:

1. Ordinance No. 35-18
2. Staff Report - 1209 Country Ridge Dr
3. Rangel, Rezone Recommendation to City Council, June 2018

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 35-18

AN ORDINANCE of the City of Richland amending Title 23: Zoning Regulations of the Richland Municipal Code and the Official Zoning Map of the City so as to change the zoning on 1.1 acres from Suburban Agriculture (SAG) to Single-Family Residential (R-1-12); said property being located at the northeast corner of the intersection of Country Ridge Drive and Country Court, and adopting the findings and conclusions of the Hearing Examiner as the findings and conclusions of the Richland City Council.

WHEREAS, on May 3, 2018, the Richland Hearing Examiner held a properly advertised public hearing to consider a petition from Rigoberto and Lylian Rangel to change the zoning of the property hereafter described; and

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

WHEREAS, petitioners Rigoberto and Lylian Rangel 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 May 3, 2018 public hearing, and has considered the written recommendation of the Richland Hearing Examiner.

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

Section 1. It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below is Single-Family Residential (R-1-12) when consideration is given to the interest of the general public.

Section 2. Said property, depicted on **Exhibit A**, is more particularly described as follows:

*COUNRTY HOME ESTATES, BLOCK 1, LOT 2: SUBJECT TO
EASEMENTS AND RESTRICTIONS OF RECORD.*

Section 3. Such land is rezoned from Suburban Agriculture (SAG) to Single-Family Residential (R-1-12) subject to the land use limitations of the Property Use and Development Agreement substantially in the form of **Exhibit B**, 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. 17, which is one of a series of maps constituting said Official Zoning Map, as shown on the attached **Exhibit C** 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 findings and conclusions of the Hearing Examiner, as provided in his June 14, 2018 report, are hereby adopted as the findings and conclusions of the Richland City Council, with the additional finding that approval of the rezone shall not serve as a precedent for any future rezone or platting decision that might be inconsistent with long-standing city development standards that require full curb, gutter, and sidewalks as part of any residential development.

Section 6. 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 7. This ordinance shall take effect on the day following the date of its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, at a regular meeting on the _____ day of _____, 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. 35-18

Map of Rezone Area

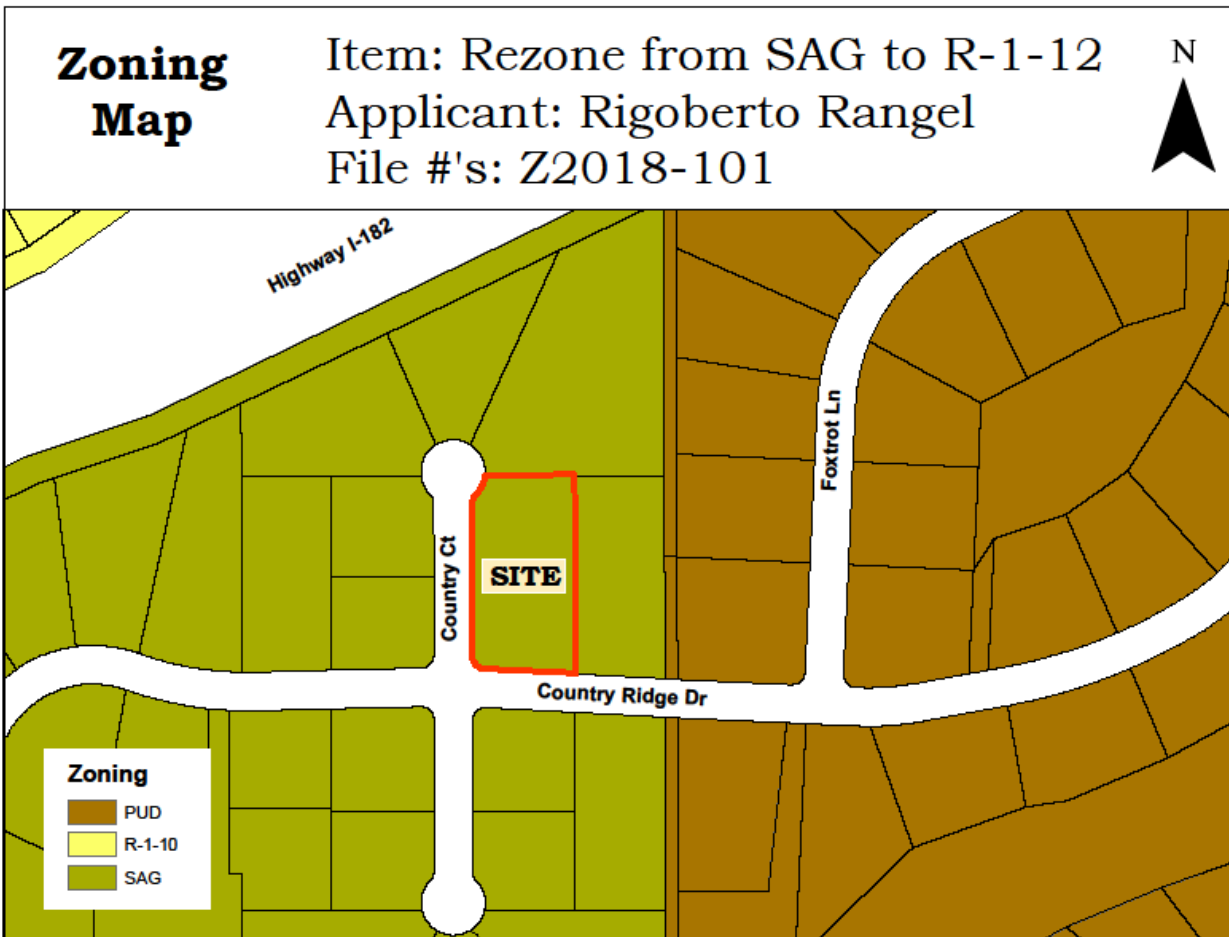


Exhibit B to Ordinance No. 35-18

PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2018, by and between the CITY OF RICHLAND and Rigoberto Rangel & Lylian Rangel (Petitioners).

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

WHEREAS, the City of Richland is currently entertaining an application by Rigoberto Rangel & Lylian Rangel, husband and wife, ("Petitioners") for a change of zone covering a 1.1-acre site, being Benton County Tax Parcel # 1-21983020001002 located at property address 1209 Country Ridge Drive ("Property") and more particularly described as:

Lot 2, Block 1, Country Home Estates

NOW, THEREFORE, if the subject Property is rezoned from SAG – Suburban Agriculture to R-1-12 – Single-Family Residential, Petitioners for themselves and for and on behalf of their heirs, successors and assigns, covenants and agrees as follows:

- 1) In addition to the provisions of the R-1-12 zone, the minimum parcel size shall be no less than 0.4 acres in size.

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

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

CITY OF RICHLAND

Cynthia D. Reents, ICMA-CM
City Manager

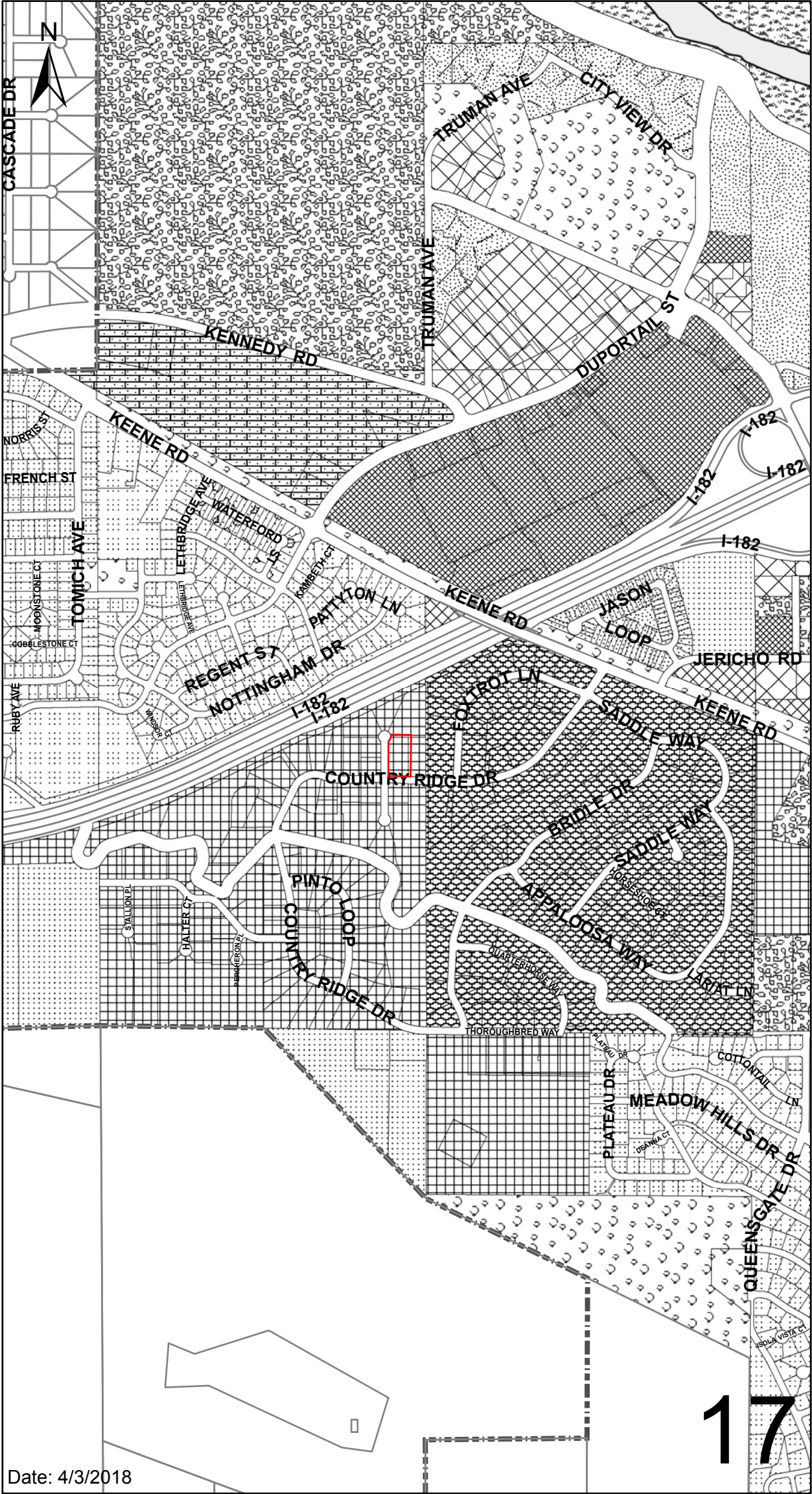
PETITIONERS

Rigoberto Rangel
Petitioner

Lylia Rangel
Petitioner

APPROVED AS TO FORM:

Heather Kintzley
City Attorney



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

GENERAL INFORMATION:

PROPOSAL NAME: Country Ridge Rezone

LOCATION: 1209 Country Ridge Drive

APPLICANTS: Rigoberto & Lylian Rangle

FILE NO.: Z2018-101

DESCRIPTION: Request to change zoning on 1.1 acres from SAG (Suburban Agriculture) to R-1-12 (Single-Family Residential)

PROJECT TYPE: Type 3 Site-specific rezone

HEARING DATE: May 3, 2018

REPORT BY: Shane O'Neill, Interim Planning Administrator

RECOMMENDED
ACTION: Approval

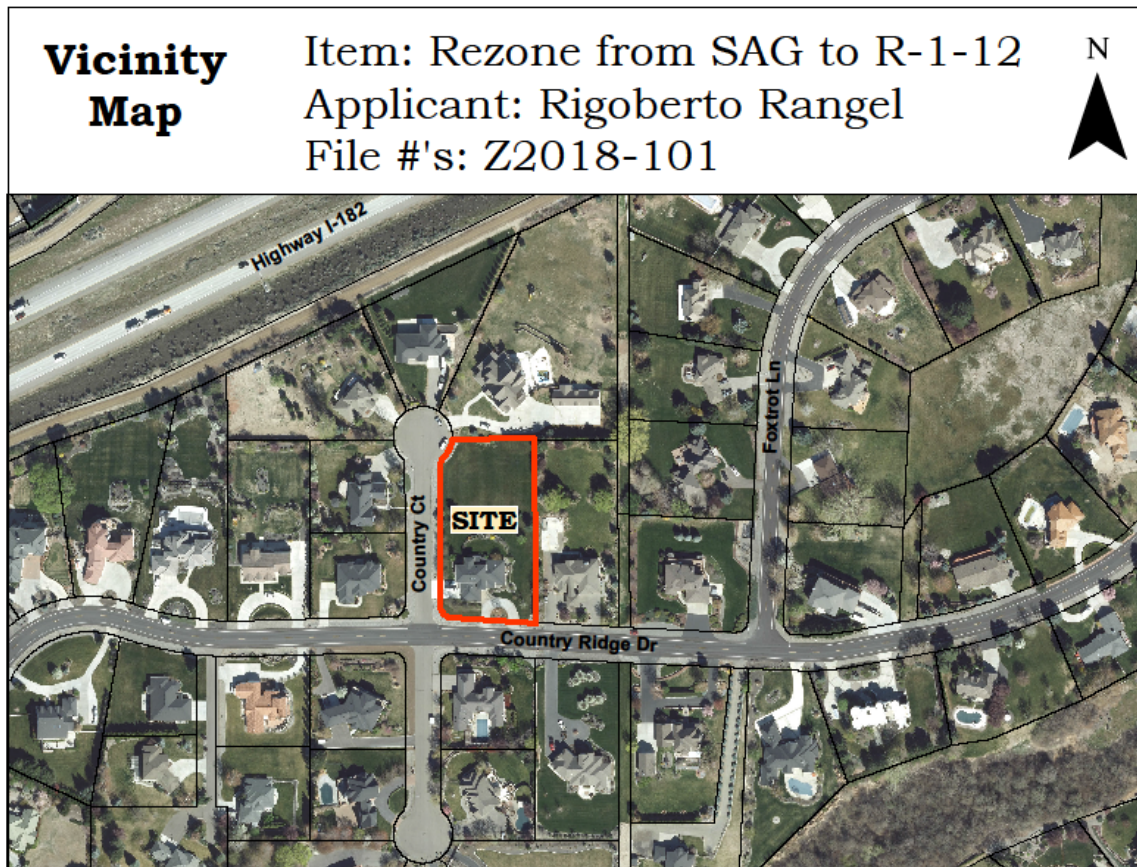


Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

The owners of 1209 Country Ridge Drive, Mr. & Mrs. Rangle, have filed an application with the Planning Department to convert the zoning of their property from SAG (Suburban Agriculture) to R-1-12 (Single Family Residential).

The underlying purpose of this request is to provide the property owners with the opportunity to subdivide their parcel in a manner consistent with the surrounding neighborhood. The application is attached herein as Exhibit 1. A conceptual future plat layout is included as Exhibit 8.

Currently, the subject parcel is approximately one-acre in land area. The existing Suburban Agriculture zoning imposes a one-acre minimum lot size. Noteworthy here is the fact that several of the surrounding properties belonging to the same plat of Country Home Estates (Exhibit 5) are platted at about one-half-acre in size by way of original platting and two subsequent short plats (Exhibits 6 & 7). Noticing the neighboring properties in the same neighborhood are smaller and

after being disallowed to subdivide by the City Planning Department due to zoning requirements, the property owners filed their rezone application.

SITE DESCRIPTION & ADJACENT LAND USES

Lying immediately west of the Country Ridge residential neighborhood and south of the Highway I-182 corridor, the subject parcel belongs to the 15-lot plat of Country Home Estates in south Richland which is situated near the westerly fringe of Richland's city limits. The site is comprised of a single tax parcel containing one single-family home located in the southerly portion of the parcel; leaving over a half-acre expanse of open yard to the north of the residence.

The site is entirely surrounded by fully-developed single-family residential neighborhoods. Both the Country Home Estates and the Country Ridge plats are characterized by having generally larger lots and privately managed open spaces.

An aerial photo of the site in Figure 1 above and ground level site photos taken by city staff are provided in Exhibit 11.

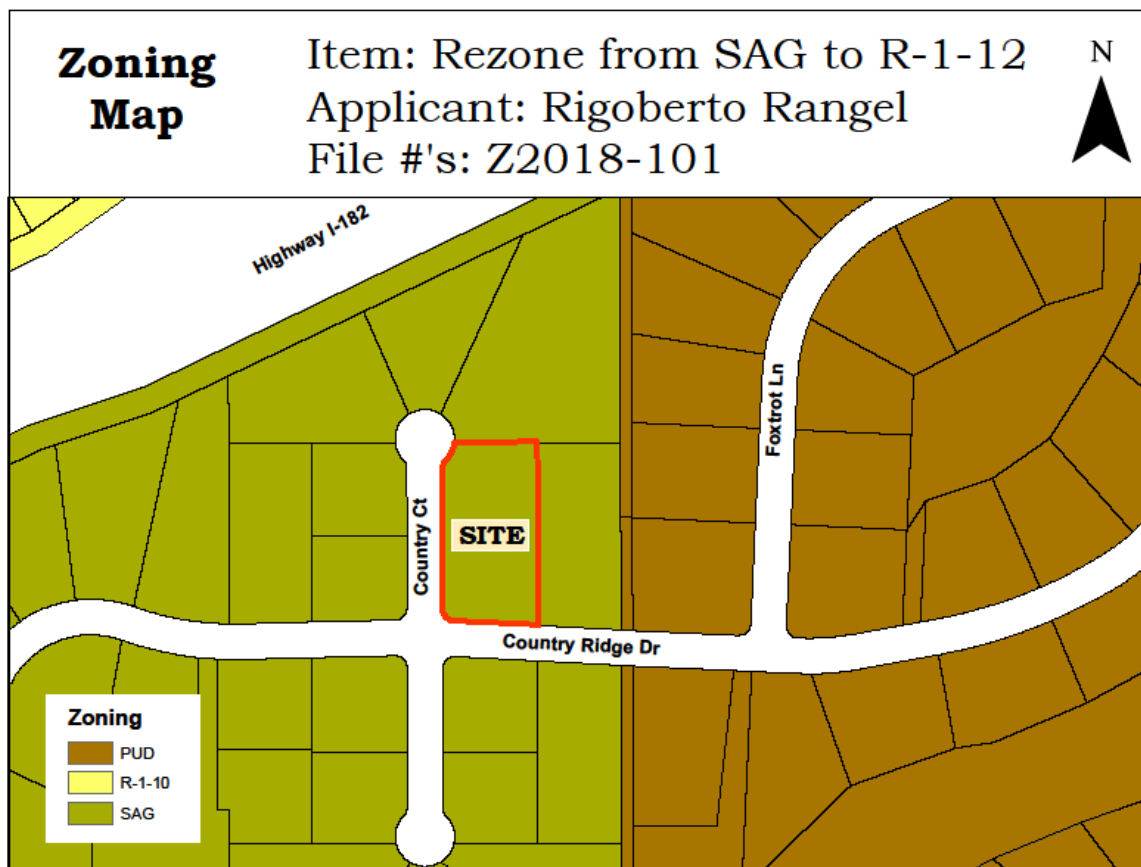


Figure 2 – Zoning Map

ZONING

As illustrated in the Zoning Map, Figure 2 above, the site is zoned Suburban Agriculture. The SAG zone is intended to provide for residential areas, rural in nature, with sufficiently large lots to allow for the maintenance of certain animals and farm crops, while at the same time establishing and maintaining a living environment of high standards for residential uses. Application of the SAG zone is intended for those portions of the community designated low-density (0-5 dwelling units per acre) residential in the Comprehensive Plan.

The requested R-1-12 zoning classification offers the lowest residential density in the city, providing protection against hazards, objectionable influences, building congestion and lack of light, air and privacy. The R-1-12 zone is intended to be applied to portions of the city that are designated low-density residential (0-5 dwelling units per acre) under the City's 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 SAG	Proposed R-1-12
STANDARD	REQUIRED/ALLOWED	REQUIRED/ALLOWED
Min. Lot Area	1-acre	10,000 sq. ft.
Max. Lot Coverage	None	None
Building Setbacks		
Front	25 ft.	20 ft.
Side(s)	10 ft.	10 ft.
Rear	25 ft.	25 ft.
Building Height	30 ft.	30 ft.

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

PUBLIC NOTICE

Application Date:	February 9, 2018
Notice of Application & Hearing Mailed:	April 3, 2018
Notice of Application & Hearing Published:	April 9, 2018
Notice of Application & Hearing Posted:	March 20, 2018
Public Hearing:	May 3, 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 one comment stating no contest to the application was received from the public.

UTILITY AVAILABILITY

Eight-inch sewer and water mains extend along the south lines of both lots in Country Ridge Drive. Both of these utilities are adequately sized to serve the additional homes which may be constructed as a result of rezoning the site. Likewise, underground municipal electrical power passes by the site in Country Ridge Drive, serving the site and the surrounding neighborhoods. City utility billing records indicate that 1209 Country Ridge Drive does not receive municipal sewer service but that it does benefit from municipal potable water service connections.

This property not being connected to sewer service means that it contains a septic system in the large yard. If the rezone is granted, when it comes time to prepare a new lot for building, the existing septic systems would have to be excavated, filled and tested for the appropriate soil compaction ratings suitable for building pads. Septic system abandonment is generally viewed as beneficial to ground water quality, a pertinent point for anyone in the vicinity relying on well water.

TRANSPORTATION

1209 Country Ridge Drive is a corner lot bordered by both Country Ridge Drive and Country Court, both local access roads. Access to the site comes by way of Keene Road, a principal arterial approximately a half-mile to the east.

The Country Ridge and Country Home Estates residential neighborhoods lack curbs, gutters and sidewalks. This characteristic of the vicinity was granted by way of platting and not through any codified exemption linked to zoning. That is to point out that after converting the zoning to R-1-12 any subsequent development would also not be required to install sidewalk infrastructure along the frontage. This development style would maintain consistency with the existing vicinity.

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 within the City and within Richland's urban growth area; the proposed action is consistent with the City's comprehensive plan; and the City's comprehensive plan was analyzed through the preparation of an 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 Low-Density Residential Land Use Designation of the site. As shown in the Existing Zoning section above (page 4) the R-1-12 zoning classification is intended to be applied to portions of the city that are designated low-density residential under the city of Richland Comprehensive Plan.

COMPREHENSIVE PLAN

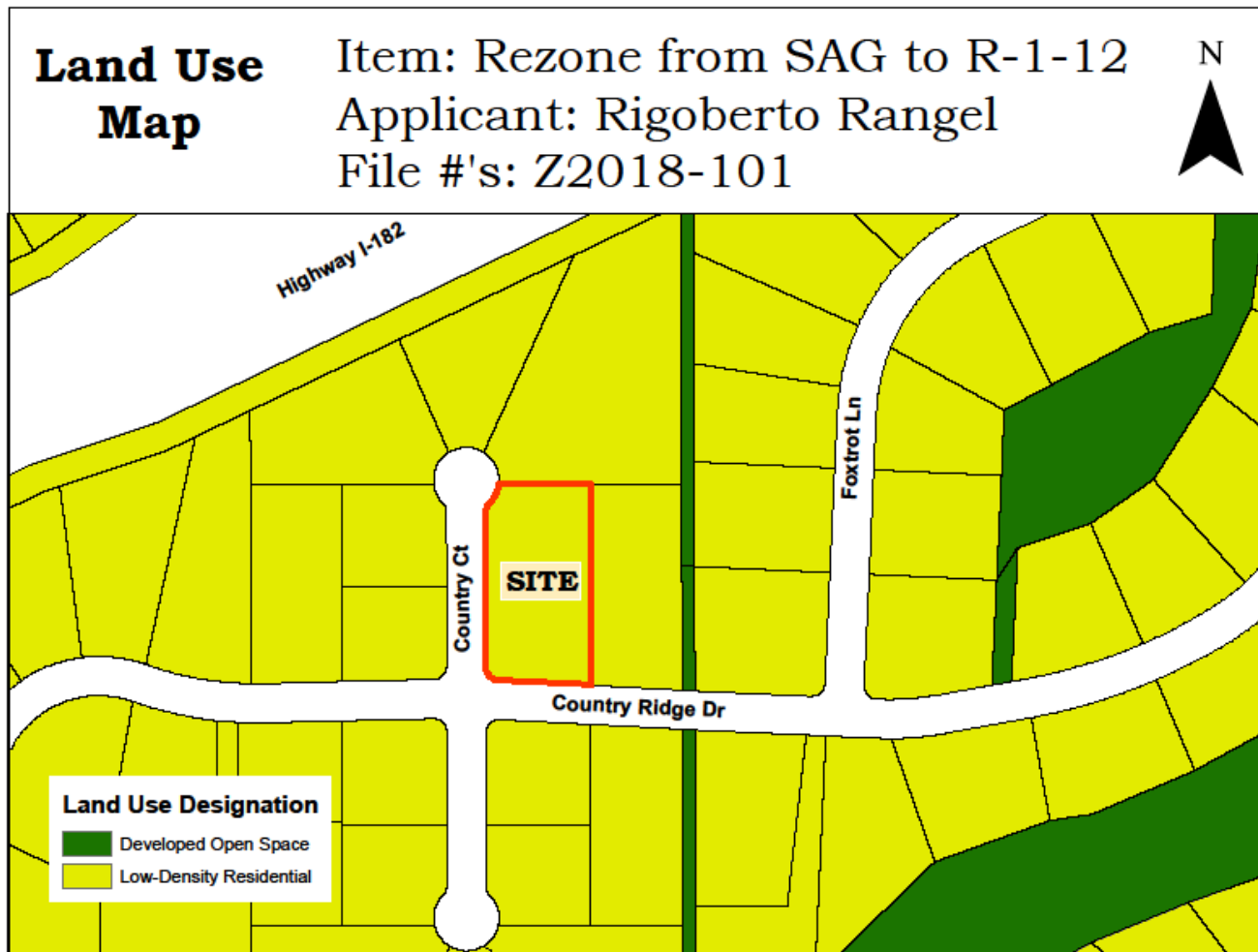


Figure 3 – Comprehensive Plan Map

The City's Comprehensive Land Use Plan contains the following goal and policy statements relating to housing:

Land Use Goal 4: The City will establish a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

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

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

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

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

ANALYSIS

This application is two-faced in terms of ensuring consistency with the surrounding vicinity. On one-hand the application proposes to create an isolated pocket to R-1-12 zoning amongst SAG and PUD zones. On the other hand, the result of the rezone would be the potential for a new lot to be created in a way that is generally consistent with parcels belonging to the plat Country Home Estates. In particular, there are several lots on Country Court currently about one-half-acre in size.

The creation of a new lot would not be a detriment to the character of the surrounding neighborhoods. A new parcel would benefit from fairly direct access by way of Keene Avenue which is less than a half of one mile to the east. There are 19 homes fronting Country Ridge Drive between the site and Keene Road.

In terms of development standards, the difference between the SAG and R-1-12 zones is minimal with the primary difference being a five-foot minimum front setback reduction if R-1-12 zoning is granted. The SAG zone requires a 25-foot minimum front setback and the R-1-12 zone requires a 20-foot minimum front yard setback. Side and rear setbacks are identical between the zones.

One of the most noteworthy zoning related changes resulting from the rezone would be the loss of agricultural rights offered by SAG zoning (Exhibit 3 SAG Zone). The SAG zone allows for limited agricultural uses such as allowing on-site produce sales and the keeping of large and small livestock. In this case the rezone would reduce the potential for impacts on adjoining properties created by introducing livestock into a residential neighborhood.

The City’s comprehensive plan designates the site as suitable for low-density residential land uses and the R-1-12 district offers the lowest residential development opportunities outside of the agricultural zoning districts.

As a note regarding this application, the original application (Exhibit 1) involved two properties, 1205 & 1209 Country Ridge Drive. On April 11th, the owner of 1205 Country Ridge Drive, Sandra McCombs, submitted to the Planning

Department, a letter requesting to withdraw from the rezoning process. That letter is included as Exhibit 10. This explains the discrepancy between the site boundary shown on the public notice and the site boundary shown on the maps included in the body of this report.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2018-101) and recommends approval of the request based on the following findings of fact:

1. The site is comprised of one tax parcel 1.1-acres in size. Tax parcel #1-21983020001002 addressed 1209 Country Ridge Drive;
2. 1209 Country Ridge Drive is a corner lot that fronts Country Ridge Drive for a distance of 87.08 feet and Country Court for a distance of 237.29;
3. 1209 Country Ridge Drive is 48,069 square feet (1.1 acres) in area;
4. 1209 Country Ridge Drive was originally platted in 1997 as part of the plat of Country Home Estates;
5. Country Home Estates contains ten (10) other lots approximately one half acre in size. Six of the ten lots belong to the original Plat and the remaining four lots are the product of two subsequent short plats;
6. The City of Richland Comprehensive Plan designates the subject site as suitable for low-density residential land uses;
7. The City of Richland Comprehensive Plan describes low-density residential land uses as single-family residential uses with an average density of 3.5 dwelling units per acre. This equates to an average lot size of 12,4465 square feet;
8. The Country Home Estates is bordered by Highway I-182 to the north;
9. The project is exempt from the provisions of the State Environmental Policy Act, as identified in WAC 197-11-800(6) (c).
10. 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. Public Notices and Affidavits
3. Agriculture Zoning – Chapter 22.14 of the Richland Municipal Code
4. Residential Zoning – Chapter 22.18 of the Richland Municipal Code
5. Plat of Country Home Estates
6. Short Plat #2342
7. Short Plat #2343
8. Conceptual future plat diagram
9. Public Comments
10. Letter of Withdrawal
11. Site Photos

Exhibit 1

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

22016-101

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: Rigoberto Rangel			
Address: 1209 Country Ridge Dr.			
City: Kennewick		State: WA	Zip: 99352
Phone: 509-539-7120	Fax: N/A	Other and/or e-mail address: RIGO@TRICITIESENGINEERING.COM	
Please check under what capacity you are filing:			
☒ Recorded owner of the property as of 6/17		☐ 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:			
1209 Country Rdge Dr. Richland & 1205 Country Ridge Dr. Richland			
Relationship to adjacent streets (i.e., west of Main Street between 1 st Avenue and 2 nd Avenue):			
North of Country Rdge Dr. East of Country Ct. West of Fox Trot Ln.			
General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement): 2 homes on lots.			
Size of petition area 2.1 acres acres and square feet			
SECTION III - CHANGE OF ZONE REQUEST			
A change of zone from SAG		To R-1-10 R-1-12	
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:			
As R-1-10, the lots in the future can be split into 1/2 acre lots.			

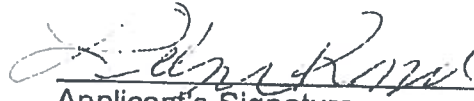
} Continued

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 17 DAY OF January, 2018.


Applicant's Signature Rigoberto Rangel

1209 Country Ridge Dr.
Address
Richland WA 99382
City, State, Zip
(509) 539-7120
Phone


Applicant's Signature Lydian Rangel

1209 Country Ridge Dr.
Address
Richland, WA 99382
City, State, Zip
509-539-5348
Phone

FOR OFFICE USE ONLY

Date accepted for filing 2.9.18


City Official's Signature

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

AND AS AMENDED ON 3.20.18 500

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 8 DAY OF Feb, 2018



Applicant's Signature

1205 Country Ridge Dr
Address Richland WA, 99352

~~1205 Country Ridge Dr~~
City, State, Zip

509 396-3037
Phone



Applicant's Signature

1205 Country Ridge Dr
Address

Richland WA 99352
City, State, Zip

509 396-3037
Phone

FOR OFFICE USE ONLY

Date accepted for filing 2.9.18



City Official's Signature

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

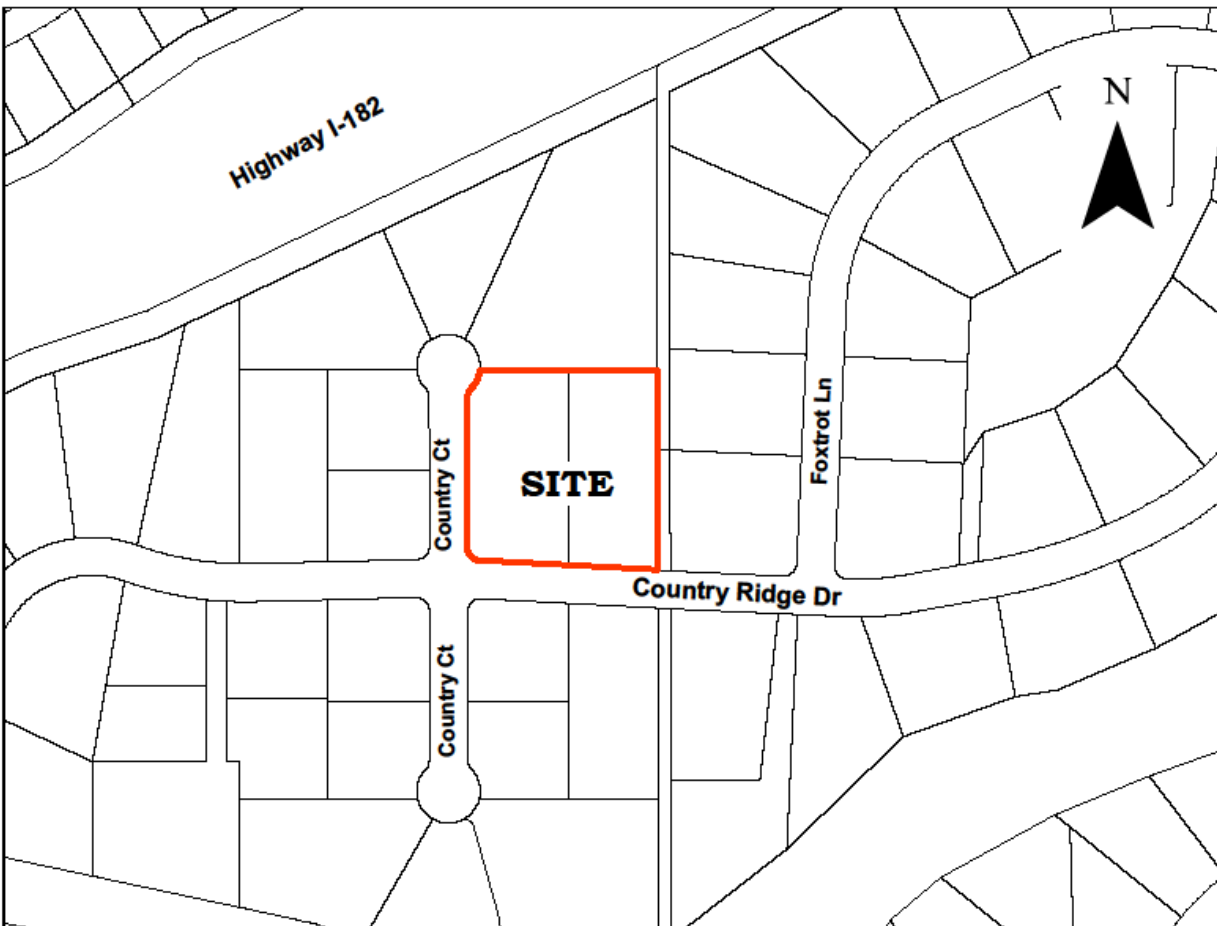
AND AS AMENDED ON 3.20.18 SD

**CITY OF RICHLAND
NOTICE OF APPLICATION & PUBLIC HEARING
(Z2018-101)**

Notice is hereby given that Rigoberto & Lylian Rangle and Roger & Sandra McCombs have applied to rezone a 2-acre site generally located at the northeast corner of Country Ridge Drive and Country Court, from SAG (Suburban Agriculture) to R-1-12 (Single-Family Residential).

A public hearing on the proposed rezone will be held before the Hearing Examiner on Thursday, **May 3, 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. Phone 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.

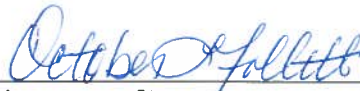
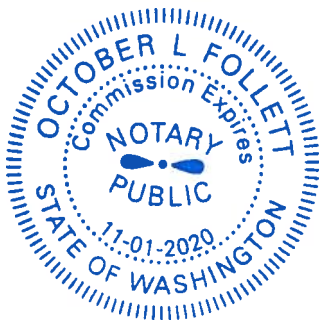
2. On the 20th day of March, 2018, I posted the attached NOTICE OF PUBLIC HEARING, File Number's Z2018-101 at the following location:

1209 Country Ridge Drive, generally occupying the northeast corner of the intersection of Country Ridge Drive and Country Court in Richland, WA.



Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 9th day of April, 2018 by SHANE O'NEILL.



Signature of Notary



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

1. I am an employee in the Planning & Development Department for the City of Richland.
2. On the 3rd day of April, 2018, I mailed a copy of the attached NOTICE OF APPLICATION, AND PUBLIC HEARING (Z2018-101) to the attached list of individuals via regular USPS on the date indicated above. The Notice application to rezone a 2-acre site generally located at the northeast corner of Country Ridge Drive and Country Court, from SAG (Suburban Agriculture) to R-1-12 (Single-Family Residential). The Public Hearing will take place May 3, 2018.

Kathy L. Anderson
Signed Name: Kathy Anderson

SIGNED AND SWORN to before me this 3rd day of April, 20 18 by
Kathy Anderson.



October L. Follett
Notary Public in and for the State of Washington,
Residing at Benton County
My appointment expires: 11-1-2020
October L. Follett
Printed Name

Exhibit 3

Chapter 23.14 AGRICULTURAL ZONING DISTRICTS

Sections:

- [23.14.010](#) Purpose of agricultural use districts.
- [23.14.020](#) Agricultural performance standards and special requirements.
- [23.14.030](#) Agricultural use districts permitted land uses.
- [23.14.040](#) Site requirements for agricultural use districts.
- [23.14.050](#) Parking standards for agriculture use districts.

23.14.010 Purpose of agricultural use districts.

A. The agricultural use district (AG) is a primary zone classification permitting essentially open land uses such as grazing lands or pasture, agriculture, and development of part-time small tract farming and other compatible uses of an open nature such as a cemetery, park, and recreational or similar uses on land which has favorable

combinations of slope, climate, availability of water, or soil conditions. This zoning classification is intended to be applied to some portions of the city that are designated as agriculture or as urban reserve under the city of Richland comprehensive plan.

B. The suburban agricultural use district (SAG) is a zone classification providing for residential areas, rural in nature, with sufficiently large lots to allow for the maintenance of certain animals and farm crops, while at the same time establishing and maintaining a living environment of high standards for residential uses. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02].

[23.14.020 Agricultural performance standards and special requirements.](#)

A. The following standards relate to the raising and keeping of livestock in an AG district:

1. A permitted structure, pen or building in which livestock is kept shall be located not less than 25 feet from any lot line and not less than 40 feet from any one-family dwelling;
2. A pasture, including perimeter fencing, shall be located not less than 15 feet from any one-family dwelling located on the same lot;
3. Uses, structures and buildings shall comply with the applicable yard and area requirements of RMC [23.38.010](#) through [23.38.090](#).

B. The following standards relate to the agricultural activities permitted in the SAG district:

1. Limited agricultural uses such as orchards, vineyards, vegetable gardens, field crops and pastures;
2. Sale of products grown on the premises;
3. Limited raising or keeping of large livestock as follows:
 - a. Horses, ponies, mules, donkeys, burros, and similar animals;
 - b. Dairy cattle, beef cattle, buffalo and similar animals;
 - c. Sheep, goats, and similar animals;
 - d. A maximum of two animal units (one animal unit equals approximately 1,000 pounds of animal weight) may be kept per one acre gross pasture area. Gross pasture area is that portion of a lot

which is fenced and used solely for the grazing and keeping of large livestock. The following are examples of animal unit usages:

- i. One horse and one cow per gross pasture acre;
 - ii. Two cows or two horses per gross pasture acre;
 - iii. Ten sheep or 10 goats per gross pasture acre;
 - iv. Eight sheep and two goats per gross pasture acre;
- e. If any additional animal(s) born on the premises causes the maximum allowable number of animals to be exceeded, adjustments must be made to bring the total number of animals into compliance with this chapter within the corresponding time limits specified below:
- i. Horses and similar animals: one year from date of birth;
 - ii. Cattle and similar animals: one year from date of birth;
 - iii. Sheep, goats, and similar animals: six months from date of birth;
- f. If any additional animal(s) are acquired by any means other than by birth, and cause the maximum allowable number of animals to be exceeded, adjustments must be made to bring the total number of animals into compliance with this chapter within 90 days after placement of the additional animal(s) on the premises. In addition, a fence must be constructed prior to the acquisition of any large livestock to ensure containment of the livestock on the premises;

4. Limited raising or keeping of small livestock as follows:

- a. Rabbits and similar animals;
- b. Chickens, ducks, geese, turkeys, and other similar fowl.

A maximum of 12 animals or fowl, as defined above, may be raised or kept per one acre gross lot area.

In addition, a shed, coop, hutch, or similar containment structure must be constructed prior to the acquisition of any small livestock to ensure containment of the livestock on the premises.

Standings under roofed stable must be made of material and which provides for proper drainage so as not to create offensive odors, fly or insect breeding, or other nuisances.

Manure must be collected at least once a week and shall be disposed of in one or more of the following manners:

- i. Placement of manure in a fly-proof container with periodic removal of manure from the lot;
- ii. Adequate burying of the manure;
- iii. Removal of manure from the lot.

Fences, pens, corrals or similar enclosures must be of sufficient height and strength to retain animals.

Any structures used for the keeping of livestock shall be set back a minimum of 50 feet from any property line. [Ord. 28-05 § 1.02].

23.14.030 Agricultural use districts permitted land uses.

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

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

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter [23.46](#) 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	AG	SAG
Agriculture		
Agricultural Use	P	P
Business and Personal Services		
Animal Shelter	S ¹	
Commercial Kennel	S ¹	
Hospital Clinic – Large Animal	S ¹	
Hospital Clinic – Small Animal	S ¹	
Industrial Uses		
Excavating, Processing, Removal of Topsoils, Sand, Gravel, Rock or Similar Natural Deposits	S ²	
Public Uses		
Churches	P ³	P ³
Clubs or Fraternal Societies	P ³	P ³
Cultural Institutions	P ³	P ³
General Park Maintenance and Operations	P	P
Golf Courses	P	P
Passive Open Space Uses	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P ⁴	P ⁴

Land Use	AG	SAG
Public Agency Buildings	P ⁴	P ⁴
Public Agency Facilities	P ⁴	P ⁴
Public Parks	P	P
Schools	P ⁵	P ⁵
Special Events Including Concerts, Tournaments, and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P
Trail Head Facilities	P	P
Trail for Equestrian, Pedestrian or Nonmotorized Vehicle Use	P	P
Recreational Uses		
Commercial Recreation, Outdoor	S ⁶	
Recreational Vehicle Campgrounds	S ⁷	
Stable, Public	S ⁸	
Retail Uses		
Landscaping Material Sales	S ⁹	
Nursery, Plant	S ⁹	
Parking Lot	A	A
Residential Uses		
Accessory Apartments	A ¹⁰	A ¹⁰

Land Use	AG	SAG
Adult Family Home	P	P
Bed and Breakfast	S ¹¹	S ¹¹
Day Care Center	S ¹²	S ¹²
Designated Manufactured Home	P ¹³	P ¹³
Dwelling, One-Family Detached	P ¹³	P ¹³
Family Day Care Home	A ¹²	A ¹²
Home Occupations	A ¹⁴	A ¹⁴
Private Swimming Pools	A ¹⁵	A ¹⁵
Recreational Club	P ¹⁶	P ¹⁶
Rental of Rooms to Not More Than Four Persons Other Than the Family Occupying the Single-Family Dwelling	A	A
Miscellaneous Uses		
Cemetery	P	
Micro- and Macro-Antennas	P	P
Raising Crops, Trees or Vineyards	P	P

1. RMC [23.42.040](#)
2. RMC [23.42.070](#)
3. RMC [23.42.050](#)

4. RMC [23.42.200](#)
5. RMC [23.42.250](#)
6. RMC [23.42.175](#)
7. RMC [23.42.230](#)
8. RMC [23.42.190](#)
9. RMC [23.42.105](#)
10. RMC [23.42.020](#)
11. RMC [23.42.045](#)
12. RMC [23.42.080](#)
13. RMC [23.18.025](#)
14. RMC [23.42.090](#)
15. RMC [23.42.300](#)
16. RMC [23.42.210](#)

[Ord. 28-05 § 1.02; amended during 2011 recodification].

23.14.040 Site requirements for agricultural use districts.

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

Standard	AG	SAG
Minimum Lot Area Requirement	5 acres	43,560 square ft.
Minimum Lot Width	None	145 feet

Standard	AG	SAG
Minimum Lot Depth	None	145 feet
Minimum Street Frontage	None	40 feet
Minimum Front Yard Setback	25 feet	20 feet
Minimum Side Yard Setback	10 feet	10 feet
Minimum Rear Yard Setback	25 feet	25 feet ¹
Maximum Lot Coverage ²	None	20%
Maximum Building Height – Main Building	30 feet	30 feet
Maximum Building Height – Accessory Buildings	24 feet	24 feet

¹. Main structures shall be set back a minimum of 25 feet and accessory structures shall meet the requirements of RMC [23.38.020](#) except that structures intended for the keeping of livestock shall meet the setback requirements of 50 feet as established in RMC [23.14.020](#)(B)(4)(iii).

². Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction.

[Ord. 28-05 § 1.02; Ord. 04-09; amended during 2011 recodification].

[23.14.050](#) Parking standards for agriculture use districts.

Off-street parking space shall be provided in all agricultural zones in compliance with the requirements of Chapter [23.54](#) RMC. [Ord. 28-05 § 1.02].

Chapter 23.18 RESIDENTIAL ZONING DISTRICTS

Sections:

- [23.18.010](#) Purpose of residential use districts.
- [23.18.020](#) Residential performance standards and special requirements.
- [23.18.025](#) Single-family residential design standards.

[23.18.030](#) Residential use districts permitted land uses.

[23.18.040](#) Site requirements for residential use districts.

[23.18.050](#) Parking standards for residential use districts.

[23.18.010 Purpose of residential use districts.](#)

Five residential zone classifications permit a variety of housing and population densities without conflict.

Protection is provided against hazards, objectionable influences, traffic, building congestion and lack of light, air and privacy. Certain essential and compatible public service installations are permitted in residential use districts.

A. The single-family residential – 12,000 (R-1-12) is a residential zone classification requiring the lowest density of population within the city, providing protection against hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan.

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

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

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

to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.

E. The multiple-family residential use district (R-3) is a residential zone classification allowing for the location of multiple-family dwellings, duplexes and attached and detached one-family dwellings and providing a high degree of protection for such uses and adjacent low-density residential development. This classification shall be designed to give protection from hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and installations are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated high-density residential (10.1 or more dwellings per acre) under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02].

[23.18.020 Residential performance standards and special requirements.](#)

A. High-Density Residential Small Lot Special Requirements. In order to assure consistency with the purpose of the R-2S district, as stated in RMC [23.18.010\(D\)](#), and further to avoid potential negative and undesirable effects that may result from the higher density of development afforded in an R-2S zone, the following special requirements and provisions shall apply:

1. Any application for reclassification of land to R-2S shall be accompanied by an application for preliminary plat approval submitted in accordance with RMC [24.12.010](#). In addition, the following information shall be submitted with the application for preliminary plat:
 - a. A street landscaping plan showing the location and type of landscaping proposed;
 - b. Information showing the location, dimensions and character of recreational facilities and/or open space, including paths and trails; and
 - c. Utilization of curvilinear, cul-de-sac and/or loop streets or other appropriate design solutions to assist in modulating the interface of the residential buildings with the streets.
2. The planning commission and city council may, in keeping with the intent of this section, impose requirements and conditions on the approval of the preliminary plat or zoning reclassification as deemed appropriate. These conditions may include, but are not limited to, architectural design parameters, screening and buffering treatments, and supplemental open space and/or recreational facility requirements. Compliance with these conditions shall be demonstrated precedent to final plat and/or building permit approval as appropriate.

3. A combined front yard setback configuration and street-facing residential architectural elevation may be repeated continuously on no more than five lots before a different combination must be utilized. Regardless of the street facing architectural elevation, a front yard setback configuration may be repeated on no more than 10 lots before a different setback configuration must be utilized. The administrative official may approve variations to this requirement which, in his judgment, accomplish the intent of avoiding a monotonous interface of the residential buildings with the streets, or are necessary due to constraints or unique characteristics of the site. This requirement shall be satisfied at the time of building permit application.

B. Multiple-Family Residential Use District Special Requirements. In any multifamily residential (R-3) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all multifamily residential structures:

1. 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, R-1-10 – single-family residential, 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.

2. Buildings that are within 50 feet of any property that is zoned for single-family residential use (as defined in subsection (B)(1) of this section) 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 multifamily zoning district.

3. 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. 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](#).

4. Recreational vehicle parks are permitted in the multifamily residential district (R-3) subject to the issuance of a special use permit meeting the requirements of RMC [23.42.220](#) and [23.42.240](#). Further, applicants must demonstrate that their proposed recreational vehicle parks are immediately adjacent to a state highway and that appropriate provisions are put in place to protect adjacent land uses. [Ord. 28-05 § 1.02].

23.18.025 Single-family residential design standards.

Any one-family attached dwelling, one-family detached dwelling or designated manufactured home shall meet the following minimum requirements:

A. All dwellings shall be placed on permanent foundations.

B. At the time of construction, all new single-family dwellings shall be new, not having been previously titled to a retail purchaser and not meeting the definition of a “used mobile home” as defined in RCW [82.45.032\(2\)](#).

[Ord. 28-05 § 1.02].

23.18.030 Residential 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	R-1-12	R-1-10	R-2	R-2S	R-3
Residential Uses					
Accessory Apartments	A ¹	A ¹	A ¹	A ¹	A ¹
Accessory Buildings ¹⁴	A	A	A	A	A
Adult Family Home	P	P	P	P	P

Land Use	R-1-12	R-1-10	R-2	R-2S	R-3
Apartment/Condominium (3 or More Units)					P
Assisted Living Facility					P
Bed and Breakfast	S ²	S ²	S ²	S ²	P
Day Care Center	S ³	S ³	S ³	S ³	P ³
Designated Manufactured Home	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴
Dormitories, Fraternities and Sororities					P
Dwelling, One-Family Attached			P ⁴	P ⁴	P ⁴
Dwelling, One-Family Detached	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴
Dwelling, Two-Family Detached			P	P	P
Home Occupations	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵
Family Day Care Home	A ³	A ³	A ³	A ³	A ³
Manufactured Home Park			S ⁶	S ⁶	S ⁶
Playground Developed in Conjunction with School, Park or Community Clubhouse	P	P	P	P	P
Nursing or Rest Home					P
Rental of Rooms to Not More Than Four Persons Other Than the Family Occupying the Single-Family Dwelling	A	A	A	A	A
Private Swimming Pools	A ⁷	A ⁷	A ⁷	A ⁷	A ⁷

Land Use	R-1-12	R-1-10	R-2	R-2S	R-3
Recreational Club	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸
Senior Housing					P
Public/Quasi-Public Uses					
Churches	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹
Clubs or Fraternal Societies	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹
Cultural Institutions	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹
General Park Operations and Maintenance Activities	P	P	P	P	P
Golf Courses	P	P	P	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰
Public Agency Buildings	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰
Public Agency Facilities	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰
Public Parks	P	P	P	P	P
Schools	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P
Miscellaneous Uses					
Micro- and Macro-Antennas	P	P	P	P	P

Land Use	R-1-12	R-1-10	R-2	R-2S	R-3
Parking Lots	P	P	P	P	P
Raising Crops, Trees, Vineyards	P	P	P	P	P
Recreational Vehicle Parks					S ^{12,13}

1. RMC [23.42.020](#)
2. RMC [23.42.045](#)
3. RMC [23.42.080](#)
4. RMC [23.18.025](#)
5. RMC [23.42.090](#)
6. RMC [23.42.140](#)
7. RMC [23.42.300](#)
8. RMC [23.42.210](#)
9. RMC [23.42.050](#)
10. RMC [23.42.200](#)
11. RMC [23.42.250](#)
12. RMC [23.42.220](#)
13. RMC [23.18.020](#)(B)(4)
14. Accessory buildings and structures are subject to RMC [23.38.020](#) – 23.38.070

[Ord. 28-05 § 1.02; Ord. 04-09].

23.18.040 Site requirements for residential use districts.

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

Standard	R-1-12	R-1-10	R-2	R-2S	R-3
Minimum Lot Area Requirement – One-Family Detached Dwelling	10,000 feet ¹	8,000 feet	6,000 feet	4,000 feet	4,000 feet
Minimum Lot Area Requirement – Two-Family Detached Dwelling	N/A	N/A	10,000 feet	7,000 feet	7,000 feet
Minimum Lot Area Requirement – One-Family Attached Dwellings	N/A	N/A	N/A	3,000 feet	3,000 feet
Maximum Density – Multifamily Dwellings (Units/Square Foot)	N/A	N/A	N/A	N/A	1:3,000
Minimum Lot Width – One-Family Detached Dwelling	90 feet	70 feet	50 feet	42 feet	42 feet
Minimum Lot Width – Two-Family Detached Dwelling	N/A	N/A	70 feet	64 feet	64 feet
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	30 feet	30 feet
Average Lot Size Requirement ²	12,000	10,000	None	None	None
Minimum Front Yard Setback ³	20 feet	20 feet	20 feet	15 feet/18 feet ⁴	20 feet ^{6,10}
Minimum Side Yard Setback	10 feet	10 feet	6 feet	6 feet ⁵	^{6,10}

Standard	R-1-12	R-1-10	R-2	R-2S	R-3
Minimum Alley/Private Access Easement Setback	6 feet	6 feet	6 feet	6 feet	6 feet
Minimum Rear Yard Setback	25 feet	25 feet	25 feet	20 feet/3 feet ⁷	25 feet ^{6,10}
Maximum Lot Coverage ⁸	40%	40%	40%	50%	33%/45% ^{9,10}
Maximum Building Height – Main Building	30 feet	30 feet	30 feet	30 feet	40 feet ¹⁰
Maximum Building Height – Detached Accessory Buildings ¹¹	16 feet	16 feet	16 feet	16 feet	16 feet

1. The minimum lot size in existing residential neighborhoods shall be based on the mean average lot size of existing platted R-1-12 lots within a radius of 500 feet of the property proposed for subdivision. However, in no case shall the minimum lot requirement exceed 12,000 square feet, nor be less than 10,000 square feet.
2. Minimum average lot area per subdivision, exclusive of the area of streets and lots designated for nonresidential uses. In calculating average lot size, at least 35 percent of all lots shall be larger than the average lot size requirement.
3. Front yard setbacks are required from all street rights-of-way adjoining a lot as shown in the table above, except as follows:
 - a. In single-family residence districts and in R-2 and R-3 districts where more than 50 percent of the normal or average-size lots in a block fronting on one side of the street are developed with existing buildings, other than accessory buildings, with front yard setbacks less than that required for the district, a new single-family or duplex dwelling shall adopt a minimum front yard setback dimension which is the average of the setbacks of the buildings on the two adjoining lots, existing prior to July 22, 1960, but in no case shall this dimension be less than 15 feet nor need it exceed 30 feet.
 - b. Residential Districts. In any R district, or any combination therewith, on any corner lot where there is provided a side yard along the interior side lot line at least equal in width to the minimum depth of the rear yard required for the district, the main building may encroach upon the required rear yard up to a line where the remaining rear yard is no less in depth than the minimum width of the side yard required for the district. No accessory buildings may be located

in said side yard, except a patio shelter enclosed on no more than two sides by walls or other enclosures and in conformity with the other provisions of this title.

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

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

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

6. For multiple-family dwellings and other allowable uses other than one-family attached and one-family and two-family detached dwellings, front yards shall be 20 feet, side yards shall be equal to one foot of side yard for each three feet or portion thereof of building height, and rear yards shall be 25 feet, except as required by RMC [23.18.020](#)(B) when multifamily development is located adjacent to a single-family residential zoning district or development.

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

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

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

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

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

202-9617

FINAL PLAT COUNTRY HOME ESTATES PORTIONS SECTIONS 20 AND 21, T. 9 N., R. 12 E., W.M., RICHLAND, BENTON COUNTY, WASHINGTON

IRRIGATION APPROVAL

I HEREBY CERTIFY THAT PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 98.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 1992, A.D.

Ben W. Vail
KENNEWICK IRRIGATION DISTRICT

3-14-97
DATE

SURVEYOR'S CERTIFICATE

DAVID G. CHRISTENSEN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF "COUNTRY HOME ESTATES" AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN AND THAT SAID PLAT REPRESENTS THE GROUND AS INDICATED HEREON.

David G. Christensen
DATE
WORLEY SURVEYING SERVICE, INC., P.S.
121 S. ELY STREET
P.O. BOX 6133
KENNEWICK, WASHINGTON 99336
509-582-6716



TREASURER'S CERTIFICATE

I CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 1992.

Darwin W. Parker
BENTON COUNTY TREASURER
DATE 3-25-97
Barbara Wagner
BENTON COUNTY ASSESSOR
DATE March 25, 1997
1-2098-200-0015-006 (all)
1-2198-300-0001-003 (all)
1-2198-200-0001-002 (ptn)

APPROVALS

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

R. G. P. P. P.
CHAIRPERSON, RICHLAND PHYSICAL PLANNING COMMISSION
DATE 3/18/97
R. G. P. P. P.
CITY OF RICHLAND CIVIL AND ENVIRONMENTAL ENGINEERING MANAGER
DATE 3/25/97
Richard R. P. P.
CITY CLERK
DATE 3-25-97

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF COUNTRY HOME ESTATES, L.L.C. AND RECORDED IN VOLUME 15 OF PLATS, PAGE 58. RECORDS OF BENTON COUNTY, WASHINGTON, AT 09 MINUTES PAST 2:00 P.M., THIS 25 DAY OF March, 1997.

Bobbie Gagner
BENTON COUNTY AUDITOR
DATE 97-6514
FEE NUMBER

PLAT CLOSURE PARCEL A					
BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
N 00° 09' 40" W	168.335	168.334			0.473
S 64° 14' 31" W	890.551		381.005		888.043
S 71° 22' 01" W	201.554		64.398		190.591
S 64° 14' 31" W	828.010		350.180		745.131
S 64° 07' 09" W	1050.010		374.252		981.055
S 11° 26' 32" W	21.101		26.563		5.376
S 23° 57' 55" W	176.100		164.441		65.002
S 16° 05' 31" E	98.942		94.956	27.503	
S 59° 17' 01" E	2.300		1.575	1.844	
N 81° 42' 59" E	115.824	16.681		114.616	
N 36° 42' 59" E	84.300	67.575		50.389	
N 55° 12' 59" E	72.724	41.483		55.731	
N 79° 42' 59" E	204.200	51.254		194.009	
S 62° 46' 01" E	95.681		5.996	95.581	
S 67° 15' 01" E	104.000		40.211	95.309	
S 82° 34' 31" E	107.375		12.005	106.704	
N 82° 03' 59" E	176.680	50.564		173.570	
S 59° 01' 31" E	34.985		36.587	64.300	
S 18° 08' 01" E	19.403		18.435	8.049	
S 01° 12' 58" E	111.332		111.277	2.351	
S 89° 27' 51" E	360.088		3.368	360.072	
N 49° 20' 59" E	250.681	182.230		172.080	
N 70° 57' 29" E	112.019	39.478		106.965	
S 78° 08' 01" E	581.700		119.946	569.199	
S 69° 30' 31" E	171.203		50.932	160.370	
S 69° 59' 01" E	135.106		65.681	118.046	
S 17° 44' 31" E	156.825		149.344	47.785	
S 25° 25' 59" W	111.100		100.585		47.713
S 09° 54' 01" E	164.272		161.981	27.302	
S 44° 34' 01" E	21.800		15.531	15.236	
S 10° 34' 01" E	135.057		1.021	135.093	
N 49° 25' 59" E	186.300	131.156		133.153	
N 00° 08' 01" W	1641.300	1641.236			3.841
		23,75.911	23,75.913	2840.262	2840.264

PLAT CLOSURE PARCEL B					
BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
N 71° 08' 01" E	60.090	15.368		58.583	
S 11° 43' 59" E	7.128		6.919	1.449	
S 13° 05' 01" E	59.684		58.194	13.523	
S 35° 17' 58" E	15.119		12.310	8.135	
S 76° 54' 59" W	71.429		16.172		60.514
N 09° 07' 20" E	15.119	14.928		2.597	
N 19° 05' 07" W	59.684	58.194			15.513
N 12° 05' 11" W	7.357	7.194			1.540
		58.625	93.625	84.621	84.621

DESCRIPTIONS

PARCEL A
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., AND OF THE WEST HALF OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., LYING SOUTHERLY OF SR 182 AND NORTHERLY OF THE KENNEWICK IRRIGATION DISTRICT BADGER EAST LATERAL; EXCEPT ANY PORTION THEREOF IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21.

PARCEL B
THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., RICHLAND, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00° 08' 01" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, FOR 658.73 FEET; THENCE NORTH 86° 45' 18" WEST, FOR 229.09 FEET TO THE POINT OF CURVATURE WITH A 2348.13 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04° 52' 58", FOR AN ARC DISTANCE OF 190.84 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88° 21' 07" WEST, FOR 207.65 FEET TO THE POINT OF CURVATURE WITH A 531.97 FOOT RADIUS CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 21° 13' 41", FOR AN ARC DISTANCE OF 197.09 FEET TO THE POINT OF REVERSE CURVATURE WITH A 181.94 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST (THE RADIUS POINT BEARS SOUTH 18° 54' 48" WEST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 84° 24' 12", FOR AN ARC DISTANCE OF 268.05 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 25° 10' 36" WEST, FOR 317.75 FEET TO THE POINT OF CURVATURE WITH A 181.00 FOOT RADIUS, NON-TANGENT, CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 38° 15' 43", FOR AN ARC DISTANCE OF 120.87 FEET; THENCE, LEAVING SAID CURVE, NORTH 74° 54' 53" EAST, RADIIALLY, FOR 30.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 13° 05' 07" EAST, FOR 58.68 FEET TO THE POINT OF CURVATURE WITH A 20.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 44° 24' 55", FOR AN ARC DISTANCE OF 15.50 FEET TO THE POINT OF REVERSE CURVATURE WITH A 50.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST (THE RADIUS POINT BEARS SOUTH 32° 29' 58" WEST); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 28° 49' 50", FOR AN ARC DISTANCE OF 234.60 FEET TO THE POINT OF REVERSE CURVATURE WITH A 20.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST (THE RADIUS POINT BEARS NORTH 58° 42' 14" WEST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 44° 24' 55", FOR AN ARC DISTANCE OF 15.50 FEET TO THE POINT OF TANGENCY; THENCE NORTH 15° 05' 07" WEST, FOR 58.68 FEET TO THE POINT OF CURVATURE WITH A 21.00 FOOT RADIUS, NON-TANGENT, CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01° 29' 52", FOR AN ARC DISTANCE OF 7.36 FEET TO INTERSECT THE CENTERLINE OF THE KENNEWICK IRRIGATION DISTRICT BADGER EAST LATERAL, ON A 114.80 FOOT RADIUS, NON-TANGENT, CURVE CONCAVE TO THE SOUTHWEST (THE RADIUS POINT BEARS SOUTH 28° 03' 08" EAST); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 30° 22' 21", FOR AN ARC DISTANCE OF 60.70 FEET TO INTERSECT A 151.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST (THE RADIUS POINT BEARS NORTH 79° 37' 10" EAST); THENCE, LEAVING SAID BADGER EAST LATERAL CENTERLINE, SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 02° 42' 18", FOR AN ARC DISTANCE OF 7.13 FEET TO THE TRUE POINT OF BEGINNING.

DEDICATION

WE, NANCY A. WESTERMEYER, TRUSTEE UNDER THE TESTAMENTARY TRUST OF DALE A. WESTERMEYER, COUNTRY HOME ESTATES, L.L.C., AND MICHAEL KISSIRE AND HELEN KISSIRE, HUSBAND AND WIFE, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS AND STREETS AS SHOWN AND THAT THE STREETS AND UTILITY EASEMENTS ARE HEREBY DEDICATED FOR THE USE OF THE PUBLIC AND THAT SAID SUBDIVISION SHALL BE HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "COUNTRY HOME ESTATES".

Nancy A. Westermeyer
NANCY A. WESTERMEYER, TRUSTEE UNDER THE
TESTAMENTARY TRUST OF DALE A. WESTERMEYER
COUNTRY HOME ESTATES, L.L.C.

Harold N. Thompson
HAROLD N. THOMPSON
David G. Christensen
DAVID G. CHRISTENSEN
Michael Kissire
MICHAEL KISSIRE
M. Helen Kissire
M. HELEN KISSIRE

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF BENTON
I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT NANCY A. WESTERMEYER, TRUSTEE UNDER THE TESTAMENTARY TRUST OF DALE A. WESTERMEYER, COUNTRY HOME ESTATES, L.L.C., HAS SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

Luise E. Moore
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
DATE 3/12/97
MY APPOINTMENT EXPIRES 6-1-99

STATE OF WASHINGTON
COUNTY OF BENTON
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT HAROLD N. THOMPSON AND MARILYN M. THOMPSON, 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.

Luise E. Moore
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
DATE 3/12/97
MY APPOINTMENT EXPIRES 6-1-99

STATE OF WASHINGTON
COUNTY OF BENTON
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID G. CHRISTENSEN AND VIRGINIA M. CHRISTENSEN, 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.

Luise E. Moore
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
DATE 3/12/97
MY APPOINTMENT EXPIRES 6-1-99

STATE OF WASHINGTON
COUNTY OF BENTON
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MICHAEL KISSIRE AND HELEN KISSIRE, 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.

Luise E. Moore
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
DATE 3/12/97
MY APPOINTMENT EXPIRES 6-1-99

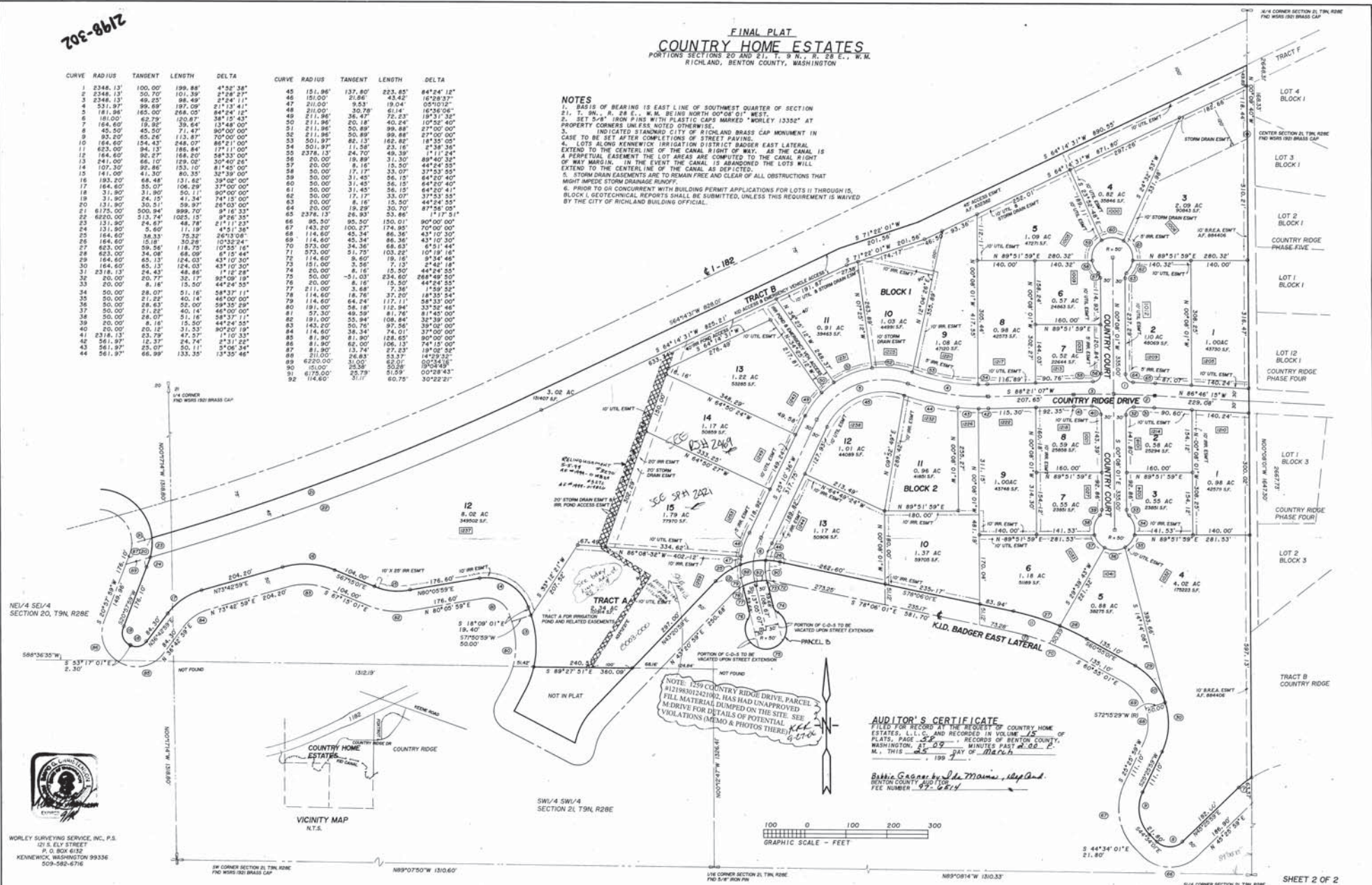
702-8612

FINAL PLAT COUNTRY HOME ESTATES PORTIONS SECTIONS 20 AND 21, T. 9 N., R. 26 E., W.M. RICHLAND, BENTON COUNTY, WASHINGTON

CURVE	RADIUS	TANGENT	LENGTH	DELTA
1	2348.13'	100.00'	199.88'	4°52'38"
2	2348.13'	50.00'	101.39'	2°26'39"
3	2348.13'	49.25'	98.49'	2°24'11"
4	531.89'	99.89'	197.09'	21°13'41"
5	181.86'	165.00'	268.03'	84°14'12"
6	180.00'	62.79'	120.87'	38°15'43"
7	164.60'	18.85'	35.64'	13°48'00"
8	45.50'	45.50'	71.47'	90°00'00"
9	93.20'	65.26'	113.57'	70°00'00"
10	164.60'	154.43'	248.07'	58°13'30"
11	623.00'	94.13'	186.84'	17°11'00"
12	164.60'	92.27'	168.20'	58°13'30"
13	241.00'	86.10'	129.05'	30°40'28"
14	107.30'	92.85'	153.10'	81°45'00"
15	141.00'	41.30'	80.35'	32°33'00"
16	183.20'	68.48'	131.62'	39°02'00"
17	164.60'	55.07'	106.29'	37°00'00"
18	31.80'	31.80'	50.11'	90°00'00"
19	31.80'	24.15'	41.34'	74°13'00"
20	131.80'	30.51'	59.27'	28°03'00"
21	6175.00'	500.94'	899.70'	8°16'33"
22	620.00'	513.74'	876.55'	8°16'33"
23	131.80'	24.67'	48.78'	21°11'23"
24	131.80'	5.60'	11.19'	4°01'38"
25	164.60'	34.33'	73.32'	26°13'08"
26	164.60'	15.18'	30.38'	10°32'24"
27	623.00'	58.56'	118.75'	10°55'18"
28	623.00'	34.08'	68.09'	6°15'44"
29	164.60'	68.13'	124.03'	43°10'30"
30	164.60'	65.13'	124.03'	43°10'30"
31	2318.13'	24.43'	48.86'	1°12'58"
32	20.00'	20.77'	32.17'	92°09'18"
33	20.00'	8.16'	12.50'	44°24'55"
34	50.00'	28.07'	51.16'	58°32'11"
35	50.00'	21.22'	40.18'	46°00'00"
36	50.00'	16.40'	30.58'	34°58'58"
37	50.00'	12.22'	20.14'	24°48'00"
38	50.00'	10.00'	16.77'	20°00'00"
39	20.00'	8.16'	12.50'	44°24'55"
40	50.00'	20.12'	41.33'	39°02'19"
41	2318.13'	23.79'	47.57'	1°10'33"
42	561.87'	12.37'	24.74'	2°31'22"
43	561.87'	25.07'	50.11'	5°08'34"
44	561.87'	66.99'	133.35'	13°35'48"

NOTES

1. BASIS OF BEARING IS EAST LINE OF SOUTHWEST QUARTER OF SECTION 21, T. 9 N., R. 26 E., W.M. BEING NORTH 00°00'01" WEST.
2. SET 5/8" IRON PINS WITH PLASTIC CAPS MARKED "WOLLEY 13352" AT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
3. INDICATED STANDED CITY OF RICHLAND BRASS CAP MONUMENT IN CASE TO BE SET AFTER COMPLETION OF STREET PAVING.
4. LOTS ALONG KENNEDY IRRIGATION DISTRICT BADGER EAST LATERAL, A PERPETUAL EASEMENT TO THE CANAL RIGHT OF WAY, AS THE CANAL IS OF WAY MARGIN. IN THE EVENT THE CANAL IS ABANDONED THE LOTS WILL EXTEND TO THE CENTER LINE OF THE CANAL AS DEPICTED.
5. STORM DRAIN EASEMENTS ARE TO REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS THAT MIGHT IMPED STORM DRAINAGE RUNOFF.
6. PRIOR TO OR CONCURRENT WITH BUILDING PERMIT APPLICATIONS FOR LOTS II THROUGH IV, BLOCK I, GEOTECHNICAL REPORTS SHALL BE SUBMITTED, UNLESS THIS REQUIREMENT IS WAIVED BY THE CITY OF RICHLAND BUILDING OFFICIAL.



AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF COUNTRY HOME ESTATES, L.L.C. AND RECORDED IN VOLUME 15 OF PLATS, PAGE 58, RECORDS OF BENTON COUNTY, WASHINGTON, 21-09 MINUTES PAST 2:00 P.M., THIS 19th DAY OF March, 1998.
Bobbi G. Gager, Auditor
BENTON COUNTY AUDITOR
FEE NUMBER 67-6874



Worley Surveying Service, Inc., P.S.
121 S. ELY STREET
KENNEWICK, WASHINGTON 99336
509-562-6716

COUNTRY HOME ESTATES

B2006

21-9-28

SHORT PLAT NO. **2342**
 PORTION W1/2 SECTION 21, T. 9 N., R. 28 E., W.M.
 RICHLAND, BENTON COUNTY, WASHINGTON

OWNER'S CERTIFICATE

WE, NANCY A. WESTERMAYER, AS TRUSTEE UNDER THE TESTAMENTARY TRUST OF DALE A. WESTERMAYER, COUNTRY HOMES ESTATES, L.L.C. AND MICHAEL KISSIRE AND M. HELEN KISSIRE, HUSBAND AND WIFE, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN AND THE EASEMENTS ON THE SHORT PLAT ARE GRANTED FOR THE USES SHOWN THEREON.

Nancy A. Westermayer
 NANCY A. WESTERMAYER, TRUSTEE UNDER THE TESTAMENTARY TRUST OF DALE A. WESTERMAYER

COUNTRY HOMES ESTATES, L.L.C.

Harold R. Thompson
 HAROLD R. THOMPSON

Marilyn M. Thompson
 MARILYN M. THOMPSON

David G. Christenson
 DAVID G. CHRISTENSON

Virginia M. Christenson
 VIRGINIA M. CHRISTENSON

Michael Kissire
 MICHAEL KISSIRE

M. Helen Kissire
 M. HELEN KISSIRE

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF BENTON

I HEREBY CERTIFY THAT I KNOW AND HAVE SATISFACTORY EVIDENCE THAT *Nancy A. Westermayer* SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. *and as a husband and wife*

Nancy A. Westermayer
 NANCY A. WESTERMAYER

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 MY APPOINTMENT EXPIRES **12/31/98**

1/30/98
 THERESA L. ANDREWS
 STATE OF WASHINGTON
 NOTARY - PUBLIC

STATE OF WASHINGTON
COUNTY OF BENTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Harold R. Thompson* AND *Marilyn M. Thompson*, 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.

Harold R. Thompson
 HAROLD R. THOMPSON

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 MY APPOINTMENT EXPIRES **12/31/98**

1/30/98
 THERESA L. ANDREWS
 STATE OF WASHINGTON
 NOTARY - PUBLIC

STATE OF WASHINGTON
COUNTY OF BENTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *David G. Christenson* AND *Virginia M. Christenson*, 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.

David G. Christenson
 DAVID G. CHRISTENSON

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 MY APPOINTMENT EXPIRES **12/31/98**

1/30/98
 THERESA L. ANDREWS
 STATE OF WASHINGTON
 NOTARY - PUBLIC

STATE OF WASHINGTON
COUNTY OF BENTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT *Michael Kissire* AND *M. Helen Kissire*, 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.

Michael Kissire
 MICHAEL KISSIRE

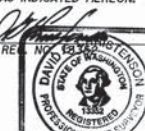
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
 MY APPOINTMENT EXPIRES **12/31/98**

1/30/98
 THERESA L. ANDREWS
 STATE OF WASHINGTON
 NOTARY - PUBLIC

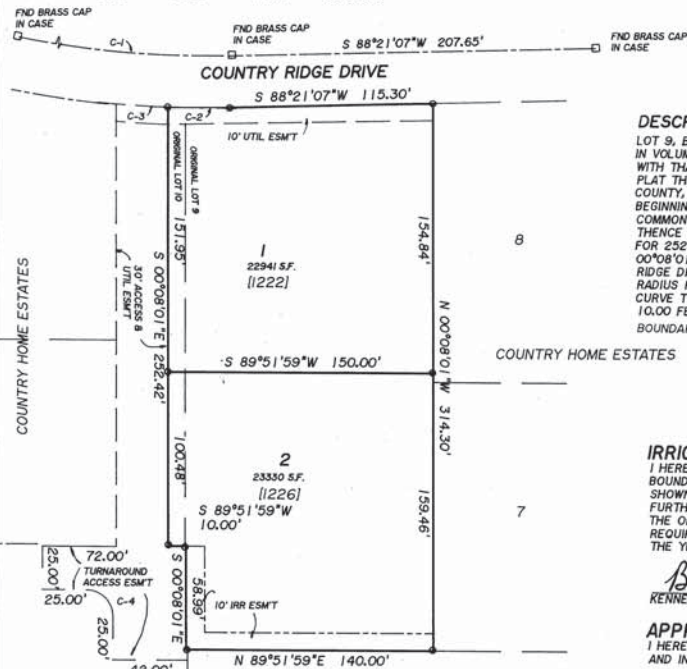
SURVEYOR'S CERTIFICATE

I, DAVID G. CHRISTENSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, COURSES AND DISTANCES ARE CORRECTLY SHOWN AND THAT SAID SHORT PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

11/4/97
 DATE
 WASHINGTON REG. NO. 1547
 DAVID G. CHRISTENSON
 PROFESSIONAL LAND SURVEYOR
 121 S. ELY STREET
 P.O. BOX 6132
 KENNEWICK, WASHINGTON 98336
 509-582-6716



CURVE	RADIUS	TANGENT	LENGTH	DELTA
C-1	531.97'	99.69'	197.09'	21°13'41"
C-2	561.97'	17.38'	34.75'	3°32'33"
C-3	561.97'	15.03'	30.06'	3°03'54"
C-4	15.00'	15.00'	23.56'	90°00'00"



DESCRIPTION

LOT 9, BLOCK 2, COUNTRY HOME ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 58, RECORDS OF BENTON COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF LOT 10, BLOCK 2, COUNTRY HOME ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 58, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 10 BEING THE CORNER COMMON TO LOT 9, BLOCK 2, COUNTRY HOME ESTATES AND COUNTRY RIDGE DRIVE; THENCE SOUTH 00°08'01" EAST, ALONG THE LOT LINE COMMON TO SAID LOTS 9 AND 10, FOR 252.16 FEET; THENCE SOUTH 89°51'59" WEST FOR 10.00 FEET; THENCE NORTH 00°08'01" WEST FOR 252.42 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF COUNTRY RIDGE DRIVE BEING ON A 561.97 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST (THE RADIUS POINT BEARS NORTH 01°53'40" EAST); THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°01'12", FOR AN ARC DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.
 BOUNDARY ADJUSTMENT PER A.F. NOS. 98-1894 & 98-1896

IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS SHORT PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATION OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 1998 A.D.

Bruce V. Vall
 KENNEWICK IRRIGATION DISTRICT

1-30-98
 DATE

APPROVALS

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 1997. Parcel # 1-2198-302-0002-009
 PTM 1-2198-302-0002-010

Dan W. Barker
 BENTON COUNTY TREASURER **2-2-98**
 DATE

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

Sub Everett
 CITY OF RICHLAND SHORT PLAT ADMINISTRATOR **2-2-98**
 DATE

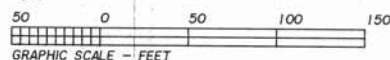
AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF HAROLD THOMPSON AT **52** MINUTES PAST **1:30 PM**, THIS **AND** DAY OF **February**, 1998, AND RECORDED IN VOLUME **1** OF SHORT PLATS, PAGE **2342**, RECORDS OF BENTON COUNTY, WASHINGTON.

Bobbie Cooper
 BENTON COUNTY AUDITOR **98-7526**
 FILE #

NOTES

1. BASIS OF BEARING: PLAT OF COUNTRY HOME ESTATES RECORDED IN VOLUME 15 OF PLATS, PAGE 58, RECORDS OF BENTON COUNTY, WASHINGTON.
2. SET 5/8" IRON PINS WITH PLASTIC CAPS MARKED "WORLEY 13352" AT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
3. EQUIPMENT USED INCLUDED A SOKKIA TOTAL STATION WITH STANDARD OF ERROR OF 2 SECONDS AND 5 MM ± 5 PPM.
4. LOTS ALONG KENNEWICK IRRIGATION DISTRICT BADGER EAST LATERAL EXTEND TO THE CENTERLINE OF THE CANAL RIGHT OF WAY. AS THE CANAL IS A PERPETUAL EASEMENT THE LOT AREAS ARE COMPUTED TO THE CANAL RIGHT OF WAY MARGIN. IN THE EVENT THE CANAL IS ABANDONED THE LOTS WILL EXTEND TO THE CENTERLINE OF THE CANAL AS DEPICTED.
5. ADDRESS NUMBERS ARE NOTED IN BRACKETS.

VICINITY MAP
N.T.S.

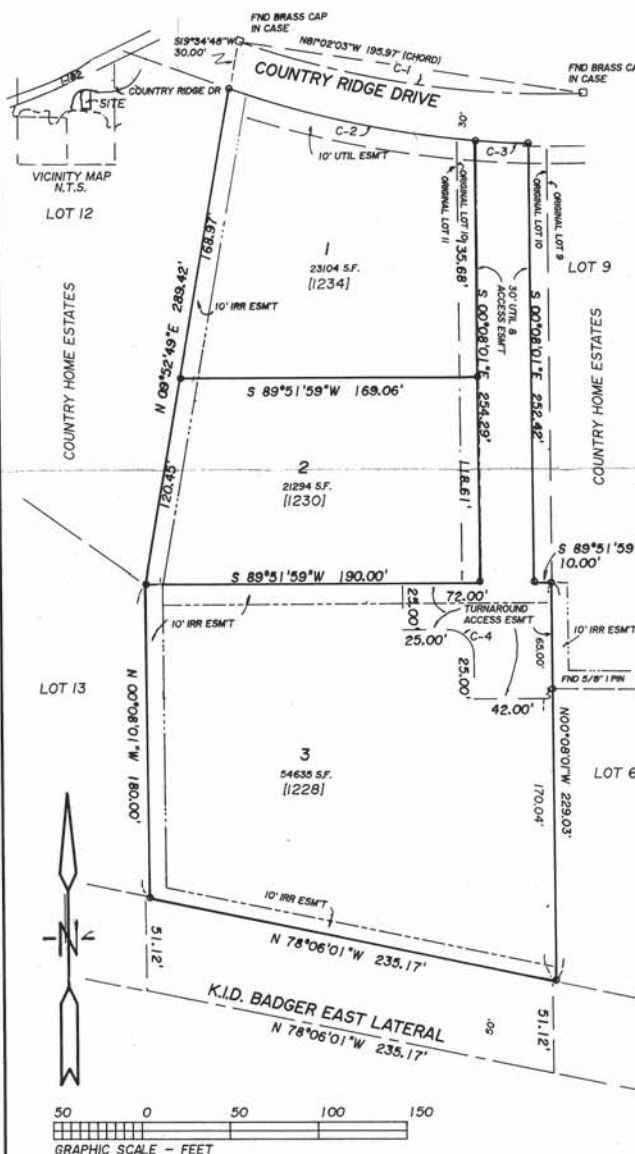
SP 2342

90-10

B2-006

21-9-28

CURVE	RADIUS	TANGENT	LENGTH	DELTA
C-1	531.97'	99.69'	197.09'	21°13'41"
C-2	561.97'	72.09'	143.40'	14°37'14"
C-3	561.97'	15.03'	30.06'	3°03'54"
C-4	15.00'	15.00'	23.56'	90°00'00"



DESCRIPTION

PARCEL A
LOT 10, BLOCK 2, COUNTRY HOME ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 58, RECORDS OF BENTON COUNTY, WASHINGTON; EXCEPT A PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 10 BEING THE CORNER COMMON TO LOT 9, BLOCK 2, COUNTRY HOME ESTATES AND COUNTRY RIDGE DRIVE; THENCE SOUTH 00°08'01" EAST, ALONG THE LOT LINE COMMON TO SAID LOT 9 AND 10, FOR 252.16 FEET; THENCE SOUTH 89°51'59" WEST FOR 10.00 FEET; THENCE NORTH 00°08'01" WEST FOR 252.42 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF COUNTRY RIDGE DRIVE BEING ON A 561.97 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST (THE RADIUS POINT BEARS NORTH 01°53'40" EAST); THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 01°01'12", FOR AN ARC DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING; ALSO EXCEPTING THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10 BEING THE CORNER COMMON TO LOT 11, BLOCK 2, COUNTRY HOME ESTATES AND COUNTRY RIDGE DRIVE; THENCE SOUTH 00°08'01" EAST, ALONG THE LOT LINE COMMON TO SAID LOTS 10 AND 11, FOR 255.27 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 89°51'59" EAST FOR 10.00 FEET; THENCE NORTH 00°08'01" WEST FOR 254.29 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF COUNTRY RIDGE DRIVE BEING ON A 561.97 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST (THE RADIUS POINT BEARS NORTH 04°57'34" EAST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°01'28", FOR AN ARC DISTANCE OF 10.05 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B
LOT 11, BLOCK 2, COUNTRY HOME ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 58, RECORDS OF BENTON COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF LOT 10, BLOCK 2, COUNTRY HOME ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 58, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 10 BEING THE CORNER COMMON TO LOT 11, BLOCK 2, COUNTRY HOME ESTATES AND COUNTRY RIDGE DRIVE; THENCE SOUTH 00°08'01" EAST, ALONG THE LOT LINE COMMON TO SAID LOTS 10 AND 11, FOR 255.27 FEET TO THE SOUTHEAST CORNER OF LOT 11; THENCE NORTH 89°51'59" EAST FOR 10.00 FEET; THENCE NORTH 00°08'01" WEST FOR 254.29 FEET TO THE SOUTHERLY RIGHT OF WAY MARGIN OF COUNTRY RIDGE DRIVE BEING ON A 561.97 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST (THE RADIUS POINT BEARS NORTH 04°57'34" EAST); THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 01°01'28", FOR AN ARC DISTANCE OF 10.05 FEET TO THE TRUE POINT OF BEGINNING.
BOUNDARY ADJUSTMENT PER A.F. NOS. 98-1897 & 98-1895

IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEBEC IRRIGATION DISTRICT, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS SHORT PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATION OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 1998 A.D.

Bruce W. Volk
S 89°51'59"W KENNEBEC IRRIGATION DISTRICT
10.00'

1-30-98
DATE

APPROVALS

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 1997. Parcel # 1-2198-302-0002-010
1-2198-302-0002-011

Darwin W. Parker
BENTON COUNTY TREASURER
2-2-98
DATE

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

Neil Everett
CITY OF RICHLAND SHORT PLAT ADMINISTRATOR
2-2-98
DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF HAROLD THOMPSON, 52 MINUTES PAST 12 M., THIS 2ND DAY OF February, 1998, AND RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2343, RECORDS OF BENTON COUNTY, WASHINGTON.

B. L. Gorman
BENTON COUNTY AUDITOR
98-2527
DATE

NOTES

1. BASIS OF BEARING: PLAT OF COUNTRY HOME ESTATES RECORDED IN VOLUME 15 OF PLATS, PAGE 58, RECORDS OF BENTON COUNTY, WASHINGTON.
2. SET 5/8" IRON PINS WITH PLASTIC CAPS MARKED "WORLEY 13352" AT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
3. EQUIPMENT USED INCLUDED A SOKKIA TOTAL STATION WITH STANDARD OF ERROR OF 2 SECONDS AND 5 MM ± 5 PPM.
4. LOTS ALONG KENNEBEC IRRIGATION DISTRICT BADGER EAST LATERAL EXTEND TO THE CENTERLINE OF THE CANAL RIGHT OF WAY. AS THE CANAL IS A PERPETUAL EASEMENT THE LOT AREAS ARE COMPUTED TO THE CANAL RIGHT OF WAY MARGIN. IN THE EVENT THE CANAL IS ABANDONED THE LOTS WILL EXTEND TO THE CENTERLINE OF THE CANAL AS DEPICTED.
5. ADDRESS NUMBERS ARE NOTED IN BRACKETS.

SHORT PLAT NO. 2343

PORTION W1/2 SECTION 21, T. 9 N., R. 28 E., W.M.
RICHLAND, BENTON COUNTY, WASHINGTON

OWNER'S CERTIFICATE

WE, NANCY A. WESTERMEYER, AS TRUSTEE UNDER THE TESTAMENTARY TRUST OF DALE A. WESTERMEYER, COUNTRY HOMES ESTATES, L.L.C. AND MICHAEL KISSIRE AND M. HELEN KISSIRE, HUSBAND AND WIFE, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN AND THE EASEMENTS ON THE SHORT PLAT ARE GRANTED FOR THE USES SHOWN THEREON.

Nancy A. Westermeyer
NANCY A. WESTERMEYER, TRUSTEE UNDER THE TESTAMENTARY TRUST OF DALE A. WESTERMEYER

COUNTRY HOME ESTATES, L.L.C.

Harold N. Thompson
HAROLD N. THOMPSON

Marilyn M. Thompson
MARILYN M. THOMPSON

David B. Christenson
DAVID B. CHRISTENSON

Virginia M. Christenson
VIRGINIA M. CHRISTENSON

Michael J. Kissire
MICHAEL KISSIRE

M. Helen Kissire
M. HELEN KISSIRE

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF BENTON

I HEREBY CERTIFY THAT I KNOW AND HAVE SATISFACTORY EVIDENCE THAT NANCY A. WESTERMEYER SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT. and as attorney in fact for Nancy A. Westermeyer

Teresa L. Andrews
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 10/31/98

11/30/98
DATE
TERESA L. ANDREWS
STATE OF WASHINGTON
NOTARY - a.o. P.L.
My Commission Expires 10-31-98

STATE OF WASHINGTON
COUNTY OF BENTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT HAROLD N. THOMPSON AND MARILYN M. THOMPSON, 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.

Teresa L. Andrews
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 10/31/98

11/30/98
DATE
TERESA L. ANDREWS
STATE OF WASHINGTON
NOTARY - a.o. PUBLIC
My Commission Expires 10-31-98

STATE OF WASHINGTON
COUNTY OF BENTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DAVID B. CHRISTENSON AND VIRGINIA M. CHRISTENSON, 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.

Teresa L. Andrews
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 10/31/98

11/30/98
DATE
TERESA L. ANDREWS
STATE OF WASHINGTON
NOTARY - a.o. PUBLIC
My Commission Expires 10-31-98

STATE OF WASHINGTON
COUNTY OF BENTON

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MICHAEL KISSIRE AND M. HELEN KISSIRE, 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.

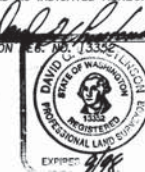
Teresa L. Andrews
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 10/31/98

11/30/98
DATE
TERESA L. ANDREWS
STATE OF WASHINGTON
NOTARY - a.o. PUBLIC
My Commission Expires 10-31-98

SURVEYOR'S CERTIFICATE

I, DAVID G. CHRISTENSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, COURSES AND DISTANCES ARE CORRECTLY SHOWN AND THAT SAID SHORT PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

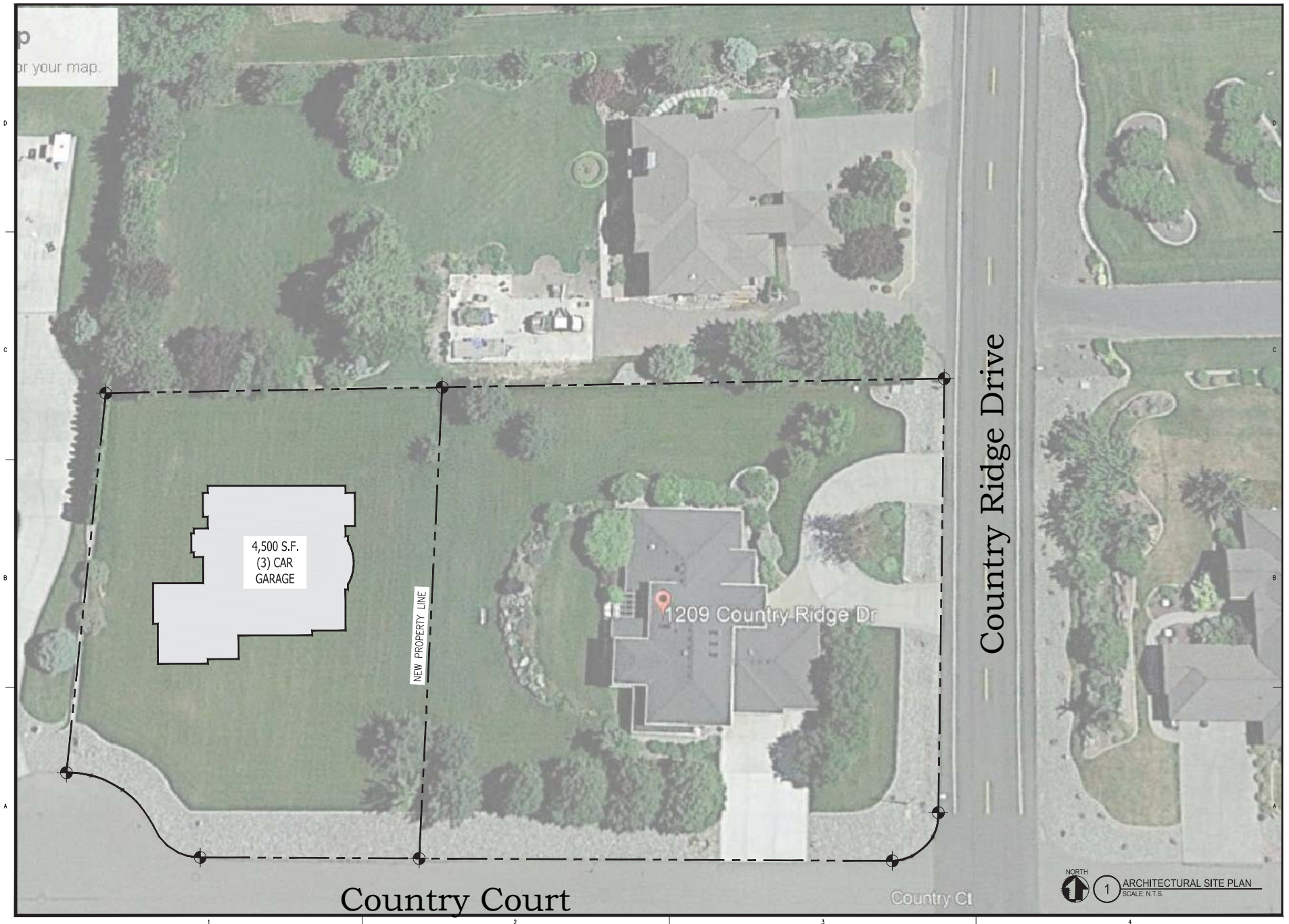
David G. Christenson
DATE
WASHINGTON P.E. NO. 13306, LICENSE
WORLEY SURVEYING SERVICE, INC., P.S.
121 S. ELY STREET
P.O. BOX 6132
KENNEBEC, WASHINGTON 99336
509-582-6716



SP 2343

B2-007

Exhibit 8



ONeill, Shane

From: Lydia McMillin <lydmcmillin@gmail.com>
Sent: Wednesday, April 11, 2018 2:17 PM
To: O'Neill, Shane
Subject: Re: Z2018-101 Rezone

Thank you. I can see no reason to object to the rezoning.
Lydia

On Wed, Apr 11, 2018 at 1:35 PM, O'Neill, Shane <soneill@ci.richland.wa.us> wrote:

Lydia,

To start I should point out that the McCombs' have withdrawn their application and now the subject site is limited to 1209 Country Ridge Dr only. Basically the current Suburban Agriculture (SAG) zoning imposes a one acre minimum lot size while there are 10 lots in Country Home Estates at about 1/2 –acre. The owner of 1209 Country Ridge Dr would like the opportunity to divide his parcel in half so that what is currently the rear yard may be developed with a single-family home.

Shane O'Neill

Interim Planning Manager

942-7587

From: Lydia McMillin [mailto:lydmcmillin@gmail.com]
Sent: Wednesday, April 11, 2018 1:13 PM
To: O'Neill, Shane <soneill@ci.richland.wa.us>
Subject: Z2018-101 Rezone

Shane,

What does rezoning from SAG to R-1-12 mean? This is regarding the property on Country Ridge.

I live across the street and am concerned they will want to put as many houses on the property as they can.

Thank you for clarifying,

Lydia McMillin

April 11, 2018

City of Richland

Dear Shane O'Neill,

We decline to go through with rezoning
of Z2018-101. An wish to have our names
removed. Due to some bad Health issues.
We feel it is too much to deal with and want
to leave it as is.

Thank you

Roger



Sandra

Sandra McCombs

1205 Country Ridge Dr

Richland WA 99352

C.C. Rigoberto + Lillian Rangle

Looking North

SITE



Looking East

SITE



Looking South



Looking West



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

Regarding the Application to **Rezone** a
large residential lot, with an existing
home on about 1.1 acres, at 1209
Country Ridge Drive, from SAG
(Suburban Agricultural) to R-1-12
(Single-Family Residential), submitted
by the property owner

File No. Z2018-101

**FINDINGS OF FACT,
CONCLUSIONS AND
RECOMMENDATION**

RIGOBERTO AND LYLIAN RANGEL,
Applicant,

I. SUMMARY OF RECOMMENDATION.

The requested rezone is generally consistent with the land use designation assigned for the property in the City's Comprehensive Plan, which identifies the site as suitable for "low-density residential." Under the city's zoning code, the R-1-12 zone is the lowest density residential zone permitted in the City of Richland. *Staff Report.*

A complicating factor is something that arises when property owners pursue development opportunities beyond those that were originally authorized by the subdivision that created their lot. Here, the existing lot is just over one-acre in size, and a large home already occupies the southern portion of the lot. The existing SAG zone for the area requires lots to be at least one-acre, although there are several lots in the subdivision that are about ½ acre in size, as the result of subdivision and short-plat approvals granted in the late 1990's, shortly after the original plat was recorded. The underlying subdivision is completely inconsistent with city codes and development standards for residential development, because it does not have curbs, gutters, or sidewalks. This special circumstance appears to have been based, in large part, on the belief that large lots, with fewer homes, and privately-managed open-spaces, generates lower demand for sidewalks

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: RANGEL REZONE
APPLICATION, FILE NO. Z2018-101**

**GARY N. MCLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND**

CITY HALL – 505 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

1 and other public improvements. Several recent plat applications in other areas of the city
2 have directed attention to the Country Ridge and Country Home Estates subdivisions, the
3 site of the lot in question, trying to avoid including public improvements on their, usually
4 much-more-dense, subdivision proposals. This circumstance is worth consideration here,
5 because the pending rezone is for the express purpose of enabling the applicant to short-plat
6 the existing lot, to create two buildable lots. If the Council approves this rezone, it should
7 include a finding that such approval should not serve as a precedent for any future rezone or
8 platting decision that might be inconsistent with long-standing city development standards
9 that require full curb, gutter, and sidewalks as part of any residential development. The
10 only basis to approve this application is if the Council finds that one additional lot will not
11 adversely contribute to traffic or pedestrian demand in the existing neighborhood, among
12 other things; and, an appropriate Property Use and Development Agreement, in a form as
13 approved by the City Attorney, should be required to ensure that the rezone cannot be used
14 as a basis to divide the property into more than 2 lots total.

9 In any event, the council would be well within its authority to deny the requested
10 rezone, if it concludes that prior mistakes do not justify making the same mistake again,
11 and/or that property owners purchase lots subject to conditions and expectations of the
12 subdivision where they reside, and that concessions given when subdivisions were
13 originally approved may render subsequent attempts to divide property inconsistent with
14 the public interest – in other words, the neighborhood was built with minimal public
15 infrastructure, with the understanding that very few homes would be included in the plat,
16 and each subsequent re-division of land only increases the number of lots and homes served
17 by a sub-standard system.

15 After public notices provided in accord with law for this pending Rezone
16 application, there was no opposition, and no special environmental mitigation appears
17 warranted. Staff recommends approval. Accordingly, the undersigned Examiner
18 recommends APPROVAL by the Richland City Council, although there are plenty of
19 reasons to deny this application.

19 II. BACKGROUND and APPLICABLE LAW.

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

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: RANGEL REZONE
APPLICATION, FILE NO. Z2018-101

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
2 relevant elements of the city's development regulations and comprehensive plan, and that
3 any significant adverse environmental impacts have been adequately addressed. RMC
4 19.60.060. And, because a site-specific rezone application is a Type III matter, the City's
5 code mandates that a concurrency review must be undertaken to determine the
6 transportation impacts (if any) that could be created by the proposed action. RMC
7 19.50.010(C).

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

17 III. QUESTIONS PRESENTED.

18 For purposes of the pending rezoning application, the central questions presented are:

19 A. Whether the requested rezoning implements policies of the City's Comprehensive
20 Plan, and/or whether there has been a change of circumstances since the original SAG
21 (Suburban Agricultural) zoning was adopted for the site?

22 Short Answer: Yes, the requested rezoning is to R-1-12, a low-density residential
23 zone, and the Comprehensive Plan identifies the site as suitable for low-density uses.

24 B. Whether the rezoning bears a substantial relationship to the public health, safety,
25 morals, or general welfare?

26 Short Answer: Yes, subject to a property use and development agreement that
would ensure the site cannot be divided into more than two lots.

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

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IV. RECORD.

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

Hearing Testimony: The following individual(s) presented testimony under oath at the duly noticed public hearing for the underlying application, held on May 3, 2018:

1. Shane O'Neill, Interim Development Services Manager and Senior Planner for the City of Richland; and
2. Rigoberto Rangel, the applicant, appeared at the hearing, and expressed his support for the Staff recommendation of approval.

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

1. Application Form;
2. Public Notices and Affidavits;
3. Copy of RMC Chapter 23.14, Agriculture Zoning provisions;
4. Copy of RMC Chapter 23.18, Residential Zoning provisions;
5. Plat of Country Home Estates, site of lot that is the subject of this rezone request;
6. Short Plat No. 2342;
7. Short Plat No. 2343;
8. Applicant's conceptual future short-plat drawing;
9. Public Comments;
10. Letter of Withdrawal, from owner of adjoining property who initially joined in rezone request for her property as well;
11. Site Photos; and
12. Post-hearing exhibits – Proposed Property Use and Development Agreement, with email communications between Staff and Applicant confirming terms [NOTE: the item includes a typo, listing the existing zone as PUD, not SAG, which should be corrected on any final document considered by the City Council], received and reviewed by the Examiner in late May.

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

1 The Examiner has visited the road network and vicinity of the proposed rezone on
2 several occasions, as part of considering requests for deviations from standard city sidewalk
3 requirements for proposals in other portions of the city. The Examiner is fully advised on
4 matters at issue herein, including without limitation applicable law, application materials,
5 and relevant comprehensive plan provisions.

6 **V. FINDINGS OF FACT.**

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

9 ***Application, Public Notice, and Review***

10 1. The applicant(s), the Rangel's, have only owned the subject property since June of
11 last year. (*Ex. 1, Application, front page*). They submitted the pending rezone application
12 in January of this year. *Id.* If approved, the applicants' property would change from SAG
13 (Suburban Agricultural) to R-1-12 (Single-Family Residential).

14 2. The Rangel's property is located in the Country Home Estates subdivision,
15 originally approved in 1997 as a 15-lot plat with unusually large lots for the city, with
16 privately-managed open-spaces, and without standard curbs, gutters or sidewalks normally
17 required for all residential development in the City of Richland. The application includes
18 the following notation as "Justification" for the requested rezone: "...lots in the future can
19 be split into ½ acre lots". (*Ex. 1*).

20 3. Following receipt, City staff complied with all applicable public notice requirements
21 for the rezone application and the public hearing held for the matter, including posting of
22 the property, mailing of notices to property owners within 300 feet of the site and
23 publication in the Tri-City Herald newspaper. *Staff Report, Page 4, and Exhibit 2, public*
24 *notice documentation.*

25 4. Because staff deemed the application to be consistent with the City's
26 Comprehensive Plan, which now designates the rezone site as suitable for low-density land
uses, and the City's plan was analyzed in an environmental impact statement at the time of
its adoption, and the site is located within an urban growth area, the pending application is
categorically exempt from SEPA review as provided in WAC 197-11-800(6)(c). *Staff*
Report, page 6.

1 5. Although notices were duly published, posted and mailed as required by law, no one
2 provided any written comments opposing the pending application. *Staff Report, page 6;*
3 *Testimony of Mr. O'Neill.*

4 ***Site location, transportation concurrency.***

5 6. The rezone site is just over a one-acre residential lot, with an existing large home
6 situated on the southern part of the property. The site address is 1209 Country Ridge Drive
in the City of Richland.

7 7. Here, the applicant's proposed rezone appears as though it will have no material
8 impact on capacity provided by the existing local street system that serves the property, if
future land division is expressly limited to prevent more than two lots on the site.

9
10 ***Summary of Public Hearing.***

11 8. At the public hearing, Mr. O'Neill made a brief presentation regarding the
12 application, the site, and his recommendation of approval, as explained in the Staff Report.
13 Mr. O'Neill answered questions from the Examiner, and indicated his willingness to work
with Mr. Rangel to generate a proposed Property Use and Development Agreement that
would limit future division of the rezoned parcel to create just one additional lot.

14 9. Mr. Rangel appeared at the hearing, and had no questions or concerns regarding the
15 Staff Report. Mr. Rangel explained that he only wants to create one additional lot out of his
16 large 1.1-acre property, and that he would not oppose a legal limit to this effect. No
17 members of the general public were in attendance at the public hearing, and no one
submitted any written comments opposing the pending rezone application. One
18 neighborhood resident submitted a written comment, explaining that she could see no
reason to object to the rezone. (*Ex. 9*). The Examiner held the record open after the public
19 hearing to allow time for staff and the applicant to generate a proposed property use and
development agreement. The Examiner received and reviewed such item in late May, and
20 has included a draft agreement as part of *Exhibit 12*.

21 ***Public services and utilities are generally adequate and available to serve the site.***

22 10. As part of the review process, City staff confirms that adequate utilities, including
23 without limitation water, power, and transportation infrastructure, are in place and/or
24 readily available to serve the parcel that is at issue in this matter. (*Staff Report, page 5;*
Testimony of Mr. O'Neill). If the rezone was intended to create more than two lots from the

existing lot, the Examiner does not believe it would be credible to find that the existing pedestrian infrastructure is adequate for such action, because there are no sidewalks in the neighborhood.

Surrounding uses and zones.

11. As noted in the Staff Report, the entire subdivision where this lot is located in now zoned SAG, requiring at least one acre per residential unit. For reasons not explained in legislative or administrative history, several lots in the subdivision are about ½ acre in size, and the large-lot plat does not have curbs, gutters and sidewalks, normally required for residential subdivisions in the City of Richland. All lots in the Country Home Estates plat are already fully developed with one large home on each site, whether the lots are one acre or half-acre in size. Nothing in the City's comprehensive plan, development standards, or conditions of approval included as part of the original Country Home Estates, provides any legal or credible basis for lot-owners to expect or insist on rezones to carve up their large lots. In fact, there are compelling reasons why re-division of land should be prevented where subdivisions were initially approved, based on assumptions that unusually large-lots, with very low density, somehow justify special treatment and deviations from standard city curb, gutter and sidewalk requirements. And, Washington case law is very clear, that local governments are not legally required to repeat previous oversights, mistakes, or errors in the application (or lack of enforcement) of a particular code or policy.

Consistency with City Codes and Comprehensive Plan.

12. The rezone application is generally consistent with the City's Comprehensive Plan and zoning codes, as the lot is designated in the Comprehensive Plan as appropriate for low-density uses, and the requested rezone is to the residential zoning classification with the lowest permitted density, R-1-12. At the hearing, and in post-hearing submittals, the applicant indicated his willingness to accept an appropriate Property Use and Development Agreement that would effectively prevent future short-plats that would result in more than one more additional lot on the rezoned parcel.

13. Based on the record, the Examiner finds and concludes that the requested rezone from SAG to R-1-12 is not different from or inconsistent with existing land uses located on or zoning designations assigned to surrounding properties in the area, so long as a Property Use and Development Agreement is recorded to prevent division of the parcel into more than two total lots. Without such condition, the rezone should be denied.

1 ***General findings.***

2 14. The Development Services' Staff Report includes additional analysis and
3 explanations that establish how the underlying application generally satisfies provisions of
4 applicable law and is consistent with the city's Comprehensive Plan and zoning regulations.
5 Those parts of the Staff Report that are consistent with this Recommendation are
6 incorporated herein by reference as Findings of the undersigned-hearing examiner, noting
7 the Examiner differs with Staff that anything in prior plat approvals or this requested rezone
8 is an automatic waiver of existing city codes, and that the review process and approval
9 criteria for a Deviation found in RMC 24.24.040 must be followed as part of any
10 subsequent short plat application, and the result of such deviation request should not be pre-
11 determined.

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

15 **VI. CONCLUSIONS.**

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

18 1. The applicant is seeking a rezone to a zone that is fully consistent with the low-
19 density residential designation assigned in the City's Comprehensive Plan. *Findings; Staff*
20 *Report.*

21 2. If future division of the subject property is prohibited or limited to the creation of no
22 more than one additional lot on the parcel that is the subject or this requested rezone, then
23 the rezoned site will not be materially detrimental to uses or property in the immediate
24 vicinity of the subject property. To ensure that this limitation applies moving forward, a
25 Property Use and Development Agreement should be adopted in connection with the
26 requested rezone.

3. While the pending rezone application is categorically exempt from formal SEPA
review, the record demonstrates that the potential for adverse impacts is very unlikely, if
future short plats will be limited to the creation of one additional lot on the rezoned site.
And, despite the ample public notice issued for the application, no one spoke or submitted
any written comments opposing the pending rezone request.

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

4 5. If an appropriate Property Use and Development Agreement is required as part of
5 this matter, the applicants can demonstrate that the rezone application merits approval,
6 meeting their burden of proof imposed by RMC 19.60.060.

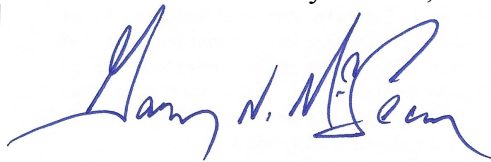
7 6. Approval of this rezone will not and does not constitute, nor does it imply any
8 expectation of, approval of any permit or subsequent reviews that may be required for
9 development or other regulated activities on the site of the subject rezone, specifically
10 including but not limited to any future short plat and/or deviation application.

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

13 VII. RECOMMENDATION.

14 Based upon the preceding Findings and Conclusions, the Hearing Examiner
15 recommends that the Rangel's application to rezone their 1.1 acre lot, located at 1209
16 Country Ridge Drive, from SAG to R-1-12, should be **APPROVED**, subject to the terms of
17 an appropriate Property Use and Development Agreement limiting any future short-plat to
18 create no more than one additional lot on the parcel, substantially in a form as approved by
19 the City Attorney.

20 ISSUED this 14th Day of June, 2018

21 

22 _____
23 Gary N. McLean
24 Hearing Examiner