



Agenda
City Council Regular Meeting
Tuesday, October 2, 2018
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Item:

- I. Discuss Meeting Agenda Items (15 minutes)
 - City Councilmembers

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

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

2. New Hire/Retirements (5 minutes)
 - Allison Jubb, Human Resources Director
3. Presentation of the 2019 City Manager's Proposed Budget (20 minutes)
 - Cindy Reents, City Manager

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

4. Proposed Increase in 2018 Budget Appropriation in the Streets Capital Construction Fund - Ordinance No. 50-18
 - Pete Rogalsky, Public Works Director
5. Proposed Annexation and Zoning of Approximately 67 Acres Known as the Lorayne J Subdivision, Ordinance No. 51-18
 - Kerwin Jensen, Community Development Director
6. Proposed Relinquishment of an Access Easement at 2884 Logston Boulevard, Resolution No. 136-18
 - Pete Rogalsky, Public Works Director
7. Proposed Relinquishment of a Utility Easement at 2175 Kingston Road, Resolution No. 137-18
 - Pete Rogalsky, Public Works Director

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

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

Minutes:

8. Council Meeting Minutes for September 18, 2018 and September 20, 2018
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

9. Ordinance No. 50-18, Increasing 2018 Budget Appropriations in the Streets Capital Construction Fund and the Industrial Development Fund to Support Swift Boulevard Improvements
 - Pete Rogalsky, Public Works Director
10. Ordinance No. 51-18, Approving the Annexation and Zoning of 67 Acres known as the Lorayne J Subdivision
 - Kerwin Jensen, Community Development Director

Ordinances - Second Reading/Passage:

11. Ordinance No. 32-18, Amending RMC Title 23 and the Official Zoning Map of the City of Richland to change zoning on 0.44 acres located along Keene Road from PPF to C-3
 - Kerwin Jensen, Community Development Director
12. Ordinance No. 49-18, Amending Chapter 5.04 of the Richland Municipal Code related to Business, Professions, and Occupations
 - Cathleen Koch, Administrative Services Director

Resolutions – Adoption:

13. Resolution No. 136-18, Authorizing Relinquishment of a Utility and Access Easement at 2884 Logston Boulevard
 - Pete Rogalsky, Public Works Director
14. Resolution No. 137-18, Authorizing Relinquishment of a Utility Easement at 2175 Kingston Road
 - Pete Rogalsky, Public Works Director
15. Resolution No. 138-18, Authorizing an Agreement with Total Quality Air, LLC for Weatherwise Program Participation
 - Clint Whitney, Energy Services Director
16. Resolution No. 139-18, Approving the Final Plat of Clearwater Creek Phase 5
 - Kerwin Jensen, Community Development Director
17. Resolution No. 141-18, Authorizing a First Amendment to the Interlocal Agreement with the Port of Kennewick for the Columbia Park Trail Improvements
 - Pete Rogalsky, Public Works Director
18. Resolution No. 142-18, Awarding a Construction Contract to Culbert Construction, Inc. for the Swift Boulevard Corridor Improvements Re-bid
 - Pete Rogalsky, Public Works Director

Items for Approval:

19. Appointments to the Lodging Tax Advisory Committee: Kim Shugart and Andrew Lucero-Montano
 - Heather Kintzley, City Attorney

20. Appointment to the Tri-City Regional Hotel-Motel Commission: Wendy Higgins

- Heather Kintzley, City Attorney

21. Proclamations of Appreciation: MillieAnne VanDevender and Jerry Beach

- Heather Kintzley, City Attorney

Expenditures - Approval:

22. Expenditures from September 10, 2018 - September 21, 2018 for \$7,924,186.25 including Check Nos. 261404-261938, Wire Nos. 7098-7119, Payroll Check Nos. 138714-139277, and Payroll Wire/ACH Nos. 10632-10656

- Cathleen Koch, Administrative Services Director

Items of Business:

Reports and Comments:

1. City Manager

2. City Council

3. Mayor

Adjournment

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/02/2018

Agenda Category: Presentations

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

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: 10/02/2018

Agenda Category: Presentations

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Presentation of the 2019 City Manager's Proposed Budget (20 minutes)

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:

None.

Summary:

In accordance with RCW 35.33.051 and RCW 35.33.135, the 2018 Preliminary Budget was presented to Council by October 1, 2018. The City Manager's budget message will be included in the 2019 Preliminary Budget document prior to the deadline of November 1, in accordance with RCW 35.33.057. The remaining 2019 Budget Calendar is as follows:

October 16 Council Meeting:

- Public Hearing – Revenue Sources including Property Taxes
- 1st Reading of Ordinances to Approve the Ad Valorem Tax for 2019 and Property Tax Levies

October 18 - Town Hall Meeting at the Richland Community Center 6:30-7:30 p.m.

November 6 Council Meeting:

- Public Hearing – Proposed 2019 Budget
- 1st Reading of Ordinance to Approve the 2019 Budget
- 2nd Reading and Passage of Ordinances to Approve the Ad Valorem Tax for 2019 and Property Tax Levies

November 20 Council Meeting:

- Public Hearing – Proposed Amendments to the 2018 Budget
- 1st Reading of Ordinance to Approve Amendments to the 2018 Budget
- 1st Reading of Ordinance to Amend RMC Title 3: Finance, Approving Misc. Accounting Funds, if necessary
- 1st Reading of Ordinance to Approve the 2022 Council Compensation Plan
- 2nd Reading and Passage of Ordinance to Approve the 2019 Budget

December 4 Council Meeting:

- 2nd Reading and Passage of Ordinance to Approve Amendments to 2018 Budget
- 2nd Reading and Passage of Ordinance to Amend RMC Title 3: Finance, Approving Misc. Accounting Funds, if necessary
- 2nd Reading and Passage of Ordinance to Approve the 2022 Council Compensation Plan

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/02/2018

Agenda Category: Public Hearing

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Proposed Increase in 2018 Budget Appropriation in the Streets Capital Construction Fund - Ordinance No. 50-18

Department:
Public Works

Ordinance/Resolution Number:
50-18

Document Type:
Public Hearing Item

Recommended Motion:

None.

Summary:

Washington State law requires that a public hearing be held prior to consideration of an ordinance to increase the appropriation of existing fund balance. Ordinance No. 50-18 is on this evening's consent calendar and proposes to appropriate existing fund balance in the Street Capital Construction and Industrial Development funds restricted reserve fund and to make changes to the 2018 Streets Capital Construction Fund and Industrial Development Fund.

Fiscal Impact:

None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/02/2018

Agenda Category: Public Hearing

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Proposed Annexation and Zoning of Approximately 67 Acres Known as the Lorayne J Subdivision, Ordinance No. 51-18

Department:

Community Development Services

Ordinance/Resolution Number:

51-18

Document Type:

Public Hearing Item

Recommended Motion:

Summary:

Washington State law requires a public hearing prior to consideration of an annexation. Ordinance No. 51.18 is on this evening's consent calendar and proposes to annex and zone a 67-acre area located south of Lorayne J Boulevard and west of Leslie Road.

Fiscal Impact:

Annexation will result in additional tax revenue being paid to the City. It will also create additional costs as the City will be responsible for providing its services to the annexed properties, such as the installation of a new municipal water delivery system. The total assessed value for property being annexed is approximately \$23.8 million.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/02/2018

Agenda Category: Public Hearing

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Proposed Relinquishment of an Access Easement at 2884 Logston Boulevard, Resolution No. 136-18

Department:

Public Works

Ordinance/Resolution Number:

136-18

Document Type:

Public Hearing Item

Recommended Motion:

None.

Summary:

This is a public hearing to receive public comment on the proposed relinquishment of an access easement lying within 2884 Logston Boulevard.

For more details, please refer to the staff report for Resolution No. 136-18.

Fiscal Impact:

None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/02/2018

Agenda Category: Public Hearing

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Proposed Relinquishment of a Utility Easement at 2175 Kingston Road, Resolution No. 137-18

Department:

Public Works

Ordinance/Resolution Number:

137-18

Document Type:

Public Hearing Item

Recommended Motion:

None.

Summary:

This is a public hearing to receive public comment on the proposed relinquishment of an easement lying within 2175 Kingston Road.

Please refer to the staff report for Resolution No. 137-18 for more details.

Fiscal Impact:

None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/02/2018

Agenda Category: Minutes

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Council Meeting Minutes for September 18, 2018 and September 20, 2018

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the September 18, 2018 and September 20, 2018 Council Meeting Minutes

Summary:

None.

Fiscal Impact:

None.

Attachments:

1. September 18, 2018 Council Minutes
2. September 20, 2018 Special Workshop Minutes



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Richland City Hall ~ 505 Swift Boulevard

Tuesday, September 18, 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 and Anderson were present.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Community Development Director Jensen, Finance Director Allen and City Clerk Hopkins.

Agenda Item

1. Model Business License Ordinance (5 minutes)

Mr. Allen gave a brief update on the state's Model Business License Ordinance and said Richland already uses the state's business license program.

2. Capital Improvement Plan (15 minutes)

Ms. Reents said the City Council Capital's Improvement Plan (CIP) Subcommittee met and reviewed the 2019 CIP. She gave an overview of the purpose of the CIP and reviewed the eight new 2019 funded projects. She said after Council's review, the CIP will be incorporated into the 2019 Proposed Budget.

3. Discuss Meeting Agenda Items (10 minutes)

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

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

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 and Anderson were present.

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

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Finance Director Allen, 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 LEMLEY SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE CARRIED MOTION 6-0.

Presentations

There were no presentations.

Public Hearing

There were no public hearings.

Public Comments

Mike Luzzo, Richland resident, voiced his concerns about development within the Amon Basin area.

Consent Calendar

City Clerk Hopkins read the Consent Calendar.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMER LEMLEY SECONDED A MOTION TO APPROVE THE CONSENT AGENDA AS PUBLISHED. THE CARRIED MOTION 6-0.

Minutes

4. September 4, 2018 City Council Meeting Minutes

Ordinances - First Reading

5. Ordinance No. 32-18, Amending RMC Title 23 and the Official Zoning Map of the City of Richland to change zoning on 0.44 acres located along Keene Road from PPF to C-3

6. Ordinance 49-18, Amending Chapter 5.04 of the Richland Municipal Code related to Business, Professions, and Occupations

Ordinances - Second Reading/Passage

7. Ordinance No. 47-18, Amending the 2018 Budget in the General Fund for Hotel/Motel Lodging Tax Funding
8. Ordinance No. 48-18, Amending the 2018 Budget in the Park Reserve Fund, General Fund and Park Project Construction Fund

Resolutions – Adoption

9. Resolution No. 126-18, Setting a Public Hearing Date for the Proposed Vacation of a Portion of Shockley Road Right-of-Way
10. Resolution No. 128-18, Approving a Purchase and Sale Agreement with Coleman Oil
11. Resolution No. 129-18, Authorizing a Change Order to Contract No. 109-18 for the Queensgate Drive and Columbia Park Trail Improvements Project
12. Resolution No. 130-18, Setting a Public Hearing Date to Consider the Lorayne J Annexation
13. Resolution No. 131-18, Approving a Purchase and Sale Agreement with Washington Securities & Investment Corporation
14. Resolution No. 132-18, Authorizing a Revocable License Agreement and a Construction and Maintenance Agreement with Washington Securities & Investment Corporation for Use and Maintenance of a Portion of Keene Road Trail Park
15. Resolution No. 133-18, Approving the Final Plat of Wild Canyon Phase 1

Items for Approval

16. Appointment to the Parks and Recreation Commission: Craig Slougher
17. Appointment to the Richland Public Facilities District Board: Miriam Kerzner
18. Appointments to the Utility Advisory Committee: Harry Staven and Charles LoPresti
19. Proclamation of Appreciation: Zachary Finch

Expenditures - Approval

20. Expenditures from August 27, 2018 - September 7, 2018 for

\$5,405,145.88 including Check Nos. 260989-261403, Wire Nos. 7083-7097, Payroll Check Nos. 138158-138713, and Payroll Wire/ACH Nos. 10602-10631

Items of Business

21. Resolution No. 134-18, Approving a Purchase and Sale Agreement with Packaging Corporation of America

Mr. Jensen said Packaging Corporation of America is proposing to purchase a 42.06-acre parcel in the Horn Rapids Industrial Park along the west side of Kingsgate Way for the development of a 400,000 – 450,000 square foot manufacturing facility that will utilize both truck and rail transport for its daily operations. The project expects to employ approximately 150 employees with an average salary of \$25/hour. They plan to open the facility by January 2020. The purchase price is \$45,000 per acre for the approximately 42.06-acre property, amounting to estimated gross proceeds of \$1,892,737. The purchase price is consistent with Resolution No. 35-13, which established pricing within the Horn Rapids Industrial Park in September 2013. As part of the agreement, the City will construct Battelle Blvd. across the north border and relocate an irrigation line that runs diagonally across the parcel. Construction of Battelle Boulevard is already funded in the current Capital Improvement Plan (CIP). This proposed purchase is subject to a 4% Finder's Fee with CBRE, Inc. Staff recommends approval of Resolution 134-18.

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMER ANDERSON SECONDED A MOTION TO APPROVE RESOLUTION NO. 134-18 AS PUBLISHED. THE CARRIED MOTION 6-0.

22. Resolution No. 135-18, Approving an Eighth 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 seven times. On September 11, 2018, staff was notified in writing that, while on track to issue a firm financial commitment, U.S. Department of Housing and Urban Development (HUD) will not have a final decision until on or about October 5, 2018. To accommodate this date, Crown is seeking a 30-day extension of its obligation to deliver a firm financial commitment to the City by September 30, 2018. HUD's communication with Crown is provided with this staff report for Council consideration. Crown has worked diligently to meet all deadlines contained in the schedule adopted by the Sixth Amendment, and remains committed and deeply invested in the project. Although minor adjustments in timing may be required to facilitate the process, both parties continue to work together in good faith and remain enthusiastic about the project, which will drive density into Richland's downtown consist with Council's vision. Staff recommends approval of Resolution No. 135-18, granting a 30-day extension to The Crown Group, Inc. for delivery of a firm financial commitment.

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

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER LUKSON SECONDED THE MOTION TO APPROVE RESOLUTION NO. 135-18. THE MOTION CARRIED 6-0.

Reports and Comments

City Manager

Ms. Reents gave an update on Battle of the Live @ Five Bands and said was a very successful event and wrapped up eleven weeks of event at the HAPO stage. She also gave an update of two recently completed Eagle Scout projects and expressed her appreciation of their contributions to the community.

City Council

Councilmember Lemley said he attended the tour of electrical substation with Energy Service Director Whitney, the annual United Way Kick Ball tournament and the Garden Church “Back the Blue” celebration.

Councilmember Lukson welcomed the Packaging Corporation to Richland, said he played on Richland Police Department’s United Way’s kick ball team, and expressed his support of Ms. Reents in the recruitment process for a new Police Chief.

Mayor Pro Tem Christensen confirmed that Mr. Schiessl is the contact person for inquiries by Eagle Scouts for potential projects. He said he attended the Columbia Playfield basketball court reopening he thought the courts looked better now than when they were originally built.

Mayor

Mayor Thompson said he recently attended the Energy Communities Alliance meeting located in Washington D.C. and gave the highlights of the conference.

Adjournment

Mayor Thompson adjourned the meeting at 8:01 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED:



MINUTES

RICHLAND CITY COUNCIL SPECIAL WORKSHOP

Richland City Shops ~ 2700 Duportail Street – Room 110

Thursday, September 20, 2018

City Council Workshop - 5:00 p.m.

Mayor Pro Tem Christensen called the Council special workshop to order at 500 p.m. at the City Shops in Room 110.

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

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Interim Police Chief Taylor, Finance Director Allen, Public Works Director Rogalsky, Energy Service Director Whitney, Fire and Emergency Services Director Huntington, Parks and Public Facilities Director Schiessl, and Community Development Director Jensen.

1. Departmental Budget Overview

Each Department Head presented an overview of their draft 2019 budget for their respective departments.

Council had a question and answer period after each departmental presentation.

Adjournment

Mayor Pro Tem Christensen adjourned the special workshop at 8:15 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

Robert J. Thompson, Mayor

DATE APPROVED:

DATE PUBLISHED



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/02/2018

Agenda Category: Ordinances - First Reading

Core Focus Area 3 - Increase Economic Vitality

Subject:

Ordinance No. 50-18, Increasing 2018 Budget Appropriations in the Streets Capital Construction Fund and the Industrial Development Fund to Support Swift Boulevard Improvements

Department:
Public Works

Ordinance/Resolution Number:
50-18

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 50-18, increasing the 2018 budget appropriation in the Streets Capital Construction Fund and the Industrial Development Fund to support the Swift Boulevard Improvements project.

Summary:

The Swift Boulevard Improvements project is a component of the City's Swift Corridor strategy. The Swift Corridor strategy is an investment by the City in new and upgraded infrastructure along Swift Boulevard that is intended to enable privately financed investment in several development and redevelopment opportunity sites. The existing City Hall campus is included among the identified opportunity sites.

Since early 2018, the City has adjusted the project's scope and budget to address changes in available funding and desired improvement scope. In July, the City increased the original project budget and sought bids. Only one bid was received. Council rejected this bid as well beyond the available budget, and directed staff to reassess the project for a re-bid.

City staff evaluated the July bid and scope of work, and determined that savings were available from reducing the scope of work and soliciting bids during a more favorable season. Proposed Ordinance No. 50-18 increases the project budget to align with that re-assessment.

The Swift Boulevard Corridor Improvements Re-bid project is on the agenda tonight to be awarded to the lowest responsible bidder. This budget appropriation provides the necessary funding to support completion of the project. Based on the September 24, 2018 bid results, it is likely that the project will be completed without utilizing the full capacity of this proposed budget amendment. As the construction nears completion next spring, staff will assess the remaining budget capacity and advise Council of its recommended distribution of any savings.

Consistent with state law, a public hearing has been held to solicit public testimony related to this budget adjustment. Barring any compelling testimony to the contrary, staff recommends approval of Ordinance No. 50-18 for first reading, by title only.

Fiscal Impact:

The current fund balance in the Industrial Development Fund is \$2,769,946. This budget appropriation will move \$835,000 to the 2018 Budget. These funds will then be transferred to the Streets Capital Construction Fund to support the construction of the Swift Boulevard Improvements.

Attachments:

1. Ordinance No. 50-18
2. Swift Blvd Improvements CIP - 10-16-18 Council Update

ORDINANCE NO. 50-18

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

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

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

WHEREAS, on July 17, 2018, the City Council passed Ordinance No. 38-18 increasing the budget for the Swift Boulevard Improvements project to address changes in project scope and funding; and

WHEREAS, on July 10, 2018, the City opened a single bid for the Swift Boulevard Improvements project, with an estimate that far exceeded the available funding; and

WHEREAS, on August 7, 2018, City Council adopted Resolution No. 113-18, rejecting the July 10, 2018 bid and directing staff to revisit the project scope and budget in preparation for a second bid; and

WHEREAS, staff completed the work directed by City Council and opened bids on September 24, 2018 for a revised scope of work; and

WHEREAS, additional funding is required to support the redefined scope of work; and

WHEREAS, on October 2, 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 Industrial Development 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 Industrial Development Fund.

Section 3. Amendment of the 2018 Budget. The 2018 Budget is hereby amended to provide additional appropriations in the Industrial Development Fund from existing fund balance, and in the Streets Capital Construction Fund from a transfer out of the Industrial Development Fund as follows:

Street Capital Construction Fund

Current Appropriation: \$ 31,106,345

Increase in Appropriation: \$ 835,000

Amended Appropriation: \$ 31,941,345

Industrial Development Fund

Current Appropriation: \$ 3,291,975

Increase in Appropriation: \$ 835,000

Amended Appropriation: \$ 4,126,975

Section 4. The City of Richland's 2018 – 2023 Capital Improvement Plan (CIP) 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 October, 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

October 16, 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	120,000			120,000					
CONSTRUCTION MANAGEMENT	150,557			150,557					
CONSTRUCTION	2,269,443			1,969,443	300,000				
10% CONTINGENCY	250,000			250,000					
OTHER ENG. SRCES (ROW ACQUISITION)	20,000			20,000					
	-								
TOTAL	\$ 2,810,000	\$ -	\$ -	\$ 2,510,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -
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	800,000			500,000	300,000				
RE EXCISE TAX 2ND 1/4	905,000			905,000					
GENERAL FUND	200,000			200,000					
BUSINESS LICENSE RESERVE FUND	40,000			40,000					
INDUSTRIAL DEVELOPMENT FUND	865,000			865,000					
	-								
TOTAL	\$ 2,810,000	\$ -	\$ -	\$ 2,510,000	\$ 300,000	\$ -	\$ -	\$ -	\$ -
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: 10/02/2018

Agenda Category: Ordinances - First Reading

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 51-18, Approving the Annexation and Zoning of 67 Acres known as the Lorayne J Subdivision

Department:

Community Development Services

Ordinance/Resolution Number:

51-18

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 51-18, approving the annexation and zoning of approximately 67 acres of land known as the Lorayne J subdivision, providing for assumption of existing City indebtedness, and amending the Official Zoning Map.

Summary:

The City is considering the annexation of a 67-acre area located south of Lorayne J Boulevard and west of Leslie Road. The proposed annexation area is a fully developed neighborhood of approximately 120 single-family homes served by a community well and water system that is operated by the Kennewick Irrigation District.

In recent years, the well has tested high in nitrites and does not meet state health standards for safe drinking water. The City has provided an emergency inter-tie with the City's domestic water system. City Council determined that the City will provide a permanent extension of its water system to serve the neighborhood on the condition that the property is annexed into the City.

City Council authorized the annexation process to begin on October 3, 2017 through the adoption of Resolution No. 183-17. The Planning Commission met on November 15 and December 20, 2017 to consider the proper zoning destination for the area to be annexed. The Planning Commission recommended that the annexation area be zoned R-1-10 Single-Family Residential.

Notice of intention to annex was duly filed with the Benton County Boundary Review Board. Since no request to review the petition was received within 45 days of filing, the proposed annexation was deemed approved by the Boundary Review Board on February 3, 2018. A petition was circulated and signed by owners representing 62.17% of the assessed value of the proposed annexation area, thereby exceeding the state requirement that owners representing at least sixty percent (60%) of the value of the proposed annexation area petition the City for annexation, with such value determined according to the assessed valuation for general taxation.

Additional information and analysis is provided in the attached November 15, 2017 Planning Commission Staff Report and exhibits. Staff recommends approval of Ordinance No. 51-18 for first reading, by title only.

Fiscal Impact:

Annexation will result in additional tax revenue being paid to the City. It will also create additional costs as the City will be responsible for providing its services to the annexed properties. The total assessed value for property being annexed is approximately \$23.8 million. A more detailed fiscal analysis is provided as an exhibit herein.

Attachments:

1. Ordinance No. 51-18
2. Lorayne J Annexation - Planning Commission Staff Report
3. Notice of Boundary Review Board Notice of Intent; Acceptance
4. Determination of Sufficiency (signed)
5. Fiscal Impact - Lorayne J

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 51-18

AN ORDINANCE of the City of Richland, Benton County Washington, annexing approximately 67 acres of land located south and west of Lorayne J Boulevard and west of Leslie Road, in a portion of the Southwest ¼ of Section 02, Township 08 North, Range 28 East, W.M., providing for assumption of existing City indebtedness, and amending the Official Zoning Map.

WHEREAS, the City received a notice of intent to annex from 17 homeowners within the Lorayne J subdivision, the value of which exceeded 10% of the proposed annexation area and so qualified to commence annexation proceedings for annexation into the City of Richland; and

WHEREAS, on October 3, 2017, a meeting was held between the initiating parties of this annexation and the Richland City Council, at which time Council adopted Resolution No. 183-17, accepting the notice of intention to commence annexation proceedings for the real property legally described in **Exhibit A**, attached hereto, subject to simultaneous adoption of the Comprehensive Plan for the proposed annexation area, and the assumption of the appropriate share of all existing City indebtedness; and

WHEREAS, Resolution No. 183-17 further authorized and directed the Richland Planning Commission to propose and forward a recommendation to the City Council as to the most appropriate zoning designation for the area proposed to be annexed; and

WHEREAS, the Richland Planning Commission held a public hearing on November 15, 2017 to consider an appropriate zoning designation for the proposed annexation area; and

WHEREAS, the Richland Planning Commission left the hearing open until the December 20, 2017 meeting, at which time the Commission recommended adoption of Single Family Residential R-1-10 zoning for the property; and

WHEREAS, a notice of intention to annex was duly filed with the Benton County Boundary Review Board. Jurisdiction of the Boundary Review Board was not invoked within 45 days of filing, and thus, the proposed annexation was deemed approved by the Boundary Review Board on February 3, 2018; and

WHEREAS, on March 20, 2018, Richland City Council adopted Resolution No. 40-18, authorizing the circulation of an annexation petition for annexation of the real property legally described in **Exhibit A**, attached hereto; and

WHEREAS, a petition was circulated and signed by owners representing 62.17% of the assessed value of the proposed annexation area, thereby exceeding the state requirement that owners representing at least 60% of the value of the proposed annexation area petition the City for annexation, with such value determined according to the assessed valuation for general taxation; and

WHEREAS, the Richland City Council held a public hearing to consider the annexation on October 2, 2018, which hearing was duly noticed by the City Clerk through publication in a newspaper of general circulation and through the mailing of notice to all property owners within the annexation area, specifying the time and place of the hearing and inviting interested persons to appear and voice approval or disapproval of the annexation; and

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

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

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

Section 2. The Richland Comprehensive Plan, adopted October 3, 2017 by passage of Ordinance No. 42-17, shall serve as the comprehensive plan for the Annexed Area. All properties within the annexation shall be designated as "low density residential" under the land use map that is part of the Comprehensive Plan.

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

Section 4. Title 23 of the City of Richland Municipal Code (RMC) and the Official Zoning Map of the City as adopted by Section 23.08.040 of said title, hereby amends Sectional Map No. 21 which is one of a series of maps constituting said Official Zoning Map, bearing the number and date of passage of this ordinance and by this reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 5. It is hereby found, as an exercise of the City's police power, that the best zoning for the properties included in the Annexed Area shall be R1-10 Single Family Residential, as depicted on **Exhibit B**, attached hereto, when consideration is given to the interest of the general public.

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

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

Section 8. This ordinance shall take effect on the day following publication in the official newspaper of the City.

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

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: _____

EXHIBIT A

Legal Description for the Lorayne J Annexation

A portion of the Southwest $\frac{1}{4}$ of Section 02, Township 08 North, Range 28 East, W.M., Benton County, Washington, described as follows:

That portion of the **Plat of Meadow Springs Ranch No. 1** as recorded in Volume 14 of Plats, Page 26 records of said County and State, described as follows:

Lots 1, through 9 Block 2 of said Plat.

1-0288-402-0002-001	1-0288-402-0002-002	1-0288-402-0002-003
1-0288-402-0002-004	1-0288-402-0002-005	1-0288-402-0002-008
1-0288-402-0002-009		

That portion Quit Claim Deed recorded under Auditor's File # 2009-032802 described as follows:

Lot 7 Block 2, Meadow Springs Ranch No. 1, according to the plat thereof recorded in Volume 14 of Plats, Page 26, records of Benton County, Washington.

Together With that portion of Lot 10, Block 2, Altered Plat of Meadows Springs Ranch No. 1, according to the Plat thereof recorded in Volume 15 of Plats, Page 275, recorded under Auditor's File No. 2005-013123, records of Benton County, Washington described as follows:

Beginning at the Northeast corner of Lot 7 Block 2, Plat of Meadow Springs Ranch No.1, recorded in Volume 14 of Plats, Page 26, recorded under Auditor's File No. 811263, records of Benton County, Washington, thence North 00°31'16" West 25 feet, thence Westerly 91.22 feet on a line parallel to the Northern boundary line of Lot 7, Block 2, Plat of Meadow Springs Ranch No. 1, thence South 00°31'16" West 25 feet to the Northwest corner of Lot 7, Block 2, Meadow Springs Ranch No. 1, thence Easterly along the Northern boundary line of Lot 7, Block 2, Plat of Meadow Springs Ranch No. 1 to the Northeast corner of Lot 7, Block 2, Plat of Meadow Springs Ranch No. 1 and the point of beginning.

1-0288-402-0002-007

That portion Quit Claim Deed recorded under Auditor's File # 2005-034930 described as follows:

Lot 6, Block 2, Plat of Meadow Springs Ranch No.1, recorded in Volume 14 of Plats, Page 26, recorded under Auditor's File No. 811263, records of Benton

County, said Plat is situated in the Southeast quarter of Section 2, Township 8 North, Range 28 East, W.M., Benton County Washington.

Together With that portion of Lot 10, Block 2, Altered Plat of Meadows Springs Ranch No. 1, according to the Plat thereof recorded in Volume 15 of Plats, Page 275, recorded under Auditor's File No. 2005-013123, records of Benton County, said Plat is situated in the Southeast quarter of Section 2, Township 8 North, Range 28 East, W.M., Benton County Washington, described as follows:

Commencing at the Southwest corner of said Lot 10; thence South 89°28'44" East along the North right-of-way line of Lesa Marie Lane and the South line of said Lot for 75.10 feet to the **TRUE POINT of BEGINNING**;

Thence North 00°31'16" East on a line parallel to the Southeasterly line of said Lot 10 for 287.83 feet; thence South 45°53'40" East along the perimeter of said Lot for 145.33 feet; thence South 69°27'55" West for 23.78 feet to the Northeast corner of Lot 6, Block 2, Plat of Meadow Springs Ranch No.1, recorded in Volume 14 of Plats, Page 26, recorded under Auditor's File No. 811263, records of Benton County; thence South 69°27'55" West for 83.66 feet; thence South 00°31'16" West along the Southeasterly line of said Lot 10 for 149.04 feet to the Southeast corner of said Lot; thence South 89°28'44" West along the South line of said Lot and the said Northerly right-of-way line for 5.00 feet to the said true point of beginning.

Together with and subject to easements, reservations, covenants, and restrictions of record and in view.

1-0288-402-0002-011

That portion Quit Claim Deed recorded under Auditor's File # 2009-032801 described as follows:

That portion of Lot 10, Block 2, Altered Plat of Meadows Springs Ranch No. 1, according to the Plat thereof recorded in Volume 15 of Plats, Page 275, recorded under Auditor's File No. 2005-013123, records of Benton County, Washington **EXCEPT** that portion of Said Lot described as follows:

Commencing at the Southwest corner of said Lot 10; thence South 89°28'44" East along the North right-of-way line of Lesa Marie Lane and the South line of said Lot for 75.10 feet to the **TRUE POINT of BEGINNING**;

Thence North 00°31'16" East on a line parallel to the Southeasterly line of said Lot 10 for 287.83 feet; thence South 45°53'40" East along the perimeter of said Lot for 145.33 feet; thence South 69°27'55" West for 23.78 feet to the Northeast corner of Lot 6, Block 2, Plat of Meadow Springs Ranch No.1, recorded in Volume 14 of Plats, Page 26, recorded under Auditor's File No. 811263, records of

Benton County; thence South 69°27'55" West for 83.66 feet; thence South 00°31'16" West along the Southeasterly line of said Lot 10 for 149.04 feet to the Southeast corner of said Lot; thence South 89°28'44" West along the South line of said Lot and the said Northerly right-of-way line for 5.00 feet to the said true point of beginning.

And EXCEPT that portion of said Lot described as follows:

Beginning at the Northeast corner of Lot 7 Block 2, Plat of Meadow Springs Ranch No.1, recorded in Volume 14 of Plats, Page 26, recorded under Auditor's File No. 811263, records of Benton County, Washington, thence North 00°31'16" West 25 feet, thence Westerly 91.22 feet on a line parallel to the Northern boundary line of Lot 7, Block 2, Plat of Meadow Springs Ranch No. 1, thence South 00°31'16" West 25 feet to the Northwest corner of Lot 7, Block 2, Meadow Springs Ranch No. 1, thence Easterly along the Northern boundary line of Lot 7, Block 2, Plat of Meadow Springs Ranch No. 1 to the Northeast corner of Lot 7, Block 2, Plat of Meadow Springs Ranch No. 1 and the point of beginning.

1-0288-402-0002-012

Lots 1 through 14 Block 3 of said Plat.

1-0288-402-0003-001	1-0288-402-0003-002	1-0288-402-0003-003
1-0288-402-0003-004	1-0288-402-0003-005	1-0288-402-0003-006
1-0288-402-0003-007	1-0288-402-0003-008	1-0288-402-0003-009
1-0288-402-0003-010	1-0288-402-0003-011	1-0288-402-0003-012
1-0288-402-0003-013	1-0288-402-0003-014	

Lots 1 through 10 Block 4 of said Plat.

1-0288-402-0004-001	1-0288-402-0004-002	1-0288-402-0004-003
1-0288-402-0004-004	1-0288-402-0004-005	1-0288-402-0004-006
1-0288-402-0004-007	1-0288-402-0004-008	1-0288-402-0004-009
1-0288-402-0004-010		

Lot 1 Block 5 of said Plat.

1-0288-402-0005-001

Tract's "A", "B", "C", "D", "E", "F", "G" and "K" of said Plat.

1-0288-402-0006-000	1-0288-402-0007-000	1-0288-402-0008-000
1-0288-402-0009-000	1-0288-402-0010-000	1-0288-402-0011-000
1-0288-402-0012-000	1-0288-402-0015-000	

Together With: That portion of Brian Lane lying within said Plat.

Together With: That portion of Lesa Marie Lane lying within said Plat.

Together With: That portion of Charity Court lying within said Plat.

Together With: That portion of Lesa Marie Court lying within said Plat.

Together With: That portion of Lorayne “J” Blvd. lying within said Plat.

Except: Any portion of said Plat lying Northeasterly of the Northeasterly right-of-way of Lorayne “J” Blvd.

Together With: The Plat of Meadow Springs Ranch No. 2 as recorded in Volume 14 of Plats, Page 4 records of said County and State.

Lots 1, through 16 Block 1 of said Plat.

1-0288-403-0001-001	1-0288-403-0001-002	1-0288-403-0001-003
1-0288-403-0001-004	1-0288-403-0001-005	1-0288-403-0001-006
1-0288-403-0001-007	1-0288-403-0001-008	1-0288-403-0001-009
1-0288-403-0001-010	1-0288-403-0001-011	1-0288-403-0001-012
1-0288-403-0001-013	1-0288-403-0001-014	1-0288-403-0001-015
1-0288-403-0001-016		

Lots 1, through 16 Block 2 of said Plat.

1-0288-403-0002-001	1-0288-403-0002-002	1-0288-403-0002-003
1-0288-403-0002-004	1-0288-403-0002-005	1-0288-403-0002-006
1-0288-403-0002-007	1-0288-403-0002-008	1-0288-403-0002-009
1-0288-403-0002-010	1-0288-403-0002-011	1-0288-403-0002-012
1-0288-403-0002-013	1-0288-403-0002-014	1-0288-403-0002-015
1-0288-403-0002-016		

Lots 1, through 6 Block 3 of said Plat.

1-0288-403-0003-001	1-0288-403-0003-002	1-0288-403-0003-003
1-0288-403-0003-004	1-0288-403-0003-005	1-0288-403-0003-006

Tract’s “A”, “B”, and “C” of said Plat.

1-0288-403-0004-000	1-0288-403-0005-000	1-0288-403-0006-000
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Together With: That portion of Brian Lane lying within said Plat.

Together With: That portion of Travis Lane lying within said Plat.

Together With: That portion of Brent Lane lying within said Plat.

Together With: The Lorayne “J” Ranch No. 1 as recorded in Volume 10 of Plats, Page 19 records of said County and State.

Lots 1, through 13 Block 1 of said Plat.

1-0288-405-0001-001	1-0288-405-0001-002	1-0288-405-0001-003
1-0288-405-0001-004	1-0288-405-0001-005	1-0288-405-0001-006
1-0288-405-0001-007	1-0288-405-0001-008	1-0288-405-0001-009
1-0288-405-0001-010	1-0288-405-0001-011	1-0288-405-0001-012

1-0288-405-0001-013

Lots 1, through 14 Block 2 of said Plat.

1-0288-405-0002-001	1-0288-405-0002-002	1-0288-405-0002-003
1-0288-405-0002-004	1-0288-405-0002-005	1-0288-405-0002-006
1-0288-405-0002-007	1-0288-405-0002-008	1-0288-405-0002-009
1-0288-405-0002-010	1-0288-405-0002-011	1-0288-405-0002-012
1-0288-405-0002-013	1-0288-405-0002-014	

Together With: That portion of Bruce Lee Court lying within said Plat.

Together With: That portion of Bruce Lee Lane lying within said Plat.

Together With: That portion of Lorayne "J" Blvd. lying within said Plat.

The Lorayne "J" Ranch No. 2 as recorded in Volume 10 of Plats, Page 40 records of said County and State.

Lots 1, through 7 and the Riding Trail Block 1 of said Plat.

1-0288-404-0001-001	1-0288-404-0001-002	1-0288-404-0001-003
1-0288-404-0001-004	1-0288-404-0001-005	1-0288-404-0001-006
1-0288-404-0001-007	Riding Trail No PID#	

Lots 1 and 2, Block 2 of said Plat

1-0288-404-0002-001	1-0288-404-0002-002
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Lots 1, through 11 and the Riding Trail Block 1 of said Plat.

1-0288-404-0003-001	1-0288-404-0003-002	1-0288-404-0003-003
1-0288-404-0003-004	1-0288-404-0003-005	1-0288-404-0003-006
1-0288-404-0003-007	1-0288-404-0003-008	1-0288-404-0003-009
1-0288-404-0003-010	1-0288-404-0003-011	Riding Trail No PID#

Together With: That portion of Travis Court lying within said Plat.

Together With: That portion of Bruce Lee Lane lying within said Plat.

Together With: That portion of Travis Lane lying within said Plat.

Together With: That portion of Lorayne "J" Blvd. lying within said Plat.

ZONING FOR LORAYNE J ANNEXATION



STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2017-107

PREPARED BY: RICK SIMON
MEETING DATE: NOVEMBER 15, 2017

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND (Z2017-107)

REQUEST: CONSIDERATION OF APPROPRIATE ZONING FOR A PROPOSED ANNEXATION.

LOCATION: LAND LOCATED WEST OF LESLIE ROAD AND SOUTH OF LORAYNE J BOULEVARD.

REASON FOR REQUEST:

The City is currently considering the annexation of a 67 acre area located south of Lorayne J. Boulevard and West of Leslie Road. City Council authorized the annexation process to begin through the adoption of Resolution No. 183-17, which directed the Planning Commission to consider what zoning would be appropriate for this site.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for zoning assignment (Z2017-107) and submits that:

1. The site is within the City of Richland's Urban Growth Area boundary as those boundaries were established with the adoption of the Benton County Comprehensive Plan in 1998;
2. The City's comprehensive plan designates the site as suitable for low density residential and developed open space land uses;
3. The site contains a fully developed single family neighborhood consisting of approximately 120 residential lots and some open space tracts;
4. Lands to the immediate north and west are developed with single family residential uses and a sports field. Lands to the south along Reata Road are partially undeveloped and partially developed with commercial uses;
5. Adjacent lands to northeast and to the west that are located within existing city limits are zoned for R-1-10 Single Family Residential land uses;

6. Based on the above findings and conclusions, assignment of R-1-10 Single Family Residential zoning would be in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2017-107) and recommend to the City Council assignment of R-1-10 Single Family Residential zoning.

EXHIBITS

- A. Supplemental Information
- B. Resolution No. 183-17
- C. Plat Maps
- D. Chapter 23.14 of the Richland Municipal Code – Agricultural Zones
- E. Chapter 23.18 of the Richland Municipal Code – Residential Zones
- F. Chapter 23.32 of the Richland Municipal Code – Public Zones
- G. Public Notice

SUPPLEMENTAL INFORMATION

BACKGROUND

The proposed annexation area is a fully developed neighborhood of 120 single family homes. The neighborhood is served by a community well and water system that is operated by the Kennewick Irrigation District. In recent years, the well has tested high in nitrites and so does not meet state health standards for safe drinking water. The City has provided an emergency intertie with the City's water system. City Council has determined that the City will provide a permanent extension of its water system to serve the neighborhood provided that the property is annexed into the City. Approximately 24 residents of the neighborhood have initiated the annexation process. Property owners representing 10% of the total assessed valuation of the proposed annexation area can initiate the process; however, it takes property owners representing 60% of the total assessed valuation to complete the annexation process. At this point, it is not known whether the neighborhood will be able to reach the 60% threshold. The City Council passed resolution No. 183-17 on October 3, 2017, authorizing the annexation proceedings to begin.

The formal annexation petition will only be circulated throughout the neighborhood once the Benton County Boundary Review Board completes its review and the City Council authorizes the circulation of the petition. The Planning Commission's function in this process is to determine the appropriate zoning for the proposed annexation. The Commission's recommendation for appropriate zoning will be reflected in the annexation petition.

SITE DATA

Size: Approximately 67 acres.

Current Use: The site consists of 120 single family residential lots that have all been developed. Additionally, there are a number of open space tracts identified on the plat maps (see attached)

SURROUNDING LAND USES

North: Across Lorayne J. Boulevard is the fully developed single family city subdivision of Meadow Parke Estates. Across the natural drainage area that forms a portion of the northern boundary of the proposed annexation is the fully developed single family county subdivision of Breckenridge.



Figure 1: Vicinity Map

South: Reata Road is adjacent to a portion of the southerly boundary of the proposed annexation area. Across Reata Road are vacant commercial properties and one mini storage facility. At the intersection of Reata and Leslie Roads, there is a vacant commercial property, owned by the City that is planned for a future electrical substation.

East: Across Leslie Road, property is undeveloped and is a part of the Amon Basin.

West: The developing city subdivision of Rancho Del Rey is located along a portion of the western boundary of the proposed annexation area. LaPierre Baseball Fields comprise the remaining portion of the western boundary.

Utilities: The neighborhood is currently served by individual septic systems, a community water system operated by the Kennewick Irrigation District, which also supplies irrigation water. Power is provided by Benton County PUD.

Comprehensive Plan: The site is within the City of Richland's adopted Urban Growth Area (UGA) boundary and is designated as suitable for low density

residential development, with the exception of the open space tracts which are designated as Developed Open Space on the plan.

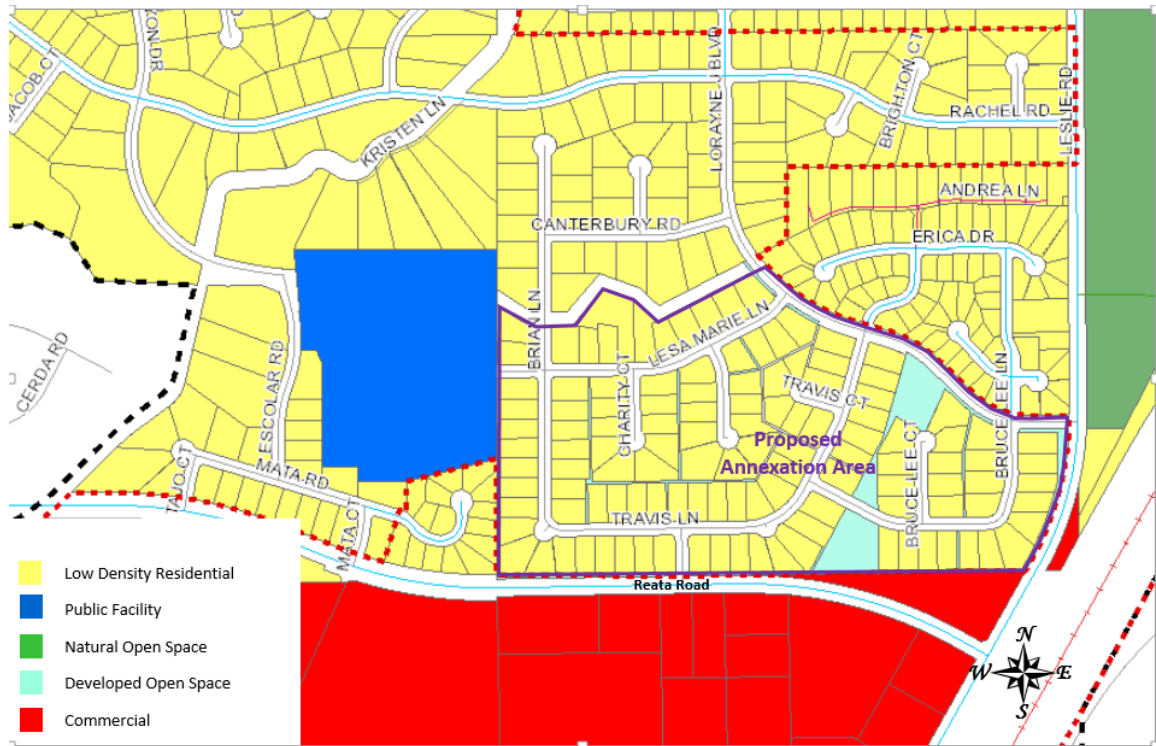


Figure 2: Comprehensive Land Use Plan

Existing County Zoning: Urban Growth Area Residential.

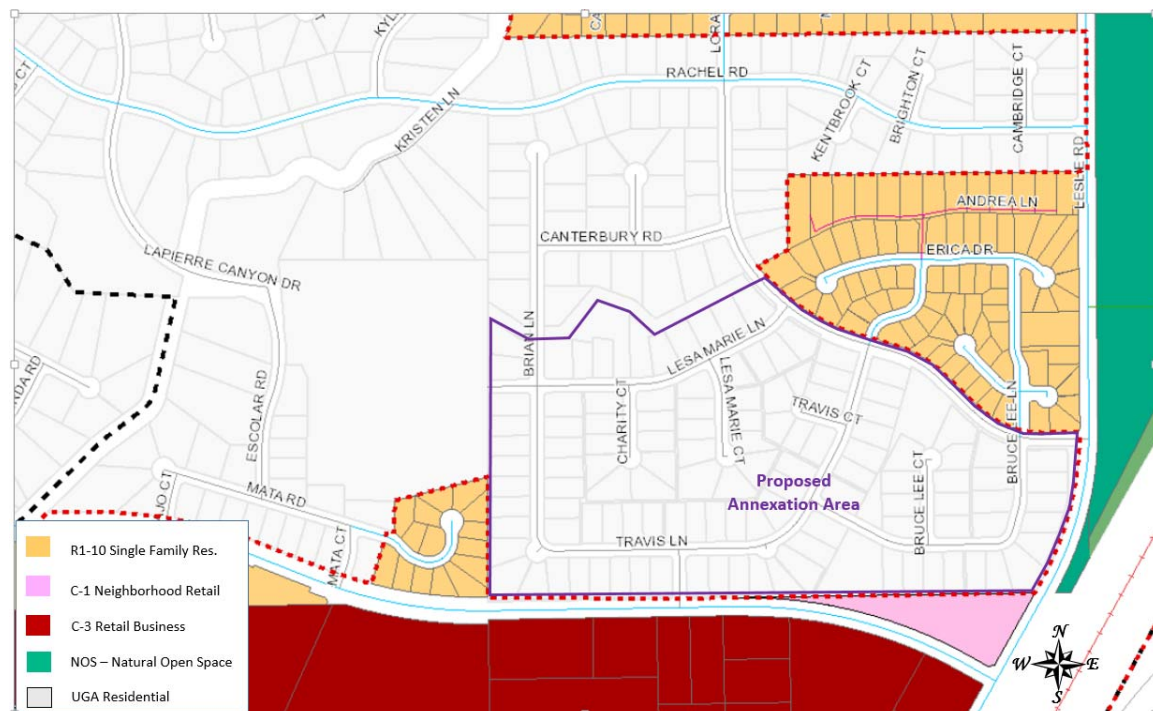


Figure 3: Existing Zoning

POTENTIAL ZONING DESIGNATIONS

There are three single family zoning designations that could be applied to the property that would implement the low density residential comprehensive plan designation: the R-1-10 and R-1-12 zones and the SAG – Suburban Agricultural zone. The primary differences between the zones are mostly based on lot size requirements. Within the R1-10 zone, the average lot size is 10,000 square feet. In the R1-12 zone, the average lot size is 12,000 square feet and in the SAG zone, the minimum lot size is one acre. Another difference is that the SAG zone provides for the keeping of livestock, while the R1-10 and R1-12 zones do not. The following tables attempt to list the differences and commonalities between all these three districts:

Table 1: Permitted Uses

Land Use <i>P= permitted use/ A=accessory use/ X= not allowed</i>	R-1-12	R-1-10	SAG
Accessory Apartments	A	A	A
Accessory Buildings ¹⁴	A	A	A
Adult Family Home	P	P	P
Agricultural Use	X	X	P
Raising Crops, Trees, Vineyards	P	P	P
Bed and Breakfast	S	S	S
Day Care Center	S	S	S
Designated Manufactured Home	P	P	P
Dwelling, One-Family Detached	P	P	P
Home Occupations	A	A	A
Family Day Care Home	A	A	A
Playground Developed in Conjunction with School, Park or Community Clubhouse	P	P	X
Rental of Rooms to Not More Than Four Persons Other Than the Family Occupying the Single-Family Dwelling	A	A	A
Private Swimming Pools	A	A	A
Recreational Club	P	P	P
Rental of Rooms to Not More than Four Persons Other than Family Occupying the Single-Family Dwelling	A	A	A
Churches	P	P	P
Clubs or Fraternal Societies	P	P	P
Cultural Institutions	P	P	P
General Park Operations and Maintenance Activities	P	P	P

Land Use <i>P= permitted use/ A=accessory use/ X= not allowed</i>	R-1-12	R-1-10	SAG
Golf Courses	P	P	P
Passive Open Space Uses	X	X	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P	P	P
Public Agency Buildings	P	P	P
Public Agency Facilities	P	P	P
Public Parks	P	P	P
Schools	P	P	P
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P	P
Trail Head Facilities	P	P	P
Trails for Equestrian, Pedestrian or Nonmotorized Vehicle Use	X	X	P
Micro- and Macro-Antennas	P	P	P
Parking Lots	P	P	A

The standards that dictate building setbacks from property boundaries, building height and lot coverage requirements are also similar in each of the three zones.

Table 2: Dimensional Standards

Standard	R-1-12	R-1-10	SAG
Minimum Lot Area Requirement	10,000 sq. ft.	8,000 sq. ft.	43,560 square ft.
Average Lot Size Requirement	12,000 sq. ft.	10,000 sq. ft.	None
Minimum Lot Width	90 feet	70 feet	145 feet
Minimum Lot Depth	None	None	145 feet
Minimum Street Frontage	None	None	40 feet
Minimum Front Yard Setback	20 feet	20 feet	20 feet
Minimum Side Yard Setback	10 feet	10 feet	10 feet
Minimum Rear Yard Setback	25 feet	25 feet	25 feet ¹
Maximum Lot Coverage ²	40%	40%	20%
Maximum Building Height – Main Building	30 feet	30 feet	30 feet
Maximum Building Height – Accessory Building	16 feet	16 feet	24 feet

One other area of potential difference between the three zones are the regulations pertaining to accessory buildings. The rules for the R1-12 and R1-10 zones are identical, but there are some differences in the SAG district.

Table 3: Detached Accessory Buildings

	R1-12	R1-10	SAG
Maximum Bldg. Size	900 square feet or up to 1,200 square feet if not exceeding more than 50% of the size of the home	900 square feet or up to 1,200 square feet if not exceeding more than 50% of the size of the home	900 square feet or up to 1,200 square feet if not exceeding more than 50% of the size of the home
Maximum Bldg. Height	16 feet	16 feet	24 feet
Rear & Side Yard Setbacks	5 feet ¹	5 feet ¹	5 feet ^{1,2}

¹Smaller buildings require a lesser setback from property lines

²Buildings housing livestock are required to be setback 50 feet from a property line

³The size of accessory buildings meeting primary structure setbacks is not restricted.

One final area of difference relates to the keeping of livestock. Again the regulations in the R1-10 and R1-12 zones are identical to each other, but the SAG standards are more permissive.

Table 4: Keeping of Livestock

	R1-12	R1-10	SAG
Large Livestock (horses, cows, pigs, sheep or goats)	Not Allowed	Not Allowed	Yes, 2 animal units per acre*
Small Livestock (rabbits, chickens, ducks, etc.)	Yes, limited to 5 animals total, including household pets	Yes, limited to 5 animals total, including household pets	Yes, 12 animals per acre
Household Pets (dogs, cats)	Yes, limited to 5 total, including small livestock	Yes, limited to 5 total, including small livestock	Yes, limited to 5 total, in addition to livestock

*Animal Unit = approximately 1,000 lbs. of animal weight

Nonconforming Uses/Structures:

Another factor to consider in the assignment of zoning districts for an area that is already developed are the nonconforming use and nonconforming structure provisions of the zoning code. If a zoning designation is applied to a property that has an existing building that does not meet the setback requirements of that zone, the building is considered a nonconforming structure. The building can be expanded in the future provided that the addition does not extend any closer to the property line, thereby increasing its nonconformity.

A nonconforming use, could occur when a property owner who maintains livestock on their property that is located within a residential zone at the time of annexation. That owner can maintain livestock for as long as they desire, but they could not expand the use.

PUBLIC NOTICE

Notice of the public hearing was mailed to each property owner within the proposed annexation area. A fairly detailed description of the potential zoning choices was included in the notice with an invitation for owners to submit written comments. To date, no comments have been received. A copy of the notice is attached.

ANALYSIS

Any of the three zoning districts described above would be consistent with the comprehensive plan designation of Low Density Residential. In previous neighborhood meetings held regarding annexation, some residents expressed a desire for zoning regulations that would allow for the keeping of animals. For that reason, the SAG zoning district was also included in this analysis.

There is little opportunity for further development of the neighborhood, as there are no vacant lots within the neighborhood and the lack of public sewers in the area would preclude the re-division of existing lots. The average lot size is approximately 20,000 square feet, well in excess of both the R1-10 and R1-12 minimum lot sizes but less than the one acre lot size required in the SAG zone.

The SAG district could potentially be beneficial to property owners who desire to keep livestock; however; most of the lots would have a difficult time in meeting the requirement established in the SAG zone that mandates one gross acre of pasture for two large animals (refer to RMC 23.18.020(B)). Those owners who already maintain livestock on their property would enjoy nonconforming use (grandfather) status upon annexation, but property owners wanting to add livestock in the future would not likely be able to conform to the SAG standards. Another limitation of the SAG district is that it allows a smaller percentage of lot coverage (20% compared to 40% in the residential districts). Since SAG zoning requires a minimum lot size of one acre, few property owners of an acre size lot would be limited by that standard; however; since most of the lots within the neighborhood are only about half an acre, the SAG zoning limitation on lot coverage could prove problematic for some owners.

Perhaps, the better alternative would be for R1-10 zoning as it would match the existing zoning pattern of City properties that lie north of and west of the proposed annexation area. Property owners who currently keep livestock would be able to continue the practice as nonconforming uses. The open space tracts

identified on the plat should be included in the PPF – Parks and Public Facilities district.

SUMMARY

Application of the R-1-10 and PPF zoning represents the most appropriate zoning designation for the proposed annexation area.

RESOLUTION NO. 183-17

A RESOLUTION of the City of Richland accepting a request for annexation of approximately 68 acres located south and west of Lorayne J Boulevard and west of Leslie Road.

WHEREAS, the City of Richland received a written request from property owners within the Lorayne J subdivision representing approximately 13.5% of the total assessed valuation within the proposed annexation area; and

WHEREAS, on March 7, 2017, the Richland City Council was presented with the request for annexation and adopted Resolution No. 178-17, setting October 3, 2017 as the date on which City Council would meet with proponents of the annexation proposal; and

WHEREAS, as required by RCW 35.13.125, City Council met with the annexation proponents on October 3, 2017, and has reviewed the proposed annexation.

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

Section 1. The City of Richland hereby accepts the request for annexation subject to the following conditions:

1. That the annexation be accepted as proposed.
2. That simultaneous adoption of the City's Comprehensive Plan for the proposed annexation is required.
3. That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

Section 2. Staff is hereby authorized and directed to submit an application to the Benton County Boundary Review Board.

Section 3. The Richland Planning Commission is hereby directed to review the proposal and forward a recommendation to City Council as to the most appropriate zoning designation(s) for the area proposed for annexation.

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 October, 2017.



ROBERT J. THOMPSON
Mayor

ATTEST:



MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:



HEATHER KINTZLEY
City Attorney

FINAL PLAT OF
LORAYNE J. RANCH NO. 1
BENTON COUNTY, WASHINGTON

CURVE DATA

(1)	(2)	(3)	(4)	(5)
A: 05°35'25" R: 052.40" L: 96.41"	A: 05°35'28" R: 053.40" L: 625.37"	A: 14°58'18" R: 140.00" L: 181.08"	A: 26°35'59" R: 140.00" L: 209.27"	A: 02°13'50" R: 20.00" L: 0.78"
(6)	(7)	(8)	(9)	(10)
A: 17°52'01" R: 400.00" L: 124.73"	A: 90°00'00" R: 20.00" L: 31.48"	A: 93°58'00" R: 20.00" L: 36.80"	A: 13°04'25" R: 430.00" L: 98.12"	A: 21°17'10" R: 20.00" L: 7.43"
(11)	(12)	(13)	(14)	(15)
A: 04°47'36" R: 35.97" L: 35.97"	A: 05°39'05" R: 460.00" L: 45.37"	A: 07°28'30" R: 475.00" L: 66.12"	A: 14°21'51" R: 20.00" L: 25.95"	A: 03°53'24" R: 340.00" L: 23.00"
(16)	(17)	(18)	(19)	(20)
A: 74°21'45" R: 20.00" L: 25.96"	A: 13°56'00" R: 285.82" L: 79.48"	A: 15°56'00" R: 255.82" L: 71.14"	A: 15°36'00" R: 315.82" L: 87.88"	
(21)	(22)	(23)	(24)	(25)
A: 06°38'46" R: 1875.40" L: 59.39"	A: 05°56'30" R: 1875.40" L: 94.41"	A: 10°04'00"53" R: 115.40" L: 105.33"	A: 03°27'28" R: 1376.40" L: 60.63"	
(26)	(27)	(28)	(29)	(30)
A: 73°31'16" R: 60.00" L: 102.16"	A: 73°33'16" R: 50.00" L: 64.16"	A: 23°48'55" R: 110.00" L: 45.53"	A: 35°11'12" R: 110.00" L: 67.55"	
(31)	(32)	(33)	(34)	(35)
A: 14°37'07" R: 110.00" L: 28.07"	A: 28°48'44" R: 310.00" L: 155.89"	A: 28°48'44" R: 280.00" L: 1140.00"	A: 09°00'53" R: 340.00" L: 53.49"	
(36)	(37)	(38)	(39)	(40)
A: 15°34'28" R: 240.00" L: 34.40"	A: 30°00'00" R: 20.00" L: 31.48"	A: 59°27'09" R: 20.00" L: 51.88"	A: 38°00'07" R: 20.00" L: 30.54"	
(41)	(42)	(43)	(44)	(45)
A: 50°09'20" R: 50.00" L: 43.91"	A: 113°41'13" R: 60.00" L: 99.21"	A: 10°50'21" R: 475.00" L: 58.08"	A: 20°28'46" R: 475.00" L: 166.33"	

NOTE:

--- denotes utility asmt.
width as noted

5/8" x 24" Rebar set at
all property corners
unless otherwise noted

RECORDING CERTIFICATE

Filed for record at the request of Vance Bantle
1st day of June 1976 A.D., at 11:49 A.M.,
 and recorded in Volume 10 of Plats, page 18
19 Records of Benton County, Washington.

Vermer Miller by Ida Maird
Benton County Auditor
FEE No 703673

SURVEYOR'S CERTIFICATE

John W. Backer, a Professional Land Surveyor in the State of Washington, has this to certify that the Plot of "Longway's Ranch No. 1" as shown hereon is based on an actual survey of the land described and that all corners indicated are correctly shown and that all corners are plotted as shown hereon.

DATE DECEMBER 11, 1975

ROBERTS SURVEYING, INC.
RICHLAND, WASHINGTON



PLAT CLOSURE

<u>BEARING</u>	<u>DIST.</u>	<u>COS.</u>	<u>SIN</u>	<u>N</u>	<u>S</u>	<u>E</u>	<u>W</u>
5.15°55'00"W	713.73'	0.964661658	0.27423897		606.37'		195.73'
5.30°46'00"W	48.04'	0.85925765	0.51154306		36.39'		22.02'
N.03°09'44"W	990.70'	0.9909498	0.99959464	9.01'			990.70'
N.29°20'00"E	705.00	0.87178441	0.48980972	644.61'		345.39'	
N.17°09'13"E	413.64'	0.95551747	0.29493452	59.524'		122.00'	
5.52°22'36"E	120.69'	0.61064777	0.79204110		73.60'	95.59'	
5.45°00'00"E	224.83'	0.70710678	0.70710678		158.70'	155.90'	
5.58°08'00"E	207.47'	0.529482580	0.84833625		109.84'	176.01'	
N.18°56'01"E	60.00'	0.94589518	0.32447836	56.75		19.47'	
5.00°00'00"E	124.23'	0.17364818	0.98480775		21.57'	122.34'	
5.88°56'00"E	148.44'	0.01861577	0.97982671		2.76'	148.44'	
N.46°04'00"E	28.28'	0.69382091	0.72014758	19.62		20.37'	
5.01°04'00"W	5.05	0.99982671	0.01861577		5.05		0.09
				1075.23	1075.23	1208.54	1208.54

DEDICATION

We, Country, Inc., a Washington Corporation, and Western Financial Corporation, a Washington Corporation, and Ralph S. Hanson and Rachel Hanson, the living owners in fee simple of the tract of land described hereon, and that we have caused said land to be surveyed as shown hereon and hereby dedicate to the public, for the use of the public forever, all streets, road etc., and easements shown hereon.

Country Access Inc
Len S. Pool
President

Western Financial Corp.
Vance D. Barlajon
 Vance D. Barlajon
 President
Ralph A. Hanson
 Ralph A. Hanson

Kathleen M. Farrell
Kathleen M. Farrell
Secretary

Lorayne J. Bartleson
Lorayne W. Bartleson
secretary
Rachel H. Hanson
Rachel H. Hanson

PHASE 3

DESCRIPTION

A parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 2, Township 8 North, Range 28 East, W.M., Benton County, Washington, being more particularly described as follows:

Beginning at the southeast corner of said Section 8; Thence N09°00'00"W along the section line and said section a distance of 774.95 feet to a point on centerline of "KEENE ROAD"; thence S01°00'00"E station 26+48.6; and said point being a point of tangency; thence N08°55'00"W a distance of 40.00 feet to a point on the Westerly margin of a "KEENE ROAD" right-of-way and True Point of Beginning; Thence southeasterly along said Westerly margin along a curve to the right, said curve having a central angle of 29°42'00" and a radius of 1392.40 feet, a chord bearing of S15°55'00"W a chord distance of 713.73 feet, to a point of tangency; Thence S30°44'00"W along said Westerly margin a distance of 43.04 feet to a point on the fourth line of said Section 8; Thence N08°55'00"W along said fourth line a distance of 99.07 feet; Thence N29°00'00"E a distance of 705.00 feet; Thence N10°00'13"E a distance of 279.04 feet to a point on a curve; Thence S15°22'33"E along the chord of said curve a distance of 120.69 feet, said curve having a central angle of 14°45'00" and a radius of 470.00 feet, to a point of curve to the left; Thence S58°05'00"E along the chord of said curve a chord distance of 201.47 feet, said curve having a central angle of 26°05'59" and a radius of 400.00 feet, to a point on curve; Thence N18°56'01"E a distance of 60.00 feet to a point on curve; Thence S00°00'00"E along the chord of said curve a chord distance of 124.83 feet, said curve having a central angle of 17°58'00" and a radius of 400.00 feet, to a point of tangency; Thence S08°56'00"E a distance of 104.44 feet to a point of curve; Thence N29°00'00"E along the chord of said curve a chord distance of 28.28 feet, said curve having a central angle of 90°00'00" and a radius of 20.00 feet, to a point of tangency on the Westerly margin of KEENE ROAD right-of-way; Thence S01°00'00"W along said Westerly margin a distance of 5.05 feet to the True Point of Beginning.

Subject to easements, covenants, reservations, and restrictions of record.

ACKNOWLEDGEMENTS

(State of Maryland) s.s.
County of Baltimore
This is to certify that on this 24 day of March, 1945, D. personally appeared before me Venia D. Barltan and Lorena J. Barltan, his wife, to me known to be the president and secretary, respectively, of Western Financial Corp. a Maryland corporation, executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the use and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument.

Witness my hand and official seal the day and year first above written.

Notary Public in and for the State of Washington
Residing at: Kenneth
My Commission expires: 6-24-79

APPROVALS

This ~~Act~~ is hereby approved by and for the County of Spokane, Washington.

12/16/95 John E. East 6-1-76 Nov 9 10 Now
Date Chris Planning Commission Data Chrm. County Commissioners
6/1/76 Dale E. Dean
Date County Engineer

The location of utility easements are hereby approved by Benton County RUD. No. 1
3-12-76 Kenneth E. West UTILITY ENGINEER
 Date for Benton Co. RUD. No. 1 Title

The location of irrigation easements are hereby approved by Kennewick Irrigation District and fees have been paid to and including the year 1976. A.D.

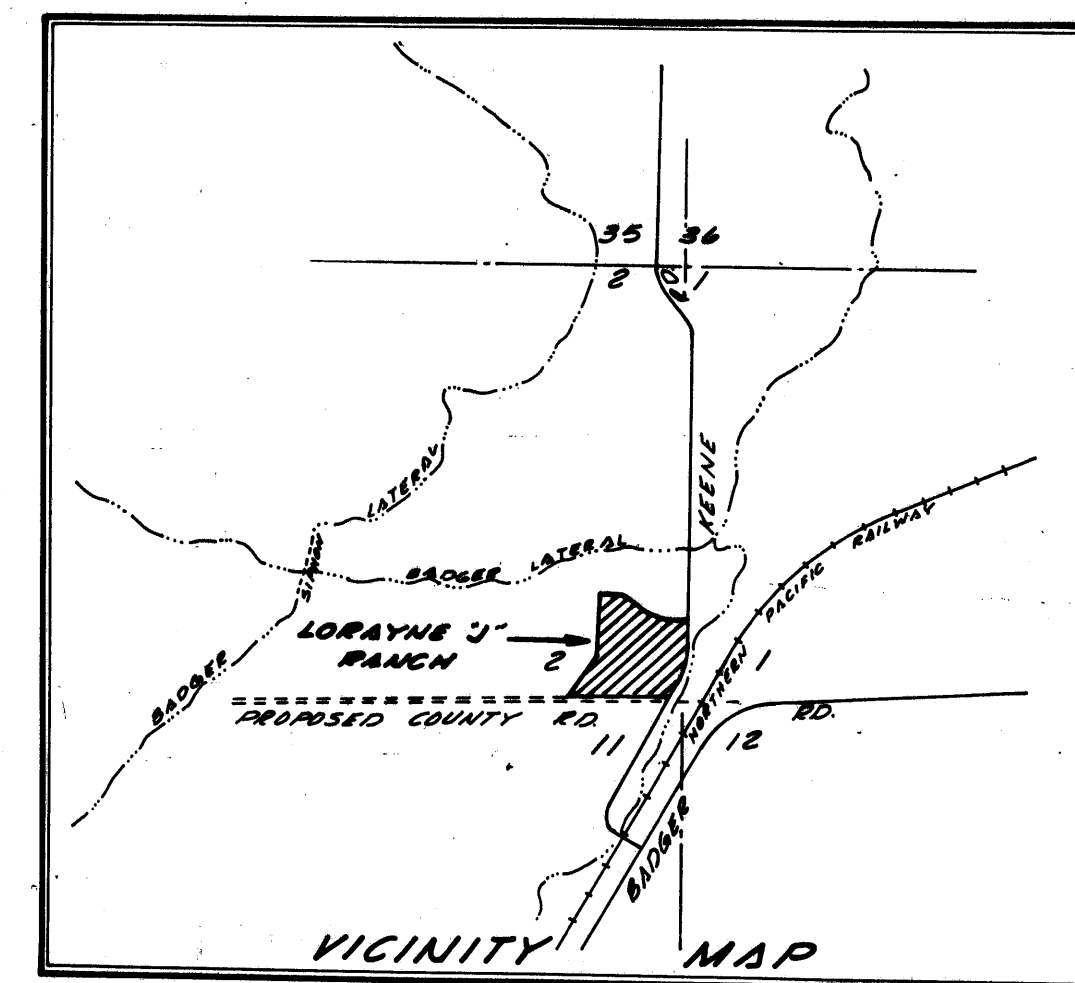
Date 3-18-76 For Ken D. Colman Sec. Mgr.

TREASURER'S CERTIFICATE

I hereby certify that the taxes on the land herein described have been paid to and including the year 1976 A.D.

3-26-1976 Edwin Bernat by Sonja Chadi
Date Benton County Treasurer

Mar. 26, 1976 Barbara Breege by Linda Cunningham
Date Benton County Assessor Vol 57 Page 186



LORAYNE "J" RANCH NO. 1

FINAL PLAT OF LORAYNE "J" RANCH NO. 2 BENTON COUNTY WASHINGTON

APPROVALS

This Plat is hereby approved by and for the County of Benton, Washington.

Chas. F. H. H. H. 2-17-76
Chrm. Planning Commission Date
W. F. H. H. 9/7/76
Chrm. County Commissioners Date
Ed. E. H. H. 9/7/76
County Engineer Date

The location of utility easements are hereby approved by Benton County Public Utility District No. 1.

W. F. H. H. 3-15-76
Benton County P.U.D. Date

The irrigation assessments on the land described hereon are paid through the year 1976 A.D. and the irrigation easements as shown hereon are hereby approved.

Ed. E. H. H. 3-15-76
K.I.D. Date

Filed for record at the request of Vance D. Bartleson this 7th day of Jan. 1976 A.D. at 1:27 P.M. and recorded in Volume 10 of Plats, page 40, Records of Benton County, Washington.

Vernon Miller by Ida Manna
Benton County Auditor 710629

PLAT CLOSURE

Bearing	Dist.	Cor.	Sin.	N	S	E	W
N60°40'00"W	210.00'	.48285772	.87178441	107.88			183.07
N30°04'22"W	255.58'	.86538760	.50107263	221.18			128.07
N29°20'00"E	242.33'	.87178441	.48285772	217.36	122.14		
N60°40'00"W	240.04'	.48285772	.87178441	46.97			81.78
N00°24'33"W	248.15'	.77777427	.00717033	248.12			1.78
N64°06'20"E	262.87'	.43671456	.87760013	117.86	242.77		
N17°09'13"E	80.68'	.75551747	.27473452	77.87		23.80	
N27°31'02"E	75.00'	.88687200	.46201521	66.31		34.63	
S67°33'53"E	157.15'	.38002575	.72477571		57.72	145.36	
S72°50'47"E	157.53'	.72477572	.75551747		45.28	146.70	
S58°55'23"E	255.06'	.51618873	.85647887		131.66	218.45	
S45°00'00"E	224.83'	.70710678	.70710678		158.78	158.78	
S50°02'00"E	180.41'	.52742780	.84835625		95.51	153.03	
S18°56'01"W	60.00'	.74587518	.32447236		56.75		17.47
N58°02'00"W	207.47'	.52742780	.84835625	107.84			176.01
N45°00'00"W	224.83'	.70710678	.70710678	158.78			158.78
N52°22'36"W	120.67'	.61046777	.77204110	73.68			75.57
S17°07'13"W	413.64'	.75551747	.27473452		375.24		122.00
S29°20'00"W	567.42'	.87178441	.48285772		476.41		278.75
				1472.57	1472.55	1245.70	1245.70

TREASURER'S CERTIFICATE

I hereby certify that the taxes on the land hereon described have been paid to and including the year 1976 A.D.

Ed. E. H. H. 6-24-79
Date Benton County Treasurer
Barbara B. B. B. by Carol Ledgeswood
Date Benton County Assessor
Pltn of Roll 57-186-1

State of Washington) S.S.
County of Benton)

This is to certify that on this 19th day of August, 1976 personally appeared before me Ralph A. Hanson and Rachel H. Hanson, his wife, to me known to be the individuals who executed the Dedication shown hereon, and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes therein written.

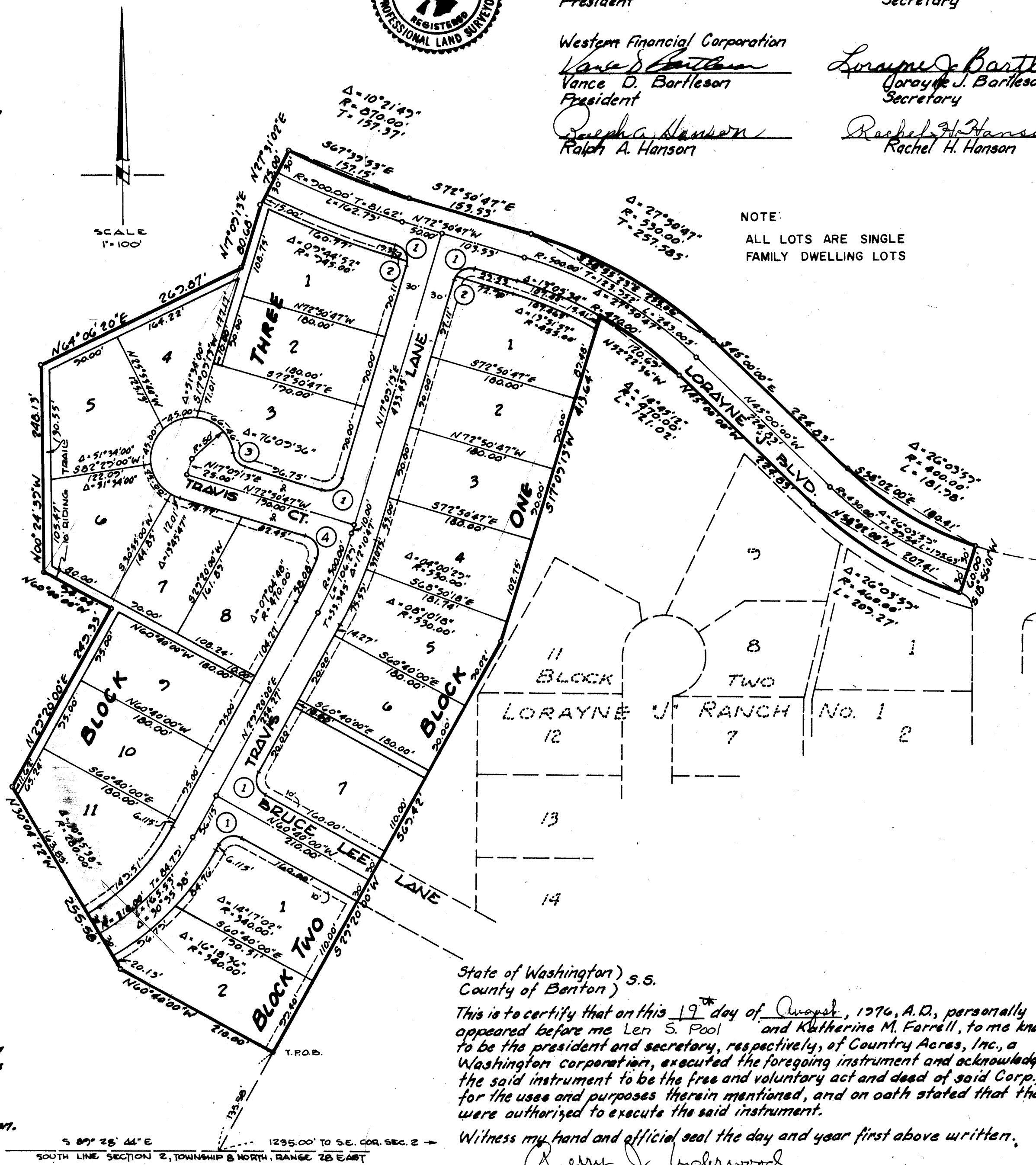
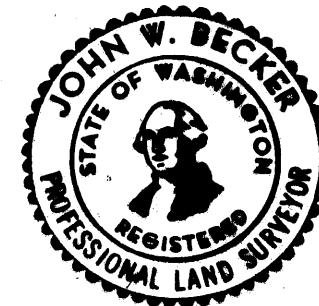
Witness my hand and official seal the day and year first above written.

Jerry J. Ledgeswood
Notary Public in and for the State of Washington
Residing at Kennewick
My commission expires 6-24-79

SURVEYOR'S CERTIFICATE

I, John W. Becker, a Professional Land Surveyor in the State of Washington, hereby certify that the Plat shown hereon is based on an actual survey of the land described and that said Plat is based on the ground as indicated hereon.

John W. Becker
Washington Reg. No. 13670
Feb. 11, 1976
Date



NOTE:
----- DENOTES 10 FOOT UTILITY EASEMENT.
ALL CORNERS STAKED WITH 3/8" x 24" REBAR EXCEPT AS NOTED.

DEDICATION

We, Country Acres, Inc., a Washington Corporation, and Western Financial Corporation, a Washington Corporation, and Ralph A. Hanson and Rachel H. Hanson, his wife, owners in fee simple of the tract of land as described hereon, and we have caused said land to be surveyed as shown hereon and hereby dedicate to the public, for the use of the public forever, all streets, road R/W's, and easements shown hereon.

Country Acres, Inc.

Len S. Pool
Len S. Pool,
President

Western Financial Corporation

Vance D. Bartleson
Vance D. Bartleson,
President

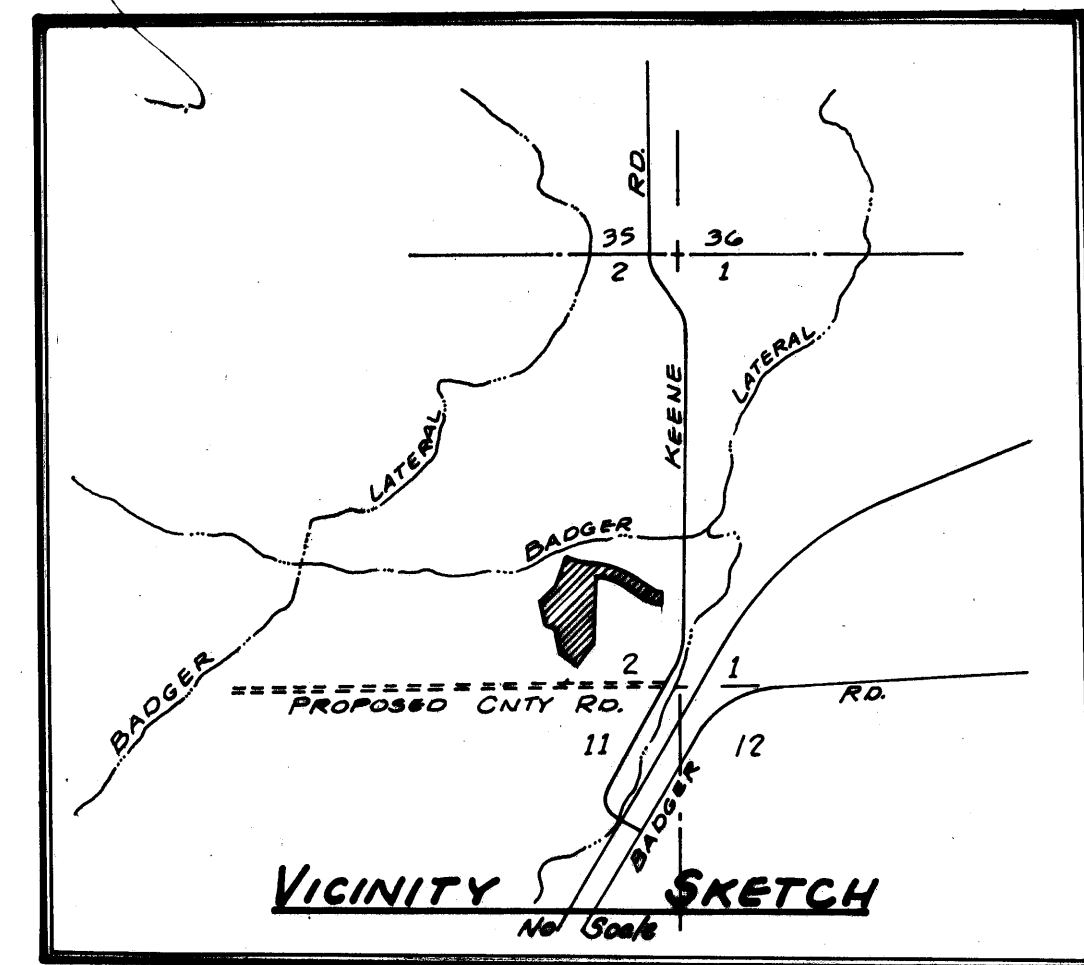
Ralph A. Hanson
Ralph A. Hanson

Kathleen M. Farrell
Kathleen M. Farrell,
Secretary

Lorayne J. Bartleson
Lorayne J. Bartleson,
Secretary

Rachel H. Hanson
Rachel H. Hanson

NOTE:
ALL LOTS ARE SINGLE
FAMILY DWELLING LOTS



DESCRIPTION

A parcel of land situated in the Southeast Quarter of the Southeast Quarter of Section 2, Township 8, North, Range 28 East, W.M., Benton County, Washington, being more particularly described as follows:

Beginning at the Southeast corner of said Section 2; Thence Nor 04°00'E along the East line of said Section a distance of 724.75 feet to a point on centerline of KEENE ROAD at Engineer's Station 26+48.6; and said point being a point of tangent; Thence N88°56'00"W a distance of 40.00 feet to a point on the Westerly margin of Keene Road right-of-way; Thence Southwesterly along said westerly margin along a curve to the right, said curve having a central angle of 25°42'00" and a radius of 1372.40 feet, a chord bearing of S15°53'00"W a distance of 713.75 feet, to a point of tangent; Thence S30°46'00"W along said Westerly margin a distance of 43.04 feet to a point on the South line of said Section 2; Thence N87°28'44"W along said South line a distance of 220.74 feet; Thence N27°20'00"E a distance of 135.58 feet to the True Point of Beginning; Thence N60°40'00"W a distance of 210.00 feet; Thence N30°04'22"W a distance of 255.58 feet; Thence N29°20'00"E a distance of 242.33 feet; Thence N60°40'00"W a distance of 240.04 feet; Thence N00°24'33"W a distance of 248.15 feet; Thence N64°06'20"E a distance of 262.87 feet; Thence N17°09'13"E a distance of 80.68 feet; Thence N27°31'02"E a distance of 75.00 feet to a point on a curve; Thence Southeast along a curve to the left, said curve having a central angle of 10°21'47" and a radius of 870.00 feet, a chord bearing of S67°33'53"E a distance of 157.15 feet to a point of tangent; Thence S72°50'47"E a distance of 157.53 feet to a point of curve; Thence Southeast along said curve to the right, said curve having a central angle of 27°50'47" and a radius of 530.00 feet, a chord bearing of S58°55'23"E a distance of 255.06 feet to a point of tangent; Thence S45°00'00"E a distance of 224.83 feet to a point of curve; Thence Southeast along said curve to the left, said curve having a central angle of 26°03'57" and a radius of 460.00 feet, a chord bearing of S58°02'00"E a distance of 180.41 feet to a point on the curve; Thence S18°56'01"W a distance of 60.00 feet to a point on curve; Thence Northwesterly along said curve to the right, said curve having a central angle of 26°03'57" and a radius of 460.00 feet, a chord bearing of N58°02'00"W a distance of 207.47 feet to a point of tangent; Thence N45°00'00"W a distance of 224.83 feet to a point of curve; Thence Northwesterly along said curve to the left, said curve having a central angle of 14°45'12" and a radius of 470.00 feet, a chord bearing of N52°22'36"W a distance of 120.67 feet to a point on curve; Thence S17°07'13"W a distance of 413.64 feet to a point; Thence S29°20'00"W a distance of 567.42 feet to the True Point of Beginning.

Subject to easements, covenants, reservations, and restrictions of record.

State of Washington) S.S.
County of Benton)

This is to certify that on this 19th day of August, 1976 A.D. personally appeared before me Vance D. Bartleson a Lorayne J. Bartleson, his wife, to me known to be president and secretary, respectively, of Western Financial Corp., a Washington corporation, executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said Corp., for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument.

Witness my hand and official seal the day and year first above written.

Jerry J. Ledgeswood
Notary Public in and for the State of Washington
Residing at Kennewick
My commission expires 6-24-79

HEALTH DEPT. NOTE:

THIS PLAT APPEARS TO HAVE SUITABLE CONDITIONS FOR THE USE OF ON-SITE SEWAGE DISPOSAL SYSTEMS. HOWEVER, BECAUSE OF THE NATURE OF THE TESTING METHODS USED, WE HAVE NO WAY OF DETERMINING WHETHER EACH LOT CAN COMPLY WITH TOWN OF FRANKLIN DISTRICT BOARD OF HEALTH RULES AND REGULATIONS.

FURTHER, WE ADVISED THAT THIS DEPARTMENT'S APPROVAL OF ANY LOT WITHIN THIS PLAT FOR THE USE OF ON-SITE SEWAGE DISPOSAL SYSTEMS MAY BE CONTINGENT UPON THAT LOT PASSING ADDITIONAL SOIL INSPECTIONS, PERCOLATION TESTS, AND/OR

OTHER REQUIREMENTS AT A LATER DATE.

1 - TO 1/4 CORNER SEC. E
END, CASED MAN.

N

SCALE:
1"=100'

BEGINNING AT THE SE CORNER OF SECTION 2; THENCE N $01^{\circ}04'00''$ E
 ALONG THE E LINE OF SAID SECTION 724.95 FEET TO A POINT ON CENTER
 LINE OF KEEBLE ROAD AT ENGINEER'S STATION 26+48.6; A POINT OF TANGENT;
 THENCE N $20^{\circ}55'00''$ W 40.00 FEET TO A POINT ON THE WESTERLY MARGIN OF
 KEEBLE RD RIGHT-OF-WAY; THENCE S $11^{\circ}40'00''$ W 255.50 FEET TO THE TRUE POINT
 OF BEGINNING; THENCE S $03^{\circ}40'00''$ W ALONG SAID WESTERLY MARGIN 45.04 FEET
 TO A POINT ON THE S LINE OF SAID SECTION 2; THENCE N $89^{\circ}00'44''$ W ALONG SAID
 SOUTH LINE 990.74 FEET; THENCE N $29^{\circ}20'00''$ E 175.50 FEET; THENCE
 N $60^{\circ}40'00''$ W 210.00 FEET; N $30^{\circ}04'22''$ W 255.50 FEET TO THE TRUE POINT
 OF BEGINNING; THENCE N $29^{\circ}28'41''$ W PARALLEL TO THE S LINE OF SAID SECTION 2;
 FOR 751.93 FEET; THENCE N $00^{\circ}31'16''$ E 405.89 FEET; THENCE N $29^{\circ}28'44''$ W 430.45
 FEET TO THE W LINE OF SAID SE $\frac{1}{4}$; THENCE N $40^{\circ}31'41''$ E ALONG SAID W LINE
 327.00 FEET TO THE NW CORNER OF THE SW $\frac{1}{4}$ OF THE SAID SE $\frac{1}{4}$; THENCE
 N $40^{\circ}31'59''$ E ALONG THE W LINE OF SAID SE $\frac{1}{4}$ 804.8 FEET; THENCE
 S $55^{\circ}26'49''$ E 194.23 FEET; THENCE S $28^{\circ}29'32''$ E 159.91 FEET; THENCE
 N $41^{\circ}51'58''$ E 238.68 FEET; THENCE S $68^{\circ}54'19''$ E 195.55 FEET; THENCE S $45^{\circ}54'02''$
 E 122.43 FEET; THENCE N $64^{\circ}06'20''$ E 663.82 FEET; THENCE TO A POINT ON THE E LINE OF
 THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SAID SECTION 2; THENCE N $01^{\circ}17'13''$ E ALONG SAID
 E LINE 62.93 FEET TO THE NW CORNER OF THE S $\frac{1}{2}$ OF THE NE $\frac{1}{4}$ OF
 THE SE $\frac{1}{4}$ OF SAID SECTION 2; THENCE S $29^{\circ}19'10''$ E ALONG THE N LINE
 THEREOF 1039.04 FEET TO A POINT ON THE WESTERLY MARGIN OF KEEBLE
 ROAD RIGHT-OF-WAY; THENCE S $01^{\circ}04'20''$ W ALONG SAID WESTERLY MARGIN
 311.36 FEET TO A POINT OPPOSITE THE EAST $\frac{1}{16}$ TH CORNER OF THE
 SE $\frac{1}{4}$ OF SAID SECTION; THENCE S $01^{\circ}04'00''$ W ALONG SAID WESTERLY
 MARGIN 516.68 FEET TO A POINT OF CURVE; THENCE S $11^{\circ}40'00''$ W ALONG A CURVE TO THE
 RIGHT HAVING A CENTRAL ANGLE OF $90^{\circ}00'00''$ AND A RADIUS OF 200.00 FEET, A
 CHORD BEG. OF S $46^{\circ}04'00''$ W FOR 282.20 FEET TO A POINT OF TANGENT; THENCE
 N $80^{\circ}36'00''$ W 140.44 FEET TO A POINT OF CURVE; THENCE N $11^{\circ}40'00''$ W ALONG SAID CURVE
 TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF $143^{\circ}54'00''$ AND A RADIUS
 OF 400.00 FEET, A CHORD BEG. OF N $66^{\circ}38'01''$ W FOR 699.25 FEET TO A POINT
 OF TANGENT; THENCE N $44^{\circ}00'00''$ W 224.83 FEET TO A POINT OF CURVE;
 THENCE NW ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL
 ANGLE OF $27^{\circ}30'47''$ AND A RADIUS OF 350.00 FEET, A CHORD BEG. OF
 N $152^{\circ}55'23''$ W FOR 255.06 FEET TO A POINT OF TANGENT; THENCE
 N $70^{\circ}50'47''$ W 153.53 FEET TO A POINT OF CURVE; THENCE NW ALONG SAID
 CURVE TO THE RIGHT SAID CURVE HAVING A CENTRAL ANGLE OF $102^{\circ}14'49''$
 AND A RADIUS OF 370.00 FEET, A CHORD BEG. OF N $67^{\circ}59'53''$ W FOR 157.15
 FEET; THENCE S $27^{\circ}31'02''$ W 750.00 FEET; THENCE S $01^{\circ}09'13''$ W 80.60 FEET;
 THENCE S $46^{\circ}06'20''$ W 220.87 FEET; THENCE S $00^{\circ}24'39''$ E 248.13 FEET; THENCE
 S $60^{\circ}40'00''$ E 940.4 FEET; THENCE S $29^{\circ}28'00''$ W 249.33 FEET TO THE
 TRUE POINT OF BEGINNING.

[illegible]

Vernon Miller by Dana Haggard
BENTON COUNTY SHERIFF

8/1263
FILE NUMBER

U 01-17-13W	2093	2092	0.47	
S 09-19-10E	1295.04		15.35	1294.95
S 01-04-20W	511.36		311.30	5.03
S 01-04-00W	516.68		516.59	9.62
S 46-04-00W	20.68		19.62	20.36
U 08-56-00W	140.44	2.76		140.41
N 66-58-01W	279.25	117.08		279.39
N 45-00-00N	224.89	198.98		159.98
N 58-55-23W	255.06	151.66		216.45
N 76-50-47W	153.53	45.28		166.70
N 67-39-53W	157.15	59.72		145.76
S 27-51-02W	75.00		66.52	34.65
S 17-09-15W	80.68		77.09	23.80
S 64-06-20W	269.87		117.86	242.10
S 00-24-39E	248.13		248.12	1.78
S 69-10-00E	94.04		46.00	01.98
S 20-40-00E	249.32		17.35	122.14

NOTE 8: IT IS EXPRESSLY DECLARED AND UNDERSTOOD THAT BENTON COUNTY HAS NO DUTY, OBLIGATION, OR RESPONSIBILITY FOR THE UPKEEP, MAINTENANCE OR REPAIR OF THE STORM DRAINAGE FACILITIES LOCATED OUTSIDE COUNTY ROAD RIGHT-OF-WAY."

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON
HAVE BEEN PAID TO AND INCLUDING THE YEAR 1979 AND 1980 A.D. *o.p.r.*

Ellen Beardsley, by A. C. Clegg
BENTON COUNTY TREASURER

12-21-79
12-7-78
DATE

1-7-80

1 of 1
161

Exhibit D

Chapter 23.14 – Agricultural Zoning Districts

Sections:

23.14.010 Purpose of Agricultural Use Districts

23.14.020 Agricultural Performance Standards and Special Requirements

23.14.030 Agricultural Use Districts Permitted Land Uses

23.14.040 Site Requirements for Agricultural Use Districts

23.14.050 Parking Standards for Agricultural Use Districts

23.14.010 Purpose of Agricultural Use Districts

- A. The Agricultural Use District (AG) is a primary zone classification permitting essentially open land uses such as grazing lands or pasture, agriculture, and development of part-time small tract farming and other compatible uses of an open nature such as a cemetery, park, and recreational or similar uses on land which has favorable combinations of slope, climate, availability of water, or soil conditions. This zoning classification is intended to be applied to some portions of the City that are designated as Agriculture or as Urban Reserve under the City of Richland Comprehensive Plan
- B. The Suburban Agricultural Use District (SAG) is a zone classification providing for residential areas, rural in nature, with sufficiently large lots to allow for the maintenance of certain animals and farm crops, while at the same time establishing and maintaining a living environment of high standards for residential uses. This zoning classification is intended to be applied to some portions of the City that are designated Low Density Residential (0 – 5 Dwellings/Acre) under the City of Richland Comprehensive Plan.

23.14.020 Agricultural Performance Standards and Special Requirements

- A. The following standards relate to the raising and keeping of livestock in an AG district:
 1. A permitted structure, pen or building in which livestock is kept shall be located not less than twenty-five feet from any lot line and not less than forty feet from any one-family dwelling;
 2. A pasture, including perimeter fencing, shall be located not less than fifteen feet from any one-family dwelling located on the same lot;
 3. Uses, structures and buildings shall comply with the applicable yard and area requirements of Sections 23.38.010 through 23.38.090 of this title.

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

Limited agricultural uses such as orchards, vineyards, vegetable gardens, field crops and pastures;

Sale of products grown on the premises;

Limited raising or keeping of large livestock as follows:

- a) Horses, ponies, mules, donkeys, burros, and similar animals,
- b) Dairy cattle, beef cattle, buffalo and similar animals,
- c) Sheep, goats, and similar animals.

A maximum of two animal units (one animal unit equals approximately one thousand pounds of animal weight) may be kept per one acre gross pasture area. Gross pasture area is that portion of a lot, which is fenced and used solely for the grazing and keeping of large livestock. The following are examples of animal unit usages:

- 1 horse and 1 cow per gross pasture acre;
- 2 cows or 2 horses per gross pasture acre;
- 10 sheep or 10 goats per gross pasture acre;
- 8 sheep and 2 goats per gross pasture acre.

If any additional animal(s) born on the premises causes the maximum allowable number of animals to be exceeded, adjustments must be made to bring the total number of animals into compliance with this chapter with the corresponding time limits specified below:

- Horses and similar animals-one year from date of birth;
- Cattle and similar animals-one year from date of birth;
- Sheep, goats, and similar animals-six months from date of birth.

If any additional animal(s) are acquired by any means other than by birth, and cause the maximum allowable number of animals to be exceeded, adjustments must be made to bring the total number of animals into compliance with this chapter within ninety days after placement of the additional animal(s) on the premises. In addition, a fence must be constructed prior to the acquisition of any large livestock to ensure containment of the livestock on the premises;

Limited raising or keeping of small livestock as follows:

- d) Rabbits and similar animals,
- e) Chickens, ducks, geese, turkeys, and other similar fowl.

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

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

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

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

Placement of manure in a fly-proof container with periodic removal of manure from the lot;

Adequate burying of the manure;

Removal of manure from the lot.

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

Any structures used for the keeping of livestock shall be setback a minimum of fifty feet (50') from any property line.

23.14.030 Agricultural Use Districts Permitted Land Uses

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

- A. If the symbol "P" appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.
- B. If the symbol "S" appears in the box at the intersection of the column and row, the use is permitted subject to the Special Use Permit provisions contained in Chapter 23.46 of this title.
- C. If the symbol "A" appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.
- D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.
- E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	AG	SAG
Agriculture		
Agricultural Use	P	P
Business and Personal Services		
Animal Shelter	S ¹	
Commercial Kennel	S ¹	
Hospital Clinic – Large Animal	S ¹	
Hospital Clinic – Small Animal	S ¹	
Industrial Uses		
Excavating, processing, removal of topsoils, sand, gravel, rock or similar natural deposits	S ²	
Public Uses		
Churches	P ³	P ³

Land Use	AG	SAG
Clubs or Fraternal Societies	P ³	P ³
Cultural Institutions	P ³	P ³
General Park Maintenance & Operations	P	P
Golf Courses	P	P
Passive Open Space Uses	P	P
Power Transmission & Irrigation Wasteway Easements & Utility Uses	P ⁴	P ⁴
Public Agency Buildings	P ⁴	P ⁴
Public Agency Facilities	P ⁴	P ⁴
Public Parks	P	P
Schools	P ⁵	P ⁵
Special Events including concerts, tournaments, and competitions, fairs, festivals and similar public gatherings	P	P
Trail Head Facilities	P	P
Trail for Equestrian, Pedestrian or non-motorized Vehicle Use	P	P
Recreational Uses		
Commercial Recreation, Outdoor	S ⁶	
Recreational Vehicle Campgrounds	S ⁷	
Stable, Public	S ⁸	
Retail Uses		
Landscaping Material Sales	S ⁹	
Nursery, Plant	S ⁹	
Parking Lot	A	A
Residential Uses		
Accessory Apartments	A ¹⁰	A ¹⁰
Adult Family Home	P	P
Bed and Breakfast	S ¹¹	S ¹¹
Day Care Center	S ¹²	S ¹²
Designated Manufactured Home	P ¹³	P ¹³
Dwelling, One Family Detached	P ¹³	P ¹³
Family Day Care Home	A ¹²	A ¹²
Home Occupations	A ¹⁴	A ¹⁴
Private Swimming Pools	A ¹⁵	A ¹⁵
Recreational Club	P ¹⁶	P ¹⁶
Rental of Rooms to not more than four persons other than the family occupying the single family dwelling	A	A
Miscellaneous Uses		
Cemetery	P	
Micro and Macro Antennas	P	P
Raising Crops, Trees or Vineyards	P	P

1 Section 23.42.040

2 Section 23.42.070

3 Section 23.42.050

4 Section 23.42.200

5 Section 23.42.250

6 Section 23.42.175

7 Section 23.42.230

8 Section 23.42.190

9 Section 23.25.105

10 Section 23.42.020

11 Section 23.42.045

12 Section 23.42.080

13 Section 23.18.025

14 Section 23.42.090

15 Section 23.42.300

16 Section 23.42.210

23.14.040 Site Requirements for Agricultural Use Districts

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

Standard	AG	SAG
Minimum Lot Area Requirement	5 Acres	43,560 square ft.
Minimum Lot Width	None	145
Minimum Lot Depth	None	145
Minimum Street Frontage	None	40
Minimum Front Yard Setback	25	20
Minimum Side Yard Setback	10	10
Minimum Rear Yard Setback	25	25 ¹
Maximum Lot Coverage ²	None	20%
Maximum Building Height - Main Building	30	30
Maximum Building Height - Accessory Buildings	24	24

¹ Main structures shall be setback a minimum of twenty five feet (25') and accessory structures shall meet the requirements of RMC Section 23.38.020 except that structures intended for the keeping of livestock shall meet the setback requirements of fifty feet (50') as established in 23.14.020(B)(10).

² Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction.
(Ord. 04-09)

23.14.050 Parking Standards for Agriculture Use Districts

Off street parking space shall be provided in all agricultural zones in compliance with the requirements of Chapter 23.54 of this title.

Chapter 23.18 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
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

Land Use	R-1-12	R-1-10	R-2	R-2S	R-3
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
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

Land Use	R-1-12	R-1-10	R-2	R-2S	R-3
Miscellaneous Uses					
Micro- and Macro-Antennas	P	P	P	P	P
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 | 9. RMC 23.42.050 |
| 2. RMC 23.42.045 | 10. RMC 23.42.200 |
| 3. RMC 23.42.080 | 11. RMC 23.42.250 |
| 4. RMC 23.18.025 | 12. RMC 23.42.220 |
| 5. RMC 23.42.090 | 13. RMC 23.18.020 (B)(4) |
| 6. RMC 23.42.140 | 14. Accessory buildings and structures |
| 7. RMC 23.42.300 | are subject to RMC 23.38.020 – 23.38.070 |
| 8. RMC 23.42.210 | |
- [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

Standard	R-1-12	R-1-10	R-2	R-2S	R-3
Minimum Lot Width – Two-Family Detached Dwelling	N/A	N/A	70 feet	64 feet	64 feet
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	30 feet	30 feet
Average Lot Size Requirement ²	12,000	10,000	None	None	None
Minimum Front Yard Setback ³	20 feet	20 feet	20 feet	15 feet/18 feet ⁴	20 feet ^{6,10}
Minimum Side Yard Setback	10 feet	10 feet	6 feet	6 feet ⁵	6,10
Minimum Alley/Private Access Easement Setback	6 feet	6 feet	6 feet	6 feet	6 feet
Minimum Rear Yard Setback	25 feet	25 feet	25 feet	20 feet/3 feet ⁷	25 feet ^{6,10}
Maximum Lot Coverage ⁸	40%	40%	40%	50%	33%/45% ^{9,10}
Maximum Building Height – Main Building	30 feet	30 feet	30 feet	30 feet	40 feet ¹⁰
Maximum Building Height – Detached Accessory Buildings ¹¹	16 feet	16 feet	16 feet	16 feet	16 feet

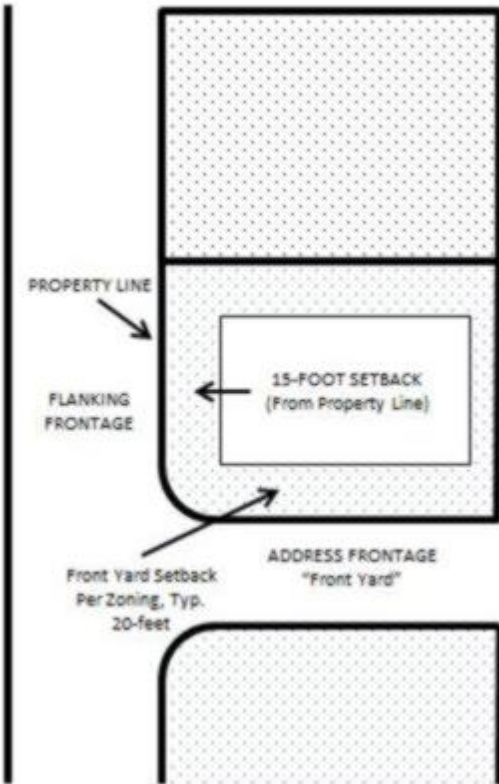
1. The minimum lot size in existing residential neighborhoods shall be based on the mean average lot size of existing platted R-1-12 lots within a radius of 500 feet of the property proposed for subdivision. However, in no case shall the minimum lot requirement exceed 12,000 square feet, nor be less than 10,000 square feet.

2. Minimum average lot area per subdivision, exclusive of the area of streets and lots designated for nonresidential uses. In calculating average lot size, at least 35 percent of all lots shall be larger than the average lot size requirement.

3. Front yard setbacks are required from all street rights-of-way adjoining a lot as shown in the table above, except as follows:

a. In single-family residence districts and in R-2 and R-3 districts where more than 50 percent of the normal or average-size lots in a block fronting on one side of the street are developed with existing buildings, other than accessory buildings, with front yard setbacks less than that required for the district, a new single-family or duplex dwelling shall adopt a minimum front yard setback dimension which is the average of the setbacks of the buildings on the two adjoining lots, existing prior to July 22, 1960, but in no case shall this dimension be less than 15 feet nor need it exceed 30 feet.

- b. Residential Districts. In any R district, or any combination therewith, on any corner lot where there is provided a side yard along the interior side lot line at least equal in width to the minimum depth of the rear yard required for the district, the main building may encroach upon the required rear yard up to a line where the remaining rear yard is no less in depth than the minimum width of the side yard required for the district. No accessory buildings may be located in said side yard, except a patio shelter enclosed on no more than two sides by walls or other enclosures and in conformity with the other provisions of this title.
- c. The flanking frontage or nonaddress front yard of a corner lot may reduce the front yard setback of said frontage to 15 feet; see diagram below.
4. Front yards shall not be less than 15 feet in front of living areas, up to a maximum of 55 percent of the front lot line, and not less than 18 feet in front of all other areas.
5. Detached one-family or detached two-family dwellings shall have two side yards with each side yard having a width of not less than six feet. A nonattached side of an attached one-family dwelling shall have a side yard having a width of not less than six feet.
6. For multiple-family dwellings and other allowable uses other than one-family attached and one-family and two-family detached dwellings, front yards shall be 20 feet, side yards shall be equal to one foot of side yard for each three feet or portion thereof of building height, and rear yards shall be 25 feet, except as required by RMC [23.18.020\(B\)](#) when multifamily development is located adjacent to a single-family residential zoning district or development.
7. Rear yards shall be not less than 20 feet in back of living areas and three feet in back of garages or carports up to a maximum of 60 percent of the rear lot line for the garage or carport portion of the rear yard.
8. Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction.
9. Buildings in an R-3 district shall cover not more than 33 percent of the area of the lot except one-family attached dwellings, which may cover up to 45 percent of the area of the lot.
10. Setbacks, building heights, and lot coverage requirements for one-family attached, one-family detached and two-family detached dwellings in the R-3 zoning district shall be the same as those set forth for development in the R-2S zoning district.
11. Detached accessory structures built pursuant to the setback provisions of RMC [23.38.020](#) are limited to one story.



[Ord. 28-05 § 1.02; Ord. 04-09; Ord. 20-10 § 1.01; amended during 2011 recodification; Ord. 14-11 § 1.01; Ord. 32-11 § 3; Ord. 20-14 § 1.01].

23.18.050 Parking standards for residential use districts.

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

Chapter 23.30 – Public Use Zoning Districts

Sections:

- 23.30.010 Purpose of Public Use Districts**
- 23.30.020 Public Use Districts Permitted Land Uses**
- 23.30.030 Site Requirements for Public Use Districts**
- 23.30.040 Parking Standards for Public Use Districts**

23.30.010 Purpose of Public Use Districts

- A. The Parks and Public Facilities district (PPF) is a special use classification intended to provide areas for the retention of public lands necessary for open spaces, parks playgrounds, trails and structures designed for public recreation and to provide areas for the location of buildings and structures for public education, recreation and other public and semipublic uses. This zoning classification is intended to be applied to those portions of the City that are designated as Developed Open Space and Public Facility under the City of Richland Comprehensive Plan
- B. The natural open space use district (NOS) is a special use classification intended to provide area for the retention of publicly owned, natural open spaces, that due to their proximity to wetlands, shorelines, flood plains or critical habitat areas are too sensitive for intensive use or development. This zoning classification is intended to be applied to those portions of the City that are designated as Natural Open Space under the City of Richland Comprehensive Plan. (Ord. 04-09)

23.30.020 Public Use Districts Permitted Land Uses

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

- A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.
- B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the Special Use Permit provisions contained in Chapter 23.46 of this title.
- C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.
- D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.
- E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	PPF	NOS
Public/Quasi Public Uses		
Alternative School	P ¹	
Churches	P ²	
Clubs or Fraternal Societies	P ²	
Cultural Institutions	P ²	
General Park Maintenance & Operations	P	P
Golf Courses	P	
Passive Open Space Uses	P	P
Power Transmission & Irrigation Wasteway Easements & Utility Uses	P ³	P ³
Public Agency Buildings	P ³	P ³
Public Agency Facilities	P ³	P ³
Public Campgrounds	P	
Public Parks	P	P

Land Use	PPF	NOS
Schools	P ⁴	
Special Events including concerts, tournaments, and competitions, fairs, festivals and similar public gatherings	P	
Trail Head Facilities	P	P
Trail for Equestrian, Pedestrian or non-motorized Vehicle Use	P	P
Recreational Uses		
Art Galleries	P	
Boat Mooring Facilities	P	
Retail Uses		
Concessionaire	P ⁶	P ⁶
Parking Lot	P	S ⁵
Miscellaneous Uses		
Micro and Macro Antennas	P	
On-site Hazardous Waste Treatment & Storage	A	A
Cemetery	P	

1 Section 23.42.260

2 Section 23.42.050

3 Section 23.42.200

4 Section 23.42.250

5 Section 23.42.183

(Ord. 13-08; Ord. 04-09)

23.30.030 Site Requirements for Public Use Districts

- A. A lot in a Parks and Public Facilities district shall have at least an area sufficient to satisfy the requirements for minimum yard and off-street parking as required by this title.
- B. The minimum yard requirements in the Parks and Public Facilities district shall be the same as those in the adjacent zone district. Where there is more than one zone district adjacent to the Parks and Public Facilities zone district, the yard requirement in the Parks and Public Facilities district shall be the same as the one in the adjacent zone having the most compatible setback requirement.
- C. In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

Standard	PPF	NOS
Maximum Building Height - Main Building	55	0 ¹

¹ Permanent structures designed for human occupancy are not permitted in the NOS district.

23.30.040 Parking Standards for Public Use Districts

Off street parking space shall be provided in Parks and Public Facilities zones in compliance with the requirements of Chapter 23.54 of this title.



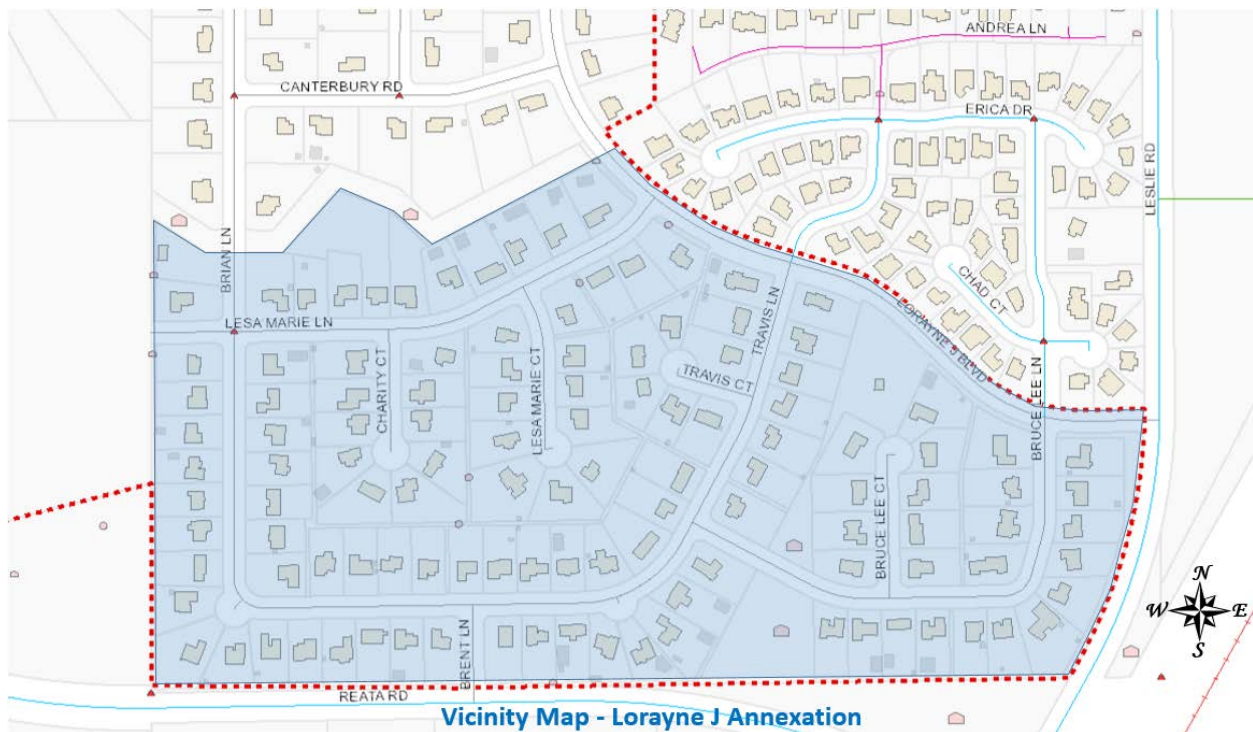
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Richland Planning Commission will hold a public hearing on Wednesday, November 15, 2017, beginning at 7:00 p.m. in the Richland City Council Chambers, 505 Swift Boulevard, Richland, to consider the appropriate zoning designation(s) for a proposed annexation area located south of Lorayne J Boulevard, north of Reata Road and west of Leslie Road. This notice has been mailed to you because your property is located within the proposed annexation area.

All interested persons are invited to attend the hearing to provide written and or verbal testimony to the Commission. All written correspondence received on or prior to November 8th will be included in the written information that is distributed to the Commission prior to the hearing. Any correspondence received after the 8th will be presented to the Commission at the hearing on the 15th.

Written comments may be mailed to: Richland Development Services, 840 Northgate Avenue, Richland, WA 99352 or via email at: rsimon@ci.richland.wa.us. Questions regarding the hearing may be directed to Rick Simon, Development Services Manager at 942-7596.

The following is a summary of the annexation process. Please note that the purpose of the hearing before the Planning Commission is to consider zoning for the proposed annexation area, in the event of annexation. The hearing will not consider the relative merits of the proposed annexation. There are several options for zoning, which are also summarized below.



Annexation Process Description

At its meeting on October 3rd, the Richland City Council took action to allow the proposed Lorayne J annexation to move forward through the annexation process. This action resulted from a request signed by 24 homeowners within the proposed annexation area to initiate annexation proceedings. State law provides that an annexation process can be initiated by property owners representing at least 10% of the total assessed value of a proposed annexation area. This is the first step of the process that includes the following steps:

- Richland Planning Commission will conduct a public hearing and make a recommendation as to what the appropriate zoning would be for the proposed annexation area, if annexation were to take place;
- City staff will file an application with the Benton County Boundary Review Board. The Boundary Review Board will conduct their own evaluation of the annexation proposal;
- If approved at the Boundary Review Board level, City Council would then have to authorize the circulation of a formal annexation petition;
- The petition would be distributed so that all property owners would have the opportunity to sign. Under state law, in order for a petition to be valid, it must be signed by property owners representing no less than 60% of the total assessed valuation of the proposed annexation area. If the petition does not meet this 60% requirement, the annexation process does not move forward any further;
- Once received by the City, the petition is sent to the Benton County Auditor for certification;
- Once certified as meeting the 60% requirement, the City Council would schedule a public hearing to consider the annexation;
- If Council determines the annexation should be approved, it will adopt an annexation ordinance. At that point, the annexation process is complete.

Zoning

Newly assigned zoning of the neighborhood must be consistent with the City's comprehensive plan. The plan designates the neighborhood and surrounding areas as suitable for Low Density Residential development. The City has three potential zoning districts that would be consistent with this Low Density Residential plan designation, including: R1-12 Single Family Residential, R1-10 Single Family Residential and SAG - Suburban Agriculture. All three of these zones allow for single family residential uses and are very similar in nature. The following charts provide a summary of the differences between the three zoning districts:

Dimensional Requirements

	R1-10	R1-12	SAG
Minimum Lot Size	43,560 square feet	12,000 square feet	10,000 square feet
Front Yard Setback	20 feet	20 feet	20 feet
Rear Yard Setback	25 feet	25 feet	25 feet
Side Yard Setback	10 feet	10 feet	10 feet
Maximum Bldg. Height	30 feet	30 feet	30 feet
Maximum Lot Coverage	40%	40%	20%

Keeping of Livestock

	R1-10	R1-12	SAG
Large Livestock (horses, cows, pigs, sheep or goats)	Not Allowed	Not Allowed	Yes, 2 animal units per acre*
Small Livestock (rabbits, chickens, ducks, etc.)	Yes, limited to 5 animals total, including household pets	Yes, limited to 5 animals total, including household pets	Yes, 12 animals per acre
Household Pets (dogs, cats)	Yes, limited to 5 total, including small livestock	Yes, limited to 5 total, including small livestock	Yes, limited to 5 total, in addition to livestock

*Animal Unit = approximately 1,000 lbs. of animal weight

Detached Accessory Buildings

	R1-10	R1-12	SAG
Maximum Bldg. Size	900 square feet or up to 1,200 square feet if not exceeding more than 50% of the size of the home	900 square feet or up to 1,200 square feet if not exceeding more than 50% of the size of the home	900 square feet or up to 1,200 square feet if not exceeding more than 50% of the size of the home
Maximum Bldg. Height	16 feet	16 feet	24 feet
Rear & Side Yard Setbacks	5 feet ¹	5 feet ¹	5 feet ^{1,2}

¹Smaller buildings require a lesser setback from property lines

²Buildings housing livestock are required to be setback 50 feet from a property line

³The size of accessory buildings meeting primary structure setbacks is not restricted.

Nonconforming Uses, Lots or Buildings

Zoning regulations apply to new development, but have no effect on existing situations. For example, a home in the R1-10 zone requires a 25 foot setback from a rear property line. If an existing home is annexed into the City as part of the R1-10 zone but only has a setback of 20 feet from the rear property line, it is considered a legal, nonconforming building. Future additions or alterations to the building would be permitted provided the addition does not extend any closer to the rear property line than it already does.

An example of a nonconforming use may be the keeping of large livestock on a property that is zoned R1-12. Under the R1-12 regulations, household pets and some small livestock are permitted, but not large livestock. If a property owner maintains livestock on their lot at the time an annexation is completed, the keeping of livestock becomes a legal, nonconforming use. The use may be continued, but it cannot be expanded.

These are summaries of the zoning regulations. For the complete text, use the following link to access the Richland Municipal Code. Residential zoning can be found in Chapter 23.18; the Suburban Agricultural zone is in Chapter 23.14 and Nonconforming use regulations are found in Chapter 23.66.
<http://www.codepublishing.com/WA/Richland/#!/Richland23/Richland23.html>

**BENTON COUNTY
BOUNDARY REVIEW BOARD**

Prosser 786-5612
Fax # 786-5629

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

Tri-Cities 736-3086

March 6, 2018

RECEIVED
MAR 08 2018
Planning &
Development Services

Shane O'Neill,
Interim Planning Administrator
City of Richland
840 Northgate Drive
Richland WA 99352

RE: Notice of Intention for annexing approximately
67 acres into the City of Richland - BRB 2018-001

Dear Mr. O'Neill:

On December 29, 2017, we accepted your Notice of Intention to annex approximately 67 acres in portions of Lorayne J Ranch Nos. 1 and 2 and Meadow Springs Ranch Nos. 1 and 2 was received from you by this office. The forty-five day period in which any governmental unit affected may file a request for a review of the action or a petition requesting review may be filed has ended.

Since no request for review was received within the forty-five day period, you may proceed with the remaining steps necessary to annex the approximately 67 acres into the City of Richland. Per the Boundary Review Boards Rules of Procedure this approval is valid for a period of three years. After expiration of the three year time period, an uncompleted annexation must be re-filed with the Board for approval, in light of changed conditions or circumstances.

If you have any questions with reference to this matter, don't hesitate to contact this office.

Sincerely,



CLARK A. POSEY, Chief Clerk
BENTON COUNTY BOUNDARY REVIEW BOARD

CAP:djh

RECEIVED

SEP 11 2018

Planning &
Development Services

Office of the Assessor

Benton County, Washington

Bill Spencer, Assessor
Adam Morasch, Chief Deputy Assessor

Prosser Office (509) 786-2046
Kennewick Office (509) 735-2394

August 28, 2018

Determination of Sufficiency

City of Richland Annexation – Lorayne J Annexation

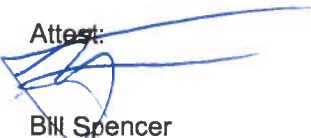
I, Bill Spencer, Benton County Assessor, do hereby certify that the petition for annexation provided by the City of Richland, for the unincorporated land located and described in attached Exhibit A is sufficient as far as the percentage of valuation required for the annexation as required by RCW 35.13.130.

This petition was received in my office August 10, 2018 and this determination was commenced on August 23, 2018.

The specific determination is as follows:

VALUE	SIGNATURES	PERCENTAGE
\$23,867,670	\$14,838,530	62.17%

Attest:


Bill Spencer
Benton County Assessor

cc: Benton County Commissioners

Exhibit A

Legal Description for Annexation City of Richland – Lorayne J

A portion of the Southwest ¼ of Section 02, Township 08 North, Range 28 East, W.M., Benton County, Washington, described as follows:

That portion of the **Plat of Meadow Springs Ranch No. 1** as recorded in Volume 14 of Plats, Page 26 records of said County and State, described as follows:

Lots 1, through 9 Block 2 of said Plat.

1-0288-402-0002-001	1-0288-402-0002-002	1-0288-402-0002-003
1-0288-402-0002-004	1-0288-402-0002-005	1-0288-402-0002-008
1-0288-402-0002-009		

That portion Quit Claim Deed recorded under Auditor's File # 2009-032802 described as follows:

Lot 7 Block 2, Meadow Springs Ranch No. 1, according to the plat thereof recorded in Volume 14 of Plats, Page 26, records of Benton County, Washington.

Together With that portion of Lot 10, Block 2, Altered Plat of Meadows Springs Ranch No. 1, according to the Plat thereof recorded in Volume 15 of Plats, Page 275, recorded under Auditor's File No. 2005-013123, records of Benton County, Washington described as follows:

Beginning at the Northeast corner of Lot 7 Block 2, Plat of Meadow Springs Ranch No.1, recorded in Volume 14 of Plats, Page 26, recorded under Auditor's File No. 811263, records of Benton County, Washington, thence North 00°31'16" West 25 feet, thence Westerly 91.22 feet on a line parallel to the Northern boundary line of Lot 7, Block 2, Plat of Meadow Springs Ranch No. 1, thence South 00°31'16" West 25 feet to the Northwest corner of Lot 7, Block 2, Meadow Springs Ranch No. 1, thence Easterly along the Northern boundary line of Lot 7, Block 2, Plat of Meadow Springs Ranch No. 1 to the Northeast corner of Lot 7, Block 2, Plat of Meadow Springs Ranch No. 1 and the point of beginning.
1-0288-402-0002-007

That portion Quit Claim Deed recorded under Auditor's File # 2005-034930 described as follows:

Lot 6, Block 2, Plat of Meadow Springs Ranch No.1, recorded in Volume 14 of Plats, Page 26, recorded under Auditor's File No. 811263, records of Benton County, said Plat is situated in the Southeast quarter of Section 2, Township 8 North, Range 28 East, W.M., Benton County Washington.

Together With that portion of Lot 10, Block 2, Altered Plat of Meadows Springs Ranch No. 1, according to the Plat thereof recorded in Volume 15 of Plats, Page 275, recorded under Auditor's File No. 2005-013123, records of Benton County, said Plat is situated in the Southeast quarter of Section 2, Township 8 North, Range 28 East, W.M., Benton County Washington, described as follows:

Commencing at the Southwest corner of said Lot 10; thence South 89°28'44" East along the North right-of-way line of Lesa Marie Lane and the South line of said Lot for 75.10 feet to the **TRUE POINT of BEGINNING;**

Thence North 00°31'16" East on a line parallel to the Southeasterly line of said Lot 10 for 287.83 feet; thence South 45°53'40" East along the perimeter of said Lot for 145.33 feet; thence South 69°27'55" West for 23.78 feet to the Northeast corner of Lot 6, Block 2, Plat of Meadow Springs Ranch No.1, recorded in Volume 14 of Plats, Page 26, recorded under Auditor's File No. 811263, records of Benton County; thence

South 69°27'55" West for 83.66 feet; thence South 00°31'16" West along the Southeasterly line of said Lot 10 for 149.04 feet to the Southeast corner of said Lot; thence South 89°28'44" West along the South line of said Lot and the said Northerly right-of-way line for 5.00 feet to the said true point of beginning.

Together with and subject to easements, reservations, covenants, and restrictions of record and in view.
1-0288-402-0002-011

That portion Quit Claim Deed recorded under Auditor's File # 2009-032801 described as follows:

That portion of Lot 10, Block 2, Altered Plat of Meadows Springs Ranch No. 1, according to the Plat thereof recorded in Volume 15 of Plats, Page 275, recorded under Auditor's File No. 2005-013123, records of Benton County, Washington **EXCEPT** that portion of Said Lot described as follows:

Commencing at the Southwest corner of said Lot 10; thence South 89°28'44" East along the North right-of-way line of Lesa Marie Lane and the South line of said Lot for 75.10 feet to the **TRUE POINT of BEGINNING**;

Thence North 00°31'16" East on a line parallel to the Southeasterly line of said Lot 10 for 287.83 feet; thence South 45°53'40" East along the perimeter of said Lot for 145.33 feet; thence South 69°27'55" West for 23.78 feet to the Northeast corner of Lot 6, Block 2, Plat of Meadow Springs Ranch No.1, recorded in Volume 14 of Plats, Page 26, recorded under Auditor's File No. 811263, records of Benton County; thence South 69°27'55" West for 83.66 feet; thence South 00°31'16" West along the Southeasterly line of said Lot 10 for 149.04 feet to the Southeast corner of said Lot; thence South 89°28'44" West along the South line of said Lot and the said Northerly right-of-way line for 5.00 feet to the said true point of beginning.

And EXCEPT that portion of said Lot described as follows:

Beginning at the Northeast corner of Lot 7 Block 2, Plat of Meadow Springs Ranch No.1, recorded in Volume 14 of Plats, Page 26, recorded under Auditor's File No. 811263, records of Benton County, Washington, thence North 00°31'16" West 25 feet, thence Westerly 91.22 feet on a line parallel to the Northern boundary line of Lot 7, Block 2, Plat of Meadow Springs Ranch No. 1, thence South 00°31'16" West 25 feet to the Northwest corner of Lot 7, Block 2, Meadow Springs Ranch No. 1, thence Easterly along the Northern boundary line of Lot 7, Block 2, Plat of Meadow Springs Ranch No. 1 to the Northeast corner of Lot 7, Block 2, Plat of Meadow Springs Ranch No. 1 and the point of beginning.
1-0288-402-0002-012

Lots 1 through 14 Block 3 of said Plat.

1-0288-402-0003-001	1-0288-402-0003-002	1-0288-402-0003-003
1-0288-402-0003-004	1-0288-402-0003-005	1-0288-402-0003-006
1-0288-402-0003-007	1-0288-402-0003-008	1-0288-402-0003-009
1-0288-402-0003-010	1-0288-402-0003-011	1-0288-402-0003-012
1-0288-402-0003-013	1-0288-402-0003-014	

Lots 1 through 10 Block 4 of said Plat.

1-0288-402-0004-001	1-0288-402-0004-002	1-0288-402-0004-003
1-0288-402-0004-004	1-0288-402-0004-005	1-0288-402-0004-006
1-0288-402-0004-007	1-0288-402-0004-008	1-0288-402-0004-009
1-0288-402-0004-010		

Lot 1 Block 5 of said Plat.

1-0288-402-0005-001

Tract's "A", "B", "C", "D", "E", "F", "G" and "K" of said Plat.

1-0288-402-0006-000	1-0288-402-0007-000	1-0288-402-0008-000
1-0288-402-0009-000	1-0288-402-0010-000	1-0288-402-0011-000
1-0288-402-0012-000	1-0288-402-0015-000	

Together With: That portion of Brian Lane lying within said Plat.

Together With: That portion of Lesa Marie Lane lying within said Plat.

Together With: That portion of Charity Court lying within said Plat.

Together With: That portion of Lesa Marie Court lying within said Plat.

Together With: That portion of Lorayne "J" Blvd. lying within said Plat.

Except: Any portion of said Plat lying Northeasterly of the Northeasterly right-of-way of Lorayne "J" Blvd.

Together With: The Plat of Meadow Springs Ranch No. 2 as recorded in Volume 14 of Plats, Page 4 records of said County and State.

Lots 1, through 16 Block 1 of said Plat.

1-0288-403-0001-001	1-0288-403-0001-002	1-0288-403-0001-003
1-0288-403-0001-004	1-0288-403-0001-005	1-0288-403-0001-006
1-0288-403-0001-007	1-0288-403-0001-008	1-0288-403-0001-009
1-0288-403-0001-010	1-0288-403-0001-011	1-0288-403-0001-012
1-0288-403-0001-013	1-0288-403-0001-014	1-0288-403-0001-015
1-0288-403-0001-016		

Lots 1, through 16 Block 2 of said Plat.

1-0288-403-0002-001	1-0288-403-0002-002	1-0288-403-0002-003
1-0288-403-0002-004	1-0288-403-0002-005	1-0288-403-0002-006
1-0288-403-0002-007	1-0288-403-0002-008	1-0288-403-0002-009
1-0288-403-0002-010	1-0288-403-0002-011	1-0288-403-0002-012
1-0288-403-0002-013	1-0288-403-0002-014	1-0288-403-0002-015
1-0288-403-0002-016		

Lots 1, through 6 Block 3 of said Plat.

1-0288-403-0003-001	1-0288-403-0003-002	1-0288-403-0003-003
1-0288-403-0003-004	1-0288-403-0003-005	1-0288-403-0003-006

Tract's "A", "B", and "C" of said Plat.

1-0288-403-0004-000	1-0288-403-0005-000	1-0288-403-0006-000
---------------------	---------------------	---------------------

Together With: That portion of Brian Lane lying within said Plat.

Together With: That portion of Travis Lane lying within said Plat.

Together With: That portion of Brent Lane lying within said Plat.

Together With: The Lorayne "J" Ranch No. 1 as recorded in Volume 10 of Plats, Page 19 records of said County and State.

Lots 1, through 13 Block 1 of said Plat.

1-0288-405-0001-001	1-0288-405-0001-002	1-0288-405-0001-003
1-0288-405-0001-004	1-0288-405-0001-005	1-0288-405-0001-006
1-0288-405-0001-007	1-0288-405-0001-008	1-0288-405-0001-009
1-0288-405-0001-010	1-0288-405-0001-011	1-0288-405-0001-012
1-0288-405-0001-013		

Lots 1, through 14 Block 2 of said Plat.

1-0288-405-0002-001	1-0288-405-0002-002	1-0288-405-0002-003
1-0288-405-0002-004	1-0288-405-0002-005	1-0288-405-0002-006
1-0288-405-0002-007	1-0288-405-0002-008	1-0288-405-0002-009
1-0288-405-0002-010	1-0288-405-0002-011	1-0288-405-0002-012
1-0288-405-0002-013	1-0288-405-0002-014	

Together With: That portion of Bruce Lee Court lying within said Plat.

Together With: That portion of Bruce Lee Lane lying within said Plat.

Together With: That portion of Lorayne "J" Blvd. lying within said Plat.

The Lorayne "J" Ranch No. 2 as recorded in Volume 10 of Plats, Page 40 records of said County and State.

Lots 1, through 7 and the Riding Trail Block 1 of said Plat.

1-0288-404-0001-001	1-0288-404-0001-002	1-0288-404-0001-003
1-0288-404-0001-004	1-0288-404-0001-005	1-0288-404-0001-006
1-0288-404-0001-007	Riding Trail No PID#	

Lots 1 and 2, Block 2 of said Plat

1-0288-404-0002-001	1-0288-404-0002-002
---------------------	---------------------

Lots 1, through 11 and the Riding Trail Block 1 of said Plat.

1-0288-404-0003-001	1-0288-404-0003-002	1-0288-404-0003-003
1-0288-404-0003-004	1-0288-404-0003-005	1-0288-404-0003-006
1-0288-404-0003-007	1-0288-404-0003-008	1-0288-404-0003-009
1-0288-404-0003-010	1-0288-404-0003-011	Riding Trail No PID#

Together With: That portion of Travis Court lying within said Plat.

Together With: That portion of Bruce Lee Lane lying within said Plat.

Together With: That portion of Travis Lane lying within said Plat.

Together With: That portion of Lorayne "J" Blvd. lying within said Plat.

This description includes the following County Parcel Identification Numbers:

Parcel Number	Ownership	Assessed Value
102884020002001	Evans, Martin & Amy	\$ 267,080
102884020002002	Ruppelius, Scott	\$ 245,910
102884020002003	Vorheis, Curtis W & Jeannie M	\$ 202,070
102884020002004	Heiman, Debra	\$ 260,730
102884020002005	Weddle, Sheldon & Megan	\$ 254,050
102884020002007	Gateley, Jennifer	\$ 188,150
102884020002008	Tanke, James M	\$ 218,320
102884020002009	Clyde, Peter & Kayla	\$ 222,060
102884020002011	Derryberry, Jeff & Nicole	\$ 230,510
102884020002012	Rebich, Ross Gene & Bridget Marie	\$ 284,540
102884020003001	Wobig, Kenneth & Maria	\$ 206,710
102884020003002	Hammett, Randy & Jacquelin	\$ 243,280
102884020003003	Gough, Eric & Kimberly	\$ 178,800
102884020003004	Johnston, Shane & Cheary	\$ 195,570
102884020003005	Oser, Lisa	\$ 214,140
102884020003006	Birskovich, Marie Annette	\$ 181,710
102884020003007	Lysher, Nancy	\$ 180,590
102884020003008	Holland, David & Pierrette	\$ 243,060
102884020003009	Jones, Gary & Patricia	\$ 214,240
102884020003010	Miller, Mark & Joli Ann	\$ 234,290
102884020003011	Mantanona, Rebecca	\$ 214,900
102884020003012	Luey, Ja-Kael & Deborah A	\$ 210,390
102884020003013	Kintner, Jason	\$ 195,950
102884020003014	Fite, Shawn & Antoinette	\$ 210,170
102884020004001	Little, John & Karen	\$ 216,090
102884020004002	Coleman, Robert S & Mary T	\$ 192,470

102884020004003	Baddley, Todd & Virginia	\$ 209,570
102884020004004	Scott, Robert	\$ 244,590
102884020004005	Callahan, Gerald & Susan	\$ 257,900
102884020004006	Overturf, Dennis J & Sarah	\$ 231,940
102884020004007	Richardson, Rick & Beth	\$ 228,610
102884020004008	Edden, Cheryl	\$ 210,850
102884020004009	Royal, Texanita	\$ 223,180
102884020004010	Mayfield Trustee, Thea	\$ 224,750
102884020005001	Simonson, James & Linda	\$ 185,890
102884020006000	Benton County	\$ 1,000
102884020007000	Benton County	\$ 1,000
102884020008000	Benton County	\$ 1,000
102884020009000	Benton County	\$ 1,000
102884020010000	Benton County	\$ 1,000
102884020011000	Benton County	\$ 1,000
102884020012000	Benton County	\$ 1,000
102884020015000	Simonson, James & Linda	\$ 52,900
102884030001001	Patridge, Danny	\$ 171,890
102884030001002	Moreno, Michael	\$ 184,160
102884030001003	Hernandez, Hector	\$ 157,930
102884030001004	Crist, Marcus A	\$ 165,690
102884030001005	Kleinknecht, Gary C & Deborah T	\$ 182,600
102884030001006	Stone, Richard A	\$ 180,520
102884030001007	Hill, Michael & Shelley	\$ 186,720
102884030001008	Gravitt, Lee F & Lori R	\$ 197,610
102884030001009	Hamilton, Brandon L	\$ 175,200
102884030001010	Bare, Nathan	\$ 193,900
102884030001011	Holmes, William D & Susana	\$ 196,650
102884030001012	Konyu Trustees, James S & Mary Lynn	\$ 204,440
102884030001013	Herrin, Roy D & Donna R	\$ 185,410
102884030001014	Janin, Kory L & Kari	\$ 199,600
102884030001015	Weber, Dale F & Susan	\$ 185,770
102884030001016	Campbell, Dyanna	\$ 202,640
102884030002001	Hammons, Heather	\$ 183,840
102884030002002	Vanommen, Christopher F	\$ 171,920
102884030002003	Pennala, Eric S & Rebecca L	\$ 205,110
102884030002004	Allen, Terry L & Michelle J	\$ 192,110
102884030002005	Kirch, Nicholas W & Patricia	\$ 211,660
102884030002006	Ladendorf, Kent W & Sally C	\$ 222,260
102884030002007	Pope, Leon	\$ 177,540
102884030002008	Harle, Luanna	\$ 201,280
102884030002009	Keene, James & Patricia	\$ 217,670
102884030002010	Lakey, Jimmie & Betty	\$ 190,760
102884030002011	Dempsey, David & Suzanne	\$ 199,430
102884030002012	Chalcraft Trustee, Steven Craig	\$ 178,370
102884030002013	Hall, Carol L	\$ 194,620
102884030002014	Lesperance, Christopher	\$ 171,260
102884030002015	Cagle, Brigitte	\$ 184,770
102884030002016	Roosendaal, Timothy & Marisa	\$ 188,890
102884030003001	Pyeatt, Leslie	\$ 202,690

102884030003002	Hart, Dennis L	\$ 175,460
102884030003003	Haeg, Kevin P	\$ 176,130
102884030003004	Mercer, Chris	\$ 199,280
102884030003005	Taylor, James & Marian	\$ 219,440
102884030003006	Haeg, James & Marguerite	\$ 201,610
102884030004000	Benton County	\$ 1,000
102884030005000	Benton County	\$ 1,000
102884030006000	Benton County	\$ 1,000
102884040001001	Vanderwilt, Nathaniel & Hannah	\$ 210,090
102884040001002	Bartlett, Richard & Sidney	\$ 218,460
102884040001003	Hall, Jesse	\$ 191,300
102884040001004	Schultz, Eric & Wendy	\$ 172,830
102884040001005	Hostetler, Ann	\$ 195,790
102884040001006	Ramsey, James & Patricia	\$ 186,520
102884040001007	White, Joyce	\$ 182,310
102884040002001	Morris Jr, Jack & Sandra	\$ 234,800
102884040002002	Ofsthun, Todd & Denise	\$ 246,630
102884040003001	Doak, David & Mario	\$ 229,130
102884040003002	Keddison, Rachel & Tobin	\$ 178,750
102884040003003	Cole Jr, Kenneth & Charlette	\$ 201,540
102884040003004	Von Reis, Erik & Pompira	\$ 168,560
102884040003005	McCafferty, Michelle	\$ 194,490
102884040003006	Hoover, Everett	\$ 191,380
102884040003007	Tonning, O L & Lala	\$ 196,750
102884040003008	Knight, Osanin	\$ 213,170
102884040003009	Woods, Jason & Crystal	\$ 225,140
102884040003010	Williams, Tera & Ish Gerald	\$ 176,480
102884040003011	Cuellar, Bertha	\$ 204,270
102884050001001	Hannah, David & Debra	\$ 182,140
102884050001002	McCallum, Gary & Connie	\$ 184,160
102884050001003	Emerson, Norman & Mary Ann	\$ 145,530
102884050001004	Wagner, Daniel & Denise	\$ 181,240
102884050001005	Sappenfield, Martin & Amy	\$ 218,280
102884050001006	Moon, Robert & Bonnie	\$ 236,180
102884050001007	Daniel, Jason & Sharon	\$ 176,780
102884050001008	Gamer, Terry & Belinda	\$ 213,450
102884050001009	Cesar, Orta	\$ 213,630
102884050001010	Softich, Len & Kami	\$ 195,000
102884050001011	Sachs, Rachel	\$ 200,220
102884050001012	Dunn, Andrew & Whitney	\$ 184,280
102884050001013	Nichols, Kenneth	\$ 1,000
102884050002001	Martini, Daniel & Mabel	\$ 189,450
102884050002002	Howland, Jeffrey	\$ 197,410
102884050002003	Runnion, Michael & Mary Lou	\$ 212,650
102884050002004	Cannon, William & Dara	\$ 213,460
102884050002005	Ferguson, Justin	\$ 175,800
102884050002006	Odermott, Louis & Candy	\$ 182,110
102884050002007	Coleman, Leland & Cynthia	\$ 205,780
102884050002008	Smith Jr., Philip & Michelle	\$ 177,740
102884050002009	Meerdink, Gary & Eunice	\$ 191,770

102884050002010	Kennewick Irrigation District	\$ 1,000
102884050002011	Schell, Eric & Brandy	\$ 172,610
102884050002012	Fisher, Arthur & Patricia	\$ 197,380
102884050002013	Jackson, Gary Leed & Candice	\$ 182,150
102884050002014	Melton, Jeremy & Kimberlee	\$ 195,290

NOTE: Assessor counts shaded parcels toward sufficiency.

FISCAL IMPACT – PROPOSED LORAYNE J ANNEXATION

INTRODUCTION

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

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

REVENUES

Typically, annexations involve land that is undeveloped or partially undeveloped. In this case, the proposed annexation area is fully developed. Therefore, the revenues derived from annexation will be largely the same from one year to the next, rather than increasing over time, as is the case when of a proposed annexation area has potential for further development.

**TABLE I – Lorayne J Annexation Proposal
Projected Revenue – Year 2017**

<u>Revenue Source</u>	<u>Rate</u>	<u>Basis</u>	<u>Annual Amount</u>
Property Tax	\$2.98492709/assessed valuation	\$21,969,560 assessed value	\$65,577
Permit Fees ¹	\$47/person	312 persons	\$14,664
Utility Taxes ²	\$222/person	312 persons	69,264
Total			\$149,505

Table I & II Notes:

¹ Permit fees are based on the total 2017 adopted budget figures for licenses and permits, (\$2,551,425) divided by the current population (54,150).

² Assumes 2.6 persons/household (2017 OFM Estimate).

³ Utility taxes based on adopted budget figures for total utility tax revenue, exclusive of wastewater utility tax (\$12,012,600) divided by estimated number of current population (54,150).

PUBLIC ASSETS

Existing Infrastructure

With this annexation, the City would inherit the residential street system that serves the Lorayne J neighborhood, which consists of approximately 1.55 miles of county roads.

These roads were built to county standards with gravel shoulders and no curb, gutters or sidewalks or street lights. The roads are generally in poor condition.

The neighborhood receives domestic water via a community water system from a group well. The well is high in nitrates and has been inactive for the past months. The city is currently supplying domestic water through an emergency intertie. State grants and loans are available for the City to install a permanent domestic water system to serve the area. Loan repayments would be built into the homeowners' future water bills.

EXISTING SERVICES

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

<u>Service</u>	<u>Service Provider</u>
Fire & Emergency Service	Benton County Fire District #1
Police Services	Benton County Sheriff's Department
Electrical Service	Benton PUD
Water Service	Community System
Sewer Service	On-Site Septic System
Solid Waste Disposal	Private Contractors

DEMAND FOR SERVICES

If the proposed annexation were to occur, additional demands would be placed on City services. Including:

- Emergency fire/medical protection would be provided from the South Richland Station #72;
- Present capacity of the City water system has been accommodating the water needs of the Lorayne J neighborhood for some time. There is adequate capacity in the system to continue service to this area;
- The neighborhood relies on individual on-site septic systems. Wastewater mains are available on Leslie Road and could be extended to serve the neighborhood. There are no plans for sewer extension.
- The neighborhood is served by Benton PUD. By agreement, areas annexing into the City are converted to Richland Energy Services. This transition of service would likely take several years to accomplish, as the City would negotiate a price with the Benton PUD for the purchase of their infrastructure which serves the neighborhood.
- The neighborhood is served by various private solid waste haulers. Under state law, the City is obligated to provide a minimum seven-year franchise agreement to allow for their continuation of service.

Other services, including parks and recreation and library services, would likely see some increase in use. Table II demonstrates the effects of annexation, given the assumption that service levels and cost of service per capita will remain constant.

**TABLE II – Lorayne J Annexation Proposal
Expense of Providing City Services**

Service	Annual Cost of Service	Level of Service¹	Cost of Annexation
Fire & Emergency Service ²	\$151/person ²	5 minute emergency response time	47,112
Police ³	\$247/person ³	1.24 police/1,000 population	77,064
Parks ⁴	\$131/person ⁴	2.8 acres/1,000 population	40,872
Street ⁵ Maintenance	\$56/person	None established	17,472
Library ⁶	\$39/person	None established	12,168
Administrative Services ⁷	\$178/person	None established	55,536
Total	802		250,224

Notes for Table III:

¹Level of Service reported from City of Richland Comprehensive Plan

²Represents total current expense '17 budget for fire and emergency services (\$8,170,338) divided by current city population (54,150).

³Represents total current expense '17 budget for police (\$13,397,779) divided by current city population (54,150).

⁴Represents total current expense '17 budget for parks and facilities and recreation (\$7,119,605) divided by current city population (54,150).

⁵Represents streets capital construction fund '17 budget (\$3,061,814) divided by current city population (54,150).

⁶Library costs were derived by dividing 2017 total library budget (\$2,134,328) by total number of persons in the City (54,150).

⁷Administrative service costs represents the total current expense budgets for City Manager, Assistant City Manager, City Clerk, City Attorney, Communications and Marketing, Cable Communications, Information Technology, and Hanford Communities (\$9,650,248) divided by current city population (54,150).

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

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

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

**TABLE IV – Lorayne J Annexation Proposal
Summary of General Fund Revenues and Expenses**

	Estimated Number of Households	Projected Revenues	Projected Expenses	Net Annual Benefit
Annexation at Max. Build-Out	120	\$149,505	\$250,224	-\$100,719

CONCLUSION

Staff concludes that the proposed Lorayne J annexation would have a negative fiscal impact to the City both at the time of initial annexation and at the time that the area is fully developed. However, projected expenses are calculated as a percentage of budget based on population. Some of these additional expenses may not be realized as departments may have capacity to absorb additional demands without adding resources. The City's enterprise funds would not be negatively impacted as expenses associated with providing power, water, sewer, storm drainage and solid waste disposal would necessarily equal the revenues associated with providing such services.

A general rule of thumb holds that the costs of providing services to residential neighborhoods generally exceed the revenues derived from those residential areas. However, this analysis presumes that additional sales tax would be generated from future development in the area at the same proportion as the rest of the City, which will be of an amount slightly greater than the negative \$100,719 indicated above, thus resulting in a slight positive fiscal impact.

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



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/02/2018

Agenda Category: Ordinances - Second Reading/Passage

Key 3 - Economic Vitality

Subject:

Ordinance No. 32-18, Amending RMC Title 23 and the Official Zoning Map of the City of Richland to change zoning on 0.44 acres located along Keene Road from PPF to C-3

Department:

Community Development Services

Ordinance/Resolution Number:

32-18

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 32-18, amending RMC Title 23 and the Official Zoning Map of the City of Richland to change the zoning on 0.44 acres from Parks & Public Facilities (PPF) to General Business (C-3) subject to the land use limitations of a Property Use and Development Agreement.

Summary:

Greg Markel, president of Washington Securities & Investment Corporation (WSIC), has filed a rezone request to change the zoning classification on a 0.44-acre site from PPF (Parks & Public Facilities) to C-3 (General Business). The subject property is currently owned by the City and is a narrow strip of land adjacent to a city pedestrian/bicycle path.

Through separate action, Mr. Markel will be purchasing the subject property from the City of Richland and then incorporating the subject property into a much larger parcel of land that he already owns with plans to construct a commercial retail center on the property. The site was the subject of a recent surplus action by Richland City Council whereby the site was deemed surplus to the City's needs with the intent to sell it to Mr. Markel (Resolution No. 73-18).

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

Staff recommends approval of Ordinance No. 32-18 for second reading and passage.

Fiscal Impact:

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

Attachments:

1. Ordinance No. 32-18
2. May 17, 2018 - Hearing Examiner's Rezone Recommendation - Markel 2
3. Staff Report Z2018-102 - Keene Rd. Surplus Property - Markel 2

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 32-18

AN ORDINANCE of the City of Richland amending Title 23: Zoning Regulations of the Richland Municipal Code and the Official Zoning Map of the City to change the zoning on 0.44 acres from Parks & Public Facilities (PPF) to General Business (C-3) subject to the land use limitations of a Property Use and Development Agreement.

WHEREAS, on May 3, 2018 the Richland Hearing Examiner held a duly advertised public hearing to consider a petition to change the zoning of the property hereafter described in Section 2, and generally located north of Keene Road and West of Queensgate Drive; and

WHEREAS, upon Council approval, petitioner Greg Markel, President of Washington Securities & Investment Corporation, will execute a Property Use and Development Agreement (PUDA) regarding said property as a condition of approval; and

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

WHEREAS, 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 of Richland as follows:

Section 1. It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below is C-3 General Business when consideration is given to the interest of the general public.

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

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 22, SAID CORNER BEING THE NORTHWEST CORNER OF LOT 3, SHORT PLAT NO. 2302, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2302, RECORDS OF SAID COUNTY AND STATE; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND THE WEST LINE OF SAID LOT 3 SOUTH 00°29'36" WEST 16.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID LOT 3 SOUTH 68°03'36" EAST 250.80 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE AND ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°24'38" HAVING A RADIUS OF 5920.55 FEET AND AN ARC LENGTH OF 352.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE PROJECTION OF THE EAST LINE OF SAID LOT 3 SOUTH 27°19'33" WEST 34.02 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 25°20'21" WEST, THROUGH A CENTRAL ANGLE OF 03°23'57" HAVING A RADIUS OF 5886.55 FEET AND AN ARC LENGTH OF 349.24 FEET; THENCE NORTH 68°03'36" WEST 179.41 FEET; THENCE NORTH 23°02'40" EAST 15.50 FEET; THENCE NORTH 68°03'36" WEST 64.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°29'36" EAST ALONG SAID WEST LINE 19.88 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 0.44 ACRES MORE OR LESS.

Section 3. Such property is rezoned from Parks & Public Facilities (PPF) to General Business (C-3) subject to the land use limitations of the Property Use and Development Agreement attached as **Exhibit A** and incorporated herein by this reference.

Section 4. Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said title, are amended by amending Sectional Map No.16, which is one of a series of maps constituting said Official Zoning

Map, as shown on the attached **Exhibit B** and bearing the number and date of passage of this ordinance, and by this reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 5. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this ordinance and the attached amended zoning map, duly certified by the Clerk as a true copy.

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

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 2nd day of October, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: October 8, 2018

Exhibit A to Ordinance No. 32-18

PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____, 2018, by and between the CITY OF RICHLAND and WASHINGTON SECURITIES & INVESTMENT CORPORATION, a Washington for-profit corporation (Petitioner).

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

WHEREAS, the City of Richland is currently entertaining an application by Gregory Markel on behalf of Washington Securities Investment Corporation (hereinafter "Petitioner") for a change of zone covering a 0.44-acre portion of a 10.4-acre parcel, being Benton County Tax Parcel # 1-2298-300-001-0000 located at 2390 Keene Road (hereinafter "Property") and more particularly described in Ordinance No. 32-18.

NOW, THEREFORE, it is agreed that if the subject Property is rezoned from PPF - Parks and Public Facilities to C-3 - General Business, Petitioner for himself and for and on behalf of his heirs, successors and assigns, covenants and agrees as follows:

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

This agreement shall be filed with the Benton County Auditor as a matter of record, and the terms and conditions thereof shall be a covenant running with the land and included in each deed and real estate contract executed by Petitioner or Petitioner's heirs, successors and assigns with respect to the subject Property or any part thereof.

The City of Richland shall be deemed a beneficiary of this covenant without regard to whether it owns any land or interest therein in the locality of the subject Property and shall have the right to enforce this covenant in any court of competent jurisdiction.

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

CITY OF RICHLAND

Cindy Reents, City Manager
City Manager

Greg Markel, President of WSIC
Petitioner

APPROVED AS TO FORM:

Heather Kintzley, City Attorney

Yakima River

I-182

Jericho Rd

Valley View Rd

Columbia Park Trl

Keener Rd

Shockley Rd

Westcliffe Blvd

Brantingham Rd

16

GAGE BLVD

Date: 4/3/2018

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

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

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

JEFF WENNER AND GREG MARKEL,)
Applicants)

**FINDINGS OF FACT,
CONCLUSIONS AND
RECOMMENDATION**

I. SUMMARY OF RECOMMENDATION.

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

II. BACKGROUND and APPLICABLE LAW.

In rezone matters, the Hearing Examiner has jurisdiction to conduct an open record public hearing on the site-specific rezone application at issue, and is directed to issue a written

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

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

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

20 III. QUESTIONS PRESENTED.

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

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

25 *Short Answer:* Yes.

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

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

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

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1
2
3 **IV. RECORD.**

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

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

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

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

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

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

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

19 **V. FINDINGS OF FACT.**

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

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

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

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

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Recommendation.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

23
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General findings.

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

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

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

VI. CONCLUSIONS.

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

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

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

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

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

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

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

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

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

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

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

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

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

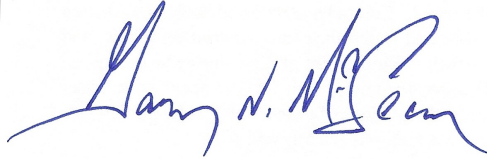
GARY N. MCLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND
CITY HALL – 505 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

VII. RECOMMENDATION.

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

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

ISSUED this 17th Day of May, 2018



Gary N. McLean
Hearing Examiner

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

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

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

GENERAL INFORMATION:

PROPOSAL NAME: Markel Surplus Property Rezone

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

APPLICANT: Greg Markel

FILE NO.: Z2018-102

DESCRIPTION: Request to change zoning of 0.44 acres from PPF (Parks and Public Facilities) to C-3 (General Business)

PROJECT TYPE: Type 3 Site-Specific Rezone

HEARING DATE: May 3, 2018

REPORT BY: Shane O'Neill, Senior Planner

RECOMMENDED ACTION: Approval

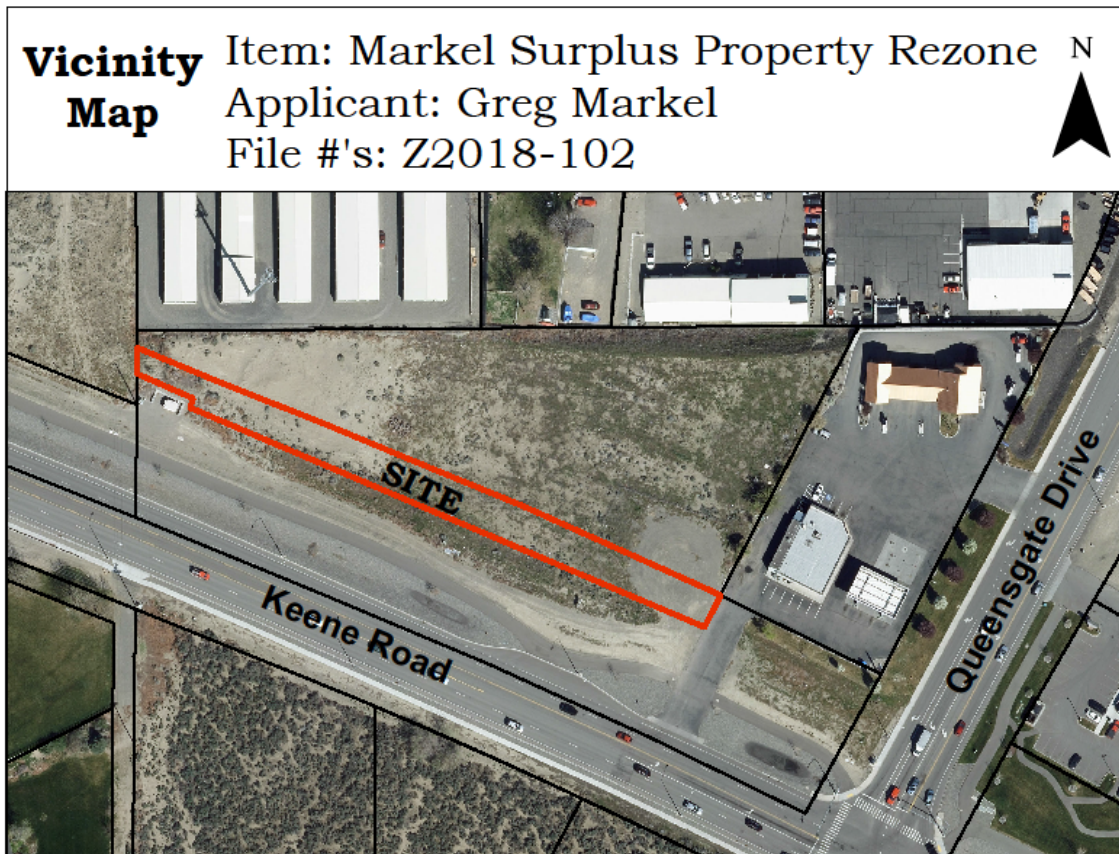


Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

Greg Markel has filed a rezone request to change the zoning classification of a 0.44 acre site from Parks & Public Facilities (PPF) to C-3 (General Business) with the intent of commercial site development. Mr. Markel intends to develop the adjacent triangular parcel addressed 2290 Keene Road with three commercial buildings tentatively depicted in Exhibit 4. The subject site is needed to adequately accommodate the proposed buildings, parking areas and front landscaping.

SITE DESCRIPTION & ADJACENT LAND USES

This 0.44-acre site is a portion of a larger 10.4-acre linear parcel which parallels Keene Road for an approximate distance of 3,200 feet. The larger parcel contains a segment of the Keene Road pedestrian and recreational urban trail owned and managed by the City of Richland Parks & Public Facilities Department as a park facility. The subject site however, does not contain any portion of the trail or ancillary components thereof. The site is the subject of a recent surplus action by the City Council whereby the site was deemed surplus to the City's needs (see Exhibit 10 – adopted Resolution #73-18 declaring the site surplus) and made available for sale to Washington Securities & Investments (Greg Markel) for private commercial development.

The site, specifically depicted in Exhibit 6 – BLA survey, slopes down to the north and is partially colonized with Big Sagebrush (*Artemisia tridentata*) and grasses. The subject rezone site is vacant of structures. Ancillary equipment supporting the cellular tower north of the site has been excluded from the surplus action, boundary line adjustment survey and this rezone site. The equipment location is shown as a rectangular notch in the northwest corner of the site.

Keene Road contains a 24-inch water mainline capable of serving future commercial site development. Sewer lines are located at two nearby locations; they are the intersections of Keene Rd. and Jericho Rd. to the west and at Keene Rd. and Queensgate Drive to the east.

SURROUNDING LAND USES:

North – Vacant land
East – Fueling station with mini-mart
South – Single-Family Residences, vacant land
West – Vacant land

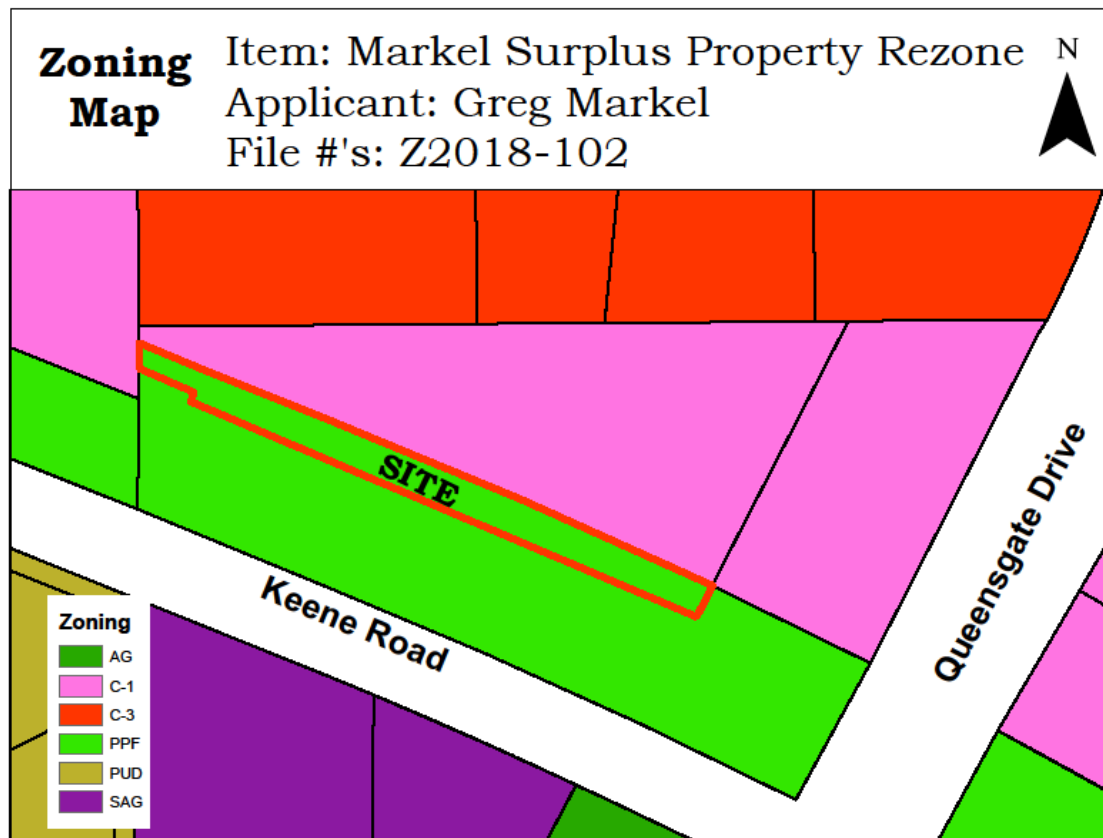


Figure 1 - Zoning Map

CURRENT ZONING:

Generally, the current PPF zoning assignment allows for development of certain public facilities for education, recreation, assembly and similar public and semi-public uses. A list of permitted uses from chapter 23.30 is included as Exhibit 7 in this report. Dimensional constraints of this small 0.44-acre sliver of land however, severely limit, or eliminate, stand-alone development potential of this site. Reasonably the only practical use of the property aside from incorporation into the adjacent parcel, is retention by the City for continued use as park land.

According to Section 23.30.010 of the Richland Municipal Code (Exhibit 7) the purpose of the PPF district is as follows:

The parks and public facilities district (PPF) is a special use classification intended to provide areas for the retention of public lands necessary for open spaces, parks, playgrounds, trails and structures designed for public recreation and to provide areas for the location of buildings and structures for public education, recreation and other public and semi-public uses. This zoning classification is intended to be applied to those portions of the city that are designated as developed open space and public facility under the city of Richland comprehensive plan.

SURROUNDING ZONING DISTRICTS:

North	–	C-1 with a C-3 (General Business) reassignment pending
East	–	C-1 (Neighborhood Retail)
South	–	PPF (Parks & Public Facilities)
West	–	C-1 (Neighborhood Retail) & PPF (Parks & Public Facilities)

PROPOSED ZONING

The applicant proposes to convert the zoning of the site to C-3 (General Business) with the stated purpose of lifting hours of operations restrictions for drinking establishments and to allow site development to include drive-thru window service without need for Special Use Permit review as required under C-1 zoning. According to Section 23.22.010(D) of the Richland Municipal Code (Exhibit 8) the purpose of the C-3 district is as follows:

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

Allowed uses within the C-3 district include many, if not all, automotive related business types, light industrial and manufacturing businesses and all listed retail uses. Residential development of any kind is not permitted on C-3 zoned lands. The commercial section of the Zoning Code (RMC 23.22) is included herein as Exhibit 8. Performance standards and special requirements of the C-3 district [RMC 23.22.020(G)] include measures aimed at reducing nuisance conditions such as noise, dust and fumes experienced by adjacent land uses.

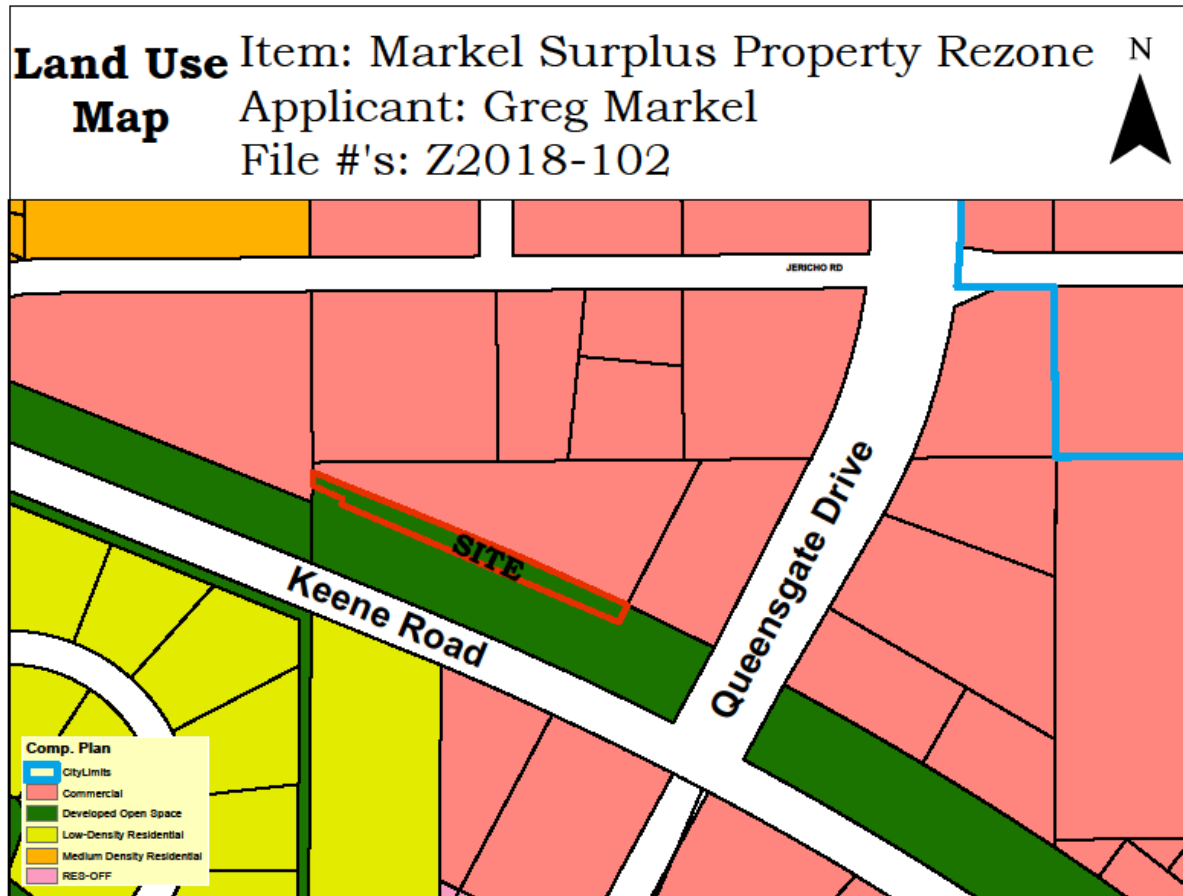


Figure 2 – Comprehensive Plan Map

COMPREHENSIVE PLAN

The City's comprehensive plan designates the site as suitable for Developed Open Space (DOS) land uses. This land use designation is designed to include "golf courses, Federal power transmission and irrigation wasteway easements, private open space, riverfront parks, undeveloped parks and parks intended for long-term open space." This designation has been carried over from the parcels' use as a City

recreation trail. The site occupies the boundary where the DOS designation to the south transitions to the Commercial designation to the north.

Comprehensive Plans are long-term planning documents used to guide broad development patterns for lands within a City's Urban Growth Boundary; their application is to be general in nature. Notably, there is a minor discrepancy here in terms of the Comp. Plan land use designation on the site when considering the application of commercial zoning. In this case the scale of the discrepancy bears light on the significance of the discrepancy. The width of the subject site is approximately fifty five (55) feet. In the professional opinion of Planning Department staff such a small adjustment in zoning maintains alignment with the intent and objectives of the Comprehensive Plan land use map. By way of example, when the land use map is printed, even in large format, the size of this discrepancy occupies no more than the width of dividing lines between land use designations. In fact it is the practice of some cities not to print large-scale Comprehensive Plan land use maps or to generate them with high-resolution to intentionally discourage their administration in a highly detailed fashion; thus maintaining their general guiding purpose.

In part, the explanation above should be used by the Hearing Examiner when considering the implication of the land use designation on the subject rezone application. Additionally, the City intends to follow up on the matter of Comprehensive Plan land use designation compatibility during the City's annual opportunity to amend the Land Use map in the Plan by assigning a Commercial designation to the 0.44-acre site, thereby bringing commercial zoning into conformance with the Plan. As many Washington cities do, Richland anticipates processing said Comprehensive Plan amendment at the end of 2108 to bring the land use map into conformance with this rezone assignment if granted.

Relative to land use goal #5 below, it is noteworthy here that the site is separated from Keene Road right-of-way by an additional swath of City-owned PPF land that contains a section of contiguous pedestrian trail running the length of Keene Road. Converting the sites' zoning would not affect the city trail nor would any modifications to the trails' alignment be necessary to accommodate future development plans as proposed in the tentative site plan (Exhibit 4).

COMMERCIAL/OFFICE GOALS & POLICIES

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

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

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

Pertinent policies within this goal are as follows:

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

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

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

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

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

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

PUBLIC NOTICE

Application Date:	April 4, 2018
Notice of Application & Hearing Mailed:	April 17, 2018
Notice of Application & Hearing Published:	April 20, 2018
Notice of Application & Hearing Posted:	April 17, 2018
Public Hearing:	May 3, 2018

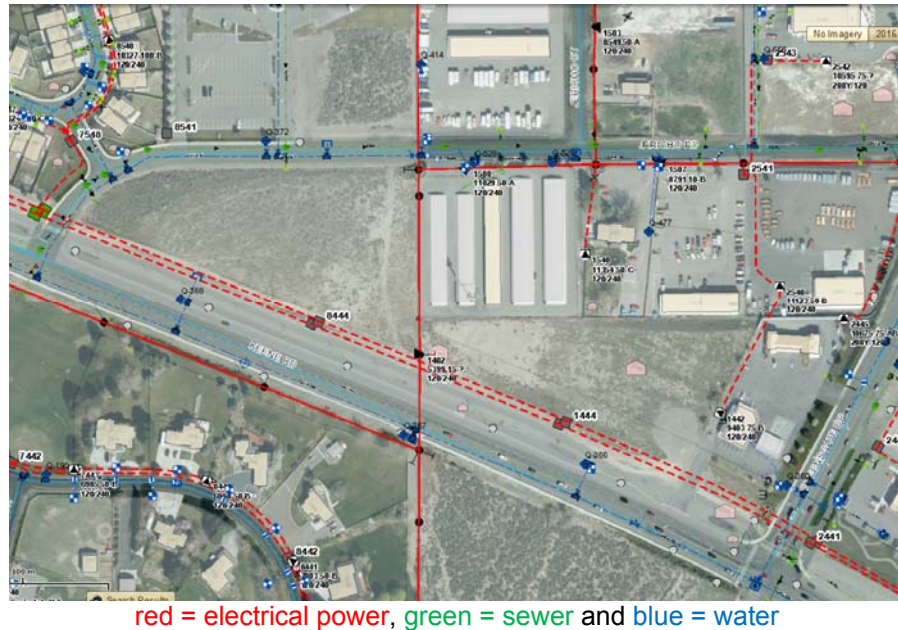
Notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 2. As of the date of this report City staff received no public comments submitted for the record. Exhibit 12 is reserved for public comments submitted before or during the public hearing.

UTILITY AVAILABILITY

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

Underground electrical power lines lie within the PPF parcel parallel to Keene Road. All of the utility services necessary for site development are currently in place and

are of adequate capacity to serve future site development. The map below is inserted to illustrate the approximate location of municipal utilities.



TRANSPORTATION

Richland's Comprehensive Plan classifies Keene Road as a principal arterial roadway in the Street Functional Classification System map.

The site will be accessed directly from access from Keene Road. Short Plat #2302 (Exhibit 5) provides the Markel site with 40' worth of an 80' access easement from Keene Road at the southeast corner of the property. Mr. Markel's tentative site plan (Exhibit 4) proposes accessing the site from Keene Road in a more centralized location. Discussions with the City Public Works Department have indicated that the more centralized access point may be acceptable as well.

SEPA

Following review of the SEPA checklist (Exhibit X) received on April 18th, staff determined the rezone proposal does not pose any probable significant environmental impact(s) requiring mitigation or further analysis and issued a Determination of Non-Significance (DNS) contained herein as Exhibit 3. At the time this staff report was prepared no comments on the SEPA determination were received by the City.

ANALYSIS

The site in this application involves a 0.44-acre portion of a 10.4-acre parcel currently owned by the City. The 0.44-acre site is the subject of a recent surplus property action by the City approved by Resolution 73-18 (Exhibit 10) on April 17, 2018. On April 18th Planning staff approved a boundary line adjustment application

(BLA2018-102) authorizing the survey (Exhibit 6) to be recorded; thereby creating the subject site as a unique tax parcel.

The request to assign C-3 zoning to the site is planned to allow for development of the site with retail sales and service businesses without restrictions on hours of operation for drinking establishments and with drive-thru window service without prior Special Use Permit approval. The adjacent 2290 Keene Road parcel is the subject of a pending rezone application (MF# Z2017-106) request to convert the sites' zoning from C-1 (Neighborhood Retail) to C-3 (General Business).

In consideration of the property use and development agreement (PUDA) imposed on the adjacent rezone (Z2017-106) to limit building height to 35 feet as measured from the elevation of Keene Road and restricting the site from containing adult entertainment uses as defined in RMC 23.06.030 staff is proposing to apply an identical PUDA to this 0.44-acre site. The proposed PUDA is included herein as Exhibit 9, less the parcel number as one will not be assigned until the boundary line adjustment survey (Exhibit 6) is processed for recording by Benton County's Assessors Office.

As explained in the Comprehensive Plan section of this report, at this time assigning commercial zoning to the site does not strictly align with the Plan's land use map and that in the event this rezone is granted, staff intends to include this site in the list of items considered for the City's annual Comprehensive Plan Amendment process.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the requests for a change in zoning (Z2018-102) and recommends approval of the request based on the following:

1. The subject site is 0.44-acres in size;
2. The site is located north of Keene Road and west of Queensgate Drive;
3. The subject of planning master file # Z2018-102 is an application requesting to convert city zoning of the subject site, illustrated on page 2 of this report, from Parks and Public Facilities (PPF) to General Business (C-3);
4. The adjacent site to the north, addressed 2290 Keene Road, was the subject of a rezone hearing (Z2017-106) to convert the site to C-3 zoning where a property use and development agreement containing identical limitations to those contained in exhibit #9 was a condition of approval;
5. The City of Richland Comprehensive Plan designates the subject site as suitable for Developed Open Space uses;
6. In Richland's Zoning Code the purpose statement for the General Business district (C-3) states that the zone may be applied to portions of the city designated for commercial uses under the Comprehensive Plan;

7. Development of the site with certain commercial uses is consistent with the general intent of the Comprehensive Plan;
8. Richland's Zoning Code contains C-3 zone site performance standards regulating potential impacts of permitted uses on surrounding properties;
9. The subject site is not directly adjacent to residential properties;
10. Rezone approval is conditioned upon the applicant entering into a development agreement;
11. City water and sewer mains are in close proximity to the site and could be extended to serve the commercial development of the site(s);
12. The project received a Determination of Non-Significance in compliance with the provisions of the State Environmental Policy Act.
13. 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. Zone Change Application
2. Affidavit of publication and public hearing notice
3. SEPA Checklist & DNS
4. Markel Tentative Site Plan
5. Short Plat 2302
6. Boundary Line Adjustment Survey (BLA2018-102)
7. PPF Zoning Regulations – RMC Chapter 23.30
8. Commercial Zoning Regulations – Chapter 23.22
9. Proposed Property Use and Development Agreement
10. Resolution 73-18
11. Site Photos
12. Public Comments

Exhibit 1



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

22018-102

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: Gregory S. Markel			
Address: 8901 W. Tucannon Ave Suite 110			
City: Kennewick		State: WA	Zip: 99336
Phone: 735-2255 / 531-4711		Fax: 735-6964	Other and/or e-mail address: wsic@eltopia.com
Please check under what capacity you are filing:			
☐ Recorded owner of the property as of		☒ Purchasing under contract as of 4/4/2018	
☐ 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: 2290 Keene Rd / City owned surplus land adjacent to 2290 Keene Road south property line			
Relationship to adjacent streets (i.e., west of Main Street between 1 st Avenue and 2 nd Avenue): North of Keene Road			
General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement): vacant			
Size of petition area .44		acres and 19,166	square feet
SECTION III - CHANGE OF ZONE REQUEST			
A change of zone from C1		To C3	
is requested for the property described in Section II of this application.			
SECTION IV – JUSTIFICATION			
State the reason(s) for the requested change of zone: Most all of the property to the immediate north & west of the subject surplus property has a "commercial land use". We are requesting the zone change in order to be consistent with our property directly adjacent to the north. This small adjustment to the existing zone classification for the surplus piece still conforms with the intent of the comprehensive plan. See attached legals of the existing parcels, transfer parcel and the new adjusted legals.			

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 4th DAY OF April, 2018.


Applicant's Signature

Applicant's Signature

8901 W Tucannon Ave. Suite 110
Address
Kennewick, Wa. 99336
City, State, Zip
(509) 735-2255 office
Phone

Address

City, State, Zip
(509) 531-4711 cell
Phone

FOR OFFICE USE ONLY

Date accepted for filing 4.4.18

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

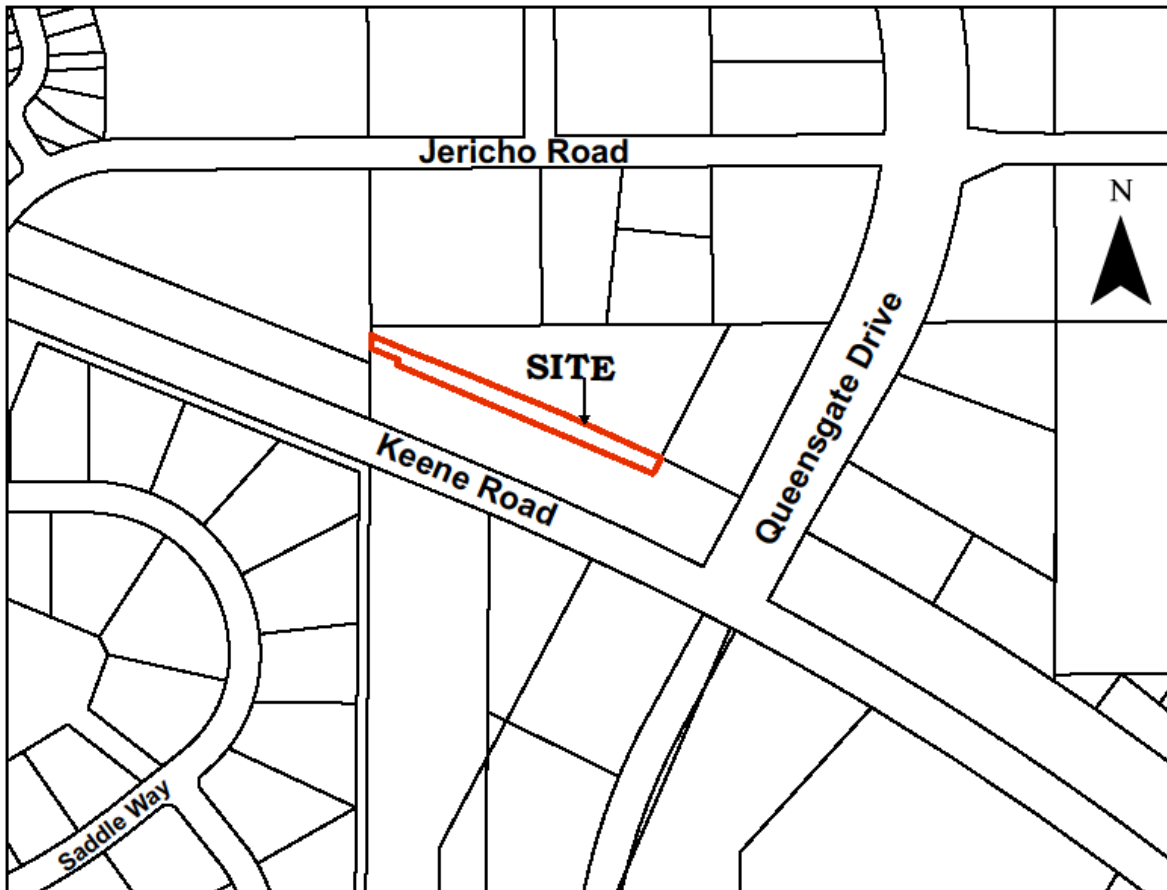

City Official's Signature

**CITY OF RICHLAND
NOTICE OF APPLICATION & PUBLIC HEARING
(Z2018-102)**

Notice is hereby given that Greg Markel has applied to rezone a 0.44-acre site generally located north of Keene Road, south of Jericho Road and west of Queensgate Drive, from PPF (Parks and Public Facilities) to C-3 (General Business).

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 this application should notify Shane O'Neill, Planning Manager, 505 Swift Blvd, MS35, Richland, WA 99352. Fax 509-942-7764, soneill@ci.richland.wa.us.



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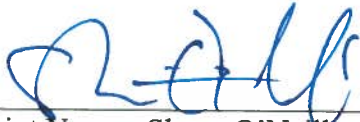
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

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

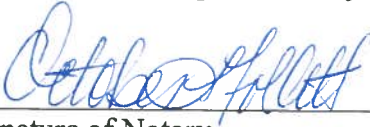
1. I am an employee in the Planning & Development Department for the City of Richland.

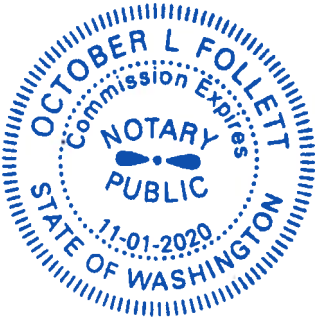
2. On the 17th day of April, 2018, I posted the attached NOTICE OF PUBLIC HEARING, File Number's Z2018-102 at the following location:

2290 Keene Road, generally lying north of Keene Road and west of Queensgate Drive in Richland, WA.


Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 17th 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

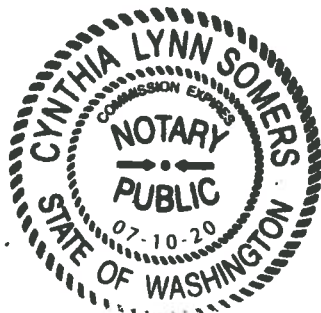
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Lynne Follett, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.
2. On the 17th day of April, 2018, I mailed a copy of the attached NOTICE APPLICATION AND PUBLIC HEARING to the attached list of individuals via regular USPS or E-mail on the date indicated above. The Notice of application to rezone a .44 acre site generally located north of Keene Road, south of Jericho Road and west of Queensgate Drive, from PPF (Parks and Public Facilities) to C-3 (General Business).

Lynne Follett
Signed Name: Lynne Follett

SIGNED AND SWORN to before me this 17th day of April, 2018 by Lynne Follett.



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



File No. EA2018-109

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: A rezone from Parks & Public Facilities (PPF) to C-3 (General Business) with the intent to develop the site with 3 separate buildings for retail businesses.

Proponent: Greg Markel, Markel Properties

Location of Proposal: 2290 Keene Road, generally north of Keene Road, west of Queensgate Drive and south of Jericho Road

Lead Agency: City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

() There is no comment for the DNS.

(X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance, which is April 18, 2018. Public comments must be submitted by **May 3, 2018**.

() This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Shane O'Neill

Position/Title: Interim Planning Manager

Address: P.O. Box 190, Richland, WA 99352

Date: April 18, 2018

Signature  _____



SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. BACKGROUND

1. Name of proposed project, if applicable: LOT 1, BSP LOT 4, BSP
TACO TIME, DUBOUT BAR & GRILL

2. Name of applicant: GREG MARKEL

3. Applicant contact information:

Address: 8901 W TUCANNON AVE, STE. 110
KENNEWICK WA. 99336

Phone #: 509 531-4711 509 738-2255

email address: WSRC@ELTOPIA.COM

4. Date checklist prepared: 4-17-18

5. Agency requesting checklist: CITY OF RICHLAND

6. Proposed timing or schedule (including phasing, if applicable): NOW

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. LOTS 2, 3 & 5 AVAILABLE FOR CONSTRUCTION

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. PROBABLY A PHASE 1 STUDY FOR BANK FINANCING

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. NOT ANY OTHER AGENCY EXCEPT THE CITY OF RICHLAND RE: ZONE CHANGE APPLICATION

10. List any government approvals or permits that will be needed for your proposal, if known. ZONE CHANGE FROM PPF TO C-3

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) TOTAL AREA OF BINDING SITE PLAN WILL BE APPROX. 2.5 ACRES (110,000 SF)
LOTS WILL RANGE FROM APPROX. 12,300 SF - 31,000 SF; THE FOUR LOTS FRONTING KEENE RD WILL ACCOMMODATE APPROXIMATELY 3000 SF BLDGS.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. SEE ATTACHED MAPS, ETC.; THIS 2.52 AC. PIECE IS LOCATED WEST ADJACENT TO THE NWC OF KEENE AND QUEENSGATE; 2290 KEENE RD.; PARCEL # 1-2298-301-2302-003 H/100/21; PORTION OF NW 1/4, NW 1/4, SW 1/4 OF SEC 22, TWN 9N, R16.28 EWM, BENTON COUNTY, WA.

...location cont'd:

2290 Keene Road

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? 2 %

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

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

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

North edge to be filled with approx 1500 yds of dirt approx 4 ft. deep; Any filling to Accommodate Bldg. pads

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. NO

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 50 %

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Hydroseeding : fencing

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Exhaust fumes from trucks, tractors, etc.

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

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Watering : Hydroseeding

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. *Yakima River; 1/2 mile Northeast*

Generally, "no", no nearby streams or waterways are near this site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

NO

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

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *NO*

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

N/A

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. *NO/N/A*

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. *NONE*

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

Will this water flow into other waters? If so, describe. *Runoff will be retained on site via storm sewer drywells.*

2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Storm Sewer Drywells

4. Plants

a. Check the types of vegetation found on the site:

☐ deciduous tree: alder, maple, aspen, other

☐ evergreen tree: fir, cedar, pine, other

☒ shrubs

☐ grass

☐ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops.

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☒ other types of vegetation Russian thistle : shrub-steppe

b. What kind and amount of vegetation will be removed or altered?

MOST existing vegetation will be removed; we retain some existing sagebrush flora.

c. List threatened and endangered species known to be on or near the site.

NONE

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Sage Brush

Russian thistle; deciduous trees, shrubs, grass and plants. (all approved by city).

e. List all noxious weeds and invasive species known to be on or near the site.

Russian thistle

5. Animals

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

birds: hawk, heron, eagle, songbirds, other: _____

mammals: deer, bear, elk, beaver, other: NONE

fish: bass, salmon, trout, herring, shellfish, other NONE

b. List any threatened and endangered species known to be on or near the site.

NONE

c. Is the site part of a migration route? If so, explain.

Yes, Richland is within the Pacific Flyway.

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

CITY Landscape Requirements

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

NONE

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electric & Gas for Heating & Cooling;

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. NO

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

INSULATION TO meet or EXCEED NW Energy Code

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. NO

1) Describe any known or possible contamination at the site from present or past uses.

NONE

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Utility lines, etc. in adjacent Keene Rd ROW

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during

the operating life of the project. **NONE**

4) Describe special emergency services that might be required. **NONE**

5) Proposed measures to reduce or control environmental health hazards, if any:

Safety meetings & dust control per Benton County Clean air authority.

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Traffic on Keene; Queensgate**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?
Indicate what hours noise would come from the site.

Construction noises typical for one story wood frame building; Long term noise will be associated customer vehicle traffic.

3) Proposed measures to reduce or control noise impacts, if any:

none

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

NO

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **N/A**

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

b. Describe any structures on the site. **NONE**

d. Will any structures be demolished? If so, what? **NONE**

e. What is the current zoning classification of the site? **CHIN PPF**

f. What is the current comprehensive plan designation of the site? **DOS**

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

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **NO**

- i. Approximately how many people would reside or work in the completed project? **50**
- j. Approximately how many people would the completed project displace? **0**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **compliance with the municipal commercial development Regulation.**
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **N/A**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **N/A**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **N/A**

- c. Proposed measures to reduce or control housing impacts, if any:

N/A on site; Re Neighborhoods Adjacent: Reduced lumen lighting; height of Bldg.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **35'**

- b. What views in the immediate vicinity would be altered or obstructed?

none

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Landscape; modern building materials & design.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Glare from signage & outside parking lot lighting and Bldg. lighting; Any glare (if any) would be during the hours of darkness.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views?

no

- c. What existing off-site sources of light or glare may affect your proposal?

none

- d. Proposed measures to reduce or control light and glare impacts, if any:

we will use cut-off optical lighting and will meet any current NREC requirements

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

walking path adjacent to property; Little League baseball, Soccer; football area approx 1 1/2 miles east; Wineries to the north.

b. Would the proposed project displace any existing recreational uses? If so, describe.

NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. NO

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. NOT AWARE of any.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. N/A

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. N/A

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Queensgate TO The east; Keene Rd. to the South; Hwy 182 North Approx 1/2 mile.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? YES; we will have a bus stop on Keene near our southwest corner

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? NO parking spaces currently; LOT 1-4, BSP will develop. Approx. 110 spaces (Approx 9 spaces/1000).

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). NO

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. NO

200 - 250 cars/day

Peak Volumes would most likely be between 11:30 am - 1 pm and 4:30 pm - 6 pm

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? % trucks, etc less than 5%; my data source was the architect of Record.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. no
- h. Proposed measures to reduce or control transportation impacts, if any: TWO Access points connecting to Keene Rd and one Access point connecting to Queensgate.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. no
- b. Proposed measures to reduce or control direct impacts on public services, if any. N/A

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other Spectrum
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. City of Richland: Elec, water, refuse, sanitary sewer; Telephone and Internet - Spectrum; Natural Gas - Cascade natural gas. CONSTRUCTION ACTIVITY: EXCAVATION (UNDERGROUND UTILITIES & GRADING); Foundation, Plumbing, Electrical, Framing, glazing, HVAC, Roofing, sidewalks, Asphalt, Rockwall, etc.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Gregory S Markel

Name of signee: GREGORY S. MARKEL

Position and Agency/Organization: owner

Date Submitted: 4-17-18

Community & Economic Development Department

This application was reviewed by the Planning Division of the Community & Economic Development Department. Any comments or changes made by the Department are entered in the body of the checklist and contain initials of the reviewer.


Reviewer Signature

4.17.18

Date

D. supplemental sheet for nonproject actions

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

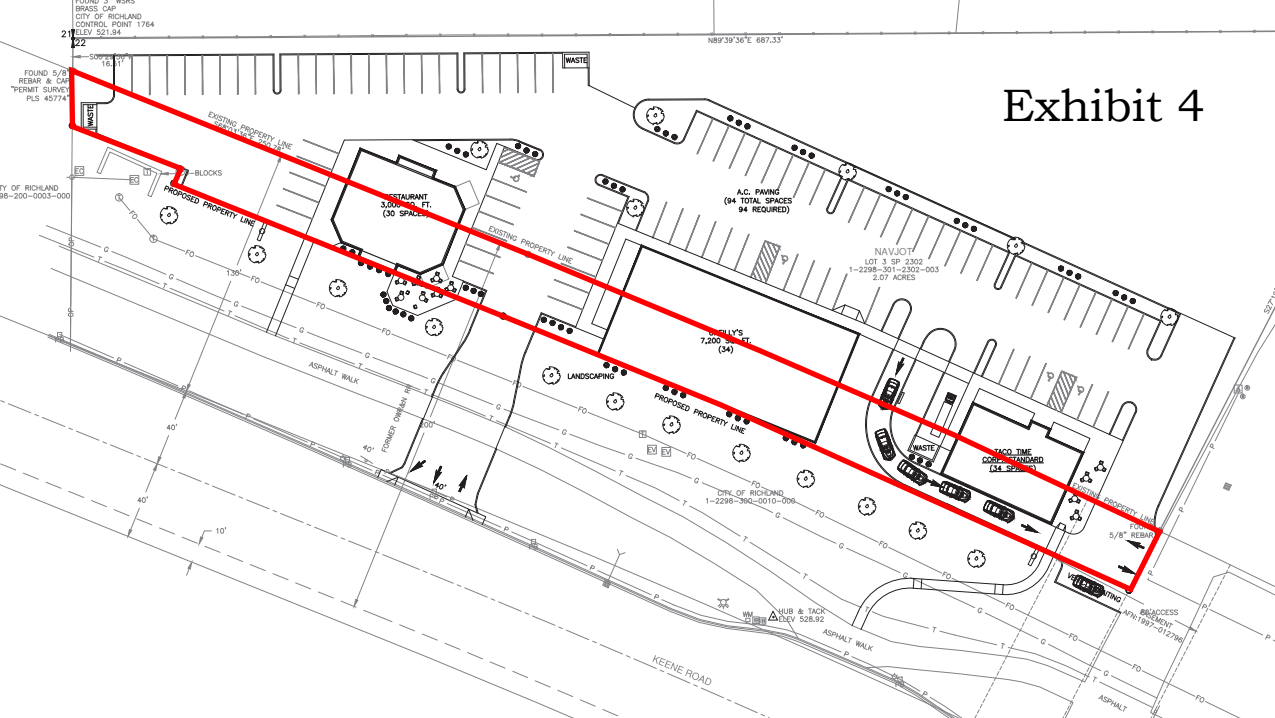
Proposed measures to avoid or reduce shoreline and land use impacts are:

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

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

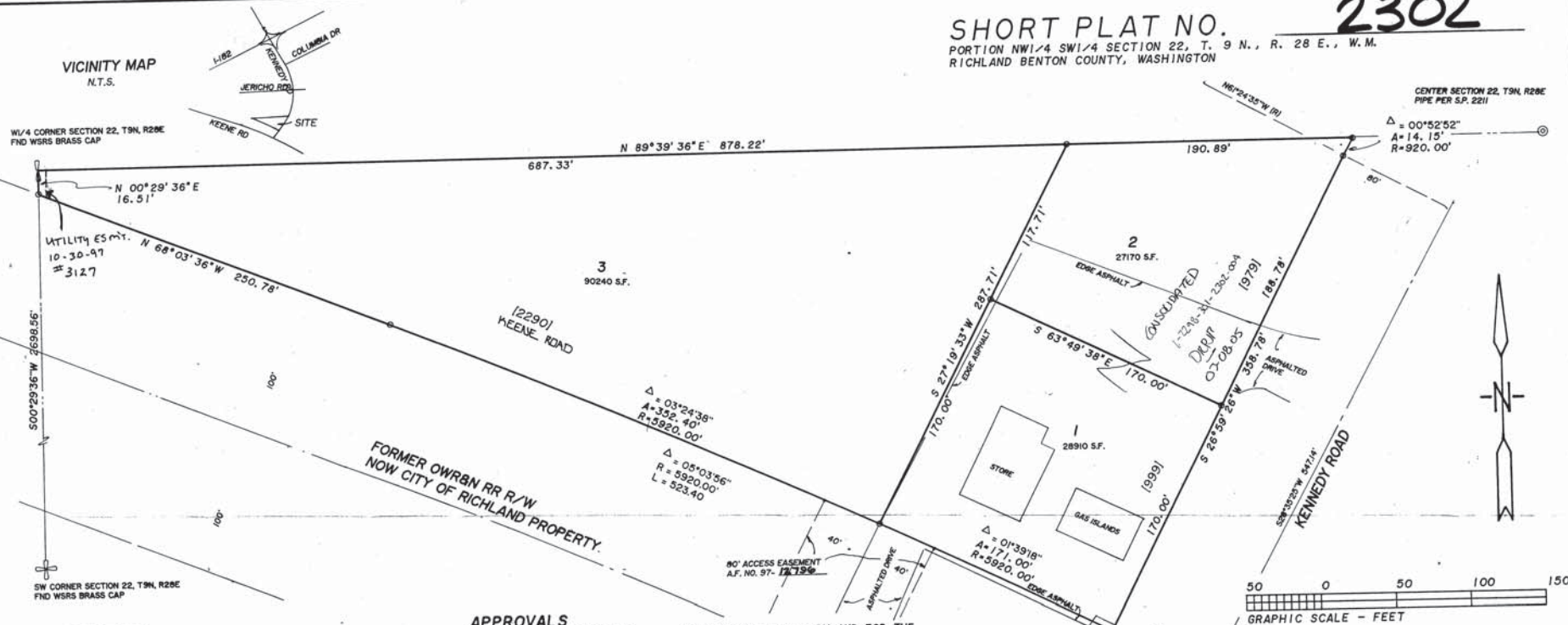
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Exhibit 4



2302

2302



DESCRIPTION

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

NOTES

- NOTES**
1. BASIS OF BEARING: SHORT PLAT NO. 2211, RECORDS OF BENTON COUNTY, WASHINGTON.
 2. SET 5/8" IRON PINS WITH PLASTIC CAPS MARKED "WORLEY 21355" AT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
 3. NO BUILDING PERMITS FOR STRUCTURES REQUIRING POTABLE WATER WILL BE ISSUED UNTIL EVIDENCE OF AN APPROVED WATER SUPPLY IS PROVIDED.
 4. NO BUILDING PERMIT WILL BE ISSUED FOR LOTS 1 AND 2 UNTIL SUCH TIME AS LOT 3 IS CONVEYED TO THE CITY OF RICHLAND. SANITARY SEWER SYSTEM AND THE EXISTING DRAINFIELD LOCATED ON LOT 2 IS NO LONGER IN USE.
 5. ADDRESS NUMBERS (NOTED IN BRACKETS) ARE SUBJECT TO CHANGE UNTIL THE EXACT LOCATION OF ACCESS ON THE LOTS IS DETERMINED.
 6. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED FOR THE USE, ACCESS AND MAINTENANCE BY THE SHORT PLATTED PROPERTY'S CURRENT UTILITY PROVIDER. SAID UTILITY EASEMENTS ARE FOR THE USE, ACCESS AND MAINTENANCE OF ELECTRIC POWER, TELEPHONE, CABLE AND OTHER DEFINED UTILITIES TO AND/OR THROUGH THE PROPERTY.

HEALTH DEPARTMENT APPROVAL

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

BENTON FRANKLIN DISTRICT HEALTH DEPARTMENT

AUDITOR'S CERTIFICATE

AUDITOR'S CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF SURMUKH S. BATH
AT 43 MINUTES PAST 4⁰⁰, THIS 30th
DAY OF MAY, 1993, AND RECORDED IN
VOLUME 1 OF SHORT PLATS, PAGE 232 RECORDS
OF BENTON COUNTY, WASHINGTON.

Bobbie Gagner by John Kauer 97-12797
BENTON COUNTY AUDITOR FEE NUMBER

APPROVALS

THE ANNEXED SHORT PLAT
CITY OF RICHLAND, STATE OF WASHINGTON.

Herb Everett
SHORT PLAT ADMINISTRATOR

TREASURER'S CERTIFICATE

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

Darwin W Parker By Leah Maxwell 5:30
BENTON COUNTY TREASURER CD # 1-2298-300-0001-002 DATE

SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE
ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO
SURMUKH S. BATH THAT AS THE RESULT OF A SURVEY MADE TO THE NORMAL
STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE
STATE OF WASHINGTON, THE COURSES AND DISTANCES SHOWN HEREON ARE AS
STAKED ON THE GROUND. I FURTHER CERTIFY THAT THIS MAP CORRECTLY
REPRESENTS AN ACTUAL FIELD SURVEY CONDUCTED UNDER MY DIRECT
SUPERVISION IN CONFORMANCE WITH THE SURVEY RECORDING ACT.

DATE 4/25/67
WORLEY SURVEYING SERVICE, INC., P.S.
121 S. ELY STREET
P.O. BOX 6132
KENNEWICK, WASHINGTON 99336
509-582-6716



IRRIGATION APPROVAL

IRRIGATION APPROVAL
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 RIGHTS UNDER THE EXISTING OPERATING RULES AND REGULATIONS OF THIS DISTRICT. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON THIS BINDING DTC PLAN ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 9A-12.020.

James L. Ely
KENNEWICK IRRIGATION DISTRICT

OWNER'S CERTIFICATE

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

Surmukh S. Bath
SURMUKH S. BATH

PIONEER NATIONAL BANK

BY: Mary Suehh

ACKNOWLEDGMENTS

ACKNOWLEDGMENT
STATE OF WASHINGTON

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

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

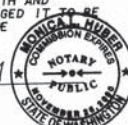
STATE OF WASHINGTON

STATE OF WASHINGTON
COUNTY OF BENTON
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Max J. Webb

I CERTIFY THAT I AND MY HAVE SAT TOGETHER WITH Ruster, SIGNED THIS INSTRUMENT, ON OATH AND STATED THAT HE IS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Regional President AND Act Vice President, RESPECTIVELY, OF PIONEER NATIONAL BANK TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN INSTRUMENT.

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

4/24/97



4/24/11
DATE





Exhibit 6

CITY OF RICHLAND
DEVELOPMENT SERVICES
840 Northgate Drive
Richland, WA 99352
Telephone (509) 942-7794
Fax (509) 942-7764

PO BOX 190 • RICHLAND, WA 99352 • CI.RICHLAND.WA.US

April 18, 2018

BENTON COUNTY ASSESSORS OFFICE
P.O. BOX 902
PROSSER, WA 99350

RE: COMMUNITY DEVELOPMENT DEPARTMENT APPROVAL – BOUNDARY LINE
ADJUSTMENT (BLA 2018-101) BETWEEN PARCELS: 1-22983000010000
& 1-22983012302003 NORTH OF KEENE ROAD, WEST OF QUEENSGATE DRIVE
AND SOUTH OF JERICHO ROAD

To whom it may concern:

The City of Richland Planning Department has reviewed the record survey prepared by Stratton Surveying & Mapping Inc. involving the following parcels:

Parcel #'s 1-22983000010000 & 1-22983012302003; generally located on the north side of Keene Road west of Queensgate Drive; as illustrated in the attached record survey.

The Planning Department has determined that the proposed boundary line adjustment is in compliance with the City's zoning requirements pursuant to the provisions of Title 23 of the Richland Municipal Code (RMC) and may be recorded as submitted. Additionally, City Resolution #73-18 declaring the adjusted land area indicated in the attached survey as surplus to City needs, was approved by the Richland City Council on April 17, 2018.

If you have any questions on this matter please contact me at 509-942-7587.

Sincerely,

Shane O'Neill

Senior Planner
City of Richland
(509)942-7587
soneill@ci.richland.wa.us

EXISTING PARCEL A

LOT 3, SHORT PLAT NO. 2302, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2302, RECORDS OF BENTON COUNTY, WASHINGTON.

EXISTING PARCEL B

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THAT STRIP OF LAND 200.00 FEET IN WIDTH OF THE ABANDONED OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY'S RAILROAD RIGHT OF WAY, LYING WEST OF A PUBLIC ROAD KNOWN AS QUEENSGATE DRIVE.

EXCEPT THE SOUTH 70.00 FEET THEREOF FOR A PUBLIC ROAD KNOWN AS KEENE ROAD.

TRANSFER DESCRIPTION PARCEL B TO PARCEL A

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 22, SAID CORNER BEING THE NORTHWEST CORNER OF LOT 3, SHORT PLAT NO. 2302, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2302, RECORDS OF SAID COUNTY AND STATE; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND THE WEST LINE OF SAID LOT 3 SOUTH 00°29'36" WEST 16.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID LOT 3 SOUTH 68°03'36" EAST 250.80 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE AND ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°24'38" HAVING A RADIUS OF 5920.55 FEET AND AN ARC LENGTH OF 352.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE PROJECTION OF THE EAST LINE OF SAID LOT 3 SOUTH 27°19'33" WEST 34.02 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 25°20'21" WEST, THROUGH A CENTRAL ANGLE OF 03°23'57" HAVING A RADIUS OF 5886.55 FEET AND AN ARC LENGTH OF 349.24 FEET; THENCE NORTH 68°03'36" WEST 179.41 FEET; THENCE NORTH 23°02'40" EAST 15.50 FEET; THENCE NORTH 68°03'36" WEST 64.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°29'36" EAST ALONG SAID WEST LINE 19.88 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 0.44 ACRES MORE OR LESS.

ADJUSTED PARCEL A

LOT 3, SHORT PLAT NO. 2302, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2302, RECORDS OF BENTON COUNTY, WASHINGTON.

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 22, SAID CORNER BEING THE NORTHWEST CORNER OF LOT 3, SHORT PLAT NO. 2302, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2302, RECORDS OF SAID COUNTY AND STATE; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND THE WEST LINE OF SAID LOT 3 SOUTH 00°29'36" WEST 16.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID LOT 3 SOUTH 68°03'36" EAST 250.80 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE AND ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°24'38" HAVING A RADIUS OF 5920.55 FEET AND AN ARC LENGTH OF 352.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE PROJECTION OF THE EAST LINE OF SAID LOT 3 SOUTH 27°19'33" WEST 34.02 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 25°20'21" WEST, THROUGH A CENTRAL ANGLE OF 03°23'57" HAVING A RADIUS OF 5886.55 FEET AND AN ARC LENGTH OF 349.24 FEET; THENCE NORTH 68°03'36" WEST 179.41 FEET; THENCE NORTH 23°02'40" EAST 15.50 FEET; THENCE NORTH 68°03'36" WEST 64.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°29'36" EAST ALONG SAID WEST LINE 19.88 FEET TO THE TRUE POINT OF BEGINNING.

ADJUSTED PARCEL B

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THAT STRIP OF LAND 200.00 FEET IN WIDTH OF THE ABANDONED OREGON-WASHINGTON RAILROAD AND NAVIGATION COMPANY'S RAILROAD RIGHT OF WAY, LYING WEST OF A PUBLIC ROAD KNOWN AS QUEENSGATE DRIVE.

EXCEPT THE SOUTH 70.00 FEET THEREOF FOR A PUBLIC ROAD KNOWN AS KEENE ROAD.

ALSO EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 22, SAID CORNER BEING THE NORTHWEST CORNER OF LOT 3, SHORT PLAT NO. 2302, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2302, RECORDS OF SAID COUNTY AND STATE; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND THE WEST LINE OF SAID LOT 3 SOUTH 00°29'36" WEST 16.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND THE TRUE POINT OF BEGINNING;

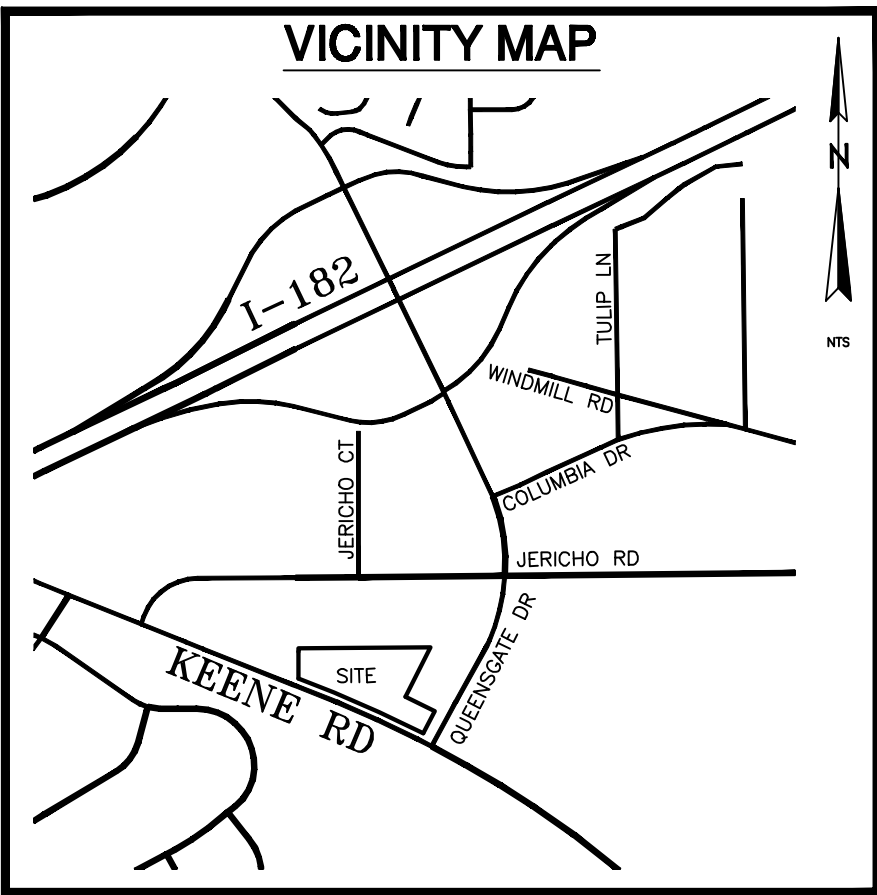
THENCE ALONG THE SOUTH LINE OF SAID LOT 3 SOUTH 68°03'36" EAST 250.80 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE AND ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°24'38" HAVING A RADIUS OF 5920.55 FEET AND AN ARC LENGTH OF 352.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE PROJECTION OF THE EAST LINE OF SAID LOT 3 SOUTH 27°19'33" WEST 34.02 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 25°20'21" WEST, THROUGH A CENTRAL ANGLE OF 03°23'57" HAVING A RADIUS OF 5886.55 FEET AND AN ARC LENGTH OF 349.24 FEET; THENCE NORTH 68°03'36" WEST 179.41 FEET; THENCE NORTH 23°02'40" EAST 15.50 FEET; THENCE NORTH 68°03'36" WEST 64.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°29'36" EAST ALONG SAID WEST LINE 19.88 FEET TO THE TRUE POINT OF BEGINNING.

RECORD OF SURVEY NO. _____

FOR A BOUNDARY LINE ADJUSTMENT

PREPARED FOR
WASHINGTON SECURITIES &
INVESTMENT CORP

PORTIONS OF THE NW1/4 OF THE SW1/4, SECTION 22,
TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



MONUMENT NOTES

- [1] FOUND 5/8" REBAR
- [2] FOUND 5/8" REBAR & CAP "WORLEY 13352"
- [3] FOUND 5/8" REBAR & CAP "PERMIT SURVEY PLS 13171"
- [4] FOUND 5/8" REBAR & CAP "PERMIT SURVEY PLS 45774"

SURVEYOR'S NOTES

1. DATE OF SURVEY/MONUMENTS VISITED: DECEMBER, 2017.
2. BASIS OF BEARING: N89°39'36"E ALONG THE NORTH LINE OF THE SW1/4 OF SECTION 22, T9N, R28E, WM, PER SHORT PLAT NO. 2302 ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2302, RECORDS OF BENTON COUNTY, WASHINGTON.
3. UNITS OF MEASURE: US SURVEY FEET GROUND DISTANCES.
4. EQUIPMENT/PROCEDURES: TOPCON HIPER GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
5. ● FOUND CORNER AS NOTED.
6. ⊙ SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 45774."

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2018 A.D. AT _____ M.,

AND RECORDED IN VOLUME _____ OF SURVEY'S, PAGE _____ AT THE REQUEST OF CHRISTOPHER C. AMMANN.

BENTON COUNTY AUDITOR _____

FEE NO. _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GREG MARKEL IN MARCH 2018.

CHRISTOPHER C. AMMANN
CERTIFICATE NO. 45774

DATE



2245 Robertson Drive
Richland, Washington 98354

Office 509-375-4123
Fax 509-371-0899

DATE: 03/23/18

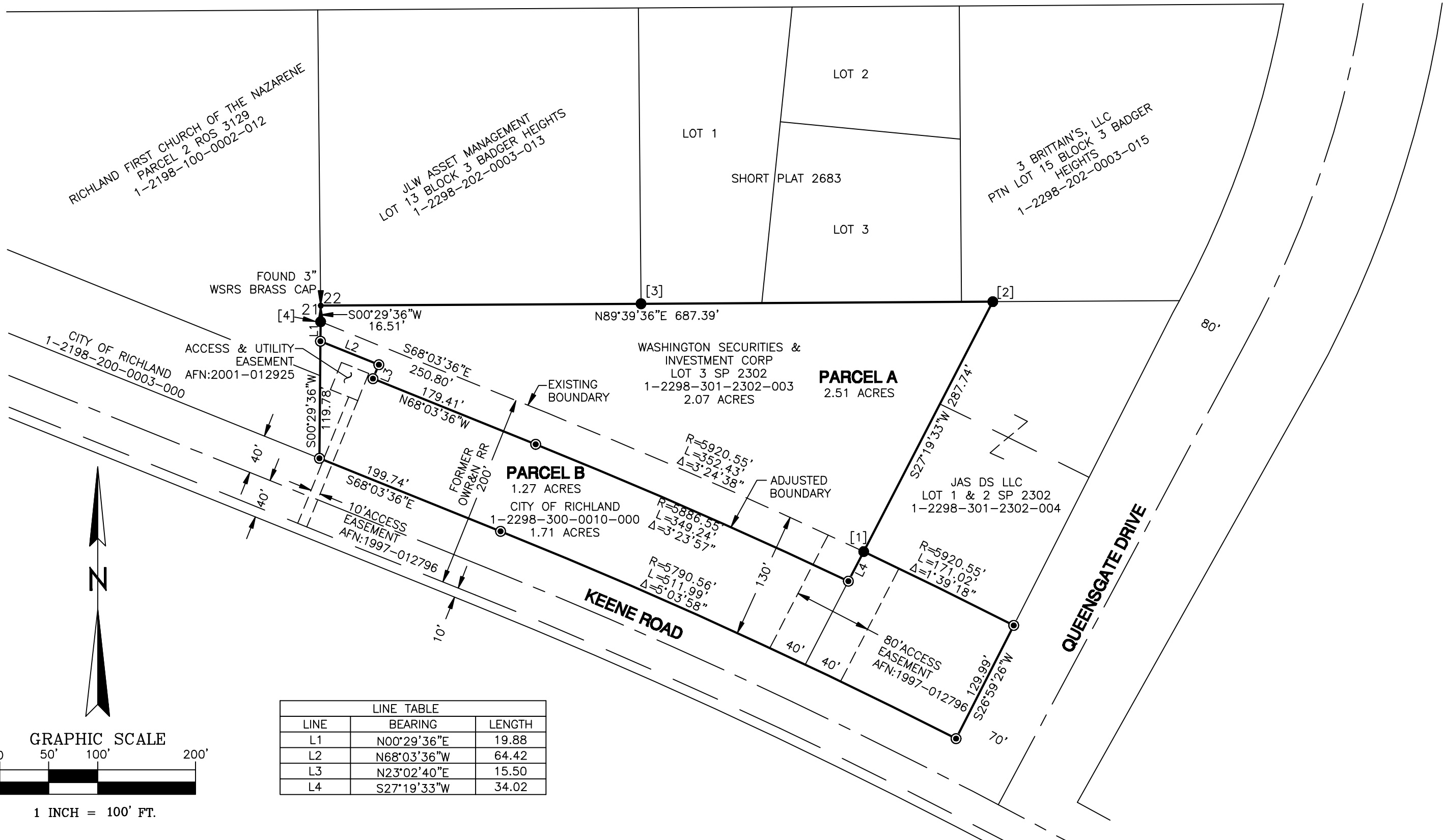
SCALE: 1"=100'

DRAWN BY: CCA

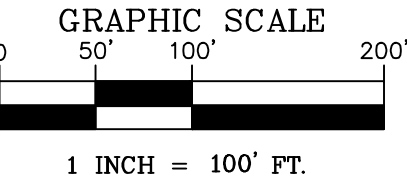
APPROVED BY: CCA

PROJECT: 17082

SHEET 1 OF 1



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°29'36"E	19.88
L2	N68°03'36"W	64.42
L3	N23°02'40"E	15.50
L4	S27°19'33"W	34.02



Chapter 23.30 PUBLIC USE ZONING DISTRICTS

Sections:

- [23.30.010](#) Purpose of public use districts.
- [23.30.020](#) Public use districts permitted land uses.
- [23.30.030](#) Site requirements for public use districts.
- [23.30.040](#) Parking standards for public use districts.

[23.30.010 Purpose of public use districts.](#)

A. The parks and public facilities district (PPF) is a special use classification intended to provide areas for the retention of public lands necessary for open spaces, parks, playgrounds, trails and structures designed for public recreation and to provide areas for the location of buildings and structures for public education, recreation and other public and semi-public uses. This zoning classification is intended to be applied to those portions of the city that are designated as developed open space and public facility under the city of Richland comprehensive plan.

B. The natural open space use district (NOS) is a special use classification intended to provide area for the retention of publicly owned, natural open spaces that, due to their proximity to wetlands, shorelines, floodplains or critical habitat areas, are too sensitive for intensive use or development. This zoning classification is intended to be applied to those portions of the city that are designated as natural open space under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02; Ord. 04-09].

[23.30.020 Public 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	PPF	NOS
Public/Quasi-Public Uses		
Alternative School	P ₁	
Churches	P ₂	
Clubs or Fraternal Societies	P ₂	
Cultural Institutions	P ₂	
General Park Maintenance and Operations	P	P
Golf Courses	P	
Passive Open Space Uses	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P ₃	P ₃
Public Agency Buildings	P ₃	P ₃
Public Agency Facilities	P ₃	P ₃
Public Campgrounds	P	
Public Parks	P	P

Land Use	PPF	NOS
Schools	P ⁴	
Special Events Including Concerts, Tournaments, and Competitions, Fairs, Festivals and Similar Public Gatherings	P	
Trail Head Facilities	P	P
Trail for Equestrian, Pedestrian or Nonmotorized Vehicle Use	P	P
Recreational Uses		
Art Galleries	P	
Boat Mooring Facilities	P	
Retail Uses		
Concessionaire	P ⁶	P ⁶
Parking Lot	P	S ⁵
Miscellaneous Uses		
Micro- and Macro-Antennas	P	
On-Site Hazardous Waste Treatment and Storage	A	A
Cemetery	P	

1. RMC [23.42.260](#)
2. RMC [23.42.050](#)
3. RMC [23.42.200](#)
4. RMC [23.42.250](#)
5. RMC [23.42.183](#)

23.30.030 Site requirements for public use districts.

A. A lot in a parks and public facilities district shall have at least an area sufficient to satisfy the requirements for minimum yard and off-street parking as required by this title.

B. The minimum yard requirements in the parks and public facilities district shall be the same as those in the adjacent zone district. Where there is more than one zone district adjacent to the parks and public facilities zone district, the yard requirement in the parks and public facilities district shall be the same as the one in the adjacent zone having the most compatible setback requirement.

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

Standard	PPF	NOS
Maximum Building Height – Main Building	55 feet	0 feet ¹

1. Permanent structures designed for human occupancy are not permitted in the NOS district.

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

23.30.040 Parking standards for public use districts.

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

Chapter 23.22 COMMERCIAL ZONING DISTRICTS

Sections:

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

23.22.010 Purpose of commercial use districts.

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

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

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

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

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

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

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

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

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

23.22.020 Performance standards and special requirements.

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

1. Minimum Yard Requirements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. Building facades facing streets shall include:

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

b. At least two of the following architectural elements:

i. Awnings;

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

iii. Pilasters or columns;

iv. Bays;

v. Balconies or building overhangs; or

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

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

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

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

23.22.030 Commercial use districts permitted land uses.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

23.22.040 Site requirements and development standards for commercial use districts.



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLATE NO. 1 - 23.22.040

PLATE 1



CBD - MEDICAL DISTRICT

PLATE NO. 2 - 23.22.040

PLATE 2



CBD - UPTOWN DISTRICT

PLATE NO. 3 - 23.22.040

PLATE 3



CBD - THE PARKWAY DISTRICT

23.22.050 Parking standards for commercial use districts.

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

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

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

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

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

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

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

PROPERTY USE AND DEVELOPMENT AGREEMENT

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

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

WHEREAS, the City of Richland is currently entertaining an application by Gregory Markel, (hereinafter "Petitioner") for a change of zone covering a 0.44-acre site, being Benton County Tax Parcel # _____ located adjacent to and immediately south of 2290 Keene Road (hereinafter "Property") and more particularly described in Ordinance No. _____.

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

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

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

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

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

CITY OF RICHLAND

Cindy Reents
City Manager

Gregory Markel
Petitioner

APPROVED AS TO FORM:

Heather Kintzley
City Attorney

Exhibit 10

RESOLUTION NO. 73-18

A RESOLUTION of the City of Richland declaring certain real property surplus to the City's needs and available to sell, lease or exchange.

WHEREAS, the City of Richland owns a 10.4-acre parcel of land within the Keene Road Trail Park adjacent to privately owned land; and

WHEREAS, the adjacent property owner has requested 0.44 acres of the 10.4-acre property legally described in **Exhibit A** and depicted in **Exhibit B**, both of which are attached hereto and incorporated by reference, be declared surplus to the City's needs and offered for sale to Washington Securities and Investment Corporation as the abutting landowner; and

WHEREAS, at its February 8, 2018 meeting, the Parks and Recreation Commission provided a positive recommendation to surplus said property; and

WHEREAS, at its March 26, 2018 meeting, the Economic Development Committee provided a positive recommendation to surplus said property; and

WHEREAS, at its March 28, 2018 meeting, the Planning Commission provided a positive recommendation to surplus said property; and

WHEREAS, on April 17, 2018, Richland City Council held a duly advertised public hearing in accordance with Richland Municipal Code (RMC) 3.06.030 to receive public comment on the declaration of surplus.

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

Section 1. The City Council finds and declares that certain real property described in the attached **Exhibit A** and depicted in the attached **Exhibit B** is no longer needed and is therefore surplus to the City's needs.

Section 2. Staff is directed to negotiate solely with Washington Securities and Investment Corporation for potential acquisition of the property based on its standing as the adjacent landowner requesting surplus and sale of the 0.44-acre property.

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 17th day of April, 2018.


ROBERT J. THOMPSON
Mayor

ATTEST:


MARCIA HOPKINS, City Clerk

APPROVED AS TO FORM:


HEATHER KINTZLEY, City Attorney

EXHIBIT A

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 22, SAID CORNER BEING THE NORTHWEST CORNER OF LOT 3, SHORT PLAT NO. 2302, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2302, RECORDS OF SAID COUNTY AND STATE; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND THE WEST LINE OF SAID LOT 3 SOUTH 00°29'36" WEST 16.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID LOT 3 SOUTH 68°03'36" EAST 250.80 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE AND ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°24'38" HAVING A RADIUS OF 5920.55 FEET AND AN ARC LENGTH OF 352.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE PROJECTION OF THE EAST LINE OF SAID LOT 3 SOUTH 27°19'33" WEST 34.02 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 25°20'21" WEST, THROUGH A CENTRAL ANGLE OF 03°23'57" HAVING A RADIUS OF 5886.55 FEET AND AN ARC LENGTH OF 349.24 FEET; THENCE NORTH 68°03'36" WEST 179.41 FEET; THENCE NORTH 23°02'40" EAST 15.50 FEET; THENCE NORTH 68°03'36" WEST 64.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°29'36" EAST ALONG SAID WEST LINE 19.88 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 0.44 ACRES MORE OR LESS.

EXHIBIT B

[illegible]

Looking North



Looking East

Approx. Site

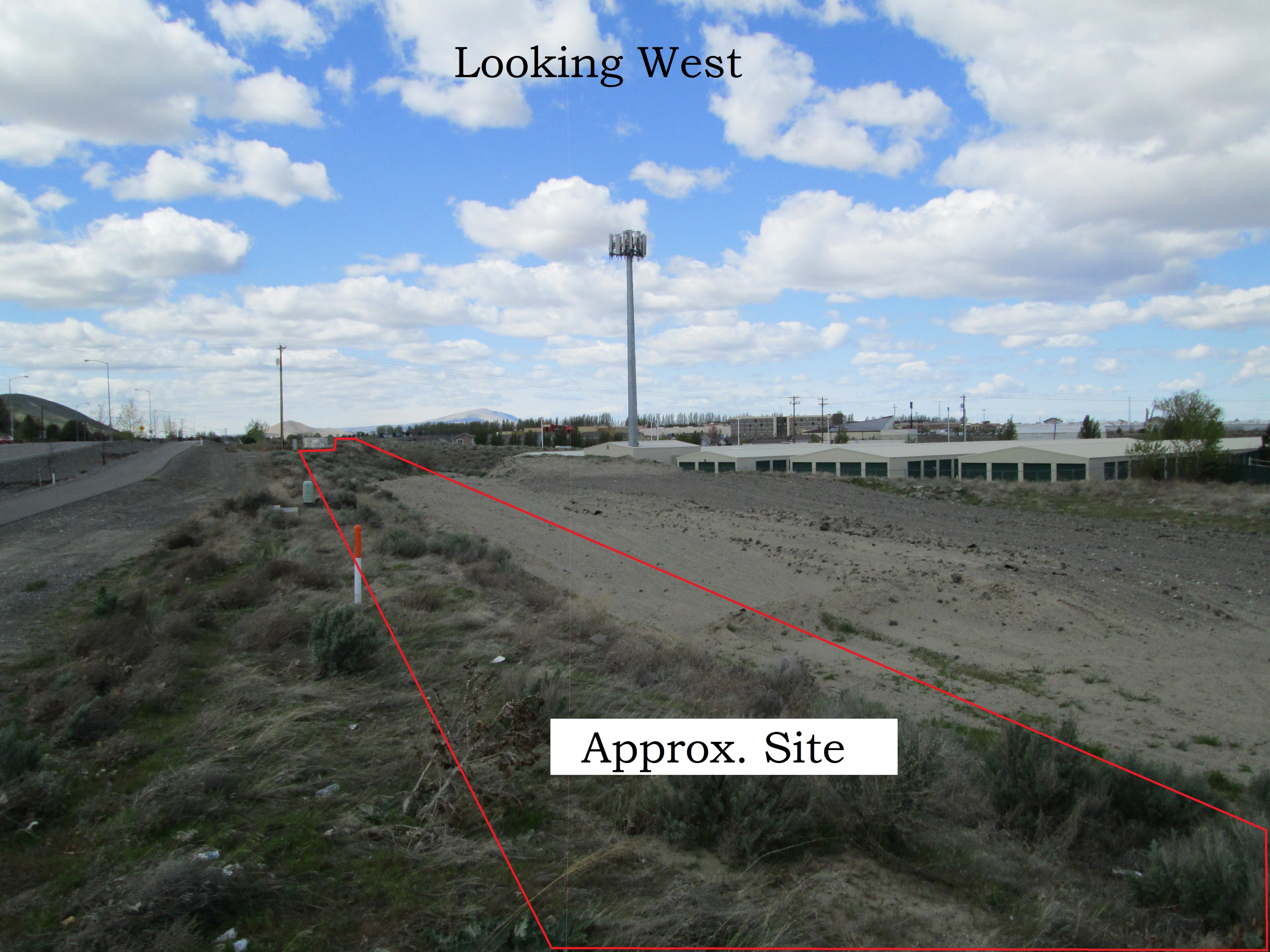


Looking South



Looking West

Approx. Site





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/02/2018

Agenda Category: Ordinances - Second Reading/Passage

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 49-18, Amending Chapter 5.04 of the Richland Municipal Code related to Business, Professions, and Occupations

Department:

Administrative Services

Ordinance/Resolution Number:

49-18

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 49-18, amending Chapter 5.04 of the Richland Municipal Code related to Business, Professions, and Occupations to comply with EHB 2005, and creating a temporary business license for vendors participating in special events in Richland.

Summary:

In 2017, the Washington State Legislature passed EHB 2005 related to municipal business licensing. The new law was codified as Chapter 35.90 RCW. It requires those cities that issue a general business license to partner with a business licensing service, and to adopt model code provisions to ensure that the business licensing service is technically able to administer the city's business license code.

The City of Richland currently partners with the Department of Revenue's Business Licensing Service (BLS) so no change is needed to comply with that portion of the law. In order to comply with the remainder of Washington law, the model ordinance language must be adopted by October 17, 2018. The language has been incorporated into the ordinance that is proposed.

Proposed Ordinance No. 49-18 amends Chapter 5.04 of the Richland Municipal Code (RMC). RMC Section 5.04.095 has been added which defines "engaging in business" and RMC Sections 5.04.010 and 5.04.245 have been amended.

In addition, staff took this opportunity to add language to RMC 5.04.243 related to temporary business licenses for special events. This text edit closes a gap that currently exists in city processes for vendors who are unlicensed yet contract to participate in special events in Richland.

First reading was given on September 18, 2018 with no exceptions taken. Staff recommends approval of Ordinance No. 49-18 for second reading and passage.

Fiscal Impact:

None.

Attachments:

I. Ordinance No. 49-18

ORDINANCE NO. 49-18

AN ORDINANCE of the City of Richland amending Chapter 5.04 of the Richland Municipal Code related to Business, Professions, and Occupations by adding new section RMC 5.04.095 defining “engaging in business”; amending RMC 5.04.010 and RMC 5.04.245 to comply with EHB 2005; and adding a temporary business license for vendors participating in special events.

WHEREAS, the City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to eliminate conflicts and ambiguities, and to come into compliance with state or federal law; and

WHEREAS, in 2017, the Washington State Legislature passed EHB 2005 related to municipal business licensing. Codified as Chapter 35.90 RCW, EHB 2005 requires those cities that issue a general business license to partner with a business licensing service, and to adopt model code provisions to ensure that the business licensing service is technically able to administer each city’s business license code; and

WHEREAS, the City of Richland currently partners with the Department of Revenue’s Business Licensing Service (BLS), and will continue to do so to maintain compliance with Chapter 35.90 RCW; and

WHEREAS, to ensure compliance with Washington law, the model ordinance language must be adopted.

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

Section 1. Chapter 5.04 of the Richland Municipal Code, as enacted by Ordinance No. 83, and last amended by Ordinance No. 06-11, is hereby amended to read as follows:

- 5.04.010 Purpose.**
- 5.04.020 Severability.**
- 5.04.030 Definitions.**
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- 5.04.570 Right of appeal.**
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- 5.04.600 Liability of violator.**
- 5.04.605 Late payment.**
- 5.04.610 Violations – Penalties.**

5.04.010 Purpose.

The provisions of this chapter shall be deemed an exercise of the power of the city of Richland to license for revenue. The City expressly intends that engaging in business, as defined by this Chapter, include any activity sufficient to establish nexus for purposes of applying the license fees set forth herein under the law and the constitutions of the United States and the State of Washington. Nexus is presumed to continue as long as the taxpayer benefits from the activity that constituted the original nexus generating contact or subsequent contacts.

5.04.020 Severability.

If any section, subsection, sentence, clause, phrase or portion of this chapter is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

5.04.030 Definitions.

For the purpose of this chapter, the following terms, phrases, words and their derivations shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number and words in the singular include the plural number. The word “shall” is always mandatory and not merely directory.

5.04.040 Business defined.

“Business” is meant to include all kinds of vocations, occupations, professions, enterprises, establishments, including some large nonprofit organizations, and all other kinds of activities and matters, together with all devices, machines, vehicles and appurtenances used therein, any of which are conducted for private profit, or benefit, either directly or indirectly, on any premises in this city, or anywhere else within its jurisdiction.

5.04.050 City defined.

“City” is the city of Richland.

5.04.060 City council defined.

"City council" is the city council of the city of Richland.

5.04.070 City license officer defined.

"City license officer" or "license officer" is the finance manager or designee of the city of Richland.

5.04.080 City manager defined.

"City manager" is the city manager of the city of Richland.

5.04.095 Engaging in business defined.

A. The term "engaging in business" means commencing, conducting, or continuing in business, and also the exercise of corporate or franchise powers, as well as liquidating a business when the liquidators thereof hold themselves out to the public as conducting such business.

B. This section sets forth examples of activities that constitute engaging in business in the City, and establishes safe harbors for certain of those activities so that a person who meets the criteria may engage in *de minimus* business activities in the City without having to pay a business license fee. The activities listed in this section are illustrative only and are not intended to narrow the definition of "engaging in business" in subsection (1). If an activity is not listed, whether it constitutes engaging in business in the City shall be determined by considering all the facts and circumstances and applicable law.

C. Without being all inclusive, any one of the following activities conducted within the City by a person, or its employee, agent, representative, independent contractor, broker or another acting on its behalf constitutes engaging in business and requires a person to register and obtain a business license.

1. Owning, renting, leasing, maintaining, or having the right to use, or using, tangible personal property, intangible personal property, or real property permanently or temporarily located in the City.
2. Owning, renting, leasing, using, or maintaining, an office, place of business, or other establishment in the City.
3. Soliciting sales.
4. Making repairs or providing maintenance or service to real or tangible personal property, including warranty work and property maintenance.
5. Providing technical assistance or service, including quality control, product inspections, warranty work, or similar services on or in connection with tangible personal property sold by the person or on its behalf.
6. Installing, constructing, or supervising installation or construction of, real or tangible personal property.

7. Soliciting, negotiating, or approving franchise, license, or other similar agreements.
8. Collecting current or delinquent accounts.
9. Picking up and transporting tangible personal property, solid waste, construction debris, or excavated materials.
10. Providing disinfecting and pest control services, employment and labor pool services, home nursing care, janitorial services, appraising, landscape architectural services, security system services, surveying, and real estate services including the listing of homes and managing real property.
11. Rendering professional services such as those provided by accountants, architects, attorneys, auctioneers, consultants, engineers, professional athletes, barbers, baseball clubs and other sports organizations, chemists, consultants, psychologists, court reporters, dentists, doctors, detectives, laboratory operators, teachers, veterinarians.
12. Meeting with customers or potential customers, even when no sales or orders are solicited at the meetings.
13. Training or recruiting agents, representatives, independent contractors, brokers or others, domiciled or operating on a job in the City, acting on its behalf, or for customers or potential customers.
14. Investigating, resolving, or otherwise assisting in resolving customer complaints.
15. In-store stocking or manipulating products or goods, sold to and owned by a customer, regardless of where sale and delivery of the goods took place.
16. Delivering goods in vehicles owned, rented, leased, used, or maintained by the person or another acting on its behalf.

D. If a person, or its employee, agent, representative, independent contractor, broker or another acting on the person's behalf, engages in no other activities in or with the City but the following, it need not register and obtain a business license.

1. Meeting with suppliers of goods and services as a customer.
2. Meeting with government representatives in their official capacity, other than those performing contracting or purchasing functions.
3. Attending meetings, such as board meetings, retreats, seminars, and conferences, or other meetings wherein the person does not provide training in connection with tangible personal property sold by the person or on its behalf. This provision does not apply to any board of director member or attendee engaging in business such as a member of a board of directors who attends a board meeting.

4. Renting tangible or intangible property as a customer when the property is not used in the City.
5. Attending, but not participating in a "trade show" or "multiple vendor events". Persons participating at a trade show shall review the City's trade show or multiple vendor event ordinances.
6. Conducting advertising through the mail.
7. Soliciting sales by phone from a location outside the City.

E. A seller located outside the City merely delivering goods into the City by means of common carrier is not required to register and obtain a business license, provided that it engages in no other business activities in the City. Such activities do not include those in subsection (D).

5.04.090 Employee defined.

"Employee" is any natural person who works for salary or wages or on a commission basis.

5.04.100 License defined.

"License" or "licensee" as used generally herein shall include respectively the words "permit," or "permittee," or the holder for any use or period of time of any similar privilege, wherever relevant to any provision of this code or other law or code.

5.04.105 License year.

As used herein, "license year" shall be defined as a 12-month period following the issuance date of the license. The month of issuance of the original license shall be the month of issuance for any subsequent license to the same business and the license year, except in the case where a business has other renewable endorsements with the state of Washington, in which case the Richland license fee renewal date may be prorated to match the date of those endorsements and shall run from the month and day of the original issuance of the license.

5.04.110 Person defined.

"Person" is meant to include individual natural persons, partnerships, joint adventures, societies, associations, clubs, trustees, trusts, or corporations; or any officers, agents, factors, or any kind of personal representatives of any thereof, in any capacity, acting either for himself or for any other person, under either personal appointment or pursuant to law.

5.04.120 Premises defined.

"Premises" is meant to include all lands, structures, places, and also the equipment and appurtenances connected or used therewith in any business, and also any personal property which is either affixed to, or is otherwise used in connection with, any such business conducted on such premises.

5.04.125 State defined.

“State” is the Washington State Department of Licensing.

5.04.130 Occupations subject to tax and amounts.

A. The sum of \$40.00, plus \$12.00 for each full-time equivalent employee in excess of two, shall be collected from every person engaged in the occupations of:

1. Professions. To include attorney, accountant, physician, dentist, veterinarian, optometrist, engineer, psychiatrist, psychologist, chiropractor, consultant, architect, private teacher and other professions.

2. Retail and Wholesale. To include every person engaged in the business of selling at retail or wholesale (“selling at retail” shall include the providing of competitive telephone service as defined in RCW 82.16.010). Retail shall also include mobile food vendors. For the purposes of this chapter, a mobile food vendor unit is a unit capable of moving or being moved from one location to another, has a Benton-Franklin County food service permit and complies with all health department rules and regulations.

3. Services. To include every person engaged in the business of providing a service such as manufacturing, production, construction, or research or in any business or occupation other than those enumerated above.

4. Day Care. To include home day care (12 or less children) or day care centers (13 or more children). A day care is considered any person who regularly and for compensation provides care during part of a 24-hour day. For the purposes of this chapter, persons caring for a child or children in such child’s or children’s home, whether or not for compensation, and caring for a child or children on a casual or other than regular basis and persons under the age of 18 years, shall not be deemed to be engaged in the business of a family day care or day care center.

B. The sum of \$40.00, plus \$12.00 for each full-time equivalent employee in excess of two, plus an additional \$2.00 for each such person’s apartment units, commercial retail/rental units, houses, storage units or mobile home spaces which are rented or available for rent within the city shall be collected from every person engaged in the occupation of:

1. Property Rentals. Any person having three or more apartment units, houses, commercial retail/rental units or mobile home spaces, or any combination thereof, either rented or available for rent, shall be deemed to be engaged in the business of renting. Each rental of real property with more than four rental units on a single lot or premises shall be deemed a branch establishment or separate place of business for the purposes of this chapter.

2. Nonprofit Organizations with Over 20 Employees. Any nonprofit organization located in Richland with more than 20 Richland employees shall be subject to the requirements of RMC 5.04.250.

5.04.140 Determination of number of employees – Part-time employees.

In determining the license fee to be paid hereunder by each business or occupation, the number of employees shall be the number of employees during the 12-month period immediately preceding the date of licensing for which the license fee is payable. For the purpose of computing the number of employees, each employee who works more than 1,248 hours during the 12-month period shall be counted as one. Where there are employees who have worked less than that number of hours, the total number of hours worked by all such employees shall be added together and divided by 1,248. The number of employees shall be the total of the number of employees working more than 1,248 hours during the year plus the figure computed by dividing total man hours of all employees working less than 1,248 hours by 1,248. Fractions shall be disregarded.

5.04.150 Determination of number of employees – Alternative method.

In determining the license fee to be paid hereunder by each business or occupation, the number of employees may, in place of the method prescribed in RMC 5.04.140, be computed by totaling the number of employees employed on the last regular working day of each month of the 12-month period immediately preceding the date of licensing for which the license fee is payable, and dividing the total by 12.

5.04.160 Determination of number of employees – Employees working outside the city.

In determining the license fee to be paid hereunder by each business or occupation, employees whose work is primarily performed outside the city shall be disregarded. If a business has its corporate office or administrative headquarters within Richland city limits, and is not paying a license fee to Benton County, said company must pay a license fee for all employees regardless of where said employees perform their duties within Benton County.

5.04.162 Determination of number of employees – New businesses.

The license fee or tax to be paid by each business or occupation which commences business during the license year shall be based upon the estimated number of employees of that business or occupation for the remainder of the license year. At the end of the license year, the tax shall be recomputed, based on the number of employees actually employed, and the tax adjusted accordingly.

5.04.170 Compliance required.

It shall be unlawful for any person, either directly or indirectly, to conduct any business or nonprofit enterprise for which a license, or permit, is required by this chapter, without having a license or permit therefor in effect at all times as required by this chapter. The issuance of a license or permit under this chapter shall not waive or excuse compliance with the provisions of any other ordinance of the city. Any person violating any provision of this section shall be guilty of a misdemeanor and shall be punished by a fine not to exceed \$5,000 or by imprisonment for not more than one year, or both such fine and imprisonment.

5.04.175 Unlawful business not authorized.

No license shall be issued under this chapter for an activity that is illegal or unlawful under local, state or federal law.

No license issued under this chapter shall be construed as authorizing the conduct of or continuance of any illegal or unlawful business.

5.04.180 One act constitutes doing business.

For the purpose of this chapter, any person shall be deemed to be in business or engaging in a nonprofit enterprise as set forth in RMC 5.04.250, and thus subject to the requirements of RMC 5.04.130 when he does one act of: (A) selling any goods or service; (B) soliciting business or offering goods or services for sale or hire; (C) acquiring or using any vehicle or any premises in the city for business purposes.

5.04.190 Agents responsible for obtaining license.

The agents or other representatives of nonresidents who are doing business in this city shall be personally responsible for the compliance by their principals and by the businesses they represent with this chapter.

5.04.200 Separate license for branch establishments.

A license shall be obtained in the manner prescribed herein for each branch establishment anticipated to be in use more than 30 days as if each such branch establishment or location were a separate business; provided, that warehouses and distributing plants used in connection with or incidental to a business licensed under the provisions of this chapter shall not be deemed to be separate places of business or branch establishments.

5.04.220 Joint license.

A person engaged in two or more businesses at the same location shall not be required to obtain separate licenses for conducting each of such businesses but, when eligible, shall be issued one license which shall specify on its face all such businesses. The fee charged for such license shall be at the highest applicable rate. Services provided by a retail business which are incidental to or ordinarily associated with the retail business shall not be considered as a different or separate business.

5.04.230 No license required for mere delivery.

No license shall be required of any person for any mere delivery in the city of any property purchased or acquired in good faith from such person at his regular place of business outside the city where no intent by such person is shown to exist to evade the provisions of this chapter.

5.04.240 No license required for certain salesmen.

No license shall be required in the case of salesmen soliciting orders from manufacturers, wholesalers, jobbers, distributors, or retailers, where no other act of business is done in the city.

5.04.243 Trade shows, business promotions – Special licenses.

A. Trade shows, business promotions, and other temporary activities conducted for the purpose of displaying goods and wares, taking orders, or promoting products and/or services collectively, which do not exceed five continuous days' duration, shall be specially licensed by the rate of \$10.00 per exhibitor; provided, however, that the total business license fee for the event shall not exceed \$200.00; provided further, that the total business license fee for nonprofit organizations shall not exceed \$10.00. A nonprofit promoter, under this section, shall pay \$10.00 per participating for-profit exhibitor not to exceed the total business license fee of \$200.00. The promoter is responsible for the collection and payment of the fee imposed under this section and otherwise in this code.

B. Richland businesses which are properly licensed and desire to participate in trade shows, business promotions and other temporary activities of the nature described in subsection (A) of this section shall be issued supplemental licenses, at no cost, which supplemental license allows the Richland business to conduct its activities at the location of the event for which the special license is issued.

C. Vendors participating in a private or city-organized special event must possess a valid business license. Unlicensed vendors shall obtain a temporary business license, at the rate of \$10.00, that expires at the conclusion of the special event. In the alternative, upon application, the city may issue to the host of the private or city-organized special event a master temporary business license for the event covering all vendor participants. In calculating fees for the master temporary business license, the host shall pay \$10.00 per vendor.

DG. Definitions.

“Promoter” means an individual or organization which initiates and coordinates an event such as trade shows and/or promotional activities.

“Special event” means any organized assemblage of 30 or more persons at any public park which is to gather for a common purpose under the direction and control of a responsible person or agency; or any organized formation, parade, procession or assembly consisting of persons, animals, vehicles or any combination thereof, traveling in unison and with a common purpose upon any street, highway, alley, sidewalk or public way which does not comply with normal and usual traffic regulations or controls; or any other organized activity or set of activities conducted by an individual, group or entity for a common or collective use or benefit and which involves the use of public facilities and the possible or necessary provision of city services ancillary thereto.

“Trade show” means an event or promotion consisting of two or more vendors and/or exhibitors.

5.04.245 Exemptions.

The provisions of this chapter shall not apply to:

A. Any person or business whose annual value of products, gross proceeds of sales, or gross income of the business in the city is equal to or less than \$2,000 and who does not maintain a place of business within the city shall be exempt from the general business license requirements in this chapter. The exemption does not apply to regulatory license requirements or activities that require a specialized permit.

~~BA~~. Any person in respect to a business activity with respect to which tax liability is specifically imposed under the provisions of Chapter 5.20 RMC.

~~CB~~. Any person in respect to insurance business upon which a tax based on gross premiums is paid to the state of Washington; provided, however, that the provisions of this subsection shall not exempt any person engaging in the business of representing any insurance company, whether as general or local agent or acting as broker for such companies; and provided, further, that the provisions of this subsection shall not exempt any bonding company from tax with respect to the completion of any contract as to which it is a surety, or as to any liability as successor to the liability of the defaulting contractor.

~~DC~~. Any person in respect to his employment in the capacity of an employee or servant as distinguished from that of an independent contractor.

~~ED~~. The lease, rental or sale of real estate; provided, however, that nothing herein shall be construed to exempt from payment of the license fee or tax any business wherein a mere license to use or enjoy real property is granted, or the income of which is derived from commissions on the sale or rental of real estate.

~~FE~~. The business of manufacturing, selling, or distributing motor vehicle fuel, as that term is defined in Chapter 58, Laws of 1933, as amended. (Chapter 82.36 RCW)

5.04.250 Temporary special permits to nonprofit enterprise.

The city license officer shall issue special permits, without the payment of any city license fees, to any person or organization for the conduct or operation of nonprofit enterprise, either regularly or temporarily, when he finds that the applicant operates without private profit for a public, charitable, educational, literary, fraternal, or religious purpose. This section shall not apply to nonprofit organizations with more than 20 employees and which are public, charitable, educational, literary, fraternal, or religious in nature. Nonprofit organizations with 21 employees or more, excluding local, state and federal governmental agencies and educational entities, shall obtain an annual business license under the applicable terms of this chapter. However, a profit organization operating under the sponsorship of a nonprofit organization shall pay all applicable license fees or charges; provided, however, that any for-profit organization engaged in a trade show, business promotion or other temporary activity conducted for the purpose of displaying goods and wares, taking orders, or promoting products and/or services, collectively, which does not exceed five continuous days in duration, and which is operating under the sponsorship of a nonprofit organization, shall be deemed exempt from this provision and shall be subject instead to the provisions of RMC 5.04.243 dealing with trade shows and business promotions.

5.04.260 Application for special permit.

An applicant for a special permit shall submit an application therefor to the city license officer upon forms prescribed by the license officer, and shall furnish such additional information and make such affidavits as the license officer shall require.

5.04.270 Special permittees must conform.

A person or organization operating under a special permit shall operate his nonprofit enterprise in compliance with this chapter and all other applicable rules and regulations except as provided herein.

5.04.280 City license officer – Powers and duties.

The city license officer shall collect city and state license fees and shall issue licenses when applicable in the name of the city to all persons qualified under the provisions of this chapter and shall:

- A. Promulgate and enforce all reasonable rules and regulations necessary to the operation and enforcement of this chapter.
- B. Adopt all forms and prescribe the information to be given therein as to character and other relevant matter for all necessary papers.
- C. Require applicants to submit all information necessary to the administration of this chapter.
- D. Submit applications in a proper case, to interested city officials for their endorsements thereon as to compliance by the applicant with all city regulations which they have the duty of enforcing.
- E. Investigate and determine the eligibility of any applicant for a license as prescribed herein.
- F. Examine the books and records of any applicant or licensee when reasonably necessary to the administration and enforcement of this chapter.
- G. Notify any applicant of the acceptance or rejection of his application and shall, upon his refusal of any license or permit at the applicant's request, state in writing the reasons therefor and deliver them to the applicant.

5.04.290 Information confidential.

The license officer shall keep all information furnished or secured under the authority of this chapter in strict confidence. Such information shall not be subject to public inspection and shall be kept so that the contents thereof shall not become known except to the persons charged with the administration and enforcement of this chapter.

5.04.300 Qualifications of applicants.

The general standards in this chapter set out relative to the qualifications of every applicant for a license under this chapter shall be considered and applied by the city license officer. The applicant shall not be in default under the provisions of this chapter.

5.04.310 Procedure for issuance of license – Formal application required.

Every person required to procure a license under the provisions of this chapter shall submit an application for such license to the city license officer or any unified business identifier (UBI) service location. The application shall:

- A. Be in writing upon forms provided by the city license officer or State of Washington Department of Licensing.
- B. Contain all information necessary to establish compliance with RMC 5.04.300 and any other information which the city license officer shall find to be reasonably necessary to the fair administration of this chapter.
- C. Be accompanied by the full amount of the fees chargeable for such license.

5.04.320 Issuance of receipts.

Whenever a license cannot be issued at the time the application for the same is made, the city license officer shall issue a receipt to the applicant for the money paid in advance, subject to the following conditions: such receipt shall not be construed as the approval of the city license officer for the issuance of a license, nor shall it entitle or authorize the applicant to open or maintain any business contrary to the provisions of this chapter or of any other ordinance or of general law.

5.04.330 Renewal license procedure.

The applicant for the renewal of a license shall submit an application for such license to the city license officer or the State of Washington Department of Licensing. The application shall:

- A. Be a written statement upon forms provided by the State of Washington Department of Licensing.

5.04.340 Duplicate license procedure.

A duplicate license or special permit shall be issued by the license officer or State of Washington Department of Licensing to replace any license previously issued, which has been lost, stolen, defaced, or destroyed (without any willful conduct on the part of the licensee).

5.04.350 Nonapproval of license – Refund of fees.

The license officer shall, upon disapproving any application submitted under the provisions of this chapter, refund all city of Richland fees paid in advance to the applicant, provided the applicant is not otherwise indebted to the city.

5.04.360 Nonapproval of license – Applicant not to engage in business.

When an issuance of a license is denied and any action is instituted by the applicant to compel its issuance, such applicant shall not engage in the business for which the license was refused unless a license be issued to him pursuant to a judgment ordering the same.

5.04.370 Determination of city license fee – Fee established.

City license fees shall be in the amounts established in RMC 5.04.130 and as further determined under this chapter. State administrative fee to be adjusted as reduction to license fee as established in RMC 5.04.130(A)(2) and (4) and (B)(1).

5.04.380 Tax and license period.

The tax and license period shall be for one full year. However, in the first year of the application it may be prorated based upon the origination date of a required state license.

5.04.385 Utilization of business license fee revenues.

A reserve to be known as the business license reserve is hereby created. The reserve will be based upon the following formula: an average of the actual prior two years' business license fees revenues will establish the base annually. Of this average figure, 22 percent will be reserved and accumulated annually. Reserves will be utilized to promote business activities for the purposes of core development, tourism, general economic development, capital expenditures for community improvements, and the prevention of blight.

5.04.386 Organizations qualified to use business license reserves.

Organizations qualified to use the funding reserved and accumulated in the categories as listed above shall include the Tri-Cities Regional Chamber of Commerce, the Tri-Cities Visitors and Convention Bureau, and business improvement districts. These groups shall have as their charter the enhancement of the local business community and the improvement of the environs of the city of Richland. The determination of the appropriate groups to be awarded these funds shall be made by the Richland city council based upon recommendations to the council by the economic development committee which shall review the applications submitted to them. The economic development committee shall develop a set of guidelines for the selection of the recipients, said guidelines to be approved by the city attorney and accepted by the city council.

5.04.387 City of Richland department use of business license reserves.

City of Richland departments are also eligible for use of business license reserves for program or capital expenditures that meet the criteria as set forth in RMC 5.04.385 and as recommended by the economic development committee as set forth in RMC 5.04.386.

5.04.388 Commercial improvement program.

The city of Richland's office of business and economic development is authorized to establish and manage a commercial improvement program ("program"). The purpose of the program is to encourage and enhance economic development, and reduce blight in the city. The program shall be funded annually as determined by the process set forth in RMC 5.04.386. Use of the funds shall be designated for improvement of commercial

areas or properties that exhibit preblight conditions as identified by the economic development committee and for public investment to facilitate private economic development and to limit or eliminate blight. The city's program and participation shall be secured by agreement, such agreement to provide for the city ownership of an interest in the facilities and improvements funded pursuant to the agreement. The city interest in facilities and improvements will be amortized and reduced at the rate of 20 percent per year for each of five years after the construction or installation of the facility or improvement. The consideration for a program agreement includes but is not limited to the anticipated increase in sales tax received by the city and the avoidance of public expenditure on blighted areas. Program facilities and improvements shall be permanent in nature, within view of a public right-of-way or property, and shall be maintained in good, clean working condition by the private party for the duration of the agreement. Determination of the appropriate projects to be awarded these funds shall be made by the Richland city council based upon recommendations to the council by the economic development committee which shall review the applications submitted to them. The economic development committee shall develop administrative guidelines for the program. Said guidelines shall be reviewed by staff and accepted by the city council.

5.04.400 Rebate of fee – General prohibition.

Except as provided in this chapter, no rebate or refund of any license fee or part thereof shall be made by reason of the nonuse of such license or by reason of a change of business rendering the use of such license ineffective.

5.04.410 Rebate of fee collected in error.

The license officer shall have authority to refund a license fee only where it was collected in error.

5.04.430 Contents of license.

Each license issued by the State of Washington Department of Licensing hereunder shall state upon its face the following:

- A. The name of the licensee and any other name under which such business is to be conducted.
- B. The kind and address of each business so licensed.
- C. The dates of issuance and expiration thereof.
- D. Such other information as the license officer shall determine to be necessary.

5.04.440 General obligations of licensee.

Every licensee under this chapter shall:

- A. Keep full and complete records of the number of his employees and the hours worked by each employee.

B. Permit all reasonable inspections of his payroll records by public authorities so authorized by law at all reasonable times.

C. Ascertain and at all times comply with all laws and regulations applicable to such licensed business.

D. Refrain from operating the license businesses on premises after expiration of his license and during the period his license is revoked or suspended.

E. Promptly surrender any license certificate when required by the license officer.

5.04.450 Display of license.

Every licensee under this chapter shall:

A. Display such license in a prominent location upon the licensed premises.

B. When he has no licensed business premises, carry such license on his person.

5.04.460 Inoperative licenses, special permits.

No licensee shall allow any license or special permit to remain posted, displayed or used, after the period for which it was issued has expired; or when it has been suspended or revoked, or for any other reason become ineffective. The licensee shall promptly return such inoperative license or special permit to the license officer.

5.04.470 Unlawful possession.

No licensee shall loan, sell, give or assign to any other person, or allow any other person to use or display, or to destroy, damage or remove, or to have in his possession, except as authorized by the license officer or by law, any license which has been issued to said licensee.

5.04.475 Change of business structure.

Changes in business structure shall require a new license application and the payment of fee. Such changes shall include change of ownership, or corporate status, including, but not limited to, as an example, a change from sole proprietorship to a partnership or corporation.

5.04.480 Change of location – Notice.

A licensee shall have the right to change the location of the licensed business, provided he shall promptly notify license officer of such change of location and the new location is approved by zoning, building inspection divisions and the fire department.

5.04.490 Where applicant fails to keep records.

The license officer shall make his own determination as to the number of employees for any business where the licensee has failed to keep books and records accurately, showing the number of full-time and part-time employees and the hours worked by each employee.

5.04.500 Investigations.

The license officer shall make or cause to be made all investigations reasonably necessary to the enforcement of this chapter.

5.04.510 Order to comply – Issuance.

When a violation of this chapter or of any other law or ordinance has been reported to the license officer, he shall issue to the person reported to be in violation an order to comply.

5.04.520 Order to comply – Notice.

The order to comply shall be in writing, shall be served on the licensee and shall apprise the person affected of his specific violations. In the absence of the person affected or his agent or employee, a copy of such notice shall be affixed to some structure on the premises. Depositing such order in the United States mail shall constitute service thereof.

5.04.530 Period for compliance.

The order to comply shall require compliance within 10 days of serving notice on the affected person.

5.04.540 Hearing.

Upon written application by the person affected, before the expiration of the 10-day period for compliance, the license officer shall order and hold a hearing. Notice of such hearing shall be given the affected person in the manner prescribed in RMC 5.04.520.

5.04.550 Modifying authority of license officer.

Upon written application, or on his own motion, the license officer shall have the authority, in a proper case, to extend the time for compliance, to grant a new hearing date, and to change, modify or rescind any recommendation or order.

5.04.560 Suspension or revocation.

Upon the refusal or failure of the violator to comply with the initial order, or if an appeal is taken, with any order made after hearing, the license officer shall have the authority to suspend or revoke the violator's license. No license, however, shall be suspended or revoked until 10 days has elapsed from the service of the initial order, and if the violator applies for a hearing under RMC 5.04.540, until an order has been made after hearing, and if the violator exercises his right of appeal under RMC 5.04.570, until the city manager has made his findings.

5.04.570 Right of appeal.

Any person aggrieved by any decision of the license officer after hearing shall have the right to appeal to the city manager by filing a written appeal with such officer within 10 days following the effective date of the action or decision complained of.

Such appeal shall set out a copy of the order or decision appealed from and shall include a statement of the facts relied upon to avoid such order.

At the time of filing any such appeal a copy thereof shall be filed by the appellant with the license officer.

5.04.580 Hearing.

The city manager shall fix a time and place for hearing the appeal and shall have served a written notice, as provided in RMC 5.04.520, upon the appellant informing him thereof. The city manager shall also give such notice to the license officer and such officer shall be entitled to appear and defend such order.

5.04.590 Effect of decision.

The findings of the city manager shall be final and conclusive.

5.04.600 Liability of violator.

The amount of any unpaid fee, the payment of which is required hereunder, shall constitute a debt due the city.

The city attorney shall, at the direction of the license officer, institute civil suit in the name of the city to recover any such unpaid fee.

No civil judgment, or any act by the city attorney, the license officer, or the violator shall bar or prevent a criminal prosecution for each and every violation of this chapter.

5.04.605 Late payment.

There shall be added to each fee or tax paid, after it has become due, the sum of \$20.00 or 10 percent of the fee or tax due, whichever is greater. Late payment is to be waived when license renewal is for city license only and not combined with state license renewal.

5.04.610 Violations – Penalties.

Any person who has violated any provision of this chapter except for RMC 5.04.170 shall have committed a civil infraction subject to a civil penalty as set forth in RMC 10.02.050(E).

Provided, if the same violator has been found to have committed an infraction violation for the same or similar conduct two separate times, with the violations occurring at the same location and involving the same or similar sections of the Richland Municipal Code or other similar codes, the third or subsequent violation shall constitute a misdemeanor, punishable as provided in RMC 1.30.010 for criminal offenses.

For any violation of a continuing nature, each day's violation shall be considered a separate offense and shall subject the offender to the above penalties for each offense.

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 2nd day of October, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: October 8, 2018



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/02/2018

Agenda Category: Resolutions – Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 136-18, Authorizing Relinquishment of a Utility and Access Easement at 2884 Logston Boulevard

Department:
Public Works

Ordinance/Resolution Number:
136-18

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 136-18, authorizing the City Manager to execute relinquishment documents to release the City of Richland's interest in the Utility and Access Easement lying within 2884 Logston Boulevard.

Summary:

In its role as property owner and master developer of the Horn Rapids Industrial Park, the City creates parcels and easements to support proposed developments. In 2014, the City established an 80-foot-wide public access and utility easement on the property at 2884 Logston Boulevard to support the Central Washington Corn Processors development. As the development progressed, the City established a replacement easement to more precisely fit the development's needs. With the new easement in place, the easement established in 2014 is now unnecessary. Staff proposes to relinquish the 2014 easement.

As required by state law, a public hearing was held this evening to allow public testimony on staff's proposal. Barring any compelling testimony to the contrary, staff recommends approval of Resolution No. 136-18.

Fiscal Impact:

Minor staff time and recording fees are necessary to complete this relinquishment. Both are covered in the existing operations budget.

Attachments:

- I. Resolution No. 136-18

RESOLUTION NO. 136-18

A RESOLUTION of the City of Richland declaring surplus a portion of a public access and utility easement recorded under Benton County Auditor's File No. 2014-031181 and lying within 2884 Logston Boulevard.

WHEREAS, in 2014, an 80-foot wide public access and utility easement was established on the property at 2884 Logston Boulevard under Benton County Auditor's File No. 2014-031181; and

WHEREAS, the property has since been developed, and a new public access and utility easement location has been established to the west of the existing location under Benton County Auditor's File No. 2018-026350; and

WHEREAS, staff determined that this existing easement is no longer necessary for public utility purposes, and that the new location will serve the easement's intended purpose; and

WHEREAS, RCW 35.94.040 provides for the disposal of surplus property originally required for public utility purposes; and

WHEREAS, as required by state law, notice was published on September 23, 2018 that a public hearing would be held on this date concerning the relinquishment of this easement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the existing easement, originally acquired for public access and utility purposes, and described as follows, is hereby found to be surplus to the City's needs:

That portion of an 80.00 foot public access and utility easement to be relinquished recorded under Auditor's File No. 2014-031181, records of Benton County Washington, lying in a portion of the East 1/2 of Section 22, Township 10 North, Range 28 East W.M., the centerline of which is described as follows;

Commencing at the Northwest corner of said Section 22, lying on the centerline of Battelle Blvd.; thence North 89°41'13" East a distance of 1,076.31 feet along the North line of said Section 22 and said centerline of Battelle Blvd.; thence South 00°30'54" East a distance of 40.14 feet to the beginning of said public access and utility easement; thence South 00°30'54" East a distance of 2,453.12 feet to the beginning of a 2000.00 foot radius tangent curve to the left and the **TRUE POINT of BEGINNING** of that portion of said access and utility easement to be relinquished.

Reference Document: Ordinance No. 31-18 / AFN 2018-020332

BE IT FURTHER RESOLVED that the consideration in support of this relinquishment, which covers the City's administrative processing fees, shall be paid from the Community Development budget; and

BE IT FURTHER RESOLVED that the City Manager is authorized to sign and execute relinquishment documents to release the City's interest in the specific portion of said easement lying within 2884 Logston Boulevard, as depicted in **Exhibit A**, and to deliver the same upon payment.

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 2nd day of October, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

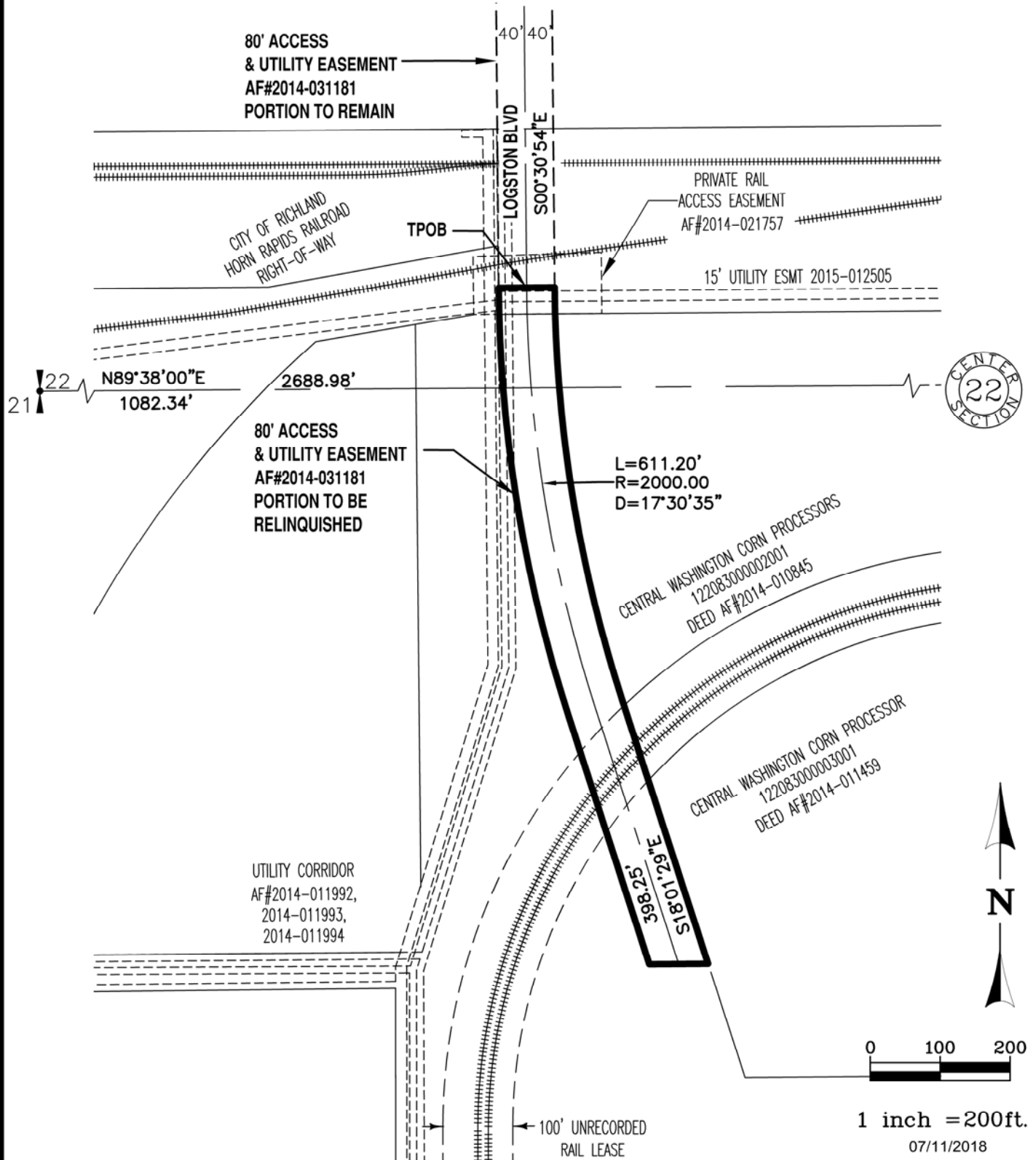
HEATHER KINTZLEY, City Attorney

RELINQUISHMENT EXHIBIT

PREPARED FOR

THE CITY OF RICHLAND

A PORTION ACCESS AND UTILITY EASEMENT AF#2014-031181
LYING IN THE W1/2 OF SECTION 22,
TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/02/2018

Agenda Category: Resolutions – Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 137-18, Authorizing Relinquishment of a Utility Easement at 2175 Kingston Road

Department:
Public Works

Ordinance/Resolution Number:
137-18

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 137-18, authorizing the City Manager to execute relinquishment documents to release to Brett L. & Robin E. Teller the City's interest in a portion of a public utility easement lying within 2175 Kingston Road.

Summary:

The owners of 2175 Kingston Road, Brett L. & Robin E. Teller, have requested relinquishment of a portion of a public utility easement lying within their property. As a consequence of new development, the relinquished easement will be replaced with a new easement in a different location.

Staff has reviewed this proposal and finds that the portion of easement identified to be relinquished is no longer necessary for public use.

As required by state law, a public hearing was held this evening to allow public testimony on the proposed action. Barring any compelling testimony to the contrary, staff recommends approval of Resolution No. 137-18.

Fiscal Impact:

None. The City recovers administrative costs from the applicant when relinquishment of a utility easement is requested.

Attachments:

- I. Resolution No. 137-18

RESOLUTION NO. 137-18

A RESOLUTION of the City of Richland declaring surplus a portion of a public utility easement recorded under Benton County Auditor's File No. 379071 and lying within 2175 Kingston Road.

WHEREAS, in 1957, a 10.00-foot-wide electrical easement was established on the property at 2175 Kingston Road under Benton County Auditor's File No. 379071; and

WHEREAS, the owners of 2175 Kingston Road, Brett L. & Robin E. Tiller, requested relinquishment of the existing easement; and

WHEREAS, as a consequence of new development, the relinquished easement will be replaced with a new easement in a different location; and

WHEREAS, staff determined that the existing easement is no longer necessary for public utility purposes, and that the new location will serve the easement's intended purpose; and

WHEREAS, RCW 35.94.040 provides for the disposal of surplus property originally required for public utility purposes; and

WHEREAS, notice was published on September 23, 2018 that a public hearing would be held on this date concerning the relinquishment of said easement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the portion of the existing easement originally acquired for public utility purposes, and described as follows, is hereby found to be surplus to the City's needs:

A 10.00-foot-wide utility easement having 5.00 feet lying on each side of the following described centerline:

A portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 32, Township 10 North, Range 28 East, W.M., Benton County, Washington, described as follows:

A portion of Quit Claim Deed (Consolidation) recorded under Auditor's file No. 2015-002498, records of said County and State, more particularly described as follows:

Beginning at the Southeast corner of said Quit Claim Deed. Said corner also being the Southeast corner of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 32; Thence South $89^{\circ}30'18''$ West a distance of 311.50 feet leaving said East line along the South line of said Quit Claim Deed to a point the centerline of an existing 10.00 foot wide Powerline Easement recorded under Auditor's File No. 379071, records of said County and State, and the

TRUE POINT of BEGINNING; Thence North 07°24'52" East a distance of 212.01 feet leaving said South line; Thence North 35°28'47" West a distance of 146.33 feet to a point on the North line of said Quit Claim Deed and the terminus of said centerline.

The sidelines of said easements shall extend or foreshorten to terminate at said North and South and lines of said Quit Claim Deed recorded under Auditor's file No. 2015-002498.

Containing 3,583.4 square feet, more or less, according to the bearing and distances listed above and as depicted on **Exhibit A**, attached herein.

BE IT FURTHER RESOLVED that the consideration in support of this relinquishment, which covers the City's administrative processing fees, shall be paid by the applicant.

BE IT FURTHER RESOLVED that the City Manager is authorized to sign and execute relinquishment documents to release the City's interest in the specific portion of said easement as depicted in **Exhibit A**, and to deliver the same upon payment.

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 2nd day of October, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/02/2018

Agenda Category: Resolutions – Adoption

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Resolution No. 138-18, Authorizing an Agreement with Total Quality Air, LLC for Weatherwise Program Participation

Department:

Energy Services

Ordinance/Resolution Number:

138-18

Document Type:

Resolution

Recommended Motion:

Adopt Resolution 138-18, authorizing the City Manager to sign and execute an agreement with Total Quality Air, LLC for participation in the City's Weatherization Programs.

Summary:

City-authorized contractors install energy efficiency improvements for Richland electric utility customers as part of the Energy Services Department's Weatherwise Program. Typical improvements include heat pumps, windows, doors and building insulation.

The agreement between the City and contractor specifies program and delisting procedures, minimum bonding and insurance obligations, and energy efficiency improvement and regulatory requirements. Total Quality Air, LLC of Pasco, WA has met all contractual requirements and, with approval, will be added as an authorized contractor for the City's Weatherwise Program.

Contractors seeking to be added to the Weatherwise Program Authorized Contractor List go through a uniform process to qualify. This process includes satisfactorily completing an application; meeting the licensing, insurance and bonding requirements; and fee payment and program orientation compliance. The one-time fee is intended to cover program administrative costs. Approved contractors must continue to meet program requirements in order to remain on the program list.

After approval by City Council, the contractor is placed on the Approved Contractor List, which is on the City's website and provided to customers inquiring about energy efficiency measures. Staff makes no recommendations to customers about one contractor compared to another.

Staff recommends approval of Resolution 138-18.

Fiscal Impact:

No fiscal impacts to the City.

Attachments:

1. Resolution No. 138-18
2. Proposed Agreement - Total Quality Air, LLC

RESOLUTION NO. 138-18

A RESOLUTION of the City of Richland authorizing a Weatherwise Contractor Agreement with Total Quality Air, LLC for Weatherwise Program Participation.

WHEREAS, the City of Richland authorizes contractors to install energy conservation improvements for Richland electric customers under the energy efficiency Weatherwise Program; and

WHEREAS, the City specifies program procedures, minimum bonding and insurance requirements, electric heat and conservation improvement requirements, de-listing procedures, and other program and regulatory requirements; and

WHEREAS, upon meeting all contractual requirements, and on the condition that licensing and bonding be maintained at all times during participation in the program, Total Quality Air, LLC will be added as an authorized contractor for the City's Weatherwise Program; and

WHEREAS, the parties wish to memorialize the terms of their relationship.

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 Weatherwise Contractor Agreement with Total Quality Air, LLC.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 2nd day of October, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney



CITY-AUTHORIZED CONTRACTOR AGREEMENT

THIS AGREEMENT, made this _____ day of October, 2018, between the **City of Richland**, a municipal corporation and city of the first class located in Benton County, Washington, hereinafter referred to as the "City," and **Total Quality Air, LLC**, hereinafter referred to as "Contractor."

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

I. Recitals

WHEREAS, the Community directly benefits from promoting energy efficiency within the City's utility service area; and

WHEREAS, the City entered into an Energy Conservation Agreement between the City and BPA, effective September 7, 2017, an agreement providing the current legal conditions by which the parties are pursuing cost-effective conservation resources; and

WHEREAS, upon contracting with BPA, the City's Residential Weatherwise Agreement became an extension of the master Conservation Resource Acquisition Agreement and its successor Energy Conservation Agreement; and

WHEREAS, the Energy Conservation Agreement provides the City with the flexibility to determine the conservation program activities and incentive levels necessary to achieve conservation objectives; and

WHEREAS, conservation objectives are achieved through a three-party contracting effort between the City, a City-Authorized Contractor tasked with performing energy-efficient improvements, and the benefiting property owner;

NOW, THEREFORE, in consideration of the covenants and agreements herein contained and the terms and conditions hereof, the parties agree as follows:

II. Agreement

1. **Scope of Work** - Contractor agrees to furnish all labor, materials, bonding, insurance, supervision and equipment required to install energy conservation measures available through the City's Weatherwise Service. All understandings related to this scope of work shall be in writing. No verbal agreements between the benefiting property Owner ("Owner"), Contractor, and the City will supersede this Agreement.

2. Duration and Termination - The term of this Agreement shall be for one year from the above date, and shall automatically renew on the annual anniversary date each successive year. Either party may terminate this agreement without cause at any time upon thirty (30) days' written notice to the other party.
 - a. Contractor's failure to respond to any requests made by the City related to insurance requirements or bonding information shall result in immediate termination of this Agreement.
 - b. Contractor is obligated to satisfactorily and timely complete all projects that are in progress as of the date of termination of this Agreement.
3. Procedure - The City and Contractor share the responsibility to market and promote the City's Weatherwise Service.
 - a. The City shall market the Weatherwise Service, including City-Authorized Contractors, through utility billing inserts, radio and print advertising, and other appropriate media. In response to a request for a proposal that resulted from the City's marketing efforts, the Contractor shall promote the benefits of energy efficiency and participation in the City's Weatherwise Service to the Owner. The Contractor may also use its own client lists and sales leads to solicit participation in the Weatherwise Service.
 - b. The Contractor may market the Weatherwise Service and their status as a City-Authorized Contractor. All Contractor marketing and advertising that has any reference to the City's Weatherwise Service or their status as a City-Authorized Contractor shall be submitted to the Energy Services Director (ESD) or designee for advance written approval.
 - c. The Contractor's performance goal shall be to consistently obtain a sales amount equal to, or in excess of, the average Contractor Weatherwise Service sales amount. Achievement of the performance goal will be periodically monitored to determine, in the Energy Service Director's reasonable judgment, if the Contractor has achieved the performance goal. The Contractor shall be required to submit a marketing plan to achieve this goal at the time of execution of this Agreement. The marketing plan shall be subject to City review and acceptance.
 - d. No work will be authorized without the Owner's completion of the City's Weatherwise application, and the Contractor's completion of the City's proposal form. The Contractor and Owner share the responsibility to determine whether the building meets the City's Eligibility Criteria, and to indicate such on the Weatherwise proposal. The Contractor is responsible for identifying and informing the City and the Owner of all required actions that do not qualify for payment under the Weatherwise Service. The Contractor shall only propose materials and equipment that are pre-approved by the City. Contractor shall not receive any payment under this Agreement until City approves final inspection and acceptance of the work performed.

4. Eligibility Criteria - In order to qualify, a home must have electric heating equipment that meets one of the City's Eligibility Criteria defined in the City's loan application. Further, Owners of residences must receive electric utility service from the City.
5. Energy Conservation Measure Availability - Homes must meet the City's energy conservation measure availability defined in the City's Weatherwise Loan Service Standard Terms and Conditions. The Contractor agrees to restrict its weatherization materials, products, and installation methods to those currently approved by the City.
6. Commencement - Once a signed Owner's Application and City proposal form are received, the City will schedule loan closing with the Owner. The City reserves the right to reject any proposal to perform work under this Agreement at the sole discretion of the City.
 - a. All changes that result in an increase in the bid price or increased scope of work after Notice to Proceed is issued must be approved in writing by the City and the Owner. Reductions in the scope of work and cost may be made, and the Weatherwise Statement may be revised, upon City installation acceptance without requiring a revision to the Loan Agreement.
 - b. Contractor shall not commence work on an Owner's residence until an authorized City representative has issued the Notice to Proceed based on the Owner's acceptance of the City's Application, Contractor's Proposal and City Loan Agreement. No new work may be issued to the Contractor by the City until all jobs which have been in progress for more than one-hundred and twenty (120) days have passed all required inspections. The Contractor's failure to complete all work and obtain City inspection and acceptance within one-hundred and twenty (120) days from the date of the City's Notice to Proceed enables the City and/or Owner to cancel the Loan Agreement without incurring Contractor cancellation costs.
 - c. The City may cancel the Loan Agreement for just cause, and shall not be responsible for any Owner or Contractor damages.
 - d. Prior to the commencement of work, the Owner may request to cancel the Loan Agreement. Such request to cancel shall be submitted to the City in writing. If the Loan Agreement is canceled by the Owner after the City has given notice to proceed to the Contractor, the Owner is responsible to pay any cancellation costs to the Contractor identified in the proposal.
7. Warranty - Contractor warrants that the work and materials furnished under this Agreement shall comply with accepted industry standards and the requirements established by the City. These requirements are included in this Agreement by reference. The City may revise its requirements at any time based on one or more health or safety concerns. All other City requirements may be revised semi-annually.

- a. If any defect in the Contractor's workmanship or materials is discovered within two (2) years after the completion of any work, the Contractor shall expeditiously remedy, repair, correct, replace or cause to be remedied, repaired, or replaced at the Contractor's expense such defect in materials or workmanship.
 - b. Sealed insulated glass units and heat pumps shall be warranted against failure for a minimum period of five (5) years. Insulation shall be warranted against failure for a minimum of two (2) years. The Contractor shall provide to the City and the Owner a written warranty for the sealed insulated glass units, heat pumps, and insulation.
 - c. The foregoing warranties shall survive any inspection the City may elect to make.
8. Acceptance and Payment - Upon completion of the work, the Contractor will notify the City that the job is complete, and upon inspection approval by the City and acceptance by the Owner, Contractor may then invoice the City for the amount stated in the Notice to Proceed. The Contractor will be paid within thirty (30) days subsequent to City acceptance of the work and after an acceptable detailed invoice has been received by the City. The Contractor shall promptly pay all subcontractors or materials providers employed by the Contractor in connection with installations undertaken pursuant to this Agreement.
- a. All material and workmanship shall be subject to inspection, examination and testing by duly authorized agents of the City at any time during or after installation of materials. Such inspection will verify the home meets the relevant Eligibility Criteria, and that the energy conservation measures are available and meet all City material and installation requirements. The Owner and Contractor must be present at the time of inspection.
 - b. The City shall have the right to reject defective material and workmanship and/or require its correction without cost or expense to the City or the Owner. Contractor shall be given timely notice of the defect and a reasonable opportunity to cure. In the event the Contractor fails or refuses to correct any defect as set forth herein, the City may, at its option, deduct an equitable amount from any payment owing or to be owed to the Contractor, or take such other steps as it deems appropriate.
 - c. The City reserves the right to levy penalty charges for re-inspection due to work or materials failing previous inspection. Charges will be billed to the Contractor on a monthly basis. The City reserves the right to collect re-inspection penalty charges which are outstanding and past due by deducting the amount owing for re-inspection from subsequent payments owed to the Contractor for completed work.

- d. If the Contractor's work fails to pass on the third inspection, the City may, in consultation with the Owner, determine to correct the work and deduct the cost from the amount due the Contractor.
 - e. The Owner may submit a written complaint within five (5) business days of City inspection acceptance. If an Owner complaint is not received in writing within five business days of City inspection acceptance, the materials and their installation have been accepted by the Owner. If in the opinion of the Energy Services Director a reasonable written complaint is received within this period the City may withhold payment to the Contractor. The Contractor must resolve reasonable Owner written complaints within five business days of receipt. If the Owner and Contractor cannot resolve the complaint within ten business days of City inspection acceptance, the Contractor agrees to relieve the City from all responsibilities including payment under this Agreement.
9. Indemnification/Hold Harmless - The Contractor shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the City. Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Contractor and the City, its officers, officials, employees, and volunteers, the Contractor's liability hereunder shall be only to the extent of the Contractor's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Contractor's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.
10. Waiver of Liens - Contractor understands that the City does not wish construction liens or materialmen's liens to be placed upon the property of participating Owners as a result of any services or materials provided by Contractor pursuant to the City's Weatherwise Service. Therefore, Contractor hereby waives any common law or statutory right it may have to any construction, materialmen, or other lien against such property, and agrees that it will not file, nor by failure to pay any materialmen or subcontractor, cause any other person to file a construction, materialmen, or other lien against the real property owned by participating Owners.
- a. If Contractor does file, or permits to be filed, or by its failure to pay lawful obligations causes to be filed any such lien in contravention of this Agreement, without City approval, the City, without prejudice to any other rights it may have, may take such action it deems necessary or advisable so as to remove any such lien, and Contractor shall reimburse the City for all expenses, including attorney's

fees, incurred by the City in resolving the issue of the lien and obtaining or attempting to release the lien.

- b. Advance City permission to file such liens may be obtained on a case by case basis under certain conditions. A contractor's request to file such liens shall be made in writing to the Energy Services Director. The request shall identify a justifiable reason for the lien.

11. Liability Insurance -

- a. *Duty to Obtain*: The Contractor shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damage to property which may arise from, or in connection with, the performance of the work hereunder by the Contractor, their agents, representatives, employees or subcontractors.
- b. *No Limitation*: Contractor's maintenance of insurance, its scope of coverage and limits as required herein shall not be construed to limit the liability of the Contractor to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
- c. *Minimum Scope of Insurance*: Contractor shall obtain insurance of the types described below:
 - i. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
 - ii. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors, products-completed operations, stop gap liability, personal injury and advertising injury, contractors pollution liability, and liability assumed under an insured contract. The Commercial General Liability insurance shall be endorsed to provide the Aggregate Per Project Endorsement ISO form CG 25 03 11 85 or an equivalent endorsement. There shall be no endorsement or modification of the Commercial General Liability Insurance for liability arising from explosion, collapse or underground property damage. The City shall be named as an insured under the Contractor's Commercial General Liability insurance policy with respect to the work performed for the City using ISO Additional Insured endorsement CG 20 10 10 01 and Additional Insured-Completed Operations endorsement CG 20 37 10 01 or substitute endorsements providing equivalent coverage.

- iii. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
- d. *Minimum Amounts of Insurance*: Contractor shall maintain the following insurance limits:
 - i. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
 - ii. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate and \$2,000,000 products-completed operations aggregate limit.
- e. *Other Insurance Provision*: The Contractor's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain, that they shall be primary insurance with respect to the City. Any insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Contractor's insurance and shall not contribute with it.
- f. *Acceptability of Insurers*: Companies writing the insurance to be obtained under this Agreement shall be licensed to do business under Chapter 48 RCW. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII, and the ratings shall be indicated on the insurance certificates.
- g. *Verification of Coverage*: Prior to commencement of work, Contractor shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Contractor.
- h. *Subcontractors*: The Contractor shall be solely responsible for determining the insurance coverage and limits required, if any, to be obtained by all subcontractors, which determination shall be made in accordance with reasonable and prudent business practices.
- 12. Bonding - In accordance with the Revised Code of Washington (RCW) 39.08 and (where applicable) RCW 60.28, Contractor shall provide the City with a payment bond and a performance bond covering all work performed under this Agreement, in an amount of not less than \$10,000. Each bond shall be executed on the forms provided by the City, and must be issued by a company registered to do business in the State of Washington.
- 13. Certifications and Permits - The Contractor shall give all required notices and comply with all applicable laws, ordinances, rules and regulations, and certification requirements, and shall procure and pay for all necessary municipal or other governmental permits, licenses and inspections.

- a. Heat Pump contractors shall employ a minimum of one Refrigeration Service Engineer's Society (R.S.E.S.) certified employee to maintain its status as a City-Authorized Heat Pump Contractor.
 - b. All Contractors shall request an in-progress inspection from the Energy Services Business Services Division for construction work that may become concealed (e.g., closed-blows and advanced air-sealing).
 - c. Copies of all required permits and certifications, including, but not limited to a City building permit, State electrical permit, Air Pollution Control Authority asbestos abatement permit, and insulation certification shall be attached to the invoice for each completed job.
 - d. In the event the Energy Services Business Services Division inspector does not complete both inspections on behalf of the City, the Contractor will be required to request an inspection from both the City's Building Inspection Division and Business Services Division for all work performed under this Agreement.
14. Subcontractors - The Contractor is solely responsible for identifying and hiring a competent subcontractor to perform subcontracted work. Contractor shall be fully responsible to the City and Owner for acts or omissions of any subcontractor performing any portion of the work under this Agreement, or any person directly or indirectly employed by the Contractor, and nothing contained herein shall create any contractual relationship between subcontractors and the City. Contractor is responsible for ensuring all subcontractors' compliance with the terms of this Agreement, and for immediately addressing issues raised by the City regarding subcontractor performance.
15. Kickbacks - Kickbacks, rebates, price reductions or inducements for participation or non-participation or other non-service benefits from the Contractor to an Owner are strictly prohibited, and such acts may be subject to prosecution or civil action under federal law. Bid rigging or bid collusion may subject the parties to triple damages under federal law in addition to any other penalties prescribed by law.
16. Clean-up - Contractor shall at all times keep Owner's premises and work areas free from accumulation of waste materials or rubbish, and prior to completion of work, remove any rubbish from the premises, including but not limited to tools, scaffolding, equipment, and materials. Upon completion of work, Contractor shall leave the premises in a condition satisfactory to the City and the Owner. In the event the Contractor fails to comply with any of the foregoing in a prompt and workmanlike manner after reasonable notice, the City may, after such notice, perform the clean-up work and removal at the expense of the Contractor. Expenses associated with the City's clean-up and removal of waste and/or materials on the Contractor's behalf shall be deducted from any balance owing to Contractor for completed work before final payment is made.

17. Independent Contractor - Contractor is an independent contractor. This is no partnership, agency, or employment of contractor relationship between Contractor or any of the Contractor's employees and the City. The parties expressly understand and agree that the equipment used, and the personnel employed by Contractor in performing the work contemplated by this Agreement shall at all times be under the sole and exclusive control of the Contractor. The Contractor shall not create any obligation or assume any responsibility for the City, nor shall the Contractor attempt to bind the City in any way whatsoever; nor shall Contractor represent in any manner that he or she is an agent of the City or associated or affiliated with the City in any capacity other than as an independent contractor. The parties' express intent is that no vicarious liability be created by the contractual relationship between Contractor and the City.
18. Assignment - Contractor shall not assign or transfer any right, title or interest under the terms of this Agreement without the prior written approval of the City.
19. Survival - The provisions covering Warranty, Waiver of Liens and Indemnification shall survive termination, cancellation, or expiration of this Agreement.
20. City-Authorized Contractor List - The City Authorized Contractor List will be posted on the City's website at www.ci.richland.wa.us/EnergyServices as an alphabetized list of authorized contractors.
21. Violations – The following procedure shall be followed for all perceived violations of this Agreement:
 - a. If the City has reason to believe that Contractor is in violation of this Agreement, the Energy Services Director shall promptly notify Contractor in writing of the violation. The written notice shall set forth the nature of the alleged violation and identify the desired remedy.
 - b. Contractor shall respond in writing within thirty (30) days of receipt of such notice. Contractor's response shall either be: 1) an indication and explanation that the violation has been cured, along with any supporting documentation to evidence the cure; or 2) a written cure plan that satisfies the Energy Services Director; or 3) an explanation that refutes the alleged violation with documentation to support Contractor's position that the alleged violation did not occur.
 - c. If, after review, the Energy Services Director agrees that no violation occurred, no further action is necessary. However, if, after review, the Energy Services Director determines in his reasonable judgment that the violation has not been cured within the time allowed, and no satisfactory cure plan has been presented and approved, Contractor may be removed from the City-Authorized Contractor list, and City may take any action authorized by law or equity to enforce the terms of this Agreement.

- d. If the nature of the violation is such that it cannot be fully cured within thirty (30) days due to circumstances beyond Contractor's control, the period of time in which Contractor must cure the violation may be extended in writing by the Energy Services Director for such additional time as is reasonably necessary to complete the cure, provided that: 1) Contractor shall have promptly commenced the cure; and 2) in the Energy Services Director's reasonable judgment, Contractor is diligently pursuing its efforts to cure the violation. If, in the Energy Services Director's reasonable judgment, the violation has not been cured within the extended time allowed, Contractor may be removed from the City-Authorized Contractor list, and City may take any action authorized by law or equity to enforce the terms of this Agreement.
 - e. In the event a Contractor's name is removed from the City-Authorized Contractor list, Contractor may request to be reinstated on the list by curing violation(s) of this Agreement or providing a cure plan that satisfies the Energy Services Director.
 - f. The Energy Services Director may authorize a Contractor who has been voluntarily or involuntarily removed from the City-Authorized Contractor list to complete work under the Weatherwise Service. Such authorization would permit the Contractor to serve owners, but the Contractor would not enjoy the benefits of being listed as a City-Authorized Contractor.
22. Amendments - All amendments to this Agreement, except as identified herein, shall be in writing and signed by both parties. The Weatherwise Material & Installation Specifications, the Eligibility Criteria definitions, and the definitions of Energy Conservation Measure Availability are incorporated by reference into this Agreement, and may be periodically amended by the City in its sole discretion. When written changes to referenced documents are issued by an authorized City representative, the amendments shall automatically become effective and incorporated into this Agreement.
23. Asbestos Notice to Contractors - Notice is hereby given that there is a strong possibility that many heating, ventilation, and air conditioning systems and pre-fabricated, pre-cut, government-built and other buildings located within the City of Richland contain asbestos. Contractors are solely responsible for taking proper precautions to protect their employees, the benefiting property Owners, and their tenants from the release of asbestos fibers into the environment. Contractor shall immediately notify the City if any area of a structure has had any asbestos removed by other than an EPA-approved procedure documented in writing by an EPA-certified contractor. Any structure that is known or suspected to have had asbestos removed shall be considered as contaminated until decontamination has been performed and certified, and all written documentation has been accepted by the City. Decontamination and all other types of asbestos abatement are costs borne by the Owner. The Contractor is responsible for determining and documenting on the City's proposal form whether the scope of work will affect or disturb asbestos.

24. Covenant Not to Compete/Conflict of Interest - For a period of two (2) years following the completion of City service by a City employee, the City shall not transact business or interface with any former City employee who has been directly concerned or who personally participated in the activities which form the subject of this Agreement while they were employed by the City of Richland. The City shall have the right to request replacement of the former City employee by another company employee who does not have this conflict of interest. The City retains the right to terminate this Agreement should the Contractor not comply with the request.
25. Americans with Disabilities Act - The City of Richland adheres to and promotes the requirements of the federally-legislated Americans with Disabilities Act of 1990. By signing this Agreement, the Contractor certifies and agrees that they will adhere to and promote the requirements of the Americans with Disabilities Act. The Contractor will assure that a similar statement to this certification will become a part of all agreements with any subcontractor with whom they contract.
26. Notices - All notices required to be given to Contractor or City under this Agreement shall be in writing and shall be deemed served when delivered by hand or by Federal Express or similar service during normal business hours; or when mailed via certified mail, return receipt requested. They parties may, upon mutual agreement, determine to accept notice via email.

Notices shall be given to the following:

For the City of Richland

Energy Services Director
City of Richland
505 Swift Blvd., MS-21
840 Northgate Drive
Richland, WA 99352
(509) 942-7403

For the Contractor:

Owner's Name: Rosie Garcia
Company Name: Total Quality Air
Mailing Address: 619 N 3rd
City, State Zip Pasco, WA 99301
Business Phone: 509-205-1592
Business Fax: _____
Contact Email: _____

27. Severability - If any provision of this Agreement is found by a court of competent jurisdiction to be invalid or unenforceable as written, the remainder of the Agreement or the applications of the remainder of the Agreement shall not be affected.
28. Governing Law/Forum Selection - Unless otherwise controlled by federal law, the interpretation and enforcement of this Agreement shall be governed by the laws of

the State of Washington. The parties agree that Benton County is the appropriate venue for filing of any civil action arising out of this Agreement. Contractor expressly agrees to submit to personal jurisdiction in Benton County Superior Court.

29. Legal Action - The parties agree that should legal action be necessary to enforce any of the provisions of this Agreement, that the prevailing party will be awarded its reasonable attorney's fees and costs in action.

IN WITNESS WHEREOF, the Contractor has obtained all certificates, bonds, licenses, certifications and insurance in compliance with this Agreement, and the parties have entered into the City-Authorized Contractor Agreement as of the day and year written below.

CITY OF RICHLAND, WASHINGTON

TOTAL QUALITY AIR

Cynthia D. Reents, ICMA-CM Date
City Manager

Authorized Representative Date

Printed Name

ATTEST:

Marcia Hopkins
City Clerk

APPROVED AS TO FORM:

Heather Kintzley
City Attorney



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/06/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER HARVEY INSURANCE AGENCY 3825 W COURT ST Pasco, WA 99301 License #: 792907	CONTACT NAME: KRISTIN MITCHELL	
	PHONE (A/C, No, Ext): (509)543-9744 FAX (A/C, No): (509)543-9564	
	E-MAIL ADDRESS: kristin@harveyinsurance.com	
INSURED Total Quality Air, LLC 1916 N 18th Dr Pasco, WA 99301	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Developers Surety & Indemnity Company	14761
	INSURER B: Mutual of Enumclaw Insura	14761
	INSURER C: Developers Surety & Indemnity Company	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 00000000-1640271

REVISION NUMBER: 14

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:	Y	Y	BIS00014024-06	10/19/2017	10/19/2018	EACH OCCURRENCE \$ 2,000,000.00
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 2,000,000.00
							GENERAL AGGREGATE \$ 4,000,000.00
							PRODUCTS - COMP/OP AGG \$ 4,000,000.00
							\$
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY	Y	Y	BAP0003254	06/17/2018	06/17/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000.00
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE \$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE \$
	DED ☐ RETENTION \$						\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐	N/A	BIS00014024-06	10/19/2017	10/19/2018	PER STATUTE ☒ OTH-ER ☐ Stop Gap
							E.L. EACH ACCIDENT \$ 1,000,000.00
							E.L. DISEASE - EA EMPLOYEE \$ 1,000,000.00
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Certificate Holder is listed as Additional Insured per form ID 00 37. Per Business auto per form EA 99 10 11 13

CERTIFICATE HOLDER

CANCELLATION

City of Richland 505 Swift MS 11 Richland, WA 99352-	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE (KNM)

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THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BLANKET ADDITIONAL INSURED

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

A. **Section II – Who Is An Insured** is amended to include as an additional insured any person or organization for whom you are performing operations when you and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an additional insured on your policy. Such person or organization is an additional insured only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused by and to the extent of your negligence in the performance of your ongoing operations for the additional insured. A person's or organization's status as an additional insured under this endorsement ends when your operations for that additional insured are completed.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to:

1. "Bodily injury", "property damage" or "personal and advertising injury" arising out of the rendering of, or the failure to render, any professional architectural, engineering or surveying services, including:
 - a. The preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings and specifications; or
 - b. Supervisory, inspection, architectural or engineering activities.
2. "Bodily injury" or "property damage" occurring after:
 - a. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
 - b. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.
3. "Bodily injury", "property damage" or "personal and advertising injury" involving or related to or in connection with any additional insured or any location covered by a scheduled or blanket additional insured endorsement that is a part of the policy.

C. **Primary and Non-contributory Insurance** - We will consider this insurance to be primary and non-contributory to other insurance issued directly to additional insured person(s) or organization(s) to which this endorsement applies if each such additional insured is a named insured in such other insurance and a written contract between you and such person(s) or organization(s) specifically requires that we consider this insurance to be primary and non-contributory..

D. **Waiver of Subrogation** – We waive any right of recovery we may have against the additional insured person(s) or organization(s) to which this endorsement applies if each such additional insured is a named insured in such other insurance and a written contract between you and such person(s) or organization(s) specifically requires that we waive subrogation of payments we make for injury or damage arising out of "your work" done under a contract with such person(s) or organization(s) to which this endorsement applies.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

BUSINESS AUTO ENHANCEMENT ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

The following changes revise **SECTION I – COVERED AUTOS**

Paragraph **C.1.** is deleted and replaced with the following:

1. Trailers

- a. "Trailers" with a load capacity of 2,000 pounds or less designed primarily for travel on public roads; or
- b. "Trailers" designed primarily for travel on public roads when:
 - (1) Pulled by an owned private passenger auto specifically described in Item Three of the Declarations as a covered "auto" for Liability Coverage under this Coverage Form; and
 - (2) Not used for business, farming or ranching purposes.

Private passenger auto means a motor vehicle of the private passenger, station wagon, pickup or van type designed for use on public highways and subject to motor vehicle registration.

The following is added:

D. Temporary Substitute Autos – Physical Damage

If Physical Damage Coverage is provided by this Coverage Form, the following types of vehicles are also covered "autos" for Physical Damage Coverage:

Any "auto" you do not own while used with the permission of its owner as a temporary substitute for a covered "auto" you own that is out of service because of its:

1. Breakdown;
2. Repair;
3. Servicing;
4. "Loss"; or
5. Destruction.

The coverage that applies is the same as the coverage provided for the vehicle being replaced.

Physical Damage Coverage is extended to the temporary substitute auto for the lesser of the following number of days:

1. The number of days reasonably required to repair or replace the covered "auto" that is out of service; or
2. 30 days.

The following changes revise **SECTION II – LIABILITY COVERAGE**

The following is added to Paragraph **A.1.**:

d. Blanket Additional Insured

Any person or organization that you are required to include as an additional insured on this Coverage Form in a written contract or agreement that is signed and executed by you before the "bodily injury" or "property damage" occurs and that is in effect during the policy period is an "insured" for Liability Coverage, but only for damages to which this insurance applies.

A person's or organization's status as an additional insured under this endorsement ends when your contract or agreement with such person or organization ends.

The Limits of Insurance applicable to the Additional Insured are those specified in the written contract or agreement but not more than the Limits of Insurance specified in the Declarations of this policy. The Limits of Insurance applicable to the Additional Insured are inclusive of and not in addition to the Limits of Insurance shown in the declarations for the Named Insured.

This Coverage does not apply to lessors of leased "autos".

e. Broadened Named Insured

Any business entity newly acquired or formed by you during the policy period provided you own 51% or more of the business entity and the business is not separately insured for Business Auto Coverage. Coverage is extended up to a maximum of 90 days following acquisition or formation of the business entity or until the end of the policy period, whichever comes first.

f. Employee Hired Auto

An "employee" of yours is an "insured" while operating an "auto" hired or rented under a contract or agreement in that "employee's" name, with your permission, while performing duties related to the conduct of your business.

Paragraphs **A.2.a.(2)** and **A.2.a.(4)** are deleted and replaced with the following:

2. Coverage Extensions

a. Supplementary Payments

- (2) Up to \$2,500 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.
- (4) All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to \$300 a day because of time off from work.

The following changes revise **SECTION III – PHYSICAL DAMAGE COVERAGE**

This coverage applies only for a covered "auto" for which Physical Damage Coverage is provided for on this policy.

The following is added to Paragraph **A.3**:

Glass Repair – Waiver of Deductible

No deductible will apply to glass breakage if such glass is repaired in a manner acceptable to us rather than replaced.

Paragraph **A.4.a.** is deleted and replaced with the following:

4. Coverage Extensions

a. Limited Rental Reimbursement or Travel Expense

We will pay up to \$25 per day to a maximum of \$250 for rental reimbursement expenses for the rental of an "auto" or other transportation expense incurred by you because of "loss" to a covered "auto" which is covered by Comprehensive, Specified Causes of Loss, or Collision coverage

under this policy. No deductible applies to this coverage.

- (1) We will pay only for those expenses incurred as a result of a covered "loss" occurring during the policy period beginning 24 hours after the "loss" and ending, regardless of the policy's expiration, with the lesser of the following number of days:

- (a) The number of days reasonably required to repair or replace the covered "auto". If "loss" is caused by theft, this number of days is added to the number of days it takes to locate the covered "auto" and return it to you; or

- (b) 10 days.

- (2) Our payment under this Coverage Extension (4.a.) is limited to the lesser of the necessary and actual expenses incurred or the maximum amount shown, \$250.

- (3) Coverage under this Coverage Extension (4.a.) does not apply while there are spare or reserve "autos" available to you for your operations.

The following is added to Paragraph **A.4**:

c. Transportation Expenses - Theft of a Private Passenger Auto

In the event of "loss" to a covered private passenger type "auto" caused by a total theft which is covered by Comprehensive or Specified Causes of Loss Coverage on this policy, we will pay up to \$25 per day to a maximum of \$500 for transportation expenses incurred by you as a result of that "loss".

- (1) We will pay for transportation expenses incurred during the period beginning 264 hours (11 days) after the "loss".
- (2) Regardless of the policy's expiration, our reimbursement of your transportation expenses under this Coverage Extension will end when the covered "auto" is returned to your use or we pay for its "loss".
- (3) No deductible applies to this Coverage Extension.

d. Tapes, Records and Discs

We will pay for "loss" to tapes, records, compact discs, or other similar devices used with audio, visual or data electronic devices.

- (1) We will pay only if the tapes, records, compact discs, or other similar devices:

- (a) Are your property or that of a family member; or
 - (b) Are the property of an "employee" using a covered "auto" in your business affairs at the time of the "loss"; and
 - (c) Are in a covered "auto" which sustains other covered "loss" under Comprehensive or Collision coverage at the time of the "loss" to tapes, records, compact discs, or other similar devices.
- (2) The most we will pay for "loss" under this Coverage Extension (4.d.) is \$200.
- (3) Physical Damage Coverage provisions apply to this coverage, except that any deductible applicable to Comprehensive or Collision coverage does not apply to this Coverage Extension (4.d.).

The exclusion referring to tapes, records, discs or other similar audio, visual or data electronic devices designed for use with audio, visual or data electronic equipment does not apply.

e. Camper Bodies

In the event of a "loss" to a detached "camper," physical damage coverage will apply as if it were part of the covered "auto" on which it is rated.

f. Contents of a Travel Trailer, Camper or Motor Home

When a Travel Trailer, "Camper" or Motor Home is a scheduled auto for physical damage coverage, we will pay up to \$1,000 for "loss" to personal property belonging to you or a family member that is within the Travel Trailer, "Camper" or Motor Home. We will pay up to \$250 for "loss" to personal property belonging to you or a family member that is outside the Travel Trailer, "Camper" or Motor Home.

- (1) We will not pay for "loss" to:
- (a) Articles carried or held for sale, storage or repairs, or for later delivery; goods kept to show or sell; or theatrical wardrobes.
 - (b) Business, store or office furniture or equipment.
 - (c) Records or accounts, money, bullion, deeds, contracts, evidences of debt, securities, tokens or tickets, stamps in current use or manuscripts.

(d) Animals, private passenger "autos," motorcycles, aircrafts, boats or any other motorized vehicles or their equipment, furnishings or appurtenances.

(e) Equipment or accessories while your Travel Trailer, "Camper" or Motor Home is leased or rented to any organization or any person other than you or a family member.

(2) The maximum we will pay for "loss" is the lesser of:

- (a) The actual cash value of the personal property at the time of "loss";
- (b) The cost of repairing the damage; or
- (c) The cost of replacing the damaged personal property with other personal property of like kind, condition, quality and value.

g. Vacation Expense Allowance

We will pay you \$50 per day to a maximum of \$500 for extra expenses when a Travel Trailer, "Camper" or Motor Home is a scheduled auto for physical damage coverage, and the Travel Trailer, "Camper" or Motor Home:

- (1) Is damaged or destroyed and is uninhabitable; and
- (2) While being used for vacation purposes within the policy period.

Extra expenses must be supported by receipts or other valid evidence.

The following is added to Paragraph A.:

5. Extra Expense – Broadened Coverage

We will pay for the direct expense of the returning of a stolen covered "auto" to you. We will pay only for those covered "autos" for which you carry Comprehensive or Specified Causes of Loss Coverage. This coverage will only apply to vehicles recovered inside the 48 contiguous United States. This coverage does not apply to an "auto" we deem a total "loss".

The following is added to Paragraph B.3.a.:

Airbag Coverage – Accidental Deployment

However, this exclusion does not apply to the unintended inflation of an airbag if the inflation is caused by mechanical or electrical breakdown.

The following changes revise **SECTION IV – BUSINESS AUTO CONDITIONS**

The following is added to Paragraph **A.2.a.**:

Amended Duties in the Event of an Accident, Claim, Lawsuit or Loss

However, this duty is only required when the "accident" is known to:

- (1) You, if you are an individual;
- (2) A partner, if you are a partnership;
- (3) A member, if you are a limited liability company; or
- (4) An executive officer or insurance manager, if you are a corporation.

The following is added to Paragraph **A.**:

6. Blanket Waiver of Subrogation

We waive any right of recovery we may have against any person or organization to the extent required of you by a written contract executed prior to any "accident" because of payments we make for damages under this coverage form.

The following is added to Paragraph **B.2.**:

Unintentional Failure to Disclose Hazards

Any unintentional failure to disclose all exposures or hazards existing as of the effective date of the Business Auto Coverage Form or at any time during the policy period will not invalidate or adversely affect the coverage for such exposure or hazard. However, you must report the undisclosed exposure or hazard to us as soon as reasonably possible after its discovery.

Paragraph **B.5.b.** is deleted and replaced with the following:

- b.** For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

- (1) Any covered "auto" you lease, hire, rent or borrow; and
- (2) Any covered "auto" hired or rented by your "employee" under a contract in that individual "employee's" name, with your permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

The following is added to Paragraph **B.5.**

- e.** To the extent required by an "insured contract", this insurance is primary on behalf of the additional insured, and any other insurance maintained by the additional insured is excess and not contributory with this insurance. If the "insured contract" does not require this provision, then Paragraph **a.** above will apply.

The following changes revise **SECTION V – DEFINITIONS**

The following is added:

- Q.** "Camper" means a portable dwelling unit without axles or wheels that has been manufactured for attachment on the bed of a pickup truck to be used for casual travel or camping.

WEATHERWISE PAYMENT BOND
to City of Richland, Washington
Bond No. 9822165

The City of Richland, Washington, (City) has awarded to TOTAL QUALITY AIR, LLC (Principal), a City Authorized Contractor Agreement (Agreement) providing for the installation of approved materials under the City's Weatherwise Service, which Agreement is on file at the Richland Energy Services offices and by this reference made a part hereof. Said Principal is required under the terms of that Agreement to furnish a payment bond in accordance with Title 39.08 Revised Code of Washington (RCW).

The Principal, and LEXON INSURANCE COMPANY (Surety), a corporation organized under the laws of the State of TEXAS and licensed to do business in the State of Washington as surety and named in the current list of "Surety Companies Acceptable in Federal Bonds" as published in the Federal Register by the Audit Staff Bureau of Accounts, U.S. Treasury Dept., are jointly and severally held and firmly bound to the City, in the sum of Ten Thousand US Dollars (\$10,000.00), subject to the provisions herein.

This statutory payment bond shall become null and void if and when the Principal, its heirs, executors, administrators, successors, or assigns shall pay all persons in accordance with RCW Titles 39.08 including all workers, laborers, mechanics, subcontractors, and materialmen, and all persons who shall supply such contractor or subcontractor with provisions and supplies for the carrying on of such work; and if such payment obligations have not been fulfilled, this bond shall remain in full force and effect.

The Surety for value received agrees that no assignment of work to the Principal by the City under the terms of the Agreement, nor any change, extension of time, alteration or addition to the terms of the Agreement, the specifications accompanying the Agreement, or to the work to be performed under the Agreement, shall in any way affect the Surety's obligation on this bond. The Surety waives notice of any assignment of work, change, extension of time, alteration or addition to the terms of the Agreement or the work performed. This payment bond shall not be cancelled or changed until at least thirty (30) days after prior written notice has been given to the City.

This bond may be executed in two (2) original counterparts, and shall be signed by the parties' duly authorized officers. This bond will only be accepted if it is accompanied by a fully-executed and original power of attorney for the officer executing on behalf of the Surety.

TOTAL QUALITY AIR, LLC
PRINCIPAL

Rosanne Yarn 6-27-18
Principal Signature Date

Printed Name

Title

LEXON INSURANCE COMPANY
SURETY

[Signature] _____
Surety Signature Date

KALEB HARVEY
Printed Name

ATTORNEY-IN-FACT
Title



Name, address, and telephone of local office/agent of Surety Company:

FRONTIER BONDING SERVICE, LLC
155 NE 100TH ST, STE 201, SEATTLE, WA 98125
(206) 281-8411

POWER OF ATTORNEY

LX- 9822165

Lexon Insurance Company

KNOW ALL MEN BY THESE PRESENTS, that **LEXON INSURANCE COMPANY**, a Texas Corporation, with its principal office in Louisville, Kentucky, does hereby constitute and appoint KALEB HARVEY its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, and as its act and deed a PERFORMANCE BOND under bond or undertaking number 9822165 issued on behalf of TOTAL QUALITY AIR, LLC as principal in the penal sum of \$ 10,000.00.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **LEXON INSURANCE COMPANY** on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$ 10,000.00 dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **LEXON INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 5th day of August, 2015.



LEXON INSURANCE COMPANY

BY

David E. Campbell
President

ACKNOWLEDGEMENT

On this 5th day of August, 2015, before me, personally came David E. Campbell to me known, who be duly sworn, did depose and say that he is the President of **LEXON INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



AMY TAYLOR
Notary Public- State of Tennessee
Davidson County
My Commission Expires 07-08-19

BY

Amy Taylor
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of **LEXON INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the forgoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Seal at Mount Juliet, Tennessee this 27TH Day of JUNE, 2018.



BY

Andrew Smith
Assistant Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."

WEATHERWISE PERFORMANCE BOND
to City of Richland, Washington
Bond No. 9822164

The City of Richland, Washington, (City) has awarded to TOTAL QUALITY AIR, LLC (Principal), a City Authorized Contractor Agreement (Agreement) providing for the installation of approved materials under the City's Weatherwise Service, which Agreement is on file at the Richland Energy Services offices and by this reference made a part hereof. Said Principal is required under the terms of that Agreement to furnish a bond for performance of all obligations under the Agreement and in accordance with Title 39.08 Revised Code of Washington (RCW).

The Principal, and LEXON INSURANCE COMPANY (Surety), a corporation, organized under the laws of the State of TEXAS and licensed to do business in the State of Washington as surety and named in the current list of "Surety Companies Acceptable in Federal Bonds" as published in the Federal Register by the Audit Staff Bureau of Accounts, U.S. Treasury Dept., are jointly and severally held and firmly bound to the City, in the sum of Ten Thousand US Dollars (\$10,000.00), subject to the provisions herein.

This statutory performance bond shall become null and void if and when the Principal, its heirs, executors, administrators, successors, or assigns shall well and faithfully perform all of the Principal's obligations under the Agreement and fulfill all the terms and conditions of all duly authorized modifications, additions, and changes to said Agreement that may hereafter be made, at the time and in the manner therein specified; and if such performance obligations have not been fulfilled, this bond shall remain in full force and effect.

The Surety for value received agrees that no assignment of work by the City to the Principal under the terms of the Agreement, nor any change, extension of time, alteration or addition to the terms of the Agreement, the specifications accompanying the Agreement, or to the work to be performed under the Agreement, shall in any way affect its obligation on this bond. The Surety waives notice of any assignment of work, change, extension of time, alteration or addition to the terms of the Agreement or the work performed. This performance bond shall not be cancelled or changed until at least thirty (30) days after prior written notice has been given to the City.

This bond may be executed in two (2) original counterparts, and shall be signed by the parties' duly authorized officers. This bond will only be accepted if it is accompanied by a fully-executed and original power of attorney for the officer executing on behalf of the Surety.

TOTAL QUALITY AIR, LLC

PRINCIPAL

Rosanne Garcia 6-27-18
Principal Signature Date

Printed Name

Title

LEXON INSURANCE COMPANY

SURETY

[Signature]
Surety Signature Date

KALEB HARVEY

Printed Name

ATTORNEY-IN-FACT

Title



Name, address, and telephone of local office/agent of Surety Company is:

FRONTIER BONDING SERVICE, LLC

155 NE 100TH ST, STE 201, SEATTLE, WA 98125

(206) 281-8411

POWER OF ATTORNEY

LX- 9822164

Lexon Insurance Company

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This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **LEXON INSURANCE COMPANY** on the 1st day of July, 2003 as follows:

Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$ 10,000.00 dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Assistant Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **LEXON INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 5th day of August, 2015.

LEXON INSURANCE COMPANY



BY

David E. Campbell
David E. Campbell
President

ACKNOWLEDGEMENT

On this 5th day of August, 2015, before me, personally came David E. Campbell to me known, who be duly sworn, did depose and say that he is the President of **LEXON INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.



AMY TAYLOR
Notary Public- State of Tennessee
Davidson County
My Commission Expires 07-08-19

BY

Amy Taylor
Amy Taylor
Notary Public

CERTIFICATE

I, the undersigned, Assistant Secretary of **LEXON INSURANCE COMPANY**, A Texas Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the forgoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Seal at Mount Juliet, Tennessee this 27TH Day of JUNE, 2018.



BY

Andrew Smith
Andrew Smith
Assistant Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/02/2018

Agenda Category: Resolutions – Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 139-18, Approving the Final Plat of Clearwater Creek Phase 5

Department:

Community Development Services

Ordinance/Resolution Number:

139-18

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 139-18, approving the final plat of Clearwater Creek Phase 5 subject to the conditions of approval contained therein, and the findings and conclusions adopted by the Richland City Council through Resolution No. 78-14.

Summary:

Hayden Homes is requesting final plat approval for the fifth phase of the Clearwater Creek residential subdivision, which proposes to subdivide 6.2-acres of land into 32 single-family residential lots.

The preliminary plat of Clearwater Creek, which divides 32.09 acres into 320 residential lots, a 13.6-acre school site, and 11 open space tracts was approved in 2014 upon recommendation of the Richland Planning Commission and by Council through Resolution No. 78-14.

The development has been constructed in conformance with the requirements of the Technical Advisory Report (TAC) and other conditions of preliminary plat approval. To date, public infrastructure within Phase 5 has been completely constructed to the satisfaction of Richland's Public Works Department.

Staff recommends approval of Resolution No. 139-18.

Fiscal Impact:

Construction of the lots within the plat will raise both the land value and property taxes. With residential development, demands on City services will also increase.

Attachments:

1. Resolution No. 139-18
2. Vicinity Map

RESOLUTION NO. 139-18

A RESOLUTION of the City of Richland approving the final plat of Clearwater Creek Phase 5 subject to the conditions of approval of Technical Advisory Committee Report S2013-100, and the findings and conclusions of the Richland City Council as adopted by Resolution No. 78-14.

WHEREAS, on April 23, 2014, the Richland Planning Commission held an open-record public hearing to consider the preliminary plat application of Clearwater Creek as submitted by Hayden Homes; and

WHEREAS, the Richland Planning Commission recommended to the Richland City Council that it conditionally approve the preliminary plat of Clearwater Creek; and

WHEREAS, on June 3, 2014, the Richland City Council held a closed-record hearing to consider the proposed Clearwater Creek preliminary plat application and the recommendation of the Richland Planning Commission. Council took action to approve the preliminary plat request; and

WHEREAS, the final plat for Clearwater Creek Phase 5, consisting of 32 residential lots on 6.2 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 Clearwater Creek Phase 5, a copy of which is attached hereto as **Exhibit A** and incorporated herein by this reference, is hereby approved subject to the conditions of approval contained in Technical Advisory Committee Report S2013-100 dated April 23, 2014, attached hereto as **Exhibit B** and incorporated herein by this reference, and the findings and conclusions of the Richland City Council as adopted by Resolution No. 78-14.

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 2nd day of October, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

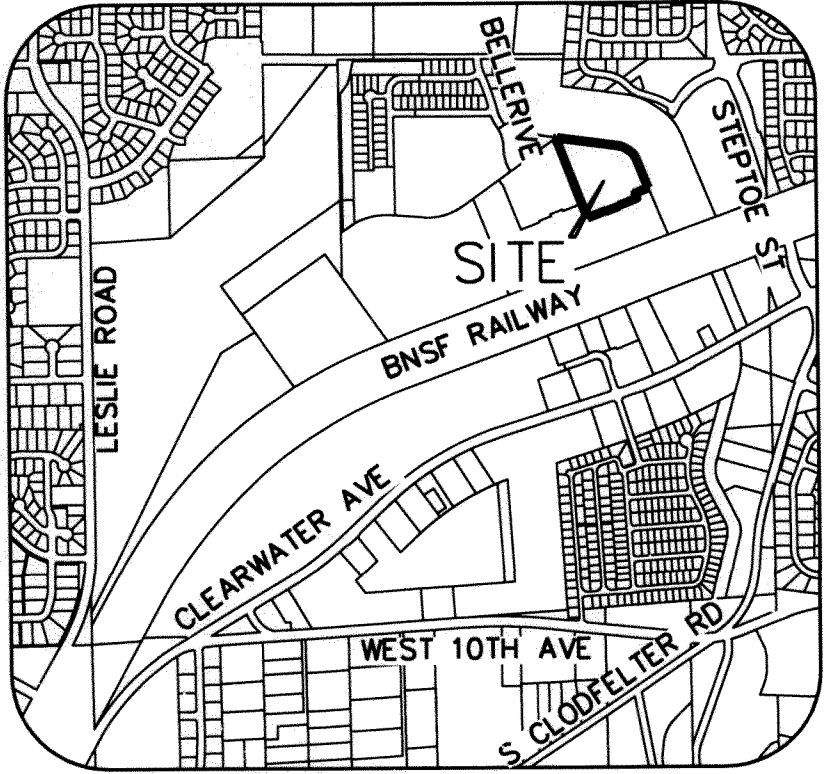
APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

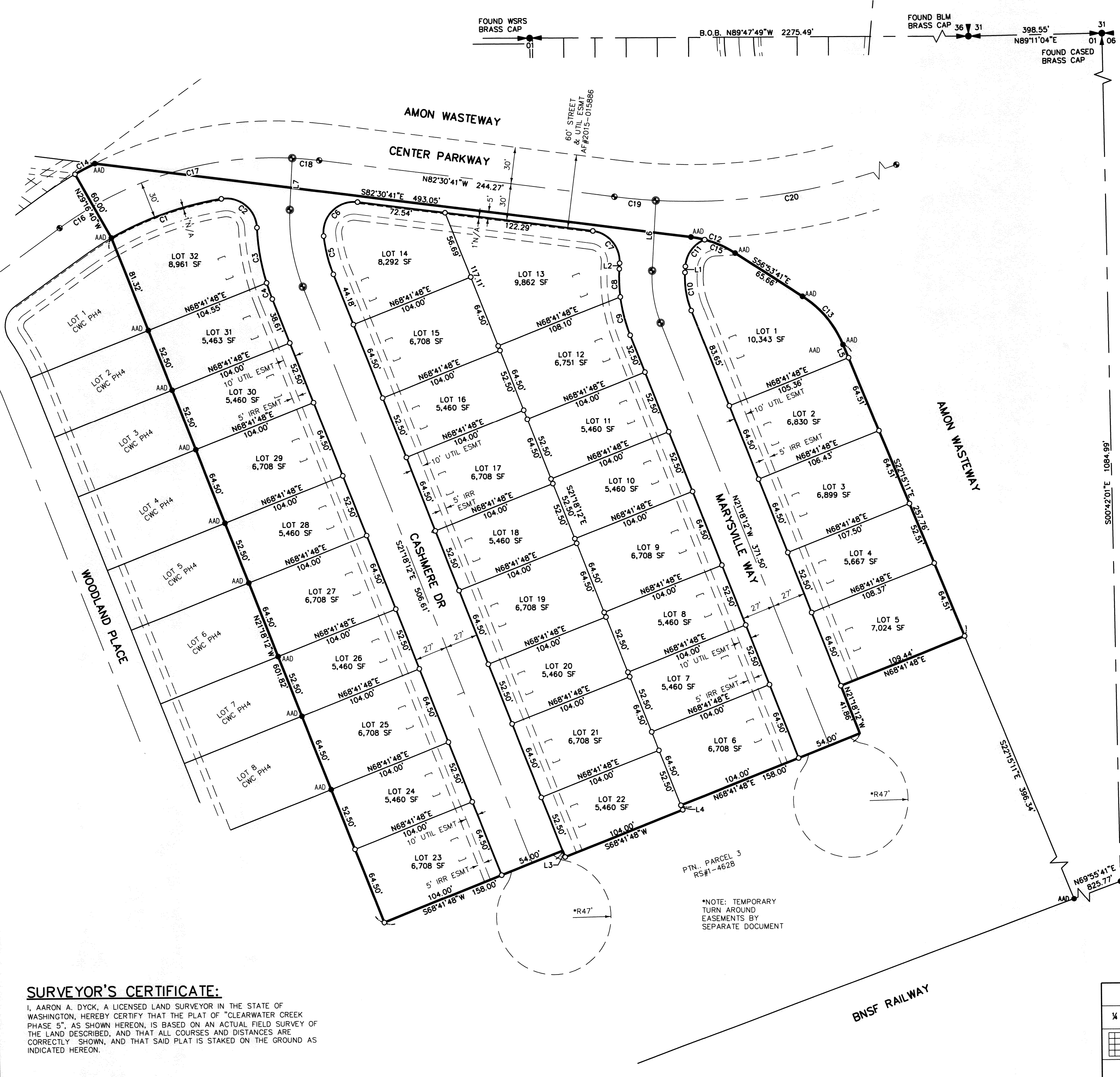
HEATHER KINTZLEY, City Attorney

THE FINAL PLAT OF
CLEARWATER CREEK PHASE 5

N.E. 1/4 OF SEC. 01, T.8N., R.28E., W.M.,
CITY OF RICHLAND,
BENTON COUNTY, WASHINGTON

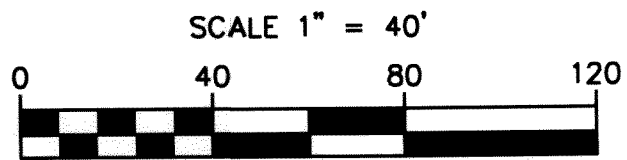


VICINITY SKETCH
NOT TO SCALE



LEGEND

- = SET 5/8" REBAR W/ ORANGE PLASTIC CAP MARKED "STRATTON AAD 38021"
- AAD ● = FOUND 5/8" REBAR W/ ORANGE PLASTIC CAP MARKED "STRATTON AAD 38021"
- ⊙ = SET CASED BRASS CAP MARKED "38021"
- = FOUND CASED BRASS CAP MARKED "38021"
- = FOUND AS INDICATED
- B.O.B. = BASIS OF BEARING
- 1' N/A = 1' NO ACCESS SCREENING EASEMENT
- IRR = IRRIGATION
- UTIL = UTILITY
- ESMT = EASEMENT
- = EASEMENT
- = PROPERTY BOUNDARY
- = CENTERLINE



BASIS OF BEARING
RS#1-4525

EQUIPMENT USED
A THREE-SECOND TOTAL STATION
TOPCON RTK GPS

SURVEYOR'S CERTIFICATE:

I, AARON A. DYCK, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF "CLEARWATER CREEK 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.

AARON A. DYCK LS38021 DATE _____

*NOTE: TEMPORARY
TURN AROUND
EASEMENTS BY
SEPARATE DOCUMENT

PTN. PARCEL 3
RS#1-4628

INDEX

1/4	SEC	T.	R.
	01	8N	28E

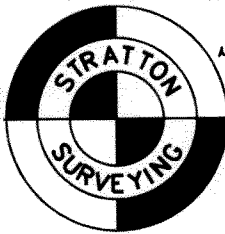
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2018 AT _____ MINUTES PAST _____ M., AND RECORDED IN VOLUME _____ OF PLATS PAGE _____, AT THE REQUEST OF AARON A. DYCK, P.L.S.
BENTON COUNTY AUDITOR INDEX NO. _____
DEPUTY FEE NO. _____

FINAL PLAT FOR



**HAYDEN
HOMES**



**STRATTON SURVEYING
& MAPPING, PC**

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

4631FP6.DWG	© 2018
DATE: 08/13/18	SHT. 1 OF 2
DRAWN BY: SPW	JOB # 4631

**RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (S2013-100)
APRIL 23, 2014**

APPLICANT: HAYDEN HOMES

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE
APPROXIMATELY 116.4 ACRES INTO 320 RESIDENTIAL
LOTS, A 13.6 ACRE SCHOOL SITE AND 11 OPEN SPACE
TRACTS (CLEARWATER CREEK).

LOCATION: SOUTH OF CLAYBELL PARK, EAST OF THE AMON
PRESERVE, NORTH OF THE BN RAILROAD AND WEST OF
STEPTOE STREET.

ENGINEER: PLS ENGINEERING

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

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

1. 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, and natural gas 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. Secondary emergency vehicle access shall be provided in accordance with City standards and in a location approved by the City Fire Marshal at the time that the first phase of the Clearwater Creek subdivision is constructed.
3. 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. The following note shall be placed on the final plat(s): **"Address numbers [noted in brackets] are subject to change by the City of Richland at time of building permit issuance."**
4. Portions of the plat are subject to the City's wild land fire protection requirements. To ensure that future lot buyers are properly informed of the specific wild land fire requirements, the following note shall be placed on the final plat: *"All lots within the plat that abut the Amon Wasteway or the Amon Preserve are subject to the City's Wild Land Fire Protection requirements as delineated in Richland Municipal Code Section 21.01.030 or as they may be modified in the future. All structures built on these lots must be developed with noncombustible siding, soffit, and skirting on*

the side adjacent to the wild-land area. Decks or porches 36 inches or less in height shall have skirting. Skirting shall be sufficiently constructed so as not to allow the accumulation of combustible material under the deck or porch. The area under the deck or porch shall not be used for storage.”

5. The requirements for a specific trail plan and the maintenance of the trail system area addressed in conditions 18 and 21 of the MDNS for the project (File #EA4-14. Trail design shall conform with the comments of the Department of Ecology correspondence dated 3/20/14, with trails located outside of vegetated buffers as much as possible. If trails are not permitted within the Amon Wasteway by the Kennewick Irrigation District (per their comments of 3/20/14) then, trail easements shall be provided along the rear property boundaries of lots adjacent to the Amon Wasteway within Phases 1, 5 and 6 of the project. Locations where the trail crosses the public street shall be subject to review and approval of the City and shall be aligned with street intersections to the greatest degree practicable.
6. The applicant shall comply with all mitigation conditions identified in the Mitigated Determination of Non-Significance (EA#04-14) dated March 4, 2014 and the Addendum, dated April 18, 2014.
7. Prior to final platting of phases 8, 10, 11,12 the platting of the 200th single family lot or the permitting of the proposed school Hayden Homes will cooperate with the City of Richland in completing an alignment study for the future extension of Rachel Road to the west. The results of this study may require the applicants to reconfigure the lots and streets in one or more of those phases.
7. Preliminary plat approval is subject to compliance with the conditions of approval set forth in the attached memorandum from the Civil and Utility Engineering Division dated March 20, 2014.
8. Preliminary plat approval is subject to compliance with the requirements legally established by the Bonneville Power Administration, the Kennewick Irrigation District, the Washington State Department of Ecology and the Washington State Department of Fish and Wildlife.

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

DATE: March 20, 2014

TO: RICK SIMON, DEVELOPMENT SERVICES MANAGER

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

PROJECT NAME: CLEARWATER CREEK (S2013-100)

PROJECT LOCATION: WEST OF STEPTOE, SOUTH OF THE HIEGHTS AT MEADOW SPRINGS AND
CLAYBELL PARK.

The Public Works Engineering Department has reviewed the preliminary plat received in this office on March 5, 2014, for the above referenced property and has the following conditions.

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 prior to approval of construction plans.
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. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. After approval by the City of the paper copy, a mylar copy of the record

drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

6. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of 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.
7. 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.
8. 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'.
9. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
10. 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/>
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. Valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
 - L. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - M. The minimum centerline finish grade shall be no less than 0.30 % and the maximum centerline finish grade shall be no more than 10.0 % for local streets.
 - N. The minimum centerline radius for all local streets shall be no less than 100-feet.

- O. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
 - P. A overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
 - Q. A detailed grading plan shall be included in the submitted plan set.
 - R. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
 - S. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
 - T. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
 - U. All cul-de-sacs shall have a minimum radius of 45-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
 - V. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.
 - W. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
 - X. All driveways for commercial projects shall construct City standard commercial driveways. Radius-style driveways are not allowed.
 - Y. 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.
 - Z. 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.).
 - AA. 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. 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.
15. 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:

- 16. The "Clearwater Creek" preliminary plat lies within the boundary of the South Richland traffic impact fee program (RMC 12.03). This plat shall therefore be subject to the fees administered by the program for any phase submitted for approval. Since this property is included within the program, it is exempt from the SEPA-related traffic study requirement (TIA). The developer of this proposed project shall receive "credits" for construction of Rachel Road and portions of Bellerive Drive as allowed under RMC 12.03, and as detailed in comment #17.
- 17. A note will be shown on the face of the final plat stating that Rachel Road and Bellerive Drive are classified as "Arterial Collector" streets. Subsequently, no driveways accessing single family lots will be allowed onto Rachel Road. Because of the topography and limited options for the property on the east side of Bellerive Drive, driveways will be allowed for lots 30-34, 49-53, and 45 & 46 only. The east half of this portion of Bellerive Drive will not be eligible for credit from the South Richland traffic impact fee program. The proposed access points onto Bellerive Drive are acceptable for this project, but any changes to said driveways will be subject to approval by the City Engineer.
- 18. Commercial/Retail access to Rachel Road shall be limited. Access points shall be no closer than 300-feet from the intersection with Steptoe Street. A traffic study shall be conducted by the developer to determine the lane configuration of Rachel Road from Meadows Drive South to Steptoe Street prior to permit approval for the first building project in "phase 16".
- 19. The following comments apply towards the construction timing of the street network within the Clearwater Creek preliminary plat:
 - A. The entire Rachel Road corridor shall be dedicated to the City as public Right-of-Way from Steptoe Street to the western boundary of the preliminary plat prior to or concurrent with approval of the phase 1 final plat, or the first commercial site plan approval, whichever is

submitted first. As an alternative to the public right of way dedication the developer can transfer the future Rachel right of way corridor to the City using an insured warranty deed.

- B. Rachel Road shall be constructed from Bellerive Drive to its connection with Steptoe Street in conjunction with the project that constructs the 100th single family lot. It shall be constructed and accepted prior to final platting of that phase.
 - C. Rachel Road shall be constructed from Steptoe Street to the west property boundary of the preliminary plat in conjunction with the project that constructs the 200th single family lot. It shall be constructed and accepted prior to final platting of that phase. That portion of Rachel Road adjoining Tracts I, J and K shall be constructed to a Rural standard, with two travel lanes, gravel shoulders and a separated asphalt path on one side of the road.
 - D. Rachel Road shall be constructed from Steptoe Street to the west property boundary of the preliminary plat prior to the completion and acceptance of any school construction project.
 - E. Rachel Road shall be constructed from Steptoe Street to Meadows Drive South in its entirety, including all frontage improvements, in conjunction with the first commercial development within "Phase 16". Rachel shall be constructed and accepted prior to final acceptance of said commercial project.
 - F. If the results of the future study conducted by the City result in an alignment for Rachel Road that does not involve use of the right-of-way of adjoining Tracts I, J and K, then no improvement to this segment of right-of-way shall be required and said right-of-way shall be vacated. New right-of-way shall then be required and said right-of-way shall be vacated. New right-of-way shall then be established and dedicated for the chosen alignment
 - G. Meadows Drive South shall be constructed in its entirety (including all frontage improvements) in conjunction with the first commercial development in phase 16 north of Rachel Road, or as part of phase 15. Meadows Drive South shall be constructed and accepted prior to final acceptance of either project.
20. If any section of either one of the collector streets noted above is required to be constructed as an "off-site" project, then it shall be constructed to the City's rural street standard. The frontage of said road shall be completed to City standards at the time that the phase which constructs the lots adjacent to it is developed. The portion of Rachel Road that is within the Amon wasteway (Tracts C & D) is an exception and shall be constructed in its entirety, including all frontage improvements, when built.
21. Portions of Rachel Road and Meadows Drive South are shown straddling the Amon wasteway property line. Written permission and/or permits from the governing agency shall be obtained prior to permitting and construction of these streets. The entire Right-of-Way corridor for these sections of roadway shall be dedicated to the City as ROW prior to acceptance of the project that constructed it. Alternatively the ROW's could be moved off of the Amon wasteway property to the greatest extent possible. See comment #2 above.
22. The note on sheet 1 concerning pedestrian facilities shall be amended as follows; "The 6-foot wide sidewalks installed in the open space tracts shall be maintained by the Clearwater Creek HOA".
23. The short road stubs numbered 1 – 4 in phases 13 and 14 do not meet City standards for public streets. These roads shall be private driveways that intersect Rachel Road via a City standard commercial driveway drop (no radius-style driveways allowed).

24. The proposed road medians shown on the pre-plat are not city-standard, and therefore shall be subject to review and approval by Public Works and by the Fire Dep't. Additional pavement width may be required on either side of the medians.
25. 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, tracts, parks, etc.).
26. The minimum centerline radius for all local streets shall be no less than 100-feet.
27. All proposed public Right of Ways that are narrower than 54-feet (streets narrower than 34-feet) shall have parking restricted, as per City standards. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the final plats. 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. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense.
28. All private roads & driveways shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.
29. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turn-arounds built at the end of them. The radius of these turn-arounds shall be 45-feet minimum, and shall be constructed of 2-inches of compacted top course gravel for slopes less than 5%, or of 2-inches of asphalt atop 2-inches of gravel for slopes greater than 5%. If the temporary turn around is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

30. The proposed preliminary plat is located mostly within the Tapteal 1 water pressure zone. The closest Tapteal 1 watermain is located in Meadows Drive South and Bellerive Drive to the north, and Steptoe street to the east. Build-out of this preliminary plat will require connection to all three of these existing water mains. These water main connections & extensions will be required to coincide with road construction. There is a portion of the preliminary plat that is above the Tapteal 1 pressure zone and is in Tapteal 2. The closest Tapteal 2 watermain is in Leslie Road to the west. It shall be the responsibility of the developer to extend a watermain to this property to serve domestic water at the time of plat construction. The minimum allowable water pressure as measured at the City water meter is 40 psi.
31. Domestic water shall be extended to the adjoining properties adjacent to the plat.
32. 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.
33. The fire hydrant layout shall be approved by the City Fire Marshal.

Irrigation Water:

34. The City has designated the Willowbrook Well as a non-potable irrigation source for this area, and has developed and adopted an irrigation master plan for its service area. The developer of Clearwater Creek shall design an irrigation water distribution system to conform to the City's irrigation master plan. Easements shall be provided on the final plat for this system where needed.

35. The developer of a previous, nearby project invested in modifications to the Willowbrook Well to activate it for irrigation use. The developer of Clearwater Creek shall comply with the conditions and responsibilities of a latecomer agreement for this system as approved by City Council.
36. The City's irrigation master plan is based on irrigation use and delivery rates that are supported solely by the Willowbrook Well. Any large irrigated spaces shall be designed to conform to the water delivery limits of the City's master plan. Portions of this development may impose instantaneous irrigation demands beyond the capacity of the Willowbrook Well. The developer shall be responsible for designing and constructing such system features as needed to match use rates to the Willowbrook Well's capacity. This may include storage and pumping facilities.

Sanitary Sewer:

37. The closest sanitary sewer available for this development is located in Meadows Drive South and Bellerive Drive to the north. It shall be the responsibility of the developer to extend a sewer main to this property to serve sanitary sewer at the time of plat construction.
38. 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.
39. Sanitary sewer mains shall be extended to the adjoining properties adjacent to the plat.

Ground Water:

40. Groundwater may be present on this site. Given the amount of groundwater encountered in this area (in both developed and undeveloped areas), the possibility of an underdrain system being required exists. Please have test pits and/or bore-holes dug by a geotech engineer, and an evaluation from said engineer prior to permitting. If an underdrain system is not required, the geohydrology report needs to state so. The requested report also needs to address any potential groundwater impacts to existing properties downslope of the proposed preliminary plat. Also, if groundwater is encountered within 5-feet of finished grade during plat construction, an underdrain system will be required.

Storm Water:

41. This project will require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.
42. All storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. The applicant's design shall provide runoff protection to downstream property owners.
43. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbara method; no modifying or adding time of concentration; no surcharge allowed. Calculations shall be stamped by a registered professional engineer and shall include a profile of the system

showing the hydraulic grade line. The calculations should include a 50-foot wide strip behind each right of way line to represent drainage from private property into the City system. Of that area, 50% shall be considered pervious and 50% impervious. Calculations shall include a profile for the design showing the hydraulic grade line for the system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.

44. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal.
45. If any existing storm drainage or ground water seepage drains 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 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").
47. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 24 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not perk within 24 hours.
48. Any discharge of storm water into the Amon wasteway will have to be permitted by any or all agencies with jurisdiction over it. These agencies may include (but not be limited to); Kennewick Irrigation District, Bureau of Reclamation, National Marine Fisheries Service, U.S. Fish and Wildlife, State of Washington Dept. of Fish and Wildlife, Department of Ecology, and Army Corps of Engineers. The amount of post-development storm runoff from the proposed site shall not exceed the amount of pre-development runoff.
49. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles. A maintenance road from the public Right of Way to the bottom of the pond is also needed (2-inches of compacted gravel, minimum). The City's maintenance of the pond in the future will consist of trimming weeds to maintain compliance with fire and nuisance codes, and maintaining the pond for functionality.
50. The developer shall be responsible for landscaping the storm pond and for its maintenance through the one-year infrastructure warranty period. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above. If the developer wishes for the pond to be landscaped and visually appealing, then the homeowners association should be considered for maintenance responsibilities. This will require an irrigation meter and sprinkler system (including a power source), and responsibility for maintaining the landscaping.
51. The developer of record shall maintain the public storm drainage system for one year from the date of final acceptance by The City of Richland (as determined by the issuance of the "Letter of Final

Acceptance"). Said developer shall also thoroughly clean the entire system, including structures, pipelines and basins prior to the City warranty inspection, conducted 11 months after the Letter of Final Acceptance.

Solid Waste:

52. Due to limited turnaround space, the lots in phases 13 & 14 and the single family lots that are accessed off of the private driveways may have to transport their garbage cans to a location acceptable for solid waste pick-up.

Final Platting / Project Acceptance Requirements:

53. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
54. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of occupancy. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.
55. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.
56. Ten-foot wide public utility easements will be required on the final plat along both sides of all Right-of-Ways within the proposed plat.
57. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association. A note shall be added to the face of the final plat that states: "*The private roads 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 said roads*".
58. A note shall be added to the face of the plat that states: "*The private drives 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. 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.
59. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the property owners to maintain.
60. A one-foot "No access / screening easement" will be required along the Rachel Road Right of Way, and also portions of the Bellerive Drive Right of Way.

61. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
62. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
63. Any restricted parking areas shall be indicated on the final plats.

Vicinity Map

Item: Clearwater Creek Phase 5 Final Plat
Applicant: Hayden Homes
File #: FP2018-106

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/02/2018

Agenda Category: Resolutions – Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 141-18, Authorizing a First Amendment to the Interlocal Agreement with the Port of Kennewick for the Columbia Park Trail Improvements

Department:

Public Works

Ordinance/Resolution Number:

141-18

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 141-18, authorizing the City Manager to sign and execute a First Amendment to the Interlocal Agreement with the Port of Kennewick for Columbia Park Trail Improvements.

Summary:

In June of this year, the City and the Port of Kennewick entered into an interlocal agreement to make improvements to Columbia Park Trail, and to replace the street lights within the Spaulding Business Park.

While planning the replacement of the Spaulding Business Park street lights, staff from both agencies identified their inability to meet the schedule commitments included in the original agreement. For this reason, an amendment is necessary to extend performance dates.

Staff from both agencies support the proposed First Amendment as a means to preserve accountability to the agreement's intent. Staff recommends approval of Resolution No. 141-18.

Fiscal Impact:

None. The First Amendment addresses an extension of time only.

Attachments:

1. Resolution No. 141-18
2. First Amendment to Interlocal with Port of Kennewick
3. August 30, 2018 Letter from Port of Kennewick

RESOLUTION NO. 141-18

A RESOLUTION of the City of Richland authorizing a First Amendment to the Interlocal Agreement with the Port of Kennewick for the Columbia Park Trail Improvements Project.

WHEREAS, on June 25, 2018, the City of Richland ("City") and the Port of Kennewick ("Port") entered into an interlocal agreement (Richland Contract No. 191-18) to make certain improvements to Columbia Park Trail, and to replace the street lights in the Port's Spaulding Business Park; and

WHEREAS, pursuant to Resolution No. 157-15, authority to enter into or amend interlocal agreements resides with the City Council unless such authority is delegated by the terms of the agreement to a designated representative of the City; and

WHEREAS, Richland Contract No. 191-18 (the "Agreement") does not include delegation of authority language; and

WHEREAS, the Parties wish to extend the time allowed to execute the street light replacement work; and

WHEREAS, in order to extend time for performance, the Parties agree to execute a First Amendment to the Agreement with the Port of Kennewick.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to execute a First Amendment to the June 25, 2018 Interlocal Agreement with the Port of Kennewick for the purpose of extending the performance period to replace the Spaulding Business Park street lights.

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 2nd day of October, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

***FIRST ADDENDUM TO THE
INTERLOCAL AGREEMENT WITH THE CITY OF RICHLAND
RELATED TO THE COLUMBIA PARK TRAIL IMPROVEMENTS***

1. **AGREEMENT ADDENDUM.** This First Addendum (1st Addendum) to the Interlocal Agreement regarding the Columbia Park Trail Improvements and Spaulding Business Park is between the Port of Kennewick "Port" and the City of Richland "City". The City and Port are Washington Municipal corporations and each a "Party", and collectively the "Parties," to this 1st Addendum. The Parties agree as follows.

2. RECITALS.

2.1 The Agreement became effective on June 26, 2018.

2.2 It is the purpose of this 1st Addendum to amend the Agreement to extend the deadlines.

2.3 Except as otherwise stated in this 1st Addendum, the Agreement remains in full force and effect.

3. SECTION 3. FUNDING

Section 3 is amended to read as follows:

Section 3. Funding: The Port of Kennewick hereby commits to provide funding as set forth below:

- (a) **\$800,000** to fund contract work, including engineering design, construction, and construction contract administration for the Columbia Park Trail Improvements. This funding shall be applied first to relocation of existing overhead cabled utility lines into an underground system, and second to other roadway improvement features. The Port's funds will be provided when invoiced by Richland and on a reimbursable basis for actual work performed in not more than three (3) installments at times mutually agreed to by the Parties.
 - i. Under no circumstance shall the Port's funding obligations increase beyond the \$800,000 identified herein for the Columbia Park Trail Improvements.
 - ii. The Port's commitment is subject to a successful application, and separate trilateral agreement with Benton County and the City under the Benton County Rural County Capital Fund. In the event an agreement with Benton County and the City is not reached by December 31, 2018, then the Jurisdictions agree to:
 - a. Negotiate an amendment to this agreement around a feasible funding partnership for the project; or

- b. Terminate this agreement related to the Columbia Park Trail Improvements Project.
- (b) **\$85,000** to fund the upgrades to the Spaulding Business Park street lighting system. These funds shall be reimbursed within (30) calendar days of the City delivering an invoice to the Port and the project is completed, which shall be no later than December 31, 2018.

IN WITNESS WHEREOF, the Parties have signed this 1st Addendum on the dated below shown.



Tim Arntzen
Chief Executive Officer
Port of Kennewick

8/24/18

Date

Cynthia D. Reents
City Manager
City of Richland

Date



PORT of KENNEWICK

COMMISSIONERS | DON BARNES | THOMAS MOAK | SKIP NOVAKOVICH

August 30, 2018

RECEIVED SEP - 7 2018

Mr. Pete Rogalsky
Public Works Director
City of Richland
PO Box 190, MS-26
Richland, WA 99352

RE: Amendment to Columbia Park Trail Improvement Projects Interlocal Agreement

Dear Pete:

Thank you for meeting with me earlier this month to discuss the revisions needed to ensure completion of the Columbia Park Trail Improvement Projects Interlocal Agreement. To accommodate staff and project schedules, I propose extending the deadlines mentioned in Section 3 to December 31, 2018; a First Addendum is attached for your review.

The Port Commission has authorized me to approve this amendment. However, I am not sure about the protocol for the City; please let me know how we should proceed.

Respectfully,

Tim Arntzen
Chief Executive Officer



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/02/2018

Agenda Category: Resolutions – Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 142-18, Awarding a Construction Contract to Culbert Construction, Inc. for the Swift Boulevard Corridor Improvements Re-bid

Department:

Public Works

Ordinance/Resolution Number:

142-18

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 142-18, awarding the bid for the Swift Boulevard Corridor Improvements Re-bid project to Culbert Construction, Inc.

Summary:

The 2018 – 2023 Capital Improvement Plan (CIP) includes the Swift Boulevard Improvements project. This project is part of the City's Swift Corridor strategy intended to increase development in the downtown / waterfront area. The project work also coincides with the current construction of the new City Hall building.

The project scope and budget were increased during 2018. The most recent proposed increase is described in Ordinance No. 50-18, also on tonight's agenda.

The proposed construction will include a full depth re-build of the street section between Stevens Drive and Jadwin Avenue, including new sidewalk and curbing in various locations. The project will also change the street from its current configuration to a predominately three lane section with bike lanes and limited on-street parking. New landscaping and lighting are also included. The bid package included several additive alternatives intended to provide the City with flexibility to align the improvement scope with available budget.

On September 24, 2018, five (5) bids were received. The low bid was \$2,274,435.68 and the high bid was \$2,883,005.72. Engineer's estimate was \$2,353,746.63. All of the above figures included all of the additive bid alternatives. Since the cost totals, with all alternatives, are well within the proposed project budget, staff recommends awarding the entire package.

If approved, construction on underground utility work will start late fall, with the majority of the concrete and asphalt work occurring next spring. The project is estimated to be completed June 1, 2019. A public outreach program will be implemented to support the project. The outreach program will include direct mail materials, web site content, and timely notices by the contractor and or City. Staff recommends approval of Resolution No. 142-18.

Fiscal Impact:

Total project costs are estimated at \$2,698,435.68. Pending approval of Ordinance No. 50-18 the available funds for the project will be \$3,115,000. A project budget summary is attached.

Attachments:

1. Resolution No. 142-18
2. Swift Blvd Improvements - Budget Summary
3. Bid Tab - Swift Blvd Corridor Improvements ReBid
4. Vicinity Map - Swift Blvd Corridor Improvements

RESOLUTION NO. 142-18

A RESOLUTION of the City of Richland authorizing the award of bid to Culbert Construction, Inc. for the Swift Boulevard Corridor Improvements Re-bid.

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

WHEREAS, the Swift Boulevard Improvements project is a part of the City's Swift Corridor strategy intended to increase development and activity in the downtown/waterfront area; and

WHEREAS, City Council passed Ordinance No. 38-18 on July 17, 2018, expanding the project scope and budget to include traffic signal upgrades and adjusting project funding to reduce reliance on Benton County rural capital funds; and

WHEREAS, bids were solicited for the project in June, 2018. On July 10, 2018, a single bid was received for a total price of \$3,179,736. On August 7, 2018, City Council adopted Resolution No. 113-18, rejecting this bid and directing staff to prepare the project for re-bid; and

WHEREAS, once the revised project design was completed, the project was advertised for construction bids. The bid documents included several additive alternatives providing the City with options to match the scope of work and project budget. The additive bid alternatives include landscaping improvements and traffic signal upgrades; and

WHEREAS, bids were solicited in accordance with the City's purchasing policies. Five (5) bids were received and opened on September 24, 2018; and

WHEREAS, Culbert Construction, Inc. submitted the lowest responsible bid of the five (5) bids received; and

WHEREAS, the project budget is adequate to complete the project using the lowest responsible bid, while including all of the additive alternative bid schedules.

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 contract with Culbert Construction, Inc. in the amount of \$2,274,435.68, and to execute change orders up to \$250,000 to fulfill the project's design intent.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 2nd day of October, 2018.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS, City Clerk

HEATHER KINTZLEY, City Attorney

SWIFT BLVD CORRIDOR IMPROVEMENTS REBID

PROJECT FUNDING IS PROPOSED AS FOLLOWS:

2018 BENTON COUNTY RURAL CAPITAL FUNDS	\$	500,000.00	
REAL ESTATE EXCISE TAX 2ND 1/4%		905,000.00	\$2,510,000
GENERAL FUND		200,000.00	2018 CIP -
BUSINESS LICENSE RESERVE FUND		40,000.00	amendment
INDUSTRIAL DEVELOPMENT FUND		865,000.00	
ENERGY SERVICES FUND		305,000.00	2018 CIP
2019 BENTON COUNTY RURAL CAPITAL FUNDS		300,000.00	2019 CIP
TOTAL PROJECT COSTS		<u>3,115,000.00</u>	

PROJECT EXPENSES ARE ESTIMATED AS FOLLOWS:

DESIGN & CNST MGMT - PW ENG	\$	150,000.00
WORK BY ENERGY SERVICES (METERS)		15,000.00
WORK BY WATER (METERS)		4,000.00
WORK BY STREETS (SIGNAGE)		5,000.00
CONSTRUCTION CONTRACT		2,274,435.68
CONTINGENCY		250,000.00
TOTAL PROJECT COSTS		<u>\$ 2,698,435.68</u>

REMAINING FUNDS \$416,564.32

City of Richland

DATE BIDS OPENED:	September 24, 2018	ITB #	18-0015
SWIFT BLVD CORRIDOR IMPROVEMENTS REBID			

				ENGINEER'S ESTIMATE		CULBERT CNST INC PASCO, WA		APOLLO INC KENNEWICK, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	SCHEDULE A - ROAD IMPROVEMENTS								
A-1	Mobilization.	1.00	LS	\$50,000.00	50,000.00	196,148.53	196,148.53	138,000.00	138,000.00
A-2	SPCC plan.	1.00	LS	1,000.00	1,000.00	118.89	118.89	900.00	900.00
A-3	Roadway surveying.	1.00	LS	60,000.00	60,000.00	27,245.94	27,245.94	27,000.00	27,000.00
A-4	Project temporary traffic control.	1.00	LS	100,000.00	100,000.00	66,625.79	66,625.79	150,000.00	150,000.00
A-5	Temporary business signs.	1.00	LS	3,500.00	3,500.00	2,050.02	2,050.02	5,000.00	5,000.00
A-6	Removal of structure & obstructions.	1.00	LS	45,000.00	45,000.00	116,137.38	116,137.38	86,000.00	86,000.00
A-7	Clearing & grubbing.	1.00	LS	10,000.00	10,000.00	6,929.02	6,929.02	15,000.00	15,000.00
A-8	Tree trimming.	1.00	LS	2,500.00	2,500.00	6,662.58	6,662.58	5,600.00	5,600.00
A-9	Site restoration.	1.00	LS	25,000.00	25,000.00	25,920.81	25,920.81	23,000.00	23,000.00
A-10	ECS lead.	1.00	LS	1,000.00	1,000.00	118.89	118.89	250.00	250.00
A-11	Planing bituminous pavement.	993.00	SY	12.00	11,916.00	6.96	6,911.28	7.60	7,546.80
A-12	Grinding, including haul.	12,285.00	SY	20.00	245,700.00	3.03	37,223.55	3.35	41,154.75
A-13	Roadway excavation, including haul (including existing HMA).	4,384.00	CY	7.00	30,688.00	19.30	84,611.20	19.00	83,296.00
A-14	Crushed surface top course (2").	1,356.00	TON	30.00	40,680.00	27.06	36,693.36	22.00	29,832.00
A-15	Crushed surface base course (5").	3,351.00	TON	25.00	83,775.00	35.04	117,419.04	21.00	70,371.00
A-16	HMA CI 1/2 in. PG 64-28	2,765.00	TON	86.00	237,790.00	94.30	260,739.50	101.00	279,265.00
A-17	Soil residual herbicide.	12,033.00	SY	0.50	6,016.50	0.14	1,684.62	0.10	1,203.30
A-18	Job mix compliance price adjustment.	1.00	CALC	1.00	1.00	1.00	1.00	1.00	1.00
A-19	Compaction price adjustment.	1.00	CALC	1.00	1.00	1.00	1.00	1.00	1.00
A-20	Asphalt cost price adjustment.	1.00	CALC	1.00	1.00	1.00	1.00	1.00	1.00
A-21	Cement concrete traffic curb & gutter.	2,677.00	LF	20.00	53,540.00	29.28	78,382.56	26.00	69,602.00
A-22	Cement concrete pedestrian curb, 6" high.	266.00	LF	25.00	6,650.00	27.94	7,432.04	21.00	5,586.00
A-23	Cement concrete pedestrian curb, 18" high.	156.00	LF	40.00	6,240.00	29.99	4,678.44	28.00	4,368.00
A-24	Cement concrete valley gutter.	9.00	LF	125.00	1,125.00	70.63	635.67	37.00	333.00
A-25	Cement concrete sidewalk ramp (Type 1A).	3.00	EA	1,800.00	5,400.00	1,644.27	4,932.81	1,390.00	4,170.00
A-26	Cement concrete sidewalk ramp (Type 1B).	24.00	EA	1,800.00	43,200.00	1,644.27	39,462.48	1,390.00	33,360.00
A-27	Cement concrete sidewalk ramp (Type 2A).	0.00	EA	1,800.00	-	-	-	-	-
A-28	Cement concrete sidewalk ramp (Type 2B).	4.00	EA	1,800.00	7,200.00	1,644.27	6,577.08	1,390.00	5,560.00
A-29	Cement concrete sidewalk, 4" thick.	2,640.00	SY	50.00	132,000.00	50.08	132,211.20	45.00	118,800.00
A-30	Cement concrete driveway entrance Type - 6" thick.	535.00	SY	60.00	32,100.00	61.02	32,645.70	50.00	26,750.00
A-31	Solid wall storm sewer pipe 12 in. diameter.	53.00	LF	50.00	2,650.00	147.83	7,834.99	85.00	4,505.00
A-32	Trench safety.	53.00	LF	2.00	106.00	8.97	475.41	1.00	53.00
A-33	Imported pipe zone bedding.	53.00	LF	5.00	265.00	-	-	1.00	53.00
A-34	Connect to existing storm drain manhole.	2.00	EA	750.00	1,500.00	462.21	924.42	990.00	1,980.00
A-35	Connect to existing storm drain pipe.	3.00	EA	500.00	1,500.00	428.48	1,285.44	500.00	1,500.00
A-36	Underground utility crossing - marked & unmarked.	12.00	EA	250.00	3,000.00	607.61	7,291.32	135.00	1,620.00
A-37	Storm drain catch basin.	2.00	EA	1,000.00	2,000.00	1,493.67	2,987.34	970.00	1,940.00

				ENGINEER'S ESTIMATE		CULBERT CNST INC PASCO, WA		APOLLO INC KENNEWICK, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A-38	Lid.	2.00	EA	2,500.00	5,000.00	2,271.67	4,543.34	1,930.00	3,860.00
A-39	Replace catch basin frame & grate.	3.00	EA	1,200.00	3,600.00	759.52	2,278.56	440.00	1,320.00
A-40	New manhole frame & lid.	12.00	EA	1,200.00	14,400.00	888.26	10,659.12	930.00	11,160.00
A-41	Water valve box.	16.00	EA	750.00	12,000.00	493.31	7,892.96	560.00	8,960.00
A-42	Illumination system complete (14 new LED lights).	1.00	LS	77,000.00	77,000.00	79,540.94	79,540.94	85,000.00	85,000.00
A-43	Structural earth wall.	385.00	SF	50.00	19,250.00	37.54	14,452.90	38.00	14,630.00
A-44	Monument case & cover.	4.00	EA	650.00	2,600.00	1,359.46	5,437.84	540.00	2,160.00
A-45	Asphalt patching (2" HMA & 4" CSTC) for driveways.	314.00	SY	75.00	23,550.00	71.35	22,403.90	53.00	16,642.00
A-46	RRFB (solar) system, complete.	1.00	LS	25,000.00	25,000.00	18,347.72	18,347.72	19,570.00	19,570.00
A-47	RRFB (electric) system, complete.	1.00	LS	25,000.00	25,000.00	18,142.72	18,142.72	19,570.00	19,570.00
A-48	Remove & salvage traffic or informational sign.	11.00	EA	100.00	1,100.00	326.14	3,587.54	110.00	1,210.00
A-49	Remove & replace existing junction box.	10.00	EA	150.00	1,500.00	538.13	5,381.30	385	3,850.00
SCHEDULE A - ROAD IMPROVEMENTS SUBTOTAL					\$1,463,044.50	\$1,513,669.14		\$1,431,533.85	
0% SALES TAX					-	-		-	
SCHEDULE A - ROAD IMPROVEMENTS TOTAL					\$1,463,044.50	\$1,513,669.14		\$1,431,533.85	
SCHEDULE B - PAVEMENT MARKINGS & STRIPING									
B-1	Plastic line.	11,446.00	LF	\$1.20	13,735.20	1.13	12,933.98	1.20	13,735.20
B-2	Plastic wide lane line.	525.00	LF	1.65	866.25	1.54	808.50	1.70	892.50
B-3	Plastic stop line.	332.00	LF	5.00	1,660.00	7.18	2,383.76	7.75	2,573.00
B-4	Plastic crosswalk line.	2,624.00	SF	5.50	14,432.00	4.87	12,778.88	5.25	13,776.00
B-5	Plastic traffic arrow.	11.00	EA	100.00	1,100.00	107.63	1,183.93	115.00	1,265.00
B-6	Plastic bicycle symbol.	14.00	EA	230.00	3,220.00	179.38	2,511.32	193.00	2,702.00
B-7	Removing plastic line.	405.00	LF	1.10	445.50	2.05	830.25	2.20	891.00
B-8	Temporary pavement marking-short duration.	15,000.00	LF	0.25	3,750.00	0.26	3,900.00	0.28	4,200.00
SCHEDULE B - PAVEMENT MARKINGS & STRIPING SUBTOTAL					\$39,208.95	\$37,330.62		\$40,034.70	
0% SALES TAX					-	-		-	
SCHEDULE B - PAVEMENT MARKINGS & STRIPING TOTAL					\$39,208.95	\$37,330.62		\$40,034.70	
SCHEDULE C - WATER									
C-1	Remove existing tee & valve.	1.00	EA	\$1,200.00	1,200.00	315.40	315.40	837.00	837.00
C-2	DI pipe for water main, 8" RJ.	10.00	LF	100.00	1,000.00	367.72	3,677.20	117.00	1,170.00
C-3	DI pipe for water main, 6" RJ.	67.00	LF	100.00	6,700.00	126.97	8,506.99	90.00	6,030.00
C-4	Trench safety.	103.00	LF	2.00	206.00	14.77	1,521.31	1.00	103.00
C-5	Imported pipe zone bedding.	103.00	LF	5.00	515.00	-	-	1.00	103.00
C-6	8" coupling, DI to AC.	4.00	EA	750.00	3,000.00	369.33	1,477.32	260.00	1,040.00
C-7	8" x 6" tee, MJ x FL.	1.00	EA	550.00	550.00	415.27	415.27	460.00	460.00
C-8	Thrust block.	4.00	EA	200.00	800.00	158.20	632.80	193.00	772.00
C-9	6" gate valve, FL x RJ.	1.00	EA	1,200.00	1,200.00	906.25	906.25	1,245.00	1,245.00
C-10	6" gate valve, RJ.	1.00	EA	1,201.00	1,201.00	945.20	945.20	1,290.00	1,290.00
C-11	Fire hydrant assembly.	4.00	EA	2,500.00	10,000.00	3,688.06	14,752.24	3,786.00	15,144.00
C-12	6" coupling, RJ.	3.00	EA	500.00	1,500.00	302.52	907.56	274.00	822.00

				ENGINEER'S ESTIMATE		CULBERT CNST INC PASCO, WA		APOLLO INC KENNEWICK, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
C-13	Water meter relocation.	2.00	EA	1,000.00	2,000.00	1,373.27	2,746.54	1,245.00	2,490.00
C-14	2" coupling.	3.00	EA	200.00	600.00	267.55	802.65	100.00	300.00
C-15	2" poly water service line.	26.00	LF	25.00	650.00	53.45	1,389.70	25.00	650.00
C-16	2" curb stop.	1.00	EA	150.00	150.00	1,037.45	1,037.45	497.00	497.00
C-17	2" cap.	1.00	EA	150.00	150.00	297.39	297.39	2.00	2.00
C-18	Water marker post.	1.00	EA	100.00	100.00	235.89	235.89	135.00	135.00
C-19	Remove & salvage fire hydrant.	1.00	EA	250.00	250.00	630.80	630.80	396.00	396.00
C-20	Plug existing water pipe.	1.00	EA	50.00	50.00	314.59	314.59	186.00	186.00
C-21	Underground utility crossing - marked & unmarked.	10.00	EA	150.00	1,500.00	607.61	6,076.10	135.00	1,350.00
C-22	6" 45 degree bend.	1.00	EA	350.00	350.00	364.02	364.02	300.00	300.00
SCHEDULE C - WATER SUBTOTAL					\$33,672.00		\$47,952.67		\$35,322.00
8.6% SALES TAX					2,895.79		4,123.93		3,037.69
SCHEDULE C - WATER TOTAL					\$36,567.79		\$52,076.60		\$38,359.69

SCHEDULE D - ELECTRICAL									
D-1	Power conduit, 6" PVC, deep sockets.	4,134.00	LF	\$10.00	41,340.00	7.16	29,599.44	9.80	40,513.20
D-2	Conduit, 4" PVC deep sockets.	1,248.00	LF	9.00	11,232.00	4.70	5,865.60	8.40	10,483.20
D-3	Conduit, 3" PVC deep sockets.	1,690.00	LF	6.00	10,140.00	4.94	8,348.60	6.50	10,985.00
D-4	Conduit, 2" PVC (fiber).	9,839.00	LF	5.00	49,195.00	2.28	22,432.92	5.25	51,654.75
D-5	Trench excavation & backfill, 3' x 42" deep.	7,090.00	LF	8.00	56,720.00	9.74	69,056.60	9.70	68,773.00
D-6	Power vault V29 & cover w/2 Stl lids.	1.00	EA	5,800.00	5,800.00	6,826.91	6,826.91	5,640.00	5,640.00
D-7	Power vault V19 & cover w/2 Stl lids.	7.00	EA	4,200.00	29,400.00	4,803.37	33,623.59	4,200.00	29,400.00
D-8	Power vault V11 & cover w/2 Stl lids.	2.00	EA	2,900.00	5,800.00	3,195.64	6,391.28	3,000.00	6,000.00
D-9	Power vault V3 & cover w/2 Stl lids.	1.00	EA	2,000.00	2,000.00	1,628.97	1,628.97	2,290.00	2,290.00
D-10	J-box, Quazite (fiber).	21.00	EA	500.00	10,500.00	472.98	9,932.58	490.00	10,290.00
D-11	Fiber vault, 4 x 4.	5.00	EA	2,500.00	12,500.00	2,540.43	12,702.15	2,600.00	13,000.00
D-12	Trench safety.	7,090.00	LF	2.00	14,180.00	0.66	4,679.40	4.15	29,423.50
D-13	Imported pipe zone bedding.	7,090.00	LF	5.00	35,450.00	-	-	3.80	26,942.00
D-14	Underground utility crossing - marked & unmarked.	42.00	EA	300.00	12,600.00	373.33	15,679.86	410.00	17,220.00
D-15	Dig & verify.	10.00	EA	350.00	3,500.00	746.66	7,466.60	406.00	4,060.00
D-16	Asphalt patching (3" HMA & 6" CSTC).	182.00	SY	75.00	13,650.00	67.69	12,319.58	62.00	11,284.00
D-17	Site restoration.	1.00	LS	12,500.00	12,500.00	4,612.55	4,612.55	7,600.00	7,600.00
D-18	Traffic control (this schedule only).	1.00	LS	15,000.00	15,000.00	1,537.52	1,537.52	5,500.00	5,500.00
D-19	Cement concrete sidewalk, 4" thick.	41.00	SY	75.00	3,075.00	161.24	6,610.84	46.00	1,886.00
D-20	Boring for fiber.	300.00	LF	50.00	15,000.00	71.75	21,525.00	76.50	22,950.00
SCHEDULE D - ELECTRICAL SUBTOTAL					\$359,582.00		\$280,839.99		\$375,894.65
8.6% SALES TAX					30,924.05		24,152.24		32,326.94
SCHEDULE D - ELECTRICAL TOTAL					\$390,506.05		\$304,992.23		\$408,221.59

ALTERNATE A: LANDSCAPING / IRRIGATION									
Alt A-1	Psipe- European Hornbean tree (3" cal.)	19.00	EA	\$625.00	11,875.00	635.51	12,074.69	680.00	12,920.00
Alt A-2	Tree well - frame & grate.	14.00	EA	3,000.00	42,000.00	2,777.78	38,888.92	2,900.00	40,600.00
Alt A-3	Tree well receptacle system.	19.00	EA	250.00	4,750.00	199.88	3,797.72	550.00	10,450.00

				ENGINEER'S ESTIMATE		CULBERT CNST INC PASCO, WA		APOLLO INC KENNEWICK, WA			
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price		
Alt A-4	Meter (electrical) disconnect - for tree system.	1.00	EA	1,600.00	1,600.00	1,845.02	1,845.02	1,990.00	1,990.00		
Alt A-5	1" PVC tree well conduit.	3,846.00	LF	8.00	30,768.00	7.69	29,575.74	2.20	8,461.20		
Alt A-6	2" double check valve.	2.00	EA	1,200.00	2,400.00	3,957.57	7,915.14	3,090.00	6,180.00		
Alt A-7	Remote control valve.	2.00	EA	500.00	1,000.00	1,076.26	2,152.52	1,160.00	2,320.00		
Alt A-8	Root watering system.	10.00	EA	220.00	2,200.00	338.25	3,382.50	365.00	3,650.00		
Alt A-9	2" PVC irrigation line including fitting.	3,552.00	LF	9.00	31,968.00	4.37	15,522.24	4.70	16,694.40		
Alt A-10	2" street service assembly (including tap).	2.00	EA	2,000.00	4,000.00	1,954.70	3,909.40	1,160.00	2,320.00		
Alt A-11	2" street service line (HDPE).	50.00	LF	20.00	1,000.00	63.98	3,199.00	19.50	975.00		
Alt A-12	2" meter assembly.	2.00	EA	1,200.00	2,400.00	1,238.16	2,476.32	960.00	1,920.00		
Alt A-13	2" house service line.	10.00	LF	20.00	200.00	92.46	924.60	36.00	360.00		
Alt A-14	Top soil.	3.00	CY	30.00	90.00	71.75	215.25	77.00	231.00		
Alt A-15	Curb opening inlet.	1.00	EA	400.00	400.00	256.25	256.25	550.00	550.00		
Alt A-16	Metal landscaping edging.	120.00	LF	7.50	900.00	8.71	1,045.20	9.40	1,128.00		
Alt A-17	2" - 4" washed river rock.	25.00	CY	75.00	1,875.00	41.00	1,025.00	44.00	1,100.00		
				0.00	0.00	75.00	\$139,426.00		\$128,205.51		\$111,849.60
				0% SALES TAX			-		-		-
				ALTERNATE A: LANDSCAPING / IRRIGATION TOTAL			\$139,426.00		\$128,205.51		\$111,849.60
	ALTERNATE B: TRAFFIC SIGNAL STEVENS DRIVE										
Alt B-1	Traffic signal modifications - Stevens/Swift Intersection.	1.00	LS	\$25,000.00	25,000.00	15,323.93	15,323.93	21,850.00	21,850.00		
				ALTERNATE B: TRAFFIC SIGNAL STEVENS DRIVE SUBTOTAL			\$25,000.00		\$15,323.93		\$21,850.00
				0% SALES TAX			-		-		-
				ALTERNATE B: TRAFFIC SIGNAL STEVENS DRIVE TOTAL			\$25,000.00		\$15,323.93		\$21,850.00
	ALTERNATE C: TRAFFIC SIGNAL GOETHALS DRIVE										
Alt C-1	Traffic signal modifications - Goethals/Swift Intersection.	1.00	LS	\$70,000.00	70,000.00	56,375.67	56,375.67	65,645.00	65,645.00		
				ALTERNATE C: TRAFFIC SIGNAL GOETHALS DRIVE SUBTOTAL			\$70,000.00		\$56,375.67		\$65,645.00
				0% SALES TAX			-		-		-
				ALTERNATE C: TRAFFIC SIGNAL GOETHALS DRIVE TOTAL			\$70,000.00		\$56,375.67		\$65,645.00
	ALTERNATE D: TRAFFIC SIGNAL JADWIN AVENUE										
Alt D-1	Traffic signal modifications - Jadwin/Swift Intersection.	1.00	LS	#####	190,000.00	166,461.98	166,461.98	183,000.00	183,000.00		
				ALTERNATE D: TRAFFIC SIGNAL JADWIN AVENUE SUBTOTAL			\$190,000.00		\$166,461.98		\$183,000.00
				0% SALES TAX			-		-		-
				ALTERNATE D: TRAFFIC SIGNAL JADWIN AVENUE TOTAL			\$190,000.00		\$166,461.98		\$183,000.00

Item	Description	Qty	Unit	ENGINEER'S ESTIMATE		CULBERT CNST INC PASCO, WA		APOLLO INC KENNEWICK, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	SCHEDULE A - ROAD IMPROVEMENTS				\$1,463,044.50		\$1,513,669.14		\$1,431,533.85
	SCHEDULE B - PAVEMENT MARKINGS & STRIPING				39,208.95		37,330.62		40,034.70
	SCHEDULE C - WATER				36,567.79		52,076.60		38,359.69
	SCHEDULE D - ELECTRICAL				390,506.05		304,992.23		408,221.59
	ALTERNATE A: LANDSCAPING / IRRIGATION				139,426.00		128,205.51		111,849.60
	ALTERNATE B: TRAFFIC SIGNAL STEVENS DRIVE				25,000.00		15,323.93		21,850.00
	ALTERNATE C: TRAFFIC SIGNAL GOETHALS DRIVE				70,000.00		56,375.67		65,645.00
	ALTERNATE D: TRAFFIC SIGNAL JADWIN AVENUE				190,000.00		166,461.98		183,000.00
	GRAND TOTAL				<u>\$2,353,753.29</u>		<u>\$2,274,435.68</u>		<u>\$2,300,494.43</u>

City of Richland

DATE BIDS OPENED:	September 24, 2018	ITB #	18-0015
SWIFT BLVD CORRIDOR IMPROVEMENTS REBID			

BIG DS CNST of TRI-CITIES PASCO, WA	MORENO & NELSON WALLA WALLA, WA	TAPANI, INC BATTLE GROUND, WA
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Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SCHEDULE A - ROAD IMPROVEMENTS									
A-1	Mobilization.	1.00	LS	124,000.00	124,000.00	185,000.00	185,000.00	245,000.00	245,000.00
A-2	SPCC plan.	1.00	LS	1,986.00	1,986.00	850.00	850.00	500.00	500.00
A-3	Roadway surveying.	1.00	LS	24,000.00	24,000.00	25,000.00	25,000.00	50,000.00	50,000.00
A-4	Project temporary traffic control.	1.00	LS	199,626.00	199,626.00	280,000.00	280,000.00	230,000.00	230,000.00
A-5	Temporary business signs.	1.00	LS	7,500.00	7,500.00	2,500.00	2,500.00	4,000.00	4,000.00
A-6	Removal of structure & obstructions.	1.00	LS	28,000.00	28,000.00	120,000.00	120,000.00	135,000.00	135,000.00
A-7	Clearing & grubbing.	1.00	LS	12,000.00	12,000.00	10,000.00	10,000.00	15,000.00	15,000.00
A-8	Tree trimming.	1.00	LS	4,000.00	4,000.00	4,200.00	4,200.00	2,750.00	2,750.00
A-9	Site restoration.	1.00	LS	38,000.00	38,000.00	35,800.00	35,800.00	20,000.00	20,000.00
A-10	ECS lead.	1.00	LS	1,986.00	1,986.00	3,000.00	3,000.00	2,000.00	2,000.00
A-11	Planing bituminous pavement.	993.00	SY	12.00	11,916.00	12.00	11,916.00	11.25	11,171.25
A-12	Grinding, including haul.	12,285.00	SY	1.80	22,113.00	7.50	92,137.50	9.50	116,707.50
A-13	Roadway excavation, including haul (including existing HMA).	4,384.00	CY	26.00	113,984.00	31.00	135,904.00	30.00	131,520.00
A-14	Crushed surface top course (2").	1,356.00	TON	38.00	51,528.00	33.00	44,748.00	52.00	70,512.00
A-15	Crushed surface base course (5").	3,351.00	TON	28.00	93,828.00	38.00	127,338.00	31.00	103,881.00
A-16	HMA CI 1/2 in. PG 64-28	2,765.00	TON	102.00	282,030.00	95.00	262,675.00	95.00	262,675.00
A-17	Soil residual herbicide.	12,033.00	SY	0.20	2,406.60	0.50	6,016.50	0.25	3,008.25
A-18	Job mix compliance price adjustment.	1.00	CALC	1.00	1.00	1.00	1.00	1.00	1.00
A-19	Compaction price adjustment.	1.00	CALC	1.00	1.00	1.00	1.00	1.00	1.00
A-20	Asphalt cost price adjustment.	1.00	CALC	1.00	1.00	1.00	1.00	1.00	1.00
A-21	Cement concrete traffic curb & gutter.	2,677.00	LF	32.00	85,664.00	31.00	82,987.00	27.50	73,617.50
A-22	Cement concrete pedestrian curb, 6" high.	266.00	LF	32.00	8,512.00	37.00	9,842.00	22.50	5,985.00
A-23	Cement concrete pedestrian curb, 18" high.	156.00	LF	48.00	7,488.00	50.00	7,800.00	32.00	4,992.00
A-24	Cement concrete valley gutter.	9.00	LF	56.00	504.00	100.00	900.00	42.00	378.00
A-25	Cement concrete sidewalk ramp (Type 1A).	3.00	EA	1,200.00	3,600.00	1,500.00	4,500.00	1,640.00	4,920.00
A-26	Cement concrete sidewalk ramp (Type 1B).	24.00	EA	880.00	21,120.00	1,500.00	36,000.00	1,620.00	38,880.00
A-27	Cement concrete sidewalk ramp (Type 2A).	0.00	EA	1,200.00	-	2,800.00	-	1,770.00	-
A-28	Cement concrete sidewalk ramp (Type 2B).	4.00	EA	1,200.00	4,800.00	1,800.00	7,200.00	1,770.00	7,080.00
A-29	Cement concrete sidewalk, 4" thick.	2,640.00	SY	38.00	100,320.00	52.00	137,280.00	58.00	153,120.00
A-30	Cement concrete driveway entrance Type - 6" thick.	535.00	SY	66.00	35,310.00	72.00	38,520.00	68.00	36,380.00
A-31	Solid wall storm sewer pipe 12 in. diameter.	53.00	LF	30.00	1,590.00	35.00	1,855.00	57.50	3,047.50
A-32	Trench safety.	53.00	LF	1.00	53.00	11.00	583.00	3.00	159.00
A-33	Imported pipe zone bedding.	53.00	LF	12.00	636.00	48.00	2,544.00	7.00	371.00
A-34	Connect to existing storm drain manhole.	2.00	EA	1,800.00	3,600.00	700.00	1,400.00	2,275.00	4,550.00
A-35	Connect to existing storm drain pipe.	3.00	EA	1,400.00	4,200.00	800.00	2,400.00	1,450.00	4,350.00
A-36	Underground utility crossing - marked & unmarked.	12.00	EA	400.00	4,800.00	625.00	7,500.00	600.00	7,200.00
A-37	Storm drain catch basin.	2.00	EA	1,500.00	3,000.00	2,000.00	4,000.00	1,750.00	3,500.00

				BIG DS CNST of TRI-CITIES PASCO, WA		MORENO & NELSON WALLA WALLA, WA		TAPANI, INC BATTLE GROUND, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
A-38	Lid.	2.00	EA	2,200.00	4,400.00	3,740.00	7,480.00	4,230.00	8,460.00
A-39	Replace catch basin frame & grate.	3.00	EA	500.00	1,500.00	1,206.00	3,618.00	900.00	2,700.00
A-40	New manhole frame & lid.	12.00	EA	400.00	4,800.00	1,022.00	12,264.00	1,025.00	12,300.00
A-41	Water valve box.	16.00	EA	260.00	4,160.00	268.00	4,288.00	700.00	11,200.00
A-42	Illumination system complete (14 new LED lights).	1.00	LS	84,000.00	84,000.00	136,000.00	136,000.00	85,000.00	85,000.00
A-43	Structural earth wall.	385.00	SF	32.00	12,320.00	30.00	11,550.00	39.50	15,207.50
A-44	Monument case & cover.	4.00	EA	1,000.00	4,000.00	713.00	2,852.00	850.00	3,400.00
A-45	Asphalt patching (2" HMA & 4" CSTC) for driveways.	314.00	SY	34.00	10,676.00	54.50	17,113.00	59.50	18,683.00
A-46	RRFB (solar) system, complete.	1.00	LS	21,000.00	21,000.00	18,900.00	18,900.00	30,000.00	30,000.00
A-47	RRFB (electric) system, complete.	1.00	LS	21,000.00	21,000.00	18,700.00	18,700.00	30,000.00	30,000.00
A-48	Remove & salvage traffic or informational sign.	11.00	EA	200.00	2,200.00	590.00	6,490.00	135.00	1,485.00
A-49	Remove & replace existing junction box.	10.00	EA	6,000.00	60,000.00	600.00	6,000.00	575.00	5,750.00

SCHEDULE A - ROAD IMPROVEMENTS SUBTOTAL

\$1,534,159.60

\$1,937,654.00

\$1,976,443.50

0% SALES TAX

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SCHEDULE A - ROAD IMPROVEMENTS TOTAL

\$1,534,159.60

\$1,937,654.00

\$1,976,443.50

SCHEDULE B - PAVEMENT MARKINGS & STRIPING

B-1	Plastic line.	11,446.00	LF	1.25	14,307.50	1.20	13,735.20	1.20	13,735.20
B-2	Plastic wide lane line.	525.00	LF	2.00	1,050.00	1.80	945.00	1.70	892.50
B-3	Plastic stop line.	332.00	LF	9.00	2,988.00	7.50	2,490.00	7.70	2,556.40
B-4	Plastic crosswalk line.	2,624.00	SF	6.00	15,744.00	5.00	13,120.00	5.15	13,513.60
B-5	Plastic traffic arrow.	11.00	EA	120.00	1,320.00	120.00	1,320.00	115.00	1,265.00
B-6	Plastic bicycle symbol.	14.00	EA	210.00	2,940.00	200.00	2,800.00	190.00	2,660.00
B-7	Removing plastic line.	405.00	LF	3.00	1,215.00	2.50	1,012.50	2.20	891.00
B-8	Temporary pavement marking-short duration.	15,000.00	LF	0.40	6,000.00	0.30	4,500.00	0.27	4,050.00

SCHEDULE B - PAVEMENT MARKINGS & STRIPING SUBTOTAL

\$45,564.50

\$39,922.70

\$39,563.70

0% SALES TAX

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SCHEDULE B - PAVEMENT MARKINGS & STRIPING TOTAL

\$45,564.50

\$39,922.70

\$39,563.70

SCHEDULE C - WATER

C-1	Remove existing tee & valve.	1.00	EA	1,800.00	1,800.00	1,265.00	1,265.00	1,500.00	1,500.00
C-2	DI pipe for water main, 8" RJ.	10.00	LF	202.00	2,020.00	164.00	1,640.00	118.50	1,185.00
C-3	DI pipe for water main, 6" RJ.	67.00	LF	80.00	5,360.00	54.00	3,618.00	51.00	3,417.00
C-4	Trench safety.	103.00	LF	2.00	206.00	7.00	721.00	2.50	257.50
C-5	Imported pipe zone bedding.	103.00	LF	12.00	1,236.00	43.00	4,429.00	7.00	721.00
C-6	8" coupling, DI to AC.	4.00	EA	230.00	920.00	955.00	3,820.00	1,750.00	7,000.00
C-7	8" x 6" tee, MJ x FL.	1.00	EA	280.00	280.00	1,600.00	1,600.00	600.00	600.00
C-8	Thrust block.	4.00	EA	200.00	800.00	362.00	1,448.00	185.00	740.00
C-9	6" gate valve, FL x RJ.	1.00	EA	828.00	828.00	1,591.00	1,591.00	1,150.00	1,150.00
C-10	6" gate valve, RJ.	1.00	EA	828.00	828.00	1,600.00	1,600.00	1,165.00	1,165.00
C-11	Fire hydrant assembly.	4.00	EA	3,900.00	15,600.00	4,850.00	19,400.00	4,950.00	19,800.00
C-12	6" coupling, RJ.	3.00	EA	200.00	600.00	590.00	1,770.00	1,325.00	3,975.00

				BIG DS CNST of TRI-CITIES PASCO, WA		MORENO & NELSON WALLA WALLA, WA		TAPANI, INC BATTLE GROUND, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
C-13	Water meter relocation.	2.00	EA	320.00	640.00	660.00	1,320.00	1,995.00	3,990.00
C-14	2" coupling.	3.00	EA	200.00	600.00	515.00	1,545.00	360.00	1,080.00
C-15	2" poly water service line.	26.00	LF	12.00	312.00	79.00	2,054.00	25.00	650.00
C-16	2" curb stop.	1.00	EA	604.00	604.00	1,500.00	1,500.00	1,300.00	1,300.00
C-17	2" cap.	1.00	EA	30.00	30.00	663.00	663.00	200.00	200.00
C-18	Water marker post.	1.00	EA	100.00	100.00	304.00	304.00	40.00	40.00
C-19	Remove & selvage fire hydrant.	1.00	EA	1,200.00	1,200.00	1,500.00	1,500.00	1,300.00	1,300.00
C-20	Plug existing water pipe.	1.00	EA	1,000.00	1,000.00	663.00	663.00	675.00	675.00
C-21	Underground utility crossing - marked & unmarked.	10.00	EA	300.00	3,000.00	925.00	9,250.00	595.00	5,950.00
C-22	6" 45 degree bend.	1.00	EA	248.00	248.00	750.00	750.00	330.00	330.00
SCHEDULE C - WATER SUBTOTAL					\$38,212.00		\$62,451.00		\$57,025.50
8.6% SALES TAX					3,286.23		5,370.79		4,904.19
SCHEDULE C - WATER TOTAL					\$41,498.23		\$67,821.79		\$61,929.69

SCHEDULE D - ELECTRICAL									
D-1	Power conduit, 6" PVC, deep sockets.	4,134.00	LF	10.00	41,340.00	9.30	38,446.20	10.00	41,340.00
D-2	Conduit, 4" PVC deep sockets.	1,248.00	LF	9.00	11,232.00	8.30	10,358.40	8.85	11,044.80
D-3	Conduit, 3" PVC deep sockets.	1,690.00	LF	8.00	13,520.00	6.22	10,511.80	6.65	11,238.50
D-4	Conduit, 2" PVC (fiber).	9,839.00	LF	6.00	59,034.00	5.00	49,195.00	5.35	52,638.65
D-5	Trench excavation & backfill, 3' x 42" deep.	7,090.00	LF	11.00	77,990.00	9.15	64,873.50	10.00	70,900.00
D-6	Power vault V29 & cover w/2 Stl lids.	1.00	EA	5,800.00	5,800.00	5,500.00	5,500.00	5,800.00	5,800.00
D-7	Power vault V19 & cover w/2 Stl lids.	7.00	EA	4,150.00	29,050.00	3,962.00	27,734.00	4,325.00	30,275.00
D-8	Power vault V11 & cover w/2 Stl lids.	2.00	EA	2,800.00	5,600.00	2,880.00	5,760.00	3,075.00	6,150.00
D-9	Power vault V3 & cover w/2 Stl lids.	1.00	EA	2,100.00	2,100.00	2,300.00	2,300.00	2,350.00	2,350.00
D-10	J-box, Quazite (fiber).	21.00	EA	500.00	10,500.00	500.00	10,500.00	500.00	10,500.00
D-11	Fiber vault, 4 x 4.	5.00	EA	2,700.00	13,500.00	2,500.00	12,500.00	2,700.00	13,500.00
D-12	Trench safety.	7,090.00	LF	4.00	28,360.00	4.00	28,360.00	1.00	7,090.00
D-13	Imported pipe zone bedding.	7,090.00	LF	4.00	28,360.00	3.60	25,524.00	4.00	28,360.00
D-14	Underground utility crossing - marked & unmarked.	42.00	EA	450.00	18,900.00	226.00	9,492.00	575.00	24,150.00
D-15	Dig & verify.	10.00	EA	320.00	3,200.00	642.00	6,420.00	440.00	4,400.00
D-16	Asphalt patching (3" HMA & 6" CSTC).	182.00	SY	40.00	7,280.00	75.00	13,650.00	63.00	11,466.00
D-17	Site restoration.	1.00	LS	4,000.00	4,000.00	48,200.00	48,200.00	12,500.00	12,500.00
D-18	Traffic control (this schedule only).	1.00	LS	12,000.00	12,000.00	3,500.00	3,500.00	20,000.00	20,000.00
D-19	Cement concrete sidewalk, 4" thick.	41.00	SY	38.00	1,558.00	93.00	3,813.00	60.50	2,480.50
D-20	Boring for fiber.	300.00	LF	80.00	24,000.00	30.75	9,225.00	77.00	23,100.00
SCHEDULE D - ELECTRICAL SUBTOTAL					\$397,324.00		\$385,862.90		\$389,283.45
8.6% SALES TAX					34,169.86		33,184.21		33,478.38
SCHEDULE D - ELECTRICAL TOTAL					\$431,493.86		\$419,047.11		\$422,761.83

ALTERNATE A: LANDSCAPING / IRRIGATION									
Alt A-1	Psipe- European Hornbean tree (3" cal.)	19.00	EA	405.00	7,695.00	650.00	12,350.00	675.00	12,825.00
Alt A-2	Tree well - frame & grate.	14.00	EA	940.00	13,160.00	2,800.00	39,200.00	3,000.00	42,000.00
Alt A-3	Tree well receptacle system.	19.00	EA	220.00	4,180.00	215.00	4,085.00	200.00	3,800.00

				BIG DS CNST of TRI-CITIES PASCO, WA		MORENO & NELSON WALLA WALLA, WA		TAPANI, INC BATTLE GROUND, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
Alt A-4	Meter (electrical) disconnect - for tree system.	1.00	EA	2,000.00	2,000.00	2,062.00	2,062.00	1,650.00	1,650.00
Alt A-5	1" PVC tree well conduit.	3,846.00	LF	8.00	30,768.00	8.00	30,768.00	7.75	29,806.50
Alt A-6	2" double check valve.	2.00	EA	2,000.00	4,000.00	3,000.00	6,000.00	3,100.00	6,200.00
Alt A-7	Remote control valve.	2.00	EA	2,400.00	4,800.00	1,185.00	2,370.00	1,175.00	2,350.00
Alt A-8	Root watering system.	10.00	EA	240.00	2,400.00	360.00	3,600.00	370.00	3,700.00
Alt A-9	2" PVC irrigation line including fitting.	3,552.00	LF	2.00	7,104.00	4.50	15,984.00	4.75	16,872.00
Alt A-10	2" street service assembly (including tap).	2.00	EA	420.00	840.00	540.00	1,080.00	1,475.00	2,950.00
Alt A-11	2" street service line (HDPE).	50.00	LF	4.00	200.00	100.00	5,000.00	15.75	787.50
Alt A-12	2" meter assembly.	2.00	EA	200.00	400.00	500.00	1,000.00	1,625.00	3,250.00
Alt A-13	2" house service line.	10.00	LF	7.00	70.00	51.00	510.00	14.50	145.00
Alt A-14	Top soil.	3.00	CY	30.00	90.00	150.00	450.00	77.00	231.00
Alt A-15	Curb opening inlet.	1.00	EA	300.00	300.00	503.00	503.00	975.00	975.00
Alt A-16	Metal landscaping edging.	120.00	LF	3.00	360.00	11.00	1,320.00	9.50	1,140.00
Alt A-17	2" - 4" washed river rock.	25.00	CY	32.00	800.00	50.00	1,250.00	45.00	1,125.00

	0.00	0.00		\$79,167.00		\$127,532.00		\$129,807.00
	0% SALES TAX			-		-		-
ALTERNATE A: LANDSCAPING / IRRIGATION TOTAL				\$79,167.00		\$127,532.00		\$129,807.00

**ALTERNATE B: TRAFFIC SIGNAL
STEVENS DRIVE**

Alt B-1	Traffic signal modifications - Stevens/Swift Intersection.	1.00	LS	18,000.00	18,000.00	17,000.00	17,000.00	17,500.00	17,500.00
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ALTERNATE B: TRAFFIC SIGNAL STEVENS DRIVE SUBTOTAL				\$18,000.00		\$17,000.00		\$17,500.00
0% SALES TAX				-		-		-
ALTERNATE B: TRAFFIC SIGNAL STEVENS DRIVE TOTAL				\$18,000.00		\$17,000.00		\$17,500.00

**ALTERNATE C: TRAFFIC SIGNAL
GOETHALS DRIVE**

Alt C-1	Traffic signal modifications - Goethals/Swift Intersection.	1.00	LS	60,000.00	60,000.00	58,500.00	58,500.00	60,000.00	60,000.00
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ALTERNATE C: TRAFFIC SIGNAL GOETHALS DRIVE SUBTOTAL				\$60,000.00		\$58,500.00		\$60,000.00
0% SALES TAX				-		-		-
ALTERNATE C: TRAFFIC SIGNAL GOETHALS DRIVE TOTAL				\$60,000.00		\$58,500.00		\$60,000.00

**ALTERNATE D: TRAFFIC SIGNAL JADWIN
AVENUE**

Alt D-1	Traffic signal modifications - Jadwin/Swift Intersection.	1.00	LS	178,000.00	178,000.00	171,000.00	171,000.00	175,000.00	175,000.00
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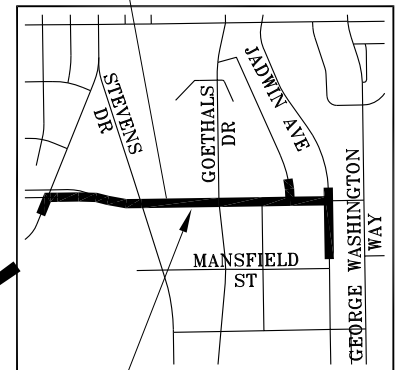
ALTERNATE D: TRAFFIC SIGNAL JADWIN AVENUE SUBTOTAL				\$178,000.00		\$171,000.00		\$175,000.00
0% SALES TAX				-		-		-
ALTERNATE D: TRAFFIC SIGNAL JADWIN AVENUE TOTAL				\$178,000.00		\$171,000.00		\$175,000.00

Item	Description	Qty	Unit	BIG DS CNST of TRI-CITIES PASCO, WA		MORENO & NELSON WALLA WALLA, WA		TAPANI, INC BATTLE GROUND, WA	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	SCHEDULE A - ROAD IMPROVEMENTS				\$1,534,159.60		\$1,937,654.00		\$1,976,443.50
	SCHEDULE B - PAVEMENT MARKINGS & STRIPING				45,564.50		39,922.70		39,563.70
	SCHEDULE C - WATER				41,498.23		67,821.79		61,929.69
	SCHEDULE D - ELECTRICAL				431,493.86		419,047.11		422,761.83
	ALTERNATE A: LANDSCAPING / IRRIGATION				79,167.00		127,532.00		129,807.00
	ALTERNATE B: TRAFFIC SIGNAL STEVENS DRIVE				18,000.00		17,000.00		17,500.00
	ALTERNATE C: TRAFFIC SIGNAL GOETHALS DRIVE				60,000.00		58,500.00		60,000.00
	ALTERNATE D: TRAFFIC SIGNAL JADWIN AVENUE				178,000.00		171,000.00		175,000.00
	GRAND TOTAL				<u>\$2,387,883.20</u>		<u>\$2,838,477.60</u>		<u>\$2,883,005.72</u>

SB 18-0015



WORK AREA



SWIFT BLVD

Legend	
-----	City Limits
+++++	Railroad
—	City Road



City of Richland

VICINITY MAP

SWIFT BOULEVARD IMPROVEMENTS (STEVENS DR TO JADWIN AVE)
CITY POWER & FIBER INSTALLATION (STEVENS DR TO LONG AVE)

DATE: 03-21-2018
DRAWN BY: SC NYBY
SCALE: NTS
CAD DWG: 0:/Civil 3D/Swift Blvd Corridor Improvements_JA_CP0933/01_Engineering/Drawings/Vicinity Map



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/02/2018

Agenda Category: Items for Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Appointments to the Lodging Tax Advisory Committee: Kim Shugart and Andrew Lucero-Montano

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Approve the reappointment of Kim Shugart to Position No. 3 and appointment of Andrew Lucero-Montano to Position No. 4 on the Lodging Tax Advisory Committee.

Summary:

The Lodging Tax Advisory Committee positions currently held by Kim Shugart (No. 3) and previously held by Jerry Beach (No. 4) expired on September 30, 2018.

Mayor Thompson, Chair of the Lodging Tax Advisory Committee, is recommending the reappointment of Kim Shugart to Position No. 3 and Appointment of Andrew Lucero-Montano to Position No. 4.

The position terms are two years, effective October 1, 2018 through September 30, 2020.

Candidate applications and resumes are on file in the City Clerk's Office.

Fiscal Impact:

None.

Attachments:

I. Recommendation



MEMORANDUM

To: City Council

From: Lodging Tax Advisory Committee

Date: September 18, 2018

Re: Commission Vacancies

Cc: Jon Amundson, Assistant City Manager
Hollie Logan, Communications & Marketing Manager

Two eligible applications were received for the Lodging Tax Advisory Committee (LTAC) vacancies, Andrew Lucero-Montano and Kim Shugart. The terms for the two positions are due to expire September 30, 2018. The new term for each position is two years or until September 30, 2020.

The Lodging Tax Advisory Committee Chair, Mayor Thompson, recommends that Andrew Lucero-Montano be appointed and Kim Shugart be reappointed to the LTAC.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/02/2018

Agenda Category: Items for Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Appointment to the Tri-City Regional Hotel-Motel Commission: Wendy Higgins

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Approve the appointment of Wendy Higgins to the Tri-City Regional Hotel-Motel Commission.

Summary:

The Tri-City Regional Hotel-Motel Commission (TCRHMC) position recently vacated by Jerry Beach (No. 2) has an unexpired term to August 31, 2019.

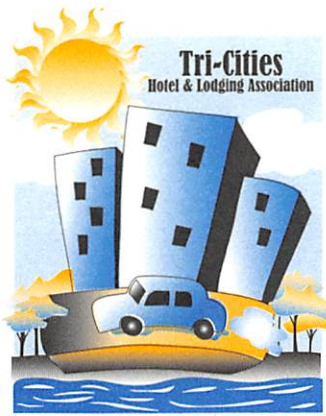
The Tri-Cities Hotel and Lodging Tax Association, which oversees the TCRHMC, recommends the appointment of Wendy Higgins to Position No. 2. If approved, Ms. Higgins' term will run October 2, 2018 to August 31, 2019.

Fiscal Impact:

None.

Attachments:

I. Recommendation



**P.O. Box 1739
Richland, WA 99352**

**RECEIVED
City Manager's Office**

SEP 18 2018

**City of Richland
*Washington***

September 19, 2018

Ms. Cindy Reents
City of Richland
505 Swift Boulevard, MS-04
Richland, WA 99352

Ms. Cindy Reents:

This letter is in reference to the Richland TPA Commissioner position currently held by Jerry Beach formerly of the Courtyard by Marriott in Richland. Mr. Beach no longer works at the Courtyard by Marriott as he has taken on the new role of General Manager at the Springhill Marriott in Kennewick, therefore he is no longer eligible to represent Richland.

The Tri-Cities Hotel & Lodging Association is recommending Wendy Higgins the General Manager of Lodge at Columbia Point for the City Councils consideration as the candidate to serve the remainder of Mr. Beach's term, which is due to expire on August 31, 2019.

If you have any questions regarding this issue, please do not hesitate to contact me at 509-792-1660.

Sincerely,

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke.

Monica Hammerberg
Treasurer
Tri-Cities Hotel & Lodging Association

Cc: Michael Novakovich – President CEO Visit Tri-Cities



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/02/2018

Agenda Category: Items for Approval

Subject:

Proclamations of Appreciation: MillieAnne VanDevender and Jerry Beach

Department:

City Attorney

Ordinance/Resolution Number:

Document Type:

General Business Item

Recommended Motion:

Approve the proclamations expressing appreciation to MillieAnne VanDevender and Jerry Beach for their volunteer service to the City of Richland.

Summary:

Ms. MillieAnne VanDevender was appointed to the Economic Development Committee on September 17, 2013 and served until her second term expired on September 30, 2018.

Mr. Jerry Beach was first appointed to the Tri-City Regional Hotel Motel Commission on November 4, 2014, and he was later appointed to the Lodging Tax Advisory Committee on May 19, 2015. Mr. Beach served on both the Tri-City Regional Hotel Motel Commission and the Lodging Tax Advisory Committee until September 10, 2018.

Fiscal Impact:

None.

Attachments:

1. Proclamation of Appreciation - MillieAnne VanDevender
2. Proclamation of Appreciation - Jerry Beach



WHEREAS, MillieAnne VanDevender was first appointed to the Economic Development Committee on September 17, 2013, and served five (5) years until September 30, 2018; and

WHEREAS, Ms. VanDevender faithfully dedicated her time, knowledge, and talents for the benefit of the citizens of Richland; and

WHEREAS, during her tenure on the Economic Development Committee, she served as an At-Large member; and

WHEREAS, Ms. VanDevender faithfully assisted with the review and recommendation of several key economic development projects, such as the Preferred Freezer and Central Washington Corn Processors land sales. In addition, Ms. VanDevender also provided valuable insight on regional trends and activities; and

WHEREAS, Ms. VanDevender also provided invaluable input on funding recommendations for the annual Business License Reserve Fund and Capital Improvement Fund awards.

NOW, THEREFORE, I, Robert J. Thompson, by virtue of the authority vested in me as Mayor of the City of Richland, do hereby express publicly and formally to MillieAnne VanDevender the City's appreciation for the services Ms. VanDevender rendered during her tenure as a member of the Economic Development Committee.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed hereto the official seal of the City of Richland, Washington, on this 2nd day of October, 2018.

Robert J. Thompson
Mayor of Richland



WHEREAS, Jerry Beach was first appointed to the Tri-City Regional Hotel Motel Commission on November 4, 2014, and was later appointed to the Lodging Tax Advisory Committee on May 19, 2015, serving on both until September 10, 2018; and

WHEREAS, Mr. Beach's combined service totals nearly four (4) years; and

WHEREAS, Mr. Beach faithfully dedicated his time, knowledge and talents for the benefit of the citizens of Richland.

NOW, THEREFORE, I, Robert J. Thompson, by virtue of the authority vested in me as Mayor of the City of Richland, do hereby express publicly and formally to Jerry Beach the City's appreciation for the services Mr. Beach rendered during his tenure as a member of the Tri-City Regional Hotel Motel Commission and the Lodging Tax Advisory Committee.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed hereto the official seal of the City of Richland, Washington, on this 2nd day of October, 2018.


Robert J. Thompson
Mayor of Richland



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 10/02/2018

Agenda Category: Expenditures - Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Expenditures from September 10, 2018 - September 21, 2018 for \$7,924,186.25 including Check Nos. 261404-261938, Wire Nos. 7098-7119, Payroll Check Nos. 138714-139277, and Payroll Wire/ACH Nos. 10632-10656

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from September 10, 2018, to September 21, 2018 in the amount of \$7,924,186.25.

Summary:

Breakdown of Expenditures:

Check Nos.	261404-261938	3,413,796.21
Wire Nos.	7098-7119	1,919,963.95
Payroll Check Nos.	138714-139277	23,341.65
Payroll Wires/ACH	10632-10656	2,567,084.44
TOTAL		\$7,924,186.25

Fiscal Impact:

Yes

Total Disbursements: \$7,924,186.25.

Attachments:

1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
SEPTEMBER 10 - SEPTEMBER 21, 2018

Payee	Wire Description	Amount
Claim Wires - Wire No. 7098 to 7119		
Apollo, Inc.	Duportail Bridge - Pay Estimate 6	1,173,673.77
CIGNA Health/Matrix/QBE/VSP	Insurance Claims	563,728.06
Department of Licensing	Firearms Online Pmt for Concealed Licenses	1,329.00
Discovery Benefits	Section 125	2,532.63
Richland Golf Management Corporation	Col. Pt. Operating Reimb	178,700.49
	Total Claim Wire Transfers	\$ 1,919,963.95
Payroll Wires & Direct Deposits (ACH) - Wire No. 10632 to 10656		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	\$ 2,567,084.44
Total Claim & Payroll Wires/ACH		\$ 4,487,048.39

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



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001 GENERAL FUND					
Division: 000 UNASSIGNED					
BANK OF AMERICA		18080058696	261658	BANK ANALYSIS FEES	\$3,122.16
BENTON COUNTY TREASURER		0818BC	261412	CRIME VICTIMS COMP BCDC-AUG 18	\$576.48
JENSEN, KERWIN		18-318 JENSEN	261882	18-318 PLANNING DIRECTOR CO	\$290.63
LEE, CHRISTOPHER		18-295 LEE	261890	18-295 FBI NATIONAL ACADEMY	\$1,710.00
TALENT WISE INC		103907465	261925	BACKGROUND CHECKS	\$3.62
WASHINGTON STATE PATROL		119001329	261504	BACKGROUND CHECKS-AUGUST 2018	\$684.00
WASHINGTON STATE TREASURER		0818WS	261505	FINES & FORFEITURES BC-AUG 18	\$32,448.05
WEBCHECK INC		6063	261934	WEBCHECK SRVC JUL 18	\$1,482.39
		6090	261780	WEBCHECK SRVC AUG 18	\$1,637.69
UNASSIGNED TOTAL ****					\$41,955.02
Division: 001 CITY COUNCIL					
BANK OF AMERICA		TXN00040781	261797	TRI-CITY REGIONAL CHAMBER - LU	\$25.00
		TXN00040928		FRED-MEYER -- COFFEE, CREAMER	\$52.83
PARADISE BOTTLED WATER CO		08/18-CITYATTORNE	261480	BOTTLED WATER-AUGUST	\$34.71
CITY COUNCIL TOTAL ****					\$112.54
Division: 100 CITY MANAGER					
BANK OF AMERICA		TXN00040713	261797	COSTCO - MEETING REFRESHMENTS	\$15.99
		TXN00040811		ISLA BONITA - LUNCH MEETING	\$33.38
		TXN00040854		ARIEL GOURMET AND GIFTS - POLI	\$69.50
		TXN00040893		SUN MOUNTAIN LODGE - REENTS WC	\$352.64
		TXN00040921		COSTCO - MTG REFRESHMENTS	\$54.83
		TXN00040939		PANERA BREAD - LUNCH MTG. POLI	\$249.28
		TXN00040940		FRED MEYER - ICE - POLICE CHIE	\$4.32
		TXN00040952		SAFEWAY -- ICE - POLICE CHIEF	\$7.73
		TXN00040957		HOMWOOD SUITES RICHLAND - POL	\$108.18
		TXN00040970		HOMWOOD SUITES RICHLAND - POL	\$216.36
		TXN00040982		CONNECTWP.COM - MEETING SPACE	\$87.50
		TXN00041023		FROST ME SWEET - EMPLOYEE LUNC	\$113.17
		TXN00041044		Riverside Restaurant - SHILO I	\$203.63
		TXN00041112		COSTCO WHSE - POLICE CHIEF COM	\$42.72
REENTS, CYNTHIA		18-403 REENTS	261908	REIMB MILEAGE AWC BRD RET	\$50.14
CITY MANAGER TOTAL ****					\$1,609.37
Division: 101 CITY CLERK					
BANK OF AMERICA		TXN00040755	261797	Record RPD Contract	\$117.88
		TXN00041090		WMCA Fall Conference - DB	\$250.00
CODE PUBLISHING INC		61122	261428	WEB UPDATE 8/13/2018	\$396.01
PARADISE BOTTLED WATER CO		08/18-CITYATTORNE	261480	BOTTLED WATER-AUGUST	\$10.42



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY CLERK TOTAL ****					\$774.31
Division:	102	CITY ATTORNEY			
BANK OF AMERICA		TXN00040723	261797	WSAMA Membership	\$15.00
		TXN00040844		AGENT FEE - KINTZLEY - WCIA	\$35.00
		TXN00040859		DELTA AIR - KINTZLEY - WCIA	\$320.40
		TXN00040887		WAPRO - FALL CONF - FULTON	\$175.00
		TXN00040936		WSAMA FALL CONF - KINTZLEY	\$245.00
		TXN00040987		STAPLES - SUPPLIES	\$59.40
BELL BROWN & RIO PLLC		993	261411	PROSECUTION SRVCS-SEPTEMBER	\$22,716.09
CALFO EAKES & OSTROVSKY PLLC		1421	261530	PETERSON V COR	\$19,987.00
LAW OFFICES OF CHRIS FARIAS, PLLC		279	261464	LEGAL SERVICES HR RELATED	\$1,575.00
MENKE JACKSON BEYER LLP		08/2018-077	261727	TRI-CITY RAILROAD	\$351.00
		08/2018-088		NESS/PAULSON V. COR	\$940.10
		08/2018-456		DENNEY V COR - PRA	\$1,005.60
OGDEN MURPHY WALLACE, PLLC		816453	261732	WIRELESS CODE	\$999.00
PARADISE BOTTLED WATER CO		08/18-CITYATTORNE	261480	BOTTLED WATER-AUGUST	\$6.95
THOMSON REUTERS-WEST		838825574	261766	INFORMATION CHARGES-AUG 2018	\$2,215.32
WASHINGTON STATE TREASURER		NOTARY - FULTON	261554	NOTARY APPLICATION FULTON	\$30.00
XEROX CORPORATION		094429117	261786	MX4-344681 BASE/PRINTS-AUG	\$37.88
CITY ATTORNEY TOTAL ****					\$50,713.74
Division:	110	ASSISTANT CITY MANAGER			
BANK OF AMERICA		TXN00040657	261797	SQ KINDRA'S WOK N ROLL - ECHA	\$25.30
		TXN00040660		ADOBE SENDTRACK SUB - REFUND	(\$21.71)
		TXN00040680		STAPLES - PAPER, PENS, SANITIZ	\$117.43
		TXN00040711		AMAZON - STANDING MAT	\$39.06
		TXN00040774		OFFICE DEPOT - LABELS, TABS	\$22.63
		TXN00040807		Business Lunch	\$9.89
		TXN00040875		COSTCO - MTG REFRESHMENTS INTE	\$18.99
		TXN00040915		SUN MOUNTAIN LODGE - WCMA SUMM	\$352.64
		TXN00040969		AMAZON - DRINK TUBS	\$71.68
		TXN00040980		TARGET - CELL PHONE CASE	\$43.43
		TXN00040994		STAPLES - FOLDERS, PENS, INTER	\$44.72
		TXN00041075		UNITED WAY - Kick off Breakfas	\$20.00
PARADISE BOTTLED WATER CO		08/18-CITYATTORNE	261480	BOTTLED WATER-AUGUST	\$10.42
XEROX CORPORATION		094429117	261786	MX4-344681 BASE/PRINTS-AUG	\$236.69
				MX4-344681 BASE/PRINTS-AUG	\$37.32
ASSISTANT CITY MANAGER TOTAL ****					\$1,028.49
Division:	111	COMMUNICATIONS & MARKETING			
BANK OF AMERICA		TXN00040600	261797	FACEBK - LUAU	\$5.81
		TXN00040601		AMAZON - CITY FAIR PRIZES	\$47.40



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00040609	261797	FACEBK - JOB POSTING AD	\$7.46
		TXN00040612		SQ RINGOLD EMBROID - NNO CITY	\$890.63
		TXN00040626		FACEBK - JOB POSTING AD	\$0.51
		TXN00040637		THE STUDIO - UNITED WAY KICKBA	\$642.60
		TXN00040655		PP WESTRICHLAN - CHAMBER LUNCH	\$15.00
		TXN00040720		HYPE SOCKS - KICKBALL TOURNAME	\$747.81
		TXN00040731		GRIGGS ACE RICHLAND - NNO SUPP	\$5.42
		TXN00040732		ACE HDWE - NNO SUPPLIES	\$10.84
		TXN00040737		FRED-MEYER - NATIONAL NIGHT OU	\$91.04
		TXN00040747		THE STUDIO - REFUND	(\$642.60)
		TXN00040749		GRIGGS ACE RICHLAND - NNO SUPP	\$30.39
		TXN00040761		JIMMYJOHNS - FOOD EES CITYFAIR	\$377.39
		TXN00040765		B&H PHOTO - PHOTO SUPPLIES - S	\$242.89
		TXN00040792		BENNETT RENTALS - TABLES - NNO	\$394.76
		TXN00040823		MAILCHIMP MONTHLY - EMPLOYE	\$16.29
		TXN00040880		SQ RINGOLD EMBROID - NNO STAF	\$967.06
		TXN00040905		OFFICE DEPOT - TONER	\$219.85
		TXN00040907		SQ TEODORA WILLOUG - TABLECLO	\$130.32
		TXN00040951		NEW CITY CLEANERS INC - TABLEC	\$190.05
		TXN00041024		STERLING'S RESTAURANT - STAFF	\$56.42
		TXN00041042		PHOTO ACCESSORIES - BACKDROP	\$324.82
		TXN00041073		SQ ETHOS CATERING - QUEENSGAT	\$271.20
		TXN00041075		UNITED WAY - Kick off Breakfas	\$20.00
		TXN00041087		WALMART.COM - TABLE	\$42.22
		TXN00041103		WALMART.COM - REFUND - TABLE	(\$42.22)
		TXN00041104		ADOBE SYSTEMS INC	\$32.57
		TXN00041105		WAL-MART #3261 - TABLE FOR GRA	\$42.22
		TXN00041114		SMARTSHEET	\$82.54
PITNEY BOWES INC		3306946571	261903	3RD QTR 2018 LEASE-PB SENDPRO	\$8,348.40
XEROX CORPORATION		094429136	261937	BG2-946472 BASE/PRINTS-AUG	\$384.40
				BG2-946472 BASE/PRINTS-AUG	\$261.71
		094429137		B35-458536 BASE-AUGUST	\$140.31
		094429138		XU6-476287 BASE/PRINTS-SEPT	\$425.01
				XU6-476287 BASE/PRINTS-SEPT	\$106.75
COMMUNICATIONS & MARKETING TOTAL ****					\$14,887.27
Division:	113	HANFORD COMMUNITIES			
BANK OF AMERICA		TXN00040758	261797	TRI-CITY REGIONAL CHAMBER - LU	\$50.00
LUNDGREN, REGINA E		RCH-SB-603	261468	SPEAKERS BUREAU - AUGUST	\$320.00
PARADISE BOTTLED WATER CO		08/18-CITYATTORNE	261480	BOTTLED WATER-AUGUST	\$6.95
XEROX CORPORATION		094429117	261786	MX4-344681 BASE/PRINTS-AUG	\$37.88
HANFORD COMMUNITIES TOTAL ****					\$414.83



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 120 FIRE					
BANK OF AMERICA		TXN00040696	261797	ANTHONY'S - GIFT CARDS SV'S	\$500.00
		TXN00040778		NW SAFETY CLEAN - BUNKER SOAP	\$203.63
		TXN00040846		PROVANTAGE - TONER CART'S	\$411.84
		TXN00040872		AMAZON - MOP PART, CLEANER	\$64.99
		TXN00040925		COSTCO - CONF ROOM TV	\$352.94
		TXN00040991		GRANDVIEW ON THE LAKE - DEPOSI	\$137.56
		TXN00041002		STAPLES - PAPER, MARKERS	\$113.99
		TXN00041007		STAPLES - NOTEPADS, SORTER	\$24.40
		TXN00041065		AMAZON - STA H2O FILTERS	\$402.86
BENTON RURAL ELECTRIC ASSOCIATION		08/18-74170526	261662	COLLINS RD RADIO TOWER-ELECTRI	\$26.86
BUECHLER, KENNETH		091418	261839	REIMB PLANS MAP LIGHT	\$95.25
CITY OF RICHLAND		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$5,507.45
EMERGENCY REPORTING		2018-6098	261558	ERS SUBSCRIPTION (SEPT)	\$268.97
FRONTIER		08/18-2530045365	261565	SILVER CLOUD PHONE LINE	\$66.67
		09/18-2061880334		VHF PHONE LINE 08/19-09/18/18	\$423.06
HARRINGTON'S TROPHIES		78604	261571	PASSPORT/NAME PLATES	\$64.73
MUNICIPAL EMERGENCY SERVICES INC	P059417	IN1251868	261899	SHIPPING CHARGES PER SHIPPING	\$54.30
	P059417			5" EXTRUDED-THRU-THE-WEAVE, NI	\$771.06
	P059417			5" EXTRUDED-THRU-THE-WEAVE, NI	\$2,345.76
	P059417	IN1254521		SHIPPING CHARGES PER SHIPPING	\$54.30
	P059417			1" NITRILE/PVC THROUGH-THE-WEA	\$469.15
	P059417			1 3/4" MUNICIPAL STRUCTURE ATT	\$499.56
RICHLAND ACE HARDWARE		216244/2	261614	USB CABLE/CHARGER	\$29.30
		216287/2	261745	GORILLA EPOXY	\$7.59
		216353/2		SPACKLE FIXALL	\$7.16
		63610/1	261614	FASTENERS	\$2.92
		63752/1		WATCH BATTERY	\$5.42
		63993/1	261745	LINER/WALL REPAIR/TEXT SPRAY	\$23.09
SEA WESTERN INC	P059498	207700	261628	SHIPPING	\$24.39
	P059498			LION #BDU1951-P-20 TRI-CERTIFI	\$4,032.00
	P059498			TAX	\$347.80
SEW FABULOUS		1355	261753	NOMEX FIRE THREAD (1 SPOOL)	\$59.07
FIRE TOTAL ****					\$17,398.07
Division: 130 POLICE					
BANK OF AMERICA		TXN00040610	261797	FACEBK B8UW9FWX92 - ADVERTISIN	\$15.00
		TXN00040618		JACK IN THE BOX 8327 - MEALS F	\$30.57
		TXN00040636		JACK IN THE BOX 8327 - MEALS F	\$8.45
		TXN00040644		MOOSEJAW - BOOTS	\$185.65
		TXN00040650		JACK IN THE BOX 8327 - MEALS F	\$9.54



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00040654	261797	SYNOLOGYAME - SHIPPING CHARGES	\$32.70
		TXN00040677		LEGACY ATHLETIC - Credit	(\$634.31)
		TXN00040683		REI.COM - BOOTS	\$276.93
		TXN00040684		WSU MRKTPPLACE - WSU CAREER FAI	\$100.00
		TXN00040701		COMFORT SUITES AIRPORT - Credi	(\$194.04)
		TXN00040705		VELO CITY CYCLES - POLICE BIKE	\$173.74
		TXN00040708		STAPLES - COPY PAPER/MOUSE SUP	\$219.14
		TXN00040712		UPS 0000002654EE318	\$88.27
		TXN00040733		UMATILLA CNTY TRL08024 - RECOR	\$3.00
		TXN00040734		DELTA AIR 0062335538178 - TA	\$207.40
		TXN00040736		DELTA AIR 0062335775742 -FLO	\$207.40
		TXN00040744		TRI-TECH/NATIONAL LAW - DNA CO	\$87.50
		TXN00040750		FRED-MEYER #0286 - CANDY FOR N	\$13.95
		TXN00040760		PEAVEY CORP. - EVIDENCE TAPE	\$112.18
		TXN00040787		STEEBERS LOCK SERVICE - DUP KE	\$33.12
		TXN00040789		QUARTERMASTER - NIK FORENSICS	\$36.49
		TXN00040805		DELL,DELL 22 MONITOR	\$149.86
		TXN00040814		AMZN MKTP - TRIPOD MOUNTING PL	\$39.08
		TXN00040817		SQ PORTER'S REAL B - BBQ VIPS	\$537.57
		TXN00040819		UPS 0000002654EE328	\$32.33
		TXN00040825		Amazon Prime - DISPUTED CREDIT	\$129.23
		TXN00040831		GOTPRINT.COM - BUSINESS CARDS	\$27.96
		TXN00040837		EVIDENT INC - CURRENCY BAGS	\$90.06
		TXN00040838		VISTELAR LLC - DOSS INSTRUCTOR	\$199.00
		TXN00040840		Amazon.com - BUILDERS POCKET R	\$42.50
		TXN00040845		DOLLAR TREE - PLATES/NAPKINS/U	\$28.24
		TXN00040853		GALLS - BELT	\$18.24
		TXN00040856		AMZN MKTP US AMZN.COM/BIL - CH	\$18.56
				AMZN MKTP US - EVIDENCE GLOVES	\$92.31
		TXN00040861		COSTCO WHSE #0486 - BOTTLED WA	\$16.24
		TXN00040866		BC SALES CO INC - SHIRTS/GLASS	\$102.41
		TXN00040867		AMZN Mktp US - EVIDENCE GLOVES	\$77.11
		TXN00040877		BROWNELLS INC - WRENCH/PATCHES	\$93.86
		TXN00040878		AMZN Mktp US - EVIDENCE GLOVES	\$150.42
		TXN00040886		SANDYS TROPHIES INC - VIPS APP	\$126.79
		TXN00040889		TALOS TACTICAL - PANTS WILLIAM	\$219.88
		TXN00040890		MAGNUM ELECTRONICS - MOTOROLA	\$178.54
		TXN00040891		SPORTSMANS WAREHOUSE 207 - STA	\$115.74
		TXN00040892		SPORTSMANS INTERNET STORE - ST	\$217.18
		TXN00040895		STAPLES - END TAB LABELS	\$27.56
		TXN00040899		COSTCO WHSE #0486 - BAGS OF IC	\$7.78



City Of Richland

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From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00040900	261797	STAPLES - DRY ERASE MARKERS/COL	\$99.47
		TXN00040908		DELTA AIR 0062336055941 - JU	\$207.40
		TXN00040911		STAPLES - TONER/COLOR CODED LA	\$594.88
		TXN00040916		SPORTSMANS WAREHOUSE 207 - MAG	\$102.05
		TXN00040929		BENNETT RENTALS - TABLES/CHAIR	\$169.42
		TXN00040943		UPS 0000002654EE338	\$23.36
		TXN00040946		INTOXIMETERS INC - GAS TANK/MO	\$531.61
		TXN00040962		SAFEVISION, L.L.C. - BAKER SAF	\$198.00
		TXN00040979		SAFEVISION LLC - BAKER BIFOCAL	\$45.00
		TXN00040999		SQ PORTER'S REAL B - LUNCH PE	\$33.28
		TXN00041000		AMZN MKTP US - DUCT TAPE/DVD-R	\$123.71
		TXN00041022		RIVERSIDE HOTEL - CROUCH 18-35	\$131.20
		TXN00041036		RIVERSIDE HOTEL - PARISH 18-35	\$131.20
		TXN00041053		UPS 0000002654EE348	\$77.48
		TXN00041056		SANDYS TROPHIES INC - RUDY ALM	\$60.06
		TXN00041058		SPORTSMANS WAREHOUSE 207 - BOO	\$108.57
		TXN00041059		AMZN MktP US - PHONE CASE	\$38.99
		TXN00041062		RIFLES ONLY INC - GEAR SUPPRES	\$104.37
		TXN00041067		HOLIDAY INN CAPITOL - TAYLOR 1	\$173.41
		TXN00041074		BLAUER MANUFACTURING - BOOTS	\$125.99
		TXN00041081		STAPLES - VERT ORGANIZER/TONER	\$398.80
		TXN00041117		GALLS - TROUSER BELTS	\$125.98
		TXN00041120		WAL-MART #3261 - COMMAND HOOKS	\$11.14
BUSH CAR WASH		5647	261672	RPD VEH WASHES-AUGUST (133)	\$768.75
CASCADE NATURAL GAS CORP		8/18-75997100005	261418	NAT GAS 871 GW WAY 7/19-8/17	\$12.80
CHARTER COMMUNICATIONS		0309703082018	261423	RPD INTERNET SRVCS 8/29-9/28	\$80.14
CITY OF PASCO		2018-00000022	261681	1/3 COST MEIER INV 18663	\$322.53
CITY OF RICHLAND		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$4,347.15
COLUMBIA FITNESS		M757	261430	TREADMILL REPAIR	\$538.48
EAGLE PRINTING & GRAPHIC DESIGN INC		48308	261697	DECALS/PENCILS	\$731.68
EN POINTE TECHNOLOGIES SALES LLC	P058818	93326275	261863	Adobe Acrobat 2017	\$339.58
FIRSTLINE BUSINESS SYSTEMS INC		8547	261447	IRECORD SUPPORT AGREEMENT	\$1,031.70
GALLS, LLC	P059485	BC0663928	261871	SHIPPING	\$10.86
	P059485			PS285 10 B - DANNER ACADIA 8"	\$265.74
	P059485			FT919 BLK 10.5 M - SALOMON QUE	\$206.12
	P059485			UA521 NAV XLN - POLYESTER CLIP	\$35.68
IRON MOUNTAIN INC		AEMS694	261716	SHREDDING SRVCS-AUGUST	\$146.20
LANGUAGE LINE SERVICES LLC		4391635	261463	SERVICES FOR AUGUST 2018	\$4.04
NET TRANSCRIPTS INC		0019967-IN	261475	TRANSCRIPTION SERVICE 18-17411	\$286.56
OXARC INC		60219252	261478	CYLINDER RENTAL - AUGUST	\$8.34
P.S. MEDIA INC		171950	261735	HUMAN TRAFFICKING ADVERTISEMNT	\$9,529.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RINGOLD EMBROIDERY		553	261485	EMBROIDERED POLOS	\$563.36
RIVER CITY TOWING INC		16475	261487	TOW CHARGE	\$48.87
		16482		TOW CHARGE	\$48.87
		16557		TOW CHARGE	\$48.87
		16558		TOW CHARGE	\$48.87
		16566	261748	TOW CHARGE	\$48.87
		16571		TOW CHARGE	\$48.87
SHELLY HANSEN RID CERTIFIED SIGN LANGUAGE	217-002-RPD		261490	SIGN LANGUAGE SRVCS 8/10&21/18	\$68.09
STEEBER'S LOCK SERVICE	285756		261491	18-12090 GIFT CRD CASH MACHINE	\$97.74
STERICYCLE INC	3004391648		261492	BIO WASTE DISPOSAL FEE	\$10.36
TRANS UNION RISK & ALTERNATIVE DATA	09/18-204527		261495	RPD RECORDS SEARCH-AUGUST	\$121.63
TREASURE VALLEY COFFEE CO	102631		261496	RPD COFFEE DELIVERY	\$120.94
UNITED STATES MARSHALS SERVICE/JPATS	11162		261930	PRISONER TRANSPORT-HUGHES, W	\$2,214.00
XEROX CORPORATION	093788738		261510	5BT-700601 BASE/PRINTS-JUNE	\$7.61
	094429125		261786	LX5-691308 BASE/PRINTS-AUGUST	\$244.88
	094429126			LX5-691344 BASE/PRINTS-AUGUST	\$226.68
	094429127			LX5-694258 BASE/PRINTS-AUGUST	\$188.84
	094429128			MX4-345491 BASE/PRINTS-AUGUST	\$373.74
	094429129			MX4-345537 BASE/PRINTS-AUGUST	\$257.18
	590307436		261510	LATE FEE I093788738	\$25.00
POLICE TOTAL ****					\$30,845.12
Division:	210	ADMINISTRATIVE SERVICES			
BANK OF AMERICA		TXN00040641	261797	FIESTA REST-ASD MTG-CK/CC/LP/T	\$77.92
		TXN00040713		COSTCO - MEETING REFRESHMENTS	\$130.92
		TXN00041079		SAFEWAY - ICE - BUDGET MEETING	\$2.79
		TXN00041111		SAFEWAY - ICE - BUDGET MEETING	\$5.98
		TXN00041121		GRAZE - LUNCH MTG - 2019 P&PF	\$34.15
US BANK		TXN22100201589105	261642	POST-IT FLAGS	\$15.96
ADMINISTRATIVE SERVICES TOTAL ****					\$267.72
Division:	211	FINANCE			
BANK OF AMERICA		TXN00040608	261797	WALMART-CUTTING BOARD-GANT	\$20.69
		TXN00040623		NATW NATW.ORG - Purchase	\$51.00
		TXN00040656		STAPLES - Purchase	\$161.01
		TXN00040691		THE ORIGINAL PANCAKE HOUS - Pu	\$51.07
		TXN00040692		CONFERENCE SOLUTIONS - Purchas	\$400.00
		TXN00040776		TCD TTA-RESEARCH &CPE - Purcha	\$329.00
		TXN00040790		STAPLES - Purchase	\$101.73
		TXN00040804		FUJIYAMA JAPANESE STEAK - Purc	\$100.96
		TXN00040898		TST HOP JACK S - RICHLAN - Pu	\$63.32
		TXN00040930		FREDPRYOR CAREERTRACK - Purcha	\$99.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00041061	261797	PANERA BREAD #601965 - Purchas	\$39.20
COLUMBIA INDUSTRIES SUPPORT LLC		0069980	261689	ON SITE SHREDDING WO #0116919	\$35.18
		0070024		ON SITE SHREDDING WO #0116339	\$70.88
FEDERAL EXPRESS CORP		6-279-24848	261703	SHIPPING CHARGES	\$8.34
GARDA CL NORTHWEST INC		10419224	261872	ARMORED CAR SRVCS AUGUST 2018	\$491.48
PARADISE BOTTLED WATER CO		07-08/18-FINANCE	261736	BOTTLED WATER SRVC 08/18	\$40.37
				BOTTLED WATER SRVC 08/18	(\$7.11)
				BOTTLED WATER SRVC 08/18	(\$7.12)
				BOTTLED WATER SRVC 08/18	\$40.37
POSTMASTER		0612016-06302016	261740	PERMIT 153-07/31/18-09/18/18	\$15,093.87
REDSSON LTD		198093	261744	PORTAL SERVICE LOCATES-AUG	\$258.00
RETAIL LOCKBOX INC		18084812	261910	UB PYMT PROCESSING AUGUST 18	\$2,350.85
STATE AUDITOR'S OFFICE		L126898	261920	AUDIT SERVICES-AUGUST 2018	\$1,401.96
XEROX CORPORATION		094429130	261786	MX4-346672 BASE/PRINTS- AUG	\$303.21
		094429131	261937	LX5-692029-BASE/PRINTS-AUGUST	\$226.43
FINANCE TOTAL ****					\$21,723.69
Division:	212	PURCHASING			
BANK OF AMERICA		TXN00041071	261797	NIGP-PURCHASING/CONTRACT CONF-	\$965.00
CANON FINANCIAL SERVICES, INC	S017910	19220550	261840	COPIER LEASE & USAGE CHARGES	\$52.61
	S017910			COPIER LEASE & USAGE CHARGES	\$210.45
CITY OF RICHLAND		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$809.54
ORKIN EXTERMINATING INC	S017798	173126620	261602	PEST CONTROL SERVICES FOR BLDG	\$33.56
	S017798			PEST CONTROL SERVICES FOR BLDG	\$33.57
US BANK		TXN22100201589105	261642	COPY PAPER, ERASERS	\$20.89
				COPY PAPER,CANNED AIR	\$81.19
		TXN23100297066447		DISH SOAP	\$12.49
XEROX CORPORATION		094429122	261510	MX4340609 BASE/PRINTS-AUG	\$232.00
		094429132		MX4-354245 BASE/PRINTS- AUG	\$236.70
PURCHASING TOTAL ****					\$2,688.00
Division:	213	INFORMATION TECHNOLOGY			
BANK OF AMERICA		TXN00040605	261797	TECH CONFERE...,SHAREPOINT FES	\$2,250.00
		TXN00040622		MELISSA DATA CORP,MAILERS+4 PR	\$2,335.00
		TXN00040649		SHERATON SEATTLE HOTEL,ROOM RE	\$1,680.40
		TXN00040664		FS COM INC,TRANSCEIVER MODULE	\$22.20
		TXN00040718		AMAZON.COM,TRENDNET 10 PORT DI	\$290.51
		TXN00040724		PTOUCHEDIRECT.COM,P TOUCH TAPE	\$21.46
		TXN00040748		FS COM INC,CISCO TRANSCEIVER M	\$47.16
		TXN00040793		DELL,8GB DELL MEMORY UPGRADE	\$298.72
		TXN00040820		AMAZON,COUPLER ETHERNET CABLE,	\$222.57
		TXN00040822		AMAZON,HYPERX KINGSTON TECHNOL	\$173.75



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00040852	261797	STAPLES, PAPER	\$56.73
		TXN00040865		123 SECURITYPRODUCTS,TRENDNET	\$7,697.73
		TXN00040869		CABLES FOR LESS,2 METER FIBER	\$241.01
		TXN00040884		FS COM INC ,TRANSCIEVER MODULE	\$410.51
		TXN00040968		DELL,22 MONITOR P2217H	\$149.86
		TXN00040986		DELL,22 MONITOR P2217H	\$149.86
		TXN00040988		DELL,DC POWER DONGLE	\$8.68
		TXN00041016		SHERATON SEATTLE HOTEL,PARKING	\$285.00
		TXN00041054		AMAZON,HDMI CABLE 25FT	\$20.62
		TXN00041072		DELL,8GB DELL MEMORY UPGRADE R	(\$298.72)
		TXN00041093		OFFICE DEPOT - SURFACE	\$304.06
BERRY DUNN MCNEIL & PARKER, LLC	P058605	373807	261835	Professional Implementation	\$7,980.00
	P058605	375537	261524	Professional Implementation	\$1,900.00
CANON FINANCIAL SERVICES, INC		19220549	261674	CANON-IRC5550I-XLG04987-SEPT	\$135.18
CASELLE INC	P058690	90104	261534	Animal License Software Monthl	\$169.33
CDW GOVERNMENT INC	P059502	PBC1441	261841	CART, AVTEO RPS SERIES 500S, P	\$916.78
CERIUM NETWORKS INC	P059342	I070660	261422	COR 3600 RING REPLACEMENT SWIT	\$52,604.75
CHRYSLIS BTS LLLP	P059288	1770	261537	Upgrade K2	\$3,735.00
CITY OF RICHLAND		18-320 AYERS	261539	18-320 SHAREPOINT FEST	\$449.26
		18-321 GUO		18-321 SHAREPOINT FEST	\$2,414.66
COLUMBIA INDUSTRIES SUPPORT LLC		0070094	261432	ON SITE SHREDDING WO #0116673	\$27.50
IDENTITY AUTOMATION, LP	P059456	INV-02345	261714	MAINTENANCE & SUPPORT RENEWAL	\$1,181.03
	P059456			MULTI-FACTOR AUTHENTICATION PL	\$651.60
N HARRIS COMPUTER CORPORATION	P059537	MN00111723	261598	BLUEPRINCE SUPPORT AND MAINTEN	\$9,953.14
SMARSH, INC.	S017774	INV00398815	261631	ANNUAL RENEWAL MESSAGE ARCHIVI	\$1,130.00
	S017774			WEB ARCHIVE RENEWAL FOR ONE YE	\$328.77
	S017774			WEB ARCHIVE RENEWAL FOR ONE YE	\$432.68
UNITED PARCEL SERVICE	S018056	000986641368	261499	GROUND PKG TO RMA RETURN CENTE	\$4.19
	S018056			WEIGHT CORRECTION FOR PKG TO R	\$1.53
INFORMATION TECHNOLOGY TOTAL ****					\$100,382.51
Division:	220	HUMAN RESOURCES			
BANK OF AMERICA		TXN00040611	261797	UNITED FLIGHT - NAGDCA - BOWEN	\$654.60
		TXN00040624		TRAVEL LEADERS FEE - BOWEN	\$35.00
		TXN00040625		NAGDCA CONFERENCE- BOWEN	\$550.00
		TXN00040777		STAPLES-DYMO LABELER -AJ	\$123.58
		TXN00040797		WA DL - DRIVERS ABSTRACT- ROES	\$13.00
		TXN00040855		MIRAGE DEP- NEOGOV - AJ	\$180.27
		TXN00040903		STAPLES - TONER	\$408.19
		TXN00040920		STAPLES - BLK TONER	\$141.82
		TXN00040924		STAPLES - BLK TONER/PAPER	\$184.12
		TXN00041003		AWC_ECON DVLPMNT MGR POST	\$50.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00041013	261797	ICMA-ECON DVLPMNT MGR POST	\$111.87
		TXN00041046		AM PLANNING ASSOC -ECON DVLPMN	\$295.00
		TXN00041080		STAPLES - CLOROX/FOLDERS	\$76.47
CANON FINANCIAL SERVICES, INC		19220549	261674	CANON-IRC5550I-XLG04987-SEPT	\$7.70
		19220551	261840	CANON-IRC5550I-XLG04984-SEPT	\$301.53
CEPTEC POLYGRAPH SERVICES LLC		1805	261844	PRE-EMPLOY POLYGRAPH-SHEPPARD	\$250.00
		1806	261678	PRE-EMPLOY POLYGRAPH-OROZCO	\$250.00
		1807		PRE-EMPLOY POLYGRAPH-JABRI	\$250.00
COLUMBIA INDUSTRIES SUPPORT LLC		0070023	261432	ON SITE SHREDDING WO #0116756	\$37.28
EMPLOYMENT SCREENING SERVICES, INC		40465441194	261862	BACKGROUND/REFERENCE CHECKS	\$223.00
MOON, TAE-IM PHD		090518	261897	PSYCH EVALUATION-JABRI	\$860.00
TALENT WISE INC		103907465	261925	BACKGROUND CHECKS	\$3.62
WASHINGTON STATE PATROL		119001306	261778	BACKGROUND CHECKS - SEPTEMBER	\$48.00
HUMAN RESOURCES TOTAL ****					\$5,055.05
Division:	300	COMMUNITY &DEVELOPMENT SERVICE			
ABADAN INC		AR32704	261405	LG FORMAT SCANNER	\$155.24
BANK OF AMERICA		TXN00040639	261797	ACTION REGISTRATION INC-TRIP#	\$475.00
		TXN00040653		FRED-MEYER-CARDS, K.JENSEN	\$5.42
		TXN00041014		STAPLES - PAPER, DIVIDER TABS	\$85.15
		TXN00041075		UNITED WAY - Kick off Breakfas	\$50.00
		TXN00041098		STAPLES - STORAGE BINS, PAPER,	\$89.57
CITY OF RICHLAND		18-318 JENSEN	261847	18-318 CITY/CNTY PLAN DIR C	\$290.63
JENSEN, KERWIN			261882	18-318 CITY/CNTY PLAN DIR C	\$0.55
XEROX CORPORATION		094429120	261786	LX5-692207 BASE/PRINTS-AUG	\$74.83
COMMUNITY &DEVELOPMENT SERVICE TOTAL ****					\$1,226.39
Division:	301	DEVELOPMENT SERVICES			
AVANTECH INC	S018034	18-3049	261796	TRACEY PELOQUIN - CLERICAL	\$229.32
BANK OF AMERICA		TXN00040756	261797	SUN WEST SPORTSWEAR -STAFF SHI	\$26.69
		TXN00040782		STAPLES - BINDERS, NOTARY BK,	\$113.73
WATER SOLUTIONS INC		19464	261779	3 WTR MACHINES - SEPT 2018	\$16.29
				3 WTR MACHINES - SEPT 2018	\$39.63
DEVELOPMENT SERVICES TOTAL ****					\$425.66
Division:	303	LIBRARY			
BANK OF AMERICA		TXN00040613	261797	INGRAM BOOKS	\$1,150.78
		TXN00040634		INGRAM BOOKS	\$321.53
		TXN00040642		OVERDRIVE DIGITAL	\$525.99
		TXN00040646		AMER LIB ASSOC-IMIS - Purchase	\$340.00
		TXN00040675		INGRAM BOOKS	\$194.63
		TXN00040682		DELTA AIR 0062335594187 - Pu	\$323.60



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00040690	261797	RED LION HOTELS/INNS - Purchas	\$816.92
		TXN00040695		GRIGGS ACE RICHLAND - Purchase	\$9.76
		TXN00040697		INGRAM BOOKS	\$191.51
		TXN00040700		MIDWEST DVD	\$552.84
		TXN00040707		STAPLES - Purchase	\$211.50
		TXN00040709		GRIGGS ACE RICHLAND - Credit	(\$9.76)
		TXN00040710		OVERDRIVE DIGITAL	\$88.98
		TXN00040717		INGRAM AUDIOBOOK	\$24.97
		TXN00040725		OVERDRIVE DIGITAL	\$658.90
		TXN00040728		AMZN MKTP US AMZN.COM/BIL - Pu	\$41.26
		TXN00040735		INGRAM BOOKS	\$19.33
		TXN00040738		POLK DIRECTORY	\$336.66
		TXN00040742		AMZN MKTP US AMZN.COM/BIL - Pu	\$16.28
		TXN00040746		TARGET.COM - Purchase	\$89.75
		TXN00040754		AMZN MktP US - Purchase	\$28.23
		TXN00040759		INGRAM BOOKS	\$204.02
		TXN00040770		TARGET.COM - Purchase	\$74.92
		TXN00040772		OVERDRIVE DIGITAL	\$44.97
		TXN00040780		INGRAM BOOKS	\$1,677.59
		TXN00040783		OVERDRIVE DIGITAL	\$119.99
		TXN00040799		INGRAM BOOKS	\$31.23
		TXN00040800		INGRAM BOOKS	\$51.45
		TXN00040802		INGRAM BOOKS	\$341.43
		TXN00040812		INGRAM BOOKS	\$270.57
		TXN00040826		BAKER & TAYLOR BOOKS	\$163.99
		TXN00040836		OVERDRIVE DIGITAL	\$141.00
		TXN00040841		TARGET 00008300 - Credi	(\$89.75)
		TXN00040847		MIDWEST DVD	\$475.53
		TXN00040849		INGRAM BOOKS	\$234.53
		TXN00040857		TMOBILE POSTPAID TEL - Purchas	\$41.64
		TXN00040863		BLACKSTONE AUDIOBOOK	\$719.98
		TXN00040868		INGRAM BOOKS	\$19.33
		TXN00040876		INGRAM BOOKS	\$210.81
		TXN00040882		INGRAM BOOKS	\$1,195.08
		TXN00040894		INGRAM BOOKS	\$21.71
		TXN00040913		INGRAM BOOKS	\$553.71
		TXN00040938		INGRAM BOOKS	\$51.10
		TXN00040963		MIDWEST DVD	\$105.07
		TXN00040966		INGRAM BOOKS	\$210.91
		TXN00040978		INGRAM BOOKS	\$749.43
		TXN00041010		INGRAM BOOKS	\$121.71



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00041011	261797	INGRAM BOOKS	\$63.57
		TXN00041026		WAL-MART #3261 - Purchase	\$9.73
		TXN00041027		INGRAM BOOKS	\$96.44
		TXN00041028		INGRAM BOOKS	\$96.34
		TXN00041031		INGRAM BOOKS	\$566.60
		TXN00041035		STAPLES - Purchase	\$50.64
		TXN00041039		INGRAM AUDIOBOOK	\$68.23
		TXN00041040		DEMCO INC - Purchase	\$405.03
		TXN00041043		INGRAM IPAGE DATABASE	\$300.00
		TXN00041048		INGRAM BOOKS	\$28.72
		TXN00041052		OVERDRIVE DIGITAL	\$614.93
		TXN00041055		INGRAM BOOKS	\$189.16
		TXN00041063		AMZN Mktp US - Purchase	\$38.20
		TXN00041068		INGRAM BOOKS	\$148.88
		TXN00041069		BLACKSTONE AUDIO	\$89.99
		TXN00041078		AMZN Mktp US - Purchase	\$40.17
		TXN00041082		OVERDRIVE DIGITAL	\$65.00
		TXN00041083		MIDWEST DVD	\$322.99
		TXN00041094		INGRAM BOOKS	\$369.14
		TXN00041108		MIDWEST DVD	\$389.32
		TXN00041109		STAPLES - Purchase	\$39.53
		TXN00041110		RECORDED AUDIOBOOK	\$123.20
		TXN00041113		INGRAM BOOKS	\$786.61
		TXN00041118		RECORDED AUDIOBOOK	\$123.20
		TXN00041119		AMZN Mktp US - Credit	(\$24.61)
CITY OF RICHLAND		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$5,999.93
FRONTIER	S018064	9/18 5099433152	261868	TELEPHONE CHARGE 9/4/18-10/3/1	\$378.39
MIDWEST TAPE		96400088	261473	DIGITAL DATABASES	\$3,561.27
LIBRARY TOTAL ****					\$28,616.21
Division:	330	PARKS & RECREATION ADMIN			
BANK OF AMERICA		TXN00041077	261797	ACTION REGISTRATION INC. - REG	\$295.00
PARKS & RECREATION ADMIN TOTAL ****					\$295.00
Division:	331	PARKS & REC - RECREATION			
AVANTECH INC	S018048	18-3051	261796	SHARON VAN HOUTT, INSTRUCTOR	\$150.12
	S018048			DAWN MACDONALD, INSTRUCTOR	\$150.12
	S018048			JOHN FLEMING, INSTRUCTOR	\$150.12
BANK OF AMERICA		TXN00040603	261797	200- SWANK MOVIE LICENSE	\$502.83
		TXN00040604		200 - SWANK MOVIE LICENSE	\$459.39
		TXN00040614		200 - SWANK MOVIE LICENSE	\$410.51
		TXN00040615		200 - SWANK MOVIE LICENSE	\$502.83



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00040616	261797	400 - COSTCO SWIM TEAM	\$108.89
		TXN00040629		200 - SWANK MOVIE LICENSE	\$410.51
		TXN00040630		200 - SWANK MOVIE LICENSE	\$410.51
		TXN00040638		STAPLES - OFFICE SUPPLIES	\$92.04
		TXN00040671		200 - SWANK MOVIE LICENSE	\$502.83
		TXN00040679		500 - LAMINATING SUPPLIES	\$150.51
		TXN00040702		HAMPTON INN & SUIT - JULIE JAC	\$189.26
		TXN00040722		WM SUPERCENTER #3261 - NNO/CIT	\$33.10
		TXN00040727		200 - SWANK MOVIE LICENSE	\$502.83
		TXN00040730		SIGNSIMPL LLC,PERSONAL PLAN	\$16.00
		TXN00040768		MCDONALD'S F6556 - NNO/CITY FA	\$20.00
		TXN00040784		200 - WALMART - LIFEGUARD SUPP	\$47.91
		TXN00040798		STAPLES - RAZOR BLADE SCRAPER	\$7.58
		TXN00040801		500 - COPY PAPER	\$96.24
		TXN00040810		STAPLES - RAZOR BLADES	\$12.15
		TXN00040829		100 - WSI CLASS	\$385.00
		TXN00040842		FRED-MEYER #0286 - PRINTING RE	(\$29.52)
		TXN00040858		FRED-MEYER #0286 - PRINTING RE	\$29.52
		TXN00040870		200 - WHISTLES AND STOPWATCHES	\$256.20
		TXN00040883		400 FAIR PARADE	\$421.01
		TXN00040914		PARTY CITY 981 - SUPPLIES FOR	\$109.37
		TXN00040926		USPS PO 5471400352 - POSTAGE	\$8.15
		TXN00040945		KAYAKSCUPPERPLUGS - KAYAK PLUG	\$52.88
		TXN00040961		TED BROWN MUSIC RICHLAND - Cab	\$32.53
		TXN00040971		TED BROWN MUSIC RICHLAND - CAB	\$32.53
		TXN00040983		STAPLES - PRINTER CARTRIDGE	\$108.59
		TXN00041004		COMPRESSOR PUMP	\$76.01
		TXN00041018		HARBOR FREIGHT TOOLS 49 - Cred	(\$11.96)
		TXN00041041		COMPRESSOR PUMP KIT	\$11.38
		TXN00041085		100 FLAG FOOTBALL	\$175.00
		TXN00041091		WWW.JOINHOMEbase.COM -TIME KEE	\$9.95
		TXN00041115		COFFEE CUPS	\$63.84
CAMARENA LATIN RHYTHMS	AUGUST 2018		261417	SALSA INSTRUCTOR-AUGUST	\$830.55
DAVIS, JENNY K	082218		261552	REIMB EX GEOCOIN CHAL 18	\$390.39
ELIZABETH E TROST	AUGUST 2018		261441	AUGUST CLASS-6884	\$386.75
GLOWING SUN			261452	SHOTOKAN KARATE CLASSES	\$345.10
HEALTHY FEET LLC			261455	FOOT CARE CLASSES-AUGUST	\$1,186.80
MASON, PATTI L			261471	FITNESS CLASSES - AUGUST	\$805.00
MILLER, JO ANN			261474	DANCE INSTRUCTOR-AUGUST	\$773.85
RICHLAND ACE HARDWARE	63913/1		261745	500 REPLACEMENT KEY	\$7.79
RIVERSIDEDAVE LLC	820		261749	HCSSOUND & MC FOR NNO	\$560.00



City Of Richland

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From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RIVERSIDEDAVE LLC		822	261749	HCS AUDIO RACK FOR SOUND	\$217.20
TALENT WISE INC		103907465	261925	BACKGROUND CHECKS	\$274.94
TREASURE VALLEY COFFEE CO		102693	261769	RPD COFFEE DELIVERY	\$280.00
URM STORES INC		3-0-197836	261500	COFFEE SUPPLIES	\$200.31
		3-0-228675		COFFEE SUPPLIES & RCC SUPPLIES	\$31.43
				COFFEE SUPPLIES & RCC SUPPLIES	\$57.24
		3-0-243709	261776	COFFEE FILTERS	\$13.02
XEROX CORPORATION		094429116	261786	MX4-322135 BASE/PRINTS-AUGUST	\$158.83
				MX4-322135 BASE/PRINTS-AUGUST	\$231.35
PARKS & REC - RECREATION TOTAL ****					\$13,407.31
Division:	335	PARKS & REC - PARKS&FACILITIES			
AIREFCO INC		4040469	261512	51" COGGED BELTS	\$66.59
ARAMARK UNIFORM SERVICES INC	S018058	08/18-934962000	261516	LINEN CHARGES FOR AUGUST 2018	\$463.53
BANK OF AMERICA		TXN00040643	261797	AMAZON - SIMPLE GREEN	\$214.68
		TXN00040663		HOME DEPOT - WINDOW SQUEEGEE	\$36.88
		TXN00040678		HOME DEPOT - UTILITY KNIFE	\$10.83
				HOME DEPOT - FLOOR SAVOR, RUBB	\$31.43
		TXN00040685		HAMPTON INN & SUIT - SHIPPING	\$14.03
		TXN00040688		M.A.S.A. - SIFTING SHOVEL	\$157.98
		TXN00040719		Amazon Prime - OFFICE SUPPLIES	\$14.11
		TXN00040729		WM - CITY FAIR CANDY	\$36.82
		TXN00040743		KRISPY KREME - HEAT STRESS SAF	\$33.98
		TXN00040785		OFFICE DEPOT - PRINTER TONER	\$286.68
		TXN00040808		HOME DEPOT - SPECTRACIDE - INS	\$28.17
		TXN00040815		TARPSNOW - BLACK MESH TARP	\$83.09
		TXN00040852		STAPLES, PAPER	\$6.34
		TXN00040881		STAPLES,PAPER	\$21.90
		TXN00040885		HOME DEPOT - CARPET SEAMING TA	\$10.82
		TXN00040901		BUSH CAR WASH - PARADE WASH	\$17.00
		TXN00040902		B AND B TRAILERS - STRAPS, HIT	\$684.18
		TXN00040904		HOME DEPOT - PARADE FLOAT PART	\$359.74
		TXN00040919		ULINE - TRASH PICKER	\$86.88
				ULINE - COMFORT STATION SIGNS	\$143.49
		TXN00040922		HOME DEPOT - PARADE FLOAT PART	\$171.50
		TXN00040935		Amazon - ORBITER FLOOR MACHINE	\$293.90
		TXN00040972		Amazon - ORBITER SCRUB PADS	\$9.74
		TXN00040985		AMAZON - ORBITER CLEANING PADS	\$119.41
		TXN00040989		GRAINGER - WET / DRY VAC	\$138.47
		TXN00040990		HOME DEPOT - POOL LOCK MAINTEN	\$13.66
		TXN00040995		GOODWAY TECHNOLOGIES - CHILLER	\$2,722.20
		TXN00040998		AMAZON - ORBITER SCRUB BRUSH	\$81.70



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00041005	261797	AMAZON - DEWALT BATTERIES, CHA	\$196.43
		TXN00041012		AMAZON - ORBITER SCRUB BRUSH	\$26.57
		TXN00041020		HOME DEPOT - BLADES, STAPLE GU	\$112.48
		TXN00041033		AMAZON - GREASE GUN, GREASE	\$54.17
		TXN00041045		HOME DEPOT - GRAY DECKING	\$42.94
		TXN00041049		AMAZON - CHEVRON SRI-2 CARTRID	\$59.59
		TXN00041050		AMAZON - HVAC PARTS	\$152.40
		TXN00041076		FREDS APPLIANCE - DISHWASHER S	\$705.89
		TXN00041086		HOME DEPOT - DRILL BIT, HOLE S	\$59.66
		TXN00041089		IN MGP SHEET METAL - DUCT PAR	\$197.00
		TXN00041099		ACE - PAINTING SUPPLIES - LYNN	\$46.18
		TXN00041106		ACE - PAINTING SUPPLIES - LYNN	\$18.01
		TXN00041107		ALLFUSES - FUSES	\$266.85
BASIN SOD INC	9209		261518	SOD	\$593.80
BEAVER BARK & ROCK	902506		261519	SOIL	\$43.40
	902518			SOIL	\$43.40
	902692			CONCRETE	\$198.51
	903779			SOIL	\$43.40
	903820			SOIL	\$21.70
	904543		261832	SOIL	\$43.40
BENTON FRANKLIN POWER VAC INC	7511		261661	DUCT CLEANING - STATION 73	\$1,226.09
CASCADE NATURAL GAS CORP	08/18-61897100006		261532	NAT GAS 955 NRTHGT 07/18-08/17	\$135.88
	08/18-75226321539			NAT GAS 2710 DUPRT 7/18-8/17	\$34.16
	08/18-80577100003			NAT GAS 200 BLDG 07/17-08/16	\$12.48
	08/18-90577100002			NAT GAS BLDG 300 07/18-08/16	\$12.48
	08/18-96738100005			NAT GAS 505 SWIFT 07/19-08/17	\$12.80
	8/18-51897100007			NAT GAS 1005 SWIFT 07/19-08/17	\$137.78
	8/18-73638100005			NAT GAS 500 AMON 07/19-08/17	\$114.45
CASCADE RECREATION INC	8275		261533	CLIMBING WALL REPAIR PARTS	\$526.72
CENTRAL HOSE & FITTINGS INC	C017980		261842	HOSE ASSY-DRINKING FTN	\$15.36
CITY OF RICHLAND	08/2018 AUG		261682	CITY UTILITY BILLS/AUG 2018	\$39.13
				CITY UTILITY BILLS/AUG 2018	\$1,747.27
				CITY UTILITY BILLS/AUG 2018	\$1,035.70
				CITY UTILITY BILLS/AUG 2018	\$1,041.33
				CITY UTILITY BILLS/AUG 2018	\$801.28
				CITY UTILITY BILLS/AUG 2018	\$87,657.49
				CITY UTILITY BILLS/AUG 2018	\$647.79
				CITY UTILITY BILLS/AUG 2018	\$2,968.56
				CITY UTILITY BILLS/AUG 2018	\$1,491.40
	08/2018-24		261683	#24 LANDFILL FEES	\$687.18
COLUMBIA BASIN HOTSYS LLC	IN16929		261687	PRESSURE WASHER DETERGENT	\$72.22



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COLUMBIA GRAIN & FEED INC		161214	261541	STRAW BALES FOR FAIR	\$104.13
		161249		CREDIT-STRAW BALES FOR FAIR	(\$104.13)
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-591200	261690	LAMPS-COL PT POWER PEDS	\$92.55
		3627-595139	261544	LED LAMPS- BLDG 100	\$84.49
		3627-596666		WIRE-BATHROOM LIFTSTATION	\$43.55
		3627-596916		LED LIGHTS-RPD	\$27.15
EWING IRRIGATION PRODUCTS INC		5899313	261701	RAINBIRDS/PVC UNION/GALV NIPPL	\$488.14
		6050185	261560	IRRIGATION TESTING PARTS	\$283.61
		6050186		COUPLER KEY	\$184.75
		6066699		TURFACE MOUND CLAY	\$192.99
		6066700		IRRIGATION PARTS	\$69.08
		6066701		IRRIGATION PARTS	\$9.23
		6095374		IRRIGATION PARTS	\$457.65
		6103722		RAINBIRD NOZZLES	\$2.11
		6103723		RAINBIRDS	\$68.24
		6129174		JUMBO LIDS	\$334.60
		6144881	261701	IRRIGATION PARTS	\$182.11
		6155497		TURFACE MOUND CLAY	\$210.53
		6155498		IRRIGATION BOXES	\$508.83
		6163211	261865	JUMBO LID	\$167.30
FARMERS EXCHANGE		218473	261866	CHAINSAW REPAIR/LABOR	\$162.94
		219031	261561	TRIMMER REPAIR	\$60.55
		219032		TRIMMER STARTER REPAIR	\$45.61
		219033		BLOWER REPAIR	\$67.73
		219034		BLOWER REPAIR	\$58.61
		56872		GAS TRIMMER	\$286.69
		57280	261702	GAS EDGER	\$512.58
FIELD INSTRUMENTS & CONTROLS INC	P059468	168384	261564	CREDIT FOR EXPEDITE FEE FOR PA	(\$81.45)
G & R AG PRODUCTS INC		2182301-01	261707	BEC POS REPL MOTOR	\$226.53
GRAINGER	S018068	9905056298	261874	FLOAT TYPE AIR VENT ITEM #30YT	\$448.87
GTP INVESTMENTS LLC	P058743	405415023	261453	BADGER MTN LEASE FOR CITYY CEL	\$22.26
HARBOR FREIGHT TOOLS USA INC		01353257	261570	MAGNETS/STACKING BINS	\$75.82
		02398168		MAGNETS	\$43.36
HERC RENTALS INC		29478193CM	261710	CREDIT - PAID CK AND PCARD	(\$74.93)
		30234101-001	261573	BOOM TOWABLE - ROOF MAINT	\$369.24
		30250199-001		MINI EXCAVATOR W/ TRAILER	\$216.11
KING COUNTY DIRECTORS ASN PURCHASING DEPT DBA	P059092	300313740	261887	REPAIR COMMUNITY CENTER ROOF	\$23,662.79
MIGHTY JOHNS PORTABLE TOILET & SEPTIC		44315	261896	POL RENTAL-GOETHALS PARK	\$88.00
		44316		POL RENTAL-LYNNWOOD PARK	\$88.00
		44317		POL RENTAL-CP MARINA	\$783.00



City Of Richland

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From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MILLER PAINT COMPANY INC		31017044	261594	PAINT	\$78.08
		31021170		PAINT/PRIMER/SCRAPER	\$230.23
NORTH COAST ELECTRIC COMPANY	S018028	S8791946.001	261601	FREIGHT	\$24.00
	S018028			HAND DRYER, 120V, WORLD DRYER	\$416.32
OXARC INC		30436246	261604	CO2	\$270.41
		30442167		CO2	\$186.79
		30446057		CARBON DIOXIDE	\$27.15
		30447616		CO2	\$278.02
		30455617	261900	CO2	\$262.81
		60223177	261604	AUG CYLINDER RENTAL-FACILITIES	\$143.81
		60223180		AUG CYLINDER RENTAL-POOL	\$109.86
PLATT ELECTRIC SUPPLY		T250683	261608	WAREHOUSE LIGHTS	\$360.01
		T287045	261904	FDE RIB2401B-YAK PUMP REPAIR	\$19.75
POOL CARE PRODUCTS INC		138570	261609	WADING POOL CHEMICALS	\$16.18
REESE CONCRETE PRODUCTS MFG		008069	261909	DRYWELL-BROOKSTONE	\$401.82
RICHLAND ACE HARDWARE		216208/2	261614	KNEE PADS/UTILITY BOX	\$33.20
		216232/2		FASTENERS	\$9.09
		216243/2		DEWALT IMPACT DRIVER KT	\$108.59
		216267/2		FERTILIZER	\$43.42
		216270/2		QWICK FIX/NIPPLE	\$12.57
		216271/2		BRASS SHUTOFF HOSE	\$9.76
		216272/2	261484	IRRIGATION PARTS	\$2.58
		216281/2	261614	FASTENERS/INSTRUMENT INSTALL	\$57.09
		216323/2	261484	CONCRETE	\$26.02
		216349/2	261745	CHAIN/LOCKS/SOCCER GOALS	\$59.36
		216360/2	261911	PAINT MIXER	\$7.59
		63663/1	261614	FASTENERS	\$2.05
		63669/1		FASTENERS	\$0.86
		63702/1		RESPIRATOR	\$26.05
		63703/1		LOCK PARTS	\$13.06
		63712/1		LOCK PARTS	\$11.56
		63723/1		CHAIN LINK/TAPE/CLEAN&POLISH	\$52.58
		63726/1		DEADBOLT, FASTENERS	\$21.04
		63730/1		TEE/ADAPTR/NIPPL/COUPL/VALVE	\$20.67
		63746/1		PVC BUSHING/COUPLE/NIPPLE	\$22.02
		63758/1		MOTOR OIL	\$5.42
		63763/1		CHAIN LINK/FASTENERS	\$24.96
		63783/1		FIRST AID KIT	\$42.34
		63789/1		FASTENERS FOR EDGER	\$2.02
		63817/1		PAINT/GLOVES/FASTENERS	\$81.42
		63832/1		GLOVES	\$13.99



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		63832/1	261614	COUPLE QWICK FIX	\$14.31
		63835/1		HOSE/GLOVES/NOZZLE	\$86.28
		63853/1		HEX KEY SET 22PC	\$21.71
		63860/1		PADLOCK	\$7.59
		63928/1		PAINT BRSH/ROLLR GRAFFITI RMVL	\$17.00
		63973/1	261484	FASTENERS	\$35.83
		63979/1		DAWN SOAP DETERGENT	\$4.98
		63988/1		STAKES	\$12.08
		63999/1		PEAT MOSS	\$39.07
		64001/1	261745	GLOVES/BIT SET/CONCRETE	\$45.76
				GLOVES/BIT SET/CONCRETE	\$10.00
		64044/1		IRRIGATIO PARTS	\$27.82
		64056/1		DROP CLOTH FOR HVAC WORK	\$28.21
		64088/1	261911	RSTP SPRAY SAND 15OZ-GRAFFITI	\$10.84
RICHLAND NAPA	419542		261747	POWERATED BELT	\$51.09
ROJAS, RUBEN	091418		261913	REIMB CDL LIC RENEW	\$102.00
SPRAGUE PEST SOLUTIONS	3594879		261632	PEST CONTROL-RFD #1	\$103.17
	3594880			PEST CONTROL-RFD #72	\$103.17
	3594881			PEST CONTROL-RFD #73	\$103.17
	3594884			PEST CONTROL-RCC	\$124.89
	3634398			PEST CONTROL-CITY HALL	\$179.19
STANDARD PLUMBING HEATING CONTROLS	35537		261633	DUCT STATIC SENSOR	\$235.22
STEEBER'S LOCK SERVICE	647521		261758	MASTER LOCKS	\$77.97
STONEWAY ELECTRIC SUPPLY	S102497726.001		261635	30 AMP CABLE REPAIR	\$100.91
	S102514149.001		261761	175W M57 BAL KIT	\$66.78
	S102514376.001			120V PHOTO CONTROL	\$27.00
TACOMA SCREW PRODUCTS INC	22220200		261637	PLUMBING PARTS	\$46.35
THE PERSONAL TOUCH CLEANING INC	84011		261764	JANITOR SERVICES-BLDG 100-AUG	\$3,099.41
	84012			JANITOR SERVICES-BLDG 200-JUL	\$886.42
	84013			JANITOR SERVICES-BLDG 300-AUG	\$685.56
	84070			JANITOR SERVICES-RCC-AUG	\$6,607.54
	84071			JANITOR SERVICES-LIBRARY-AUG	\$4,818.72
THE SHERWIN WILLIAMS CO	5217-9		261927	FIELD STRIPPING PAINT	\$170.94
	6675-7		261765	BOLLARD PAINT	\$74.60
	6785-4			BOLLARD PAINT	\$47.50
THERMAL SUPPLY INC	6643920		261638	HVAC PARTS	\$140.32
US BANK	TXN20014000094906		261642	FLORAL SHOVEL	\$15.51
WILBUR ELLIS COMPANY	12160096		261651	RANGER PRO	\$146.61
	12169849		261509	BLUE/RYE MIX	\$1,193.32

PARKS & REC - PARKS&FACILITIES TOTAL ****

\$163,275.67

Division: 338 PARKS & REC - PROJECT ADMIN



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AVANTECH INC	S018033	18-3050	261796	SEASONAL PARK RANGERS 2018	\$1,933.22
BANK OF AMERICA		TXN00041017	261797	EAGLE ROCK - SPLASH PAD BLACK	\$538.92
BEDROCK SPECIALTY STONE PRODUCTS		47970	261520	BASALT COLUMN	\$2,389.20
CANON FINANCIAL SERVICES, INC		19220549	261674	CANON-IRC5550I-XLG04987-SEPT	\$48.61
WA STATE DEPARTMENT OF ECOLOGY		2019-WAG994208	261647	COL RIVER SITE PERMIT FEES	\$509.00
				COL RIVER SITE PERMIT FEES	\$109.00
WAVE DESIGN GROUP, LLC		2196	261649	SIZE D PLOTS/PRINTS	\$67.68
PARKS & REC - PROJECT ADMIN TOTAL****					\$5,595.63
Division:	900	NON-DEPARTMENTAL			
BANK OF AMERICA		TXN00040609	261797	FACEBK - RICHLAND ROAD TRIP AD	\$94.80
		TXN00040626		FACEBK - RICHLAND ROAD TRIP AD	\$6.91
		TXN00040834		OFFICE DEPOT,ERGONOMIC CHAIR F	\$325.79
DEPARTMENT OF HUMAN SERVICES		2ND QTR 2018	261696	AND QTR LIQUOR TAXES & PROFITS	\$3,493.41
KCMB LLC		2880015619	261885	KCMB-104.7FM APP ALERT-AUGUST	\$199.00
		2880017784		KCMB-104.7FM TOURISM-AUGUST	\$299.00
KWRL LLC		1880017783	261889	KWRL-99.9FM TOURISM-AUGUST	\$299.00
THE OBSERVER		2430128	261926	THE OBSERVER-TRSM-AUG 18	\$750.00
NON-DEPARTMENTAL TOTAL****					\$5,467.91
GENERAL FUND Total ***					\$508,165.51
FUND	101	CITY STREETS			
Division:	401	STREETS MAINTENANCE			
AAA CONCRETE, INC	P059563	188	261789	STANDBY TIME, INV #188 8/31/1	\$60.99
	P059563			SHORT LOAD CHARGE, INV #188	\$108.60
	P059563			DELVO ADDITIVE, INV #188 8/31	\$10.43
	P059563			5.5 SACK MIXED CONCRETE, INV #	\$477.84
	P059563			DELVO ADDITIVE, INV #188 8/31	\$10.43
	P059563			SHORT LOAD CHARGE, INV #188	\$108.60
	P059563			DELVO ADDITIVE, INV #188 8/31	\$10.43
	P059563			SHORT LOAD CHARGE, INV #188	\$108.60
	P059563			5.5 SACK MIXED CONCRETE, INV #	\$477.84
	P059563			5.0 SACK MIXED CONCRETE, INV #	\$460.46
	P059563			STANDBY TIME, INV #188 8/31/1	\$135.53
AMERICAN ROCK PRODUCTS INC	P059550	360849	261792	5/8" TOP COURSE, INV #360849	\$335.14
	P059550	360879		5/8" TOP COURSE, INV #360879	\$162.09
	P059550	360894		5/8" TOP COURSE, INV #360894	\$155.38
BANK OF AMERICA	TXN00040716		261797	WAL-MART #3261 - Purchase	\$13.30
	TXN00040881			STAPLES,PAPER	\$6.11
	TXN00040909			ATSI INC -Calibration service	\$630.00
	TXN00040965			THE HOME DEPOT #4746 - Purchas	\$103.06



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00040981	261797	PAYPAL NWPMA - NW Pavement Co	\$350.00
		TXN00041019		WAL-MART #3261 - Credit	(\$3.32)
BENTON PUD		09/18-39091002	261413	WYE LIGHTS-BADGER REPEATER	\$92.64
CANON FINANCIAL SERVICES, INC		19220549	261674	CANON-IRC5550I-XLG04987-SEPT	\$5.26
CITY OF RICHLAND		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$86.43
				CITY UTILITY BILLS/AUG 2018	\$1,118.56
		08/2018-27	261538	#27 LANDFILL FEES	\$31.76
CULVER COMPANY INC		54282	261549	ITEMS FOR CITY FAIR 2018	\$1,042.29
CURD, JASON		090418	261852	REIMB CDL LIC RENEW	\$102.00
DELL COMPUTER CORPORATION	P059406	10255278410	261437	POWEREDGE R740XD SERVER	\$12,658.70
ECONOLITE CONTROL PRODUCTS INC	S017975	144009	261440	EQUIPMENT REPAIRS TO INCLUDE:	\$1,846.20
	S017975			FREIGHT	\$76.02
	S018042	144980	261859	CABLE ASSY, SDLC, DB 15, PART	\$651.60
	S018042			CAMERA MOUNTING BRACKET, 10"	\$576.67
	S018042			ASSY, HUB, SDLC, DB15, 4CONN,	\$434.40
FASTENAL COMPANY		WARIC78149	261445	SCREWS/NUTS/WASHERS/FILE	\$59.05
GRAINGER	S018057	9885482522	261569	STAINLESS STEEL BAND ITEM #13E	\$605.55
GRANITE CONSTRUCTION COMPANY	P059554	1447770	261875	TAX ADJUSTMENT, INV #1447770	(\$0.01)
	P059554			1/2"HMA64-28, INV #1447770 8/	\$70.59
	P059554			1/2"HMA64-28, INV #1447770 8/	\$105.89
	P059554			1/2"HMA64-28, INV #1447770 8/	\$74.12
	P059554			1/2"HMA64-28, INV #1447770 8/	\$35.30
GTP INVESTMENTS LLC	P058743	405415023	261453	BADGER MTN LEASE FOR CITYY CEL	\$14.24
HERC RENTALS INC		30231883-001	261456	CONCRETE PUSH	\$65.16
		30248164-001		LIQUID PROPANE 7.5 GAL	\$32.50
		30255768-001	261573	LIQUID PROPANE 10GAL	\$43.33
		30259618-001	261456	LIQUID PROPANE 3.8 GAL	\$16.46
		30262726-001		LIQUID PROPANE 10.01 GAL	\$43.77
		30262752-001	261710	CONCRETE PUSH SAW/BLADE	\$124.89
		30265556-001		LIQUID PROPANE 9.1 GAL	\$39.43
		30272460-001	261877	LIQUID PROPANE 10.9GAL	\$47.23
		30275531-001		LIQUID PROPANE 10.3GAL	\$44.63
INLAND ASPHALT CO	P059549	2671307	261878	HMA 100 1/2" 64-28 35, INVOICE	\$28.78
	P059549			HMA 100 1/2" 64-28 35, INVOICE	\$13.81
	P059549			HMA 100 1/2" 64-28 35, INVOICE	\$28.78
	P059549			HMA 100 1/2" 64-28 35, INVOICE	\$59.86
PACIFIC HIDE & FUR DEPOT DBA		6565579	261479	REMESH	\$118.38
RICHLAND ACE HARDWARE		63850/1	261484	DRILL IMPACT KIT/CUTTER/CRAYON	\$249.28
		63869/1		BONDING ADDITIVE	\$9.76
		63882/1		FASTENERS	\$11.21
		63925/1		BATTERIES	\$5.42



City Of Richland

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From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
UNITED PARCEL SERVICE	S018056	000986641368	261499	GROUND PKG TO WIRELESS TECH FO	\$4.27
	S018065	000986641378	261774	WEIGHT CORRECTION FOR PKG TO	\$1.20
US BANK		TXN35200833400011	261642	TRANSFER TAPE	\$261.00
		TXN35200833500018		TRANSFER TAPE	\$0.70
WESTERN CONCRETE ACCESSORIES		28145	261506	KNEE PADS	\$60.00
STREETS MAINTENANCE TOTAL ****					\$24,718.62
CITY STREETS Total ***					\$24,718.62
FUND 112	INDUSTRIAL DEVELOPMENT FUND				
Division:	305	ECONOMIC DEVELOPMENT			
BANK OF AMERICA		TXN00041101	261797	SUSHIYA - LUNCH MTG, NEW MKTG	\$31.24
CITY OF KENNEWICK		013631	261426	ICSC BOOTH RESERV-2019	\$1,250.00
CITY OF RICHLAND		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$443.26
TRIDEC		3571	261770	3QTR 2018 CONTRACT PMT #107-18	\$7,500.00
XEROX CORPORATION		094429118	261786	MX4-343179 BASE/PRINTS-AUG	\$311.47
ECONOMIC DEVELOPMENT TOTAL ****					\$9,535.97
Division:	306	ECONOMIC DEVELOPMENT PROJECTS			
APPRAISAL GROUP SEWA		2018-168	261407	APPRAISAL-HRBC AND IND	\$6,000.00
CITY OF RICHLAND		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$70.49
PERMIT SURVEYING INC		17100-5.INV	261902	HORN RAPIDS BINDING SITE PLAN	\$180.00
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$6,250.49
INDUSTRIAL DEVELOPMENT FUND Total ***					\$15,786.46
FUND 117	CRIMINAL JUSTICE SALES TAX				
Division:	000				
SEATTLE POLICE DEPARTMENT		32972	261752	REFUND INVOICE #32972 PAYMENT	\$3,252.58
UNASSIGNED TOTAL ****					\$3,252.58
Division:	131	CJST POLICE ACTIVITY			
BANK OF AMERICA		TXN00040607	261797	HIGH TECHNOLOGY CRIME INV - BE	\$75.00
		TXN00040621		FBI LEEDA INC - JUDGE SLI REGI	\$650.00
		TXN00040635		CLEVERBRIDGE.NET - PASSWARE KI	\$973.00
		TXN00040651		INTERNATIONAL TRANSACTION - CL	\$7.78
		TXN00040788		DELTA AIR 0062335580610 - CR	\$328.60
		TXN00040931		HORIZONDATASYS.COM - ROLLBACK	\$1,468.04
		TXN00040941		HORIZONDATASYS.COM - SALES TAX	\$126.25
		TXN00041015		MICROSOFT STORE - WINDOWS P	\$217.19
CITY OF RICHLAND		18-295 LEE	261847	18-295 FBI NAT ACAD (FBINA)	\$1,710.00
ENTERPRISE RENT A CAR		18475138	261864	18-345 CROSKREY	\$182.84
JUDGE, DARRYL		18-380 JUDGE	261883	18-380 ICAC 18-028 INTERVW	\$66.00



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From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
LEE, CHRISTOPHER		18-295 LEE	261890	18-295 FBI NAT ACAD (FBINA)	\$12.00
MOTOROLA SOLUTIONS INC	P059433	16007183-	261597	Q498AX ENH: ASTRO 25 OTAR	\$1,349.31
US BANK		TXN12100170753719	261642	SMS LICENSES	\$3,406.00
		TXN13070342146774		SMS SOFTWARE RENEWAL	\$458.00
		TXN13810111970475		SMS SOFTWARE MAINTENANCE	\$4,777.32
		TXN32637149640591		GRIFFEYE ANALYZE DI PRO 2 YR L	\$1,990.00
		TXN32894374810916		BBMACQSUBSCRIPTION RENEWAL	\$1,380.00
		TXN33358453007114		X-WAYS FORENSICS LICENSE	\$2,550.95
		TXN34100673054668		MACBOOK PRO	\$4,234.31
CJST POLICE ACTIVITY TOTAL ****					\$25,962.59
CRIMINAL JUSTICE SALES TAX Total ***					\$29,215.17
FUND 150		HOTEL/MOTEL FUND			
Division:	307	HOTEL/MOTEL TAX			
BANK OF AMERICA		TXN00040741	261797	WPY Compass Creek Designs - GE	\$772.77
TRI CITIES VISITOR & CONVENTION BUREAU		156402	261928	TCVCB MONTHLY DUES-AUGUST 18	\$19,134.14
HOTEL/MOTEL TAX TOTAL ****					\$19,906.91
HOTEL/MOTEL FUND Total ***					\$19,906.91
FUND 151		SPECIAL LODGING ASSESSMENT			
Division:	339	TOURISM PROMOTION AREA			
TRI CITIES VISITOR & CONVENTION BUREAU		AUGUST 2018	261928	SPECIAL LODGING ACCESS AUG 18	\$66,206.37
TOURISM PROMOTION AREA TOTAL ****					\$66,206.37
SPECIAL LODGING ASSESSMENT Total ***					\$66,206.37
FUND 153		COMMUNITY DEV BLOCK GRANT			
Division:	308	CDBG PROGRAM			
ELIJAH FAMILY HOMES		911	261699	TRANSITION TO SUCCESS #01-18	\$6,314.08
		912		TRANSITION TO SUCCESS #01-18	\$3,942.90
		913		TRANSITION TO SUCCESS #01-18	\$2,183.30
		914		TRANSITION TO SUCCESS #01-18	\$1,770.61
CDBG PROGRAM TOTAL ****					\$14,210.89
COMMUNITY DEV BLOCK GRANT Total ***					\$14,210.89
FUND 154		HOME FUND			
Division:	309	HOME PROGRAM			
CITY OF KENNEWICK		AUGUST 18-1	261680	HOME DPA 1/01/18-8/31/18	\$31,632.16
HOME PROGRAM TOTAL ****					\$31,632.16
HOME FUND Total ***					\$31,632.16



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 301	STREETS CAPITAL CONSTRUCTION				
Division:	000				
PREMIER EXCAVATION INC	P059301	C150-18/PMT 1	261610	RETAINAGE	(\$15,200.54)
UNASSIGNED TOTAL ****					(\$15,200.54)
Division:	402	ARTERIAL STREETS			
A CORE INC		357418	261404	CMU WALL CUT PER LAYOUT	\$162.90
		357430		APPROACH CUT PER LAYOUT	\$1,031.70
AAA CONCRETE, INC	P059563	188	261789	SHORT LOAD CHARGE, INV #188	\$108.60
	P059563			5.5 SACK MIXED CONCRETE, INV #	\$657.03
	P059563			DELVO ADDITIVE, INV #188 8/31	\$10.43
	P059563			DELVO ADDITIVE, INV #188 8/31	\$10.43
	P059563			DELVO ADDITIVE, INV #188 8/31	\$20.85
	P059563			5.5 SACK MIXED CONCRETE, INV #	\$955.68
	P059563			5.5 SACK MIXED CONCRETE, INV #	\$477.84
	P059562	215		5.5 Sack mixed concrete, Inv #	\$716.76
	P059562			5.5 Sack mixed concrete, Inv #	\$776.49
	P059562			Stand-by time, Inv #215 8/31/	\$15.81
	P059562			5.5 Sack mixed concrete, Inv #	\$716.76
ALLSTAR CONSTRUCTION GROUP INC	P059113	137-18/PMT 3 F2	261790	2018 ADA RAMPS - ROAD - 137-18	\$5,609.70
ALPINE PRODUCTS INC	S018030	TM-179560	261406	PREFORMED MARKING TAPE, 24" WH	\$12,277.23
AMERICAN ROCK PRODUCTS INC	P059561	356580	261792	5/8" TOP COURSE, INV #356580	\$84.19
BERGER ABAM ENGINEERS INC	S054546	323818	261523	CO #4 - CONSTRUCTION SUPPORT	\$15,973.08
BOYER, GRANT		080218	261668	SDEWLK REP REIM@25%608 TORBETT	\$924.08
GRANITE CONSTRUCTION COMPANY	P059554	1447770	261875	1/2"HMA64-28, INV #1447770 8/	\$70.59
INLAND ASPHALT CO	P059549	2671307	261878	HMA 100 1/2" 64-28 35, INVOICE	\$259.01
PAUL OR STACY SCHULZE		5020	261606	SIDEWK REP REIM@25%126 SHERMAN	\$557.39
PREMIER EXCAVATION INC	P059301	C150-18/PMT 1	261610	HENDERSON LOOP WEST - 150-18:	\$465,413.44
RICHLAND ACE HARDWARE		63949/1	261745	CEMENT/COUPLING	\$24.96
RITTS, HOPE		000006	261486	REIM SDWLK REP@25% 1922 HOWELL	\$665.18
WA STATE DEPARTMENT OF ECOLOGY		2019-WAR304645	261932	LOGAN-HAGEN STRMWTR PERMIT '19	\$2,118.00
		2019-WAR306162	261777	QUEENSGATE STRM CONST PERMIT	\$707.00
ARTERIAL STREETS TOTAL ****					\$510,345.13
STREETS CAPITAL CONSTRUCTION Total ***					\$495,144.59
FUND 380	PARK PROJECT CONSTRUCTION				
Division:	337	PARKS & REC PROJECTS			
BANK OF AMERICA		TXN00040648	261797	THE HOME - LANDSCAPE FABRIC	\$186.71
		TXN00040791		HOME DEPOT - LANDSCAPE FABRIC	\$73.80
		TXN00040954		ACE - PAINTING SUPPLIES - BART	\$16.04
		TXN00040984		HOME DEPOT - PAINTING SUPPLIES	\$75.19



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00040993	261797	HOME DEPOT - PAINTING SUPPLIES	\$14.03
		TXN00041097		HOME DEPOT - PAINTING SUPPLIES	\$27.71
BEAVER BARK & ROCK		904603	261832	SOIL	\$43.40
COX EXCAVATING		325364	261436	SAND HOWARD AMON BEACH	\$1,737.60
EWING IRRIGATION PRODUCTS INC		6121178	261701	IRRIGATION PARTS	\$123.12
FAMILY FARMS DBA	P057875	C133-17/PMT 3	261444	CHANGE ORDER	\$2,847.39
	P059511	HAPBS-1		HOWARD AMON PARK BANK	\$3,845.40
FRONTIER FENCE INC	P059174	40049	261869	FENCING IMPROVEMENTS AT HORN	\$28,655.45
	P059174			ADJUST TAX	\$0.01
HARRINGTON'S TROPHIES		78634	261876	PARK BENCH PLAQUE	\$591.87
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		446888	261721	IRRIGATION PARTS-CRESTED HILLS	\$219.59
MILLER PAINT COMPANY INC		31006360	261729	AIRLESS HOSE WHIP	\$26.88
NORTHWEST PLAYGROUND EQUIPMENT INC	P059401	43006	261477	6 FT SWING BENCH W/CHAIN-RIB-	\$10,371.30
	P059401			NASPO DISCOUNT @ 13%	(\$1,348.27)
	P059401			FREIGHT	\$3,243.88
RICHLAND ACE HARDWARE		216316/2	261745	PVC PARTS-CRESTED HILL IRR	\$3.67
PARKS & REC PROJECTS TOTAL ****					\$50,754.77
PARK PROJECT CONSTRUCTION Total ***					\$50,754.77
FUND 385	GENERAL GOVT CONSTRUCTION				
Division:	000				
LEONE & KEEBLE INC		16-292 ESCROW #18	261891	11027513-RICHLAND CITY HALL	\$42,451.54
UNASSIGNED TOTAL ****					\$42,451.54
Division:	900	NON-DEPARTMENTAL			
BANK OF AMERICA		TXN00040912	261797	LOGMEIN GOTOMEETING - NEW CITY	\$31.50
GPI	P059080	GPI180373	261709	PROVIDE GEOTECHNICAL SERVICES	\$1,505.00
KING COUNTY DIRECTORS ASN PURCHASING DEPT DBA	P059132	300317364	261887	REROOF CITY SHOPS BUILDING 100	\$159,371.15
NON-DEPARTMENTAL TOTAL ****					\$160,907.65
GENERAL GOVT CONSTRUCTION Total ***					\$203,359.19
FUND 401	ELECTRIC UTILITY FUND				
Division:	000				
ANIXTER INC	P059452	3976742-00	261794	FUSELINK,15K,REMOVEABLE HEAD	\$175.93
	P059452			FUSELINK,10K,REMOVEABLE HEAD	\$367.50
	P059452			FUSELINK 8K, REMOVEABLE HEAD	\$35.19
	P059412	3989066-00		METER,COVERS, BLANK METER,	\$95.03
	P059412			METER RING, STAINLESS STEEL,	\$280.19
	P059423	3989155-02		MARKER, BLANK WHITE URD TAG,	\$468.34
CARLSON SALES METERING SOLUTIONS LLC	S017830	CSM-3795-1	261531	METER, FRM 9S, 120-480V, CL20,	\$3,822.72



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P059290	3627-594037	261544	STRAP, 1-HOLE 1/2", FOR EMT,	\$11.34
	P059524	3627-597437	261690	WIRE,CU,BLDG #12, THHN SOLID,	\$127.72
	P059524			WIRE,CU,BLDG #12, THHN SOLID,	\$127.72
	P059524			ADJUST TAX	\$0.01
	P059524			WIRE,CU,BLDG #12, THHN SOLID,	\$127.72
	P059524			WIRE,CU,BLDG #6 STR,THHN,BLACK	\$475.70
	P059524			WIRE,CU,BLDG #12, THHN SOLID,	\$191.59
	P059524			WIRE,CU,BLDG #12, THHN SOLID,	\$255.45
	P059524			WIRE,CU,BLDG #10 THHN STRAND,	\$205.44
	P059524			WIRE,CU,BLDG #10 THHN STRAND,	\$205.44
	P059524			WIRE,CU,BLDG #10 THHN STRAND,	\$205.44
GENERAL PACIFIC INC	P059483	1313563	261566	T-BODY TAP PLUG, HUBBELL	\$19,550.82
	P059526	1313735	261873	CONN, GRD XFMR, 6 SOL-1/0 STR	\$1,031.70
	P059526			CONN,,DIST. #2-4/0 AL TO AL	\$613.59
	P059526			CONN,BRONZE,VISE RICHARDS VC10	\$771.06
	P059526			CONN,VISE #4/0 CU, BRONZE	\$898.56
RETAIL ACQUISITION & DEVELOPMENT	S018037	26222964	261612	SHIPPING	\$8.49
	S018037			BATTERY MOTO HT1000 NTN7144C,	\$219.86
	S018037			BATTERY MOTO HT 750 HNN9008A	\$586.44
WESCO DISTRIBUTION INC	P059302	886205	261650	ADJUST TAX	(\$0.01)
	P059302			CABLE, SEC, UG TRIPLEX, 4/0 AL	\$6,158.58
	P059302			CABLE, SEC, UG TRIPLEX 350 AL	\$33,203.03
	P059302	888071		CABLE, SEC, UG TRIPLEX 350 AL	\$79,589.79
	P059302			CABLE, SEC, UG TRIPLEX, 4/0 AL	\$24,898.07
	P059302			CABLE, SEC,OH TRIPLEX, 1/0 AL,	\$3,447.57
	P059302			CABLE, SEC,OH TRIPLEX, #6 AL,	\$1,449.17
	S017998	888484	261935	HUBBELL KIT FOR REPLACEMENT HO	\$890.51
	S017998			ADJUST FOR TAX	\$0.02
	P059525	888485		COVER, DIST CONNECTOR, FARGO	\$45.07
	P059482	889647		SPLICE, 3-M PRIMARY,1/0 STRAND	\$441.70
TOTAL ****					\$180,982.49
Division:	501	BUSINESS SERVICES			
BANK OF AMERICA		TXN00040619	261797	AMAZON - EAR TIPS FOR HEADSET	\$5.89
		TXN00040667		COSTCO - EMMA INTERN MEETING	\$24.23
		TXN00040703		JIMMY JOHNS - LUNCH MEETING W/	\$47.63
		TXN00040843		SIGNS NOW - RIVERFEST SIGN DEP	\$437.64
		TXN00040851		KRISPY KREME-COFFEE, DOGHNUTS	\$33.13
		TXN00040860		LOGMEIN GOTOMEETING - MONTHLY	\$20.64
		TXN00040862		KRISPY KREME-DOGHNUTS	\$6.50
		TXN00040967		SQ PASCO CHAMBER - RIVERFEST	\$15.00
		TXN00041006		STAPLES - LABELS, TAPE, BANDS,	\$62.66



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00041025	261797	NWPPA - GRIMES REG FEE 18-377	\$600.00
		TXN00041047		AMZN Mktg US - PAPER, DESK ORG	\$82.26
		TXN00041070		HOME DEPOT - BEAN BAG TOSS PAR	\$144.49
		TXN00041075		UNITED WAY - Kick off Breakfas	\$50.00
		TXN00041095		HOME DEPOT - BEAN BAG TOSS PAR	\$7.75
		TXN00041096		NWPPA - Conf Fees/JC & KB	\$1,200.00
CANON FINANCIAL SERVICES, INC		19220549	261674	CANON-IRC5550I-XLG04987-SEPT	\$110.34
CITY OF RICHLAND		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$679.87
		18-327 SCOTT	261539	18-327 WEI METER SCHOOL	\$1,047.29
		18-328 SUAREZ		18-328 WEI METER SCHOOL	\$806.40
		18-376 LARKIN		18-376 NEMS MEETING	\$445.25
RICHLAND ACE HARDWARE		216274/2	261614	BEAN BAG BOARD PARTS	\$11.66
		63828/1		BEAN BAG BOARD PARTS	\$37.24
WATER SOLUTIONS INC		19464	261779	3 WTR MACHINES - SEPT 2018	\$30.97
XEROX CORPORATION	P058645	094429123	261937	XEROX LEASES FOR 2018: WORK CE	\$235.34
	P058645	094429124		XEROX LEASES FOR 2018: WORK CE	\$344.80

BUSINESS SERVICES TOTAL ******\$6,486.98****Division: 502 ELECTRICAL ENGINEERING**

BANK OF AMERICA		TXN00040753	261797	WAL-MART- IPHONE CASE/SCRN PRT	\$121.10
		TXN00040763		WAL-MART- IPHONE CASE/SCRN PRT	\$67.17
		TXN00040779		WAL-MART- IPHONE CASE/SCRN PRT	\$42.94
		TXN00040794		WAL-MART- IPHONE SUPPLY RETURN	(\$31.80)
		TXN00040806		WAL-MART- IPHONE SUPPLY RETURN	(\$13.54)
		TXN00040818		BENTON COUNTY AUDITOR -Elec re	\$952.31
		TXN00040830		BENTON COUNTY AUDITOR - Elec r	\$105.00
		TXN00041060		LSAW - Lopez Dues	\$200.00
		TXN00041084		NCEES.ORG - PE Exam Fees/Rober	\$350.00
COMMONWEALTH ASSOCIATES INC	P058238	0054650	261433	PROFESSIONAL ENGINEERING SERVI	\$1,449.31
	P058238			TASK 4: FACILITY INSPECTIONS A	\$3,108.94
	P058238	0054691		TASK 4: FACILITY INSPECTIONS A	\$50.50
	P058238			TASK 2: SERVICE REQUIREMENTS	\$548.50
GEODIGITAL INTERNATIONAL CORPORATION	S057295	GDC24545	261451	UPDATE FEM WORKBENCHES FOR	\$18,690.00

ELECTRICAL ENGINEERING TOTAL ******\$25,640.43****Division: 503 POWER OPERATIONS**

AMERIGAS		3081118082	261654	TANK RENTAL-BADGER MTN	\$118.37
ANIXTER INC	S018041	3995535-00	261794	SPEED SYSTEM STRIPPER #1542-2C	\$264.98
BANK OF AMERICA		TXN00040627	261797	AMZN MKTP US - CREDIT PRINT RI	(\$14.65)
		TXN00040658		STERLING'S-CO B180033	\$13.12
		TXN00040659		STERLING'S-CO B180033	\$14.00
		TXN00040665		JT AUTO PARTS-OIL SPILL CLEANU	\$48.92



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00040672	261797	STERLING'S-CO B180033	\$14.00
		TXN00040673		STERLING'S-CO B180033	\$14.00
		TXN00040681		OFFICE DEPOT-ADHESIVE APPLICAT	\$17.35
		TXN00040694		OFFICE DEPOT-NOTE PADS, HOT CU	\$19.12
		TXN00040751		DENNY'S-CO F161090	\$81.71
		TXN00040773		DENNY'S-CO F161090	\$31.72
		TXN00040809		TST HOP JACK S-CO/HO F161090	\$191.11
		TXN00040824		SQ HAMMER CAFE-CO F161090	\$7.33
		TXN00040828		SQ HAMMER CAFE-CO F161090	\$52.26
		TXN00040832		ORIGINAL PANCAKE HOUS-CO F1610	\$58.72
		TXN00040881		STAPLES,PAPER	\$47.11
		TXN00040927		FIESTA MEXICAN-CO F161090	\$32.11
		TXN00040977		SHARIS-CO F161090	\$89.65
		TXN00041029		AMZN Mktp US - PAPER	\$26.04
BC SALES CO INC		B483840	261659	SAFETY GLASSES-ARMER	\$14.06
BENTON PUD		09/18-39091002	261413	WYE LIGHTS-BADGER REPEATER	\$16.74
	P058658	1955	261522	PRE-NOTIFICATION SERVICES FOR	\$2,031.13
BOYD'S TREE SERVICE LLC	P058846	6485	261527	TREE PRUNING AND VEGETATION MG	\$7,978.48
	P058846	6502	261667	TREE PRUNING AND VEGETATION MG	\$7,562.19
C & M LANDSCAPING		79891	261673	SOD ROLLS X3	\$11.58
CITY OF RICHLAND		08/18-28	261683	#28 LANDFILL FEES	\$46.00
				#28 LANDFILL FEES	\$84.67
		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$2,960.56
				CITY UTILITY BILLS/AUG 2018	\$261.83
		08/2018-1901	261683	#1901 DROP BOX DISP/HAULING	\$829.91
				#1901 DROP BOX DISP/HAULING	\$30.00
COLUMBIA GRAIN & FEED INC		161289	261688	FUEL CAP	\$8.67
		161306		FUEL CAPS	\$14.75
KELLEY'S TELE-COMMUNICATIONS INC	P058682	022409012018	261886	AFTER HOURS EMERGENCY CALL SVC	\$319.40
PARADISE BOTTLED WATER CO	P058678	07/18-POWER OPS	261736	2018 BOTTLED WTR-POWER OPERATI	\$58.74
	P058678	08/18-POWER OPS		2018 BOTTLED WTR-POWER OPERATI	\$94.30
PARAMOUNT COMMUNICATIONS INC	P059069	34484	261605	CANYON TERRACE PH 1 - SCHEDULE	\$67,387.93
	P059069			GARDEN PARK - SCHEDULE E	\$59,974.35
RICHLAND ACE HARDWARE		216246/2	261745	EZ SEED	\$19.54
		216351/2		GRASS SEED	\$36.90
STONEWAY ELECTRIC SUPPLY		S102510691.001	261761	PVC ELBOW/COUPLINGS	\$13.22
TECHSMITH CORPORATION	P059506	I534056	261494	SNAGIT LICENSE AND MAINTENANCE	\$31.17
TYNDALE ENTERPRISES INC	P058683	1547620	261773	FIRE RETARDANT CLOTHING-2018	\$1,380.66
US BANK		TXN12010187101263	261642	BATTERY 2 PACK	\$161.81
		TXN16010185594283		SOD JOB #B180032	\$28.58
		TXN16010185596429		SOCKET ADAPTER	\$47.43



City Of Richland

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From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
US BANK		TXN16100988337164	261642	BEE BOPPER HORNET SPRAY	\$190.60
		TXN20014000094914		FLORAL SHOVELS	\$77.54
		TXN20014000094922		FLORAL SHOVELS	\$77.54
		TXN30100520645100		PARTS BAGS, TOOL BUCKETS	\$315.93
		TXN37081988282514		KNOPP PHASE SEQUENCE METER/DOU	\$330.00
WESCO DISTRIBUTION INC	S018015	10098533	261711	SWITCH STICK 1.25" X 8' #CHH30	\$204.38
	S018015			FREIGHT	\$259.64
POWER OPERATIONS TOTAL ****					\$153,987.20
Division:	504	SYSTEMS DIVISION			
BANK OF AMERICA		TXN00040850	261797	ULINE-STAKE FLAGS	\$94.33
		TXN00040864		IND NETWORKING SL - UDS SERV	\$836.76
		TXN00040934		ULINE-N95 RESPIRATOR WITH VALV	\$126.96
		TXN00040997		Amazon.com - SUNSCRN, ADHESIVE	\$30.97
		TXN00041008		THE HOME DEPOT- ROTO SAW, MULT	\$85.76
		TXN00041038		AMZN.COM/BIL-PENCIL HOLDERS	\$17.77
BLUEROOM	P058679	2794408	261664	2018 POL SERVICE-1032 UNIVERSI	\$81.00
CITY OF RICHLAND		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$1,822.83
ELECTRIC POWER SYSTEMS INC	P057572	015766	261860	LESLIE RD SUBSTATION DESIGN AN	\$3,859.00
ELR CONSULTING INC	P058736	3168	261700	SCADA SOFTWARE INTEGRATION SUP	\$2,108.98
OXARC INC	P058677	60223179	261900	RENTAL MULTIPLE GAS CYLINDERS	\$66.39
PLATT ELECTRIC SUPPLY		T254735	261738	CONNECTORS/COIL/BUSHINGS	\$371.66
RICHLAND ACE HARDWARE		64057/1	261745	DISTILLED WATER 10GAL	\$28.13
UTILITIES UNDERGROUND LOCATION CENTER		8080221	261644	LOCATE SERVICE - AUG 2018	\$352.16
UTILIWORKS CONSULTING LLC	P056517	5336	261645	SMART GRID PROJECT PHASE 2,	\$10,700.00
SYSTEMS DIVISION TOTAL ****					\$20,582.70
Division:	505	ENERGY POLICY MGMT			
A ONE REFRIGERATION & HEATING INC		S-28578	261788	1549 MERIWETHER-REBATE-HP	\$1,000.00
BOB RHODES HEATING & A/C INC		97844	261838	2365 FERNDAL-REBATE-HP	\$1,000.00
CASCADE TITLE COMPANY OF BENTON		7508	261676	TITLE REPORT-257 SAINT	\$103.17
CHINOOK HEATING & AIR INC		41877	261845	46 GALAXY-REBATE-HP	\$3,800.00
CITY OF RICHLAND		253500	261684	1306 PERKINS - REBATE - HP	\$1,000.00
		51800	261848	1109 COMSTOCK-REBATE-HP	\$1,000.00
		612660	261427	1836 MAHAN - REBATE - WINDOWS	\$496.35
		621220	261848	2118 HOXIE-REBATE-HP	\$1,000.00
		81720	261427	307 THAYER - REBATE - WIN/HP	\$1,518.76
		862840	261848	2898 BRIGHTON-REBATE-HP	\$1,000.00
DAYCO HEATING & AIR		71041	261694	513 BLUE-REBATE-HP	\$1,000.00
	P059492	71914		WEATHERWISE LOAN: STENGLE, 110	\$10,222.52
	P059508	71915		WEATHERWISE LOAN: MALISANI, 28	\$10,997.92
	P059517	71948		WEATHERWISE LOAN: SILVIA, 2118	\$10,510.31



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
DELTA HEATING & COOLING INC		25463	261438	716 JADWIN-REBATE-HP	\$1,000.00
	P059518	25667	261553	WEATHERWISE LOAN: CHRISTIANSEN	\$9,046.38
		25684	261695	1520 BUTTERNUT - REBATE - HP	\$1,000.00
		25717	261857	2169 CLEARVIEW-REBATE-HP	\$1,000.00
EFFICIENCY SOLUTIONS LLC	P058402	8-18 58402	261698	LOAD FORECAST AND INTEGRATED	\$2,621.50
	P058718	8-18 58718		COMMERCIAL ENERGY EFFICIENCY	\$3,798.50
JACOBS & RHODES INC		39469	261460	1601 JOHNSTON - REBATE - HP	\$1,000.00
M CAMPBELL & COMPANY INC		190138	261469	2406 TORBETT - REBATE - HP	\$1,000.00
		193846		2307 HUMPHREYS - REBATE - HP	\$1,000.00
		199111	261725	33 GALAXY LANE - REBATE - HP	\$1,000.00
		203046		133 OGDEN - REBATE - HP	\$2,000.00
PERFECTION GLASS		9993665681	261481	1520 MAHAN - REBATE - WINDOWS	\$395.91
		9993667796		1206 TORBETT - REBATE - WINDO	\$396.99
		9993667798		115 FAIRWOOD - REBATE - WINDOW	\$234.00
	P059122	9993667988		WEATHERWISE LOAN: 1836 MAHAN;	\$7,395.66
		9993668102		2015 TINKLE - REBATE - WINDOWS	\$367.71
		9993668104		1681 APRIL - REBATE - WINDOWS	\$775.71
		9993668106		2632 WILLOWBROOK - REBATE -WIN	\$177.00
SMITH INSULATION INC		14263-COFR	261918	240 WALLACE-REBATE-INSULATION	\$50.00
		14299-COFR		1308 HAUPT-REBATE-INSULATION	\$117.50
TRANS UNION LLC		08802115	261768	CREDIT REPORTS-AUGUST	\$48.87
TRI CITY GLASS INC	P059359	534884	261498	ADJUST FOR TAX	(\$0.01)
	P059359			WEATHERWISE LOAN: NIGHTINGALE,	\$6,332.61
		534956	261640	1105 VAN GIESEN-REBATE-WINDOWS	\$300.00
ENERGY POLICY MGMT TOTAL ****					\$85,707.36
Division:	506	TECHNICAL SERVICES			
BANK OF AMERICA		TXN00040668	261797	L&I PERMITS - ANNUAL EL WRK PE	\$2,284.20
CITY OF RICHLAND		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$1,532.83
GTP INVESTMENTS LLC	P058743	405415023	261453	BADGER MTN LEASE FOR CITY CEL	\$44.52
STEEBER'S LOCK SERVICE		647512	261758	3 DUP KEYS	\$10.86
TECHNICAL SERVICES TOTAL ****					\$3,872.41
ELECTRIC UTILITY FUND Total ***					\$477,259.57
FUND	402	WATER UTILITY FUND			
Division:	000				
BLUE MOUNTAIN TELECOMMUNICATION SERVICES		18-00822	261416	DEPOSIT REFUND METER # 349	\$750.00
				MONTHLY RENTAL	(\$30.00)
CHERVENELL CONSTRUCTION COMPANY		17-02094	261424	DEPOIST REFUND METER # 322	\$750.00
				MONTHLY RENTAL	(\$30.00)
CONSTRUCTION AHEAD INC DBA		18-00565	261434	DEPOSIT REFUND METER # 331	\$750.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FERGUSON WATERWORKS	P059476	0686926	261563	BRASS BUSHING 2" X 1-1/4" PIPE	\$40.94
	P059476			PLUG, BRASS 1" IP THREAD X 5/8	\$14.97
	P059476			BRASS BUSHING 2" X 1" PIPE	\$163.77
	P059476			BRASS BUSHING 1" X 3/4" PIPE	\$27.41
	P059476			BRASS BUSHING 1-1/2" X 1" PIPE	\$166.05
FOWLER CONSTRUCTION		18-00531	261448	WATER USAGE - 2 UNITS	(\$1.90)
				MONTHLY RENTAL	(\$30.00)
				DEPOSIT REFUND METER # 340	\$750.00
GALE REW CONSTRUCTION		18-01320	261450	MONTHLY RENTAL	(\$30.00)
				DEPOSIT REFUND METER #377	\$750.00
INTERMECH		18-01156	261459	WATER USAGE - 1 UNIT	(\$0.95)
				DEPOSIT REFUND METER # 373	\$750.00
				MONTHLY RENTAL	(\$30.00)
RAMSAY, TIM & JESSICA		2018-000454	261742	WATER-FACILITY FEE	\$2,990.00
ROTSCHY INC	P059441	C182-18/PMT 1	261914	RETAINAGE	(\$2,094.02)
UNASSIGNED TOTAL ****					\$5,656.27
Division:	410	WATER CAPITAL PROJECTS			
ORTHOS LIQUID SYSTEMS, INC	P059364	22852	261603	WTP FILTER #6 REPLACEMENT - FL	\$8,900.00
ROTSCHY INC	P059441	C182-18/PMT 1	261914	WTP FILTER #6 EMERGENCY REPAIR	\$45,482.15
WATER CAPITAL PROJECTS TOTAL ****					\$54,382.15
Division:	412	WATER OPERATIONS			
ARAMARK UNIFORM SERVICES INC	S018058	08/18-934962000	261516	LINEN CHARGES FOR AUGUST 2018	\$43.44
BANK OF AMERICA		TXN00040716	261797	WAL-MART #3261 - Purchase	\$13.31
		TXN00040752		WSU CONF MGMT - Purchase	\$365.00
		TXN00040835		TFS FISHERSCI ECOM HUS - Purch	\$483.19
		TXN00040933		TARGET 00023143 - Purch	\$108.58
		TXN00041019		WAL-MART #3261 - Credit	(\$3.33)
		TXN00041057		OFFICE DEPOT #1078 - Purchase	\$122.72
BATTERIES PLUS BULBS		250-P5459650	261410	COMPUTER BATTERIES	\$41.16
BENTON FRANKLIN HEALTH DISTRICT		9961	261833	WATER SAMPLES	\$2,830.00
BENTON RURAL ELECTRIC ASSOCIATION		8/23-385100	261414	KENNEDY BOOSTER STATION	\$3,079.75
BUILDERS HARDWARE & SUPPLY CO INC		S3651754.001	261671	PARTS/LABOR KEY LOCK READER	\$219.96
CANON FINANCIAL SERVICES, INC		19220549	261674	CANON-IRC5550I-XLG04987-SEPT	\$3.16
CASCADE NATURAL GAS CORP		08/18-28638100009	261418	NAT GAS 110 SAINT 7/19-8/17/18	\$12.80
CITY OF RICHLAND		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$116,524.30
				CITY UTILITY BILLS/AUG 2018	\$153.90
COLEMAN OIL COMPANY		0481608-IN	261849	FM HYD OIL/REGAL R&O ISO	\$756.18
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-597259	261851	PVC JBOX/PLATE/STRUT/CONNECTOR	\$220.36
CORRECT EQUIPMENT INC	S018053	38038	261546	ESTIMATED FREIGHT	\$292.00
	S018053			CHLORINATION TABLETS, 55LB PAI	\$5,755.20



City Of Richland

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From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CULVER COMPANY INC		54282	261549	ITEMS FOR CITY FAIR 2018	\$612.95
EMERALD SERVICES INC DBA		77515542	261442	OIL SERVICE	\$111.30
ENERGY NORTHWEST		ENV03583	261443	WATER SAMPLES	\$96.00
		ENV03584		WATER SAMPLES	\$539.00
		ENV03585		WATER SAMPLES	\$49.00
GRAINGER	S018057	9878152926	261569	TUBING ITEM #4EHD6	\$46.26
	S018057	9886648147		PLEATED CARTRIDGE ITEM #4PAY2	\$227.81
	S018068	9895459387	261874	TEST COCK ITEM #36Y566	\$94.80
	S018068	9902332122		ROLL, CENTERPULL ITEM #22UY44	\$47.81
GTP INVESTMENTS LLC	P058743	405415023	261453	BADGER MTN LEASE FOR CITYY CEL	\$37.39
OXARC INC		30446013	261478	SODIUM HYPOCHLORITE	\$607.96
RANCH AND HOME INC		I150086021	261907	PALLET WTR SOFT SALT	\$265.54
RICHLAND ACE HARDWARE		216273/2	261484	FLASHLIGHT/BRUSH CUP	\$21.26
		64092/1	261911	ADHESIVE	\$7.59
		64094/1		CONT CEMENT/PAINT BRUSH	\$13.01
ROSEMOUNT, INC.	S018001	871672	261622	SHIPPING	\$13.10
	S018001			KIT, 56 FRONT PANEL ASSY ORDER	\$1,154.42
SCHINDLER ELEVATOR CORPORATION		8104865619	261489	AUGUST CHAIR LIFT INSPECTION	\$96.93
STEP SAVER INC	P059567	T497642	261922	FREIGHT/SHIPPING CHARGE	\$1,481.25
	P059567			STOP OFF/REDIRECT FEE	\$100.00
	P059567			BULK, SODIUM CHLORIDE (NACL)	\$1,551.31
	P059567			PTO AND/OR DELIVERY	\$521.19
STONEWAY ELECTRIC SUPPLY		S102448383.001	261761	FLAT BLANK COVER	\$1.52
		S102498553.001	261493	SPLICE PLTE/RADAR LEVEL IND	\$39.56
		S102500499.001		LOW PROFILE CORD	\$17.48
		S102518010.001	261923	WIRE/TERMINAL BLOCK	\$173.64
TRI CITIES BATTERY & AUTO REPAIR		126909	261497	BATTERY RESERVOIR	\$36.03
WA STATE DEPARTMENT OF ECOLOGY		2019-WAG645000	261647	HALF WTR PLNT WST PERMIT	\$1,876.00
XEROX CORPORATION		094429144	261786	LX5-693082 BASE/PRINTS-AUG	\$130.60
WATER OPERATIONS TOTAL ****					\$140,992.39
Division:	413	WATER MAINTENANCE			
AMERICAN ROCK PRODUCTS INC	P059551	360375	261792	5/8" TOP COURSE, INV #360375	\$509.57
	P059551			TAX ADJUSTMENT	\$0.01
	P059551	361080		5/8" TOP COURSE, INV #361080	\$337.38
AT&T WIRELESS		08/18 28724328888	261795	287243288881 07/27/18-08/26/18	\$59.40
BANK OF AMERICA		TXN00040716	261797	WAL-MART #3261 - Purchase	\$13.31
		TXN00040762		ABC-NV - Purchase	\$100.00
		TXN00040881		STAPLES,PAPER	\$5.17
				STAPLES,PAPER	\$37.33
		TXN00041019		WAL-MART #3261 - Credit	(\$3.33)
BUILDERS HARDWARE & SUPPLY CO INC		S3651754.001	261671	PARTS/LABOR KEY LOCK READER	\$495.08



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VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CANON FINANCIAL SERVICES, INC		19220549	261674	CANON-IRC5550I-XLG04987-SEPT	\$54.65
CENTRAL HOSE & FITTINGS INC		C017335	261419	SWIVEL ADAPTER	\$266.42
CITY OF RICHLAND		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$82.86
				CITY UTILITY BILLS/AUG 2018	\$1,148.27
				CITY UTILITY BILLS/AUG 2018	\$1,077.12
				CITY UTILITY BILLS/AUG 2018	\$1,322.67
				CITY UTILITY BILLS/AUG 2018	\$594.96
				CITY UTILITY BILLS/AUG 2018	\$33,796.82
				CITY UTILITY BILLS/AUG 2018	\$3,388.21
				CITY UTILITY BILLS/AUG 2018	\$583.10
	08/2018-26		261538	#26 LANDFILL FEES	\$10.00
COLUMBIA GRAIN & FEED INC		161173	261431	AIR FILTERS	\$78.16
CORE & MAIN LP		J277181	261435	SEAT RING/LWR STEM/CPLG/PINS	\$634.33
CULVER COMPANY INC		54282	261549	ITEMS FOR CITY FAIR 2018	\$612.95
FERGUSON ENTERPRISES INC		6478084	261446	CONNECTOR/BUSH/TEE	\$41.12
		6500987		SPUD COUP ASSY CP	\$10.90
		6501198		COUP ASSY CP/CLST SPUD	\$23.06
		SC397931		SERVICE CHARGE AUG 2018	\$16.75
HD FOWLER COMPANY INC		C440734	261454	SPADE BIT RETURN	(\$210.27)
		C450870		TAPMATE RETURN	(\$12.94)
		I4933805		PVC ELBOW/FREIGHT	\$67.77
		I4942171		METER SWIVEL	\$888.52
INTEGRA CHEMICAL COMPANY		0128462-IN	261715	VITA-D-CHLOR TABLETS 35LBS	\$1,346.64
KELLEY'S TELE-COMMUNICATIONS INC		276309012018	261461	ANSWERING SRVC CHARGES SEPT	\$51.75
NATIONAL METER & AUTOMATION	S018036	S1103954.001	261599	FREIGHT	\$33.71
	S018036			ADJUST TAX	(\$0.01)
	S018036			WATER METER, BADGER M35 3/4" X	\$471.76
	S018036	S1103954.003		RETROFIT 2" TURBO METER WITH H	\$81.45
	S018036			FREIGHT	\$11.97
OXARC INC		60223176	261478	CYLINDER RENTAL AUGUST	\$77.04
RICHLAND ACE HARDWARE		216364/2	261911	VALVE BOX	\$6.51
		64147/1		BALL VALVE/SHARKBITE CON/ELBW	\$29.94
		64148/1		BALL VALVE/SHARKBITE CONNECTOR	\$35.81
SANDERS, JARED		040118	261915	REIMB WA DIST MAN2 DOH	\$87.00
SCHOENBERG, BLAKE		081318	261916	REIMB WA EXAM APP	\$87.00
UTILITIES UNDERGROUND LOCATION CENTER		8080221	261644	LOCATE SERVICE - AUG 2018	\$58.70

WATER MAINTENANCE TOTAL **** \$48,408.62

WATER UTILITY FUND Total *** \$249,439.43

FUND 403 WASTEWATER UTILITY FUND

Division: 000



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ALLSTAR CONSTRUCTION GROUP INC	P059113	137-18/PMT 3 F2	261790	RETAINAGE	(\$280.48)
FRONTIER FENCE INC	P059174	40049	261869	RETAINAGE	(\$2,638.62)
KING COUNTY DIRECTORS ASN PURCHASING DEPT DBA	P059092	300313740	261887	RETAINAGE	(\$2,178.89)
	P059132	300317364		RETAINAGE	(\$7,337.53)
RAMSAY, TIM & JESSICA		2018-000454	261742	SEWER-FACILITY FEE	\$2,495.00
ROTSCHY INC	P058467	C261-17/PMT 8	261488	RETAINAGE	(\$16,904.88)
UNASSIGNED TOTAL ****					(\$26,845.40)
Division:	420	SEWER ADMINISTRATION			
BANK OF AMERICA		TXN00040689	261797	FS COM INC, TRANSCEIVER AND PAT	\$114.90
		TXN00040699		AMAZON, TRENDNET DIN-RAIL AND A	\$714.78
		TXN00040714		AMAZON, TRENDNET 6 PORT HARDEN	\$1,900.45
SEWER ADMINISTRATION TOTAL ****					\$2,730.13
Division:	421	SEWER CAPITAL PROJECTS			
ROTSCHY INC	P058467	C261-17/PMT 8	261488	WWTF INFLUENT PUMP STATION	\$367,173.97
SEWER CAPITAL PROJECTS TOTAL ****					\$367,173.97
Division:	422	SEWER OPERATIONS			
ALS ENVIRONMENTAL	P059164	51-437913-0	261513	WASTEWATER - OIL & GREASE TOTA	\$200.00
	P059164			WASTEWATER - TSS EPA 160.2	\$18.00
	P059164			300 AREA 5-29-18 SAMPLING EVEN	\$60.00
	P059164			WASTEWATER - 1631E TOTAL MERCU	\$60.00
	P059164			WASTEWATER - 625 SEMIVOL. ORGA	\$215.00
	P059164			WASTEWATER - 335.4 TOTAL CYANI	\$40.00
	P059164			WASTEWATER - AMMONIA-N EPA	\$25.00
	P059164			WASTEWATER - 420.1 PHENOLICS	\$45.00
	P059164			WASTEWATER - 624 VOLATILE ORGA	\$640.00
	P059164			WASTEWATER - 200.8 TRACE ELEME	\$130.00
	P059164			WASTEWATER - 608 ORGANOCHLOR.	\$160.00
	P059164			WASTEWATER - BOD (5 DAY) EPA 4	\$48.00
	P059464	51-438612-0		SOIL/OTHER - 8260 BVOC_FP - TA	\$315.00
	P059464			SOIL/OTHER - NWT PH-DX, TAT 10	\$255.00
	P059464			WWTP DECANT FACILITY COR VAC T	\$255.00
	P059464			SOIL/OTHER - TOTAL SOLIDS - TA	\$30.00
	P059464			SOIL/OTHER - PAH'S BY GC/MS (S	\$780.00
	P059464			SOIL/OTHER - METALS (ARSENIC,	\$120.00
	P059128	51-439400-0	261791	WASTEWATER - 420.1 PHENOLICS	\$45.00
	P059128			WASTEWATER - 624 VOLATILE ORGA	\$640.00
	P059128			WASTEWATER - BOD (5 DAY) EPA 4	\$48.00
	P059128			WASTEWATER - 1631E TOTAL MERCU	\$60.00
	P059128			WSU CAMPUS AND WINE CENTER 5-1	\$60.00



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ALS ENVIRONMENTAL	P059128	51-439400-0	261791	WASTEWATER - 200.8 TRACE ELEME	\$130.00
	P059128			WASTEWATER - 608 ORGANOCHLOR.	\$160.00
	P059128			WASTEWATER - OIL & GREASE TOTA	\$200.00
	P059128			WASTEWATER - 625 SEMIVOL. ORGA	\$215.00
	P059128			WASTEWATER - AMMONIA-N EPA	\$25.00
	P059128			WASTEWATER - TSS EPA 160.2	\$18.00
	P059128			WASTEWATER - 335.4 TOTAL CYANI	\$40.00
AMERIGAS		3081601865	261514	PROPANE FOR WWTP BOILER	\$88.61
ARAMARK UNIFORM SERVICES INC	S018058	08/18-934962000	261516	LINEN CHARGES FOR AUGUST 2018	\$91.75
BACKFLOW APPARATUS & VALVE CO		870666	261657	REPAIR SEAT KITS	\$561.30
		872014		RV HOSE	\$133.58
BANK OF AMERICA		TXN00040617	261797	USCC - DUES 2018/2019	\$400.00
		TXN00040640		OFFDEPO - WALL CLOCK - LAB	\$15.46
		TXN00040652		QLOGOPROD - CRTSY DSC CITYFAIR	(\$166.31)
		TXN00040715		TARGET - BOOTH TREATS CITYFAIR	\$12.75
		TXN00040721		GOODWILL - HLDR BSKTS CITYFAIR	\$7.35
		TXN00040813		HMDEPO - DOOR STPS CHLBLDG	\$69.46
		TXN00040816		USSSCO - VLV EYEWSH ST CHLBLDG	\$163.70
		TXN00040848		FISHERSCI - PIPET SERO 5X1 - L	\$109.72
		TXN00040906		STPLES - COPIER PAPER 8X11	\$42.30
		TXN00040923		FISHERSCI - WEIGHTS 50&100MG -	\$164.33
		TXN00040950		FISHERSCI - CHEMS & TOOLS - LA	\$375.79
		TXN00040956		FISHERSCI - PARAFILM 4X250 - L	\$69.60
		TXN00040973		PNCWA - ANNL CONF REG - SBREWE	\$530.00
		TXN00040975		FISHERSCI - TEST STRP TOT ALK	\$33.40
		TXN00041001		AMZN - UPS FOR WW DEV CMPTR	\$129.24
		TXN00041021		STAPLES - 6 OZ FOAM CUPS - OPS	\$22.15
		TXN00041030		HACH - PRBE RPLC STRR ASMBLY L	\$178.97
		TXN00041034		FISHERSCI - PARAFILM 2X250 - L	\$44.25
		TXN00041092		FISHERSCI - MONITRG STRTR KIT	\$327.28
BENTON FRANKLIN HEALTH DISTRICT		9987	261660	TKN/NITRATE/TTL PHOSPHATE	\$98.00
BENTON FRANKLIN POWER VAC INC	P059572	7561	261834	CLEAN WWTP METHANE BOILER -	\$1,086.00
BILLINGS, TOBY		18-324 BILLINGS	261836	18-324 REIB PNSCTA PAC NW C	\$861.32
BLUEROOM		2794407	261664	POL SERVICE-COMPOST-AUG 2018	\$81.00
CENTRAL HOSE & FITTINGS INC		C017303	261677	CLEAR VIN TUBBING	\$99.91
		C017643		PIPE FITTING	\$1.62
CH2O INC		272690	261679	BOILER TESTING-AUG 18 BW LABOR	\$64.49
CITY OF RICHLAND		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$20,227.95
		08/2018-25	261683	#25 BIOSOLIDS LANDFILL FEES	\$2,560.14
		08/2018-38		#38 GRIT DISP/HAULING	\$386.03
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-595371	261690	MANUAL STARTER/THERMAL UNIT	\$101.18



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P059457	3627-597625	261544	TWO-CONDUCTOR CABLE TO REPAIR	\$651.60
	P059457			FREIGHT ESTIMATE	\$80.91
FERGUSON WATERWORKS		6258624	261704	SGL SPHERE FLEX CONN	\$226.09
FIELD INSTRUMENTS & CONTROLS INC	P059468	284052	261564	FREIGHT	\$23.74
	P059468			SPEED SENSOR FOR AUGER ON WWTP	\$940.75
GTP INVESTMENTS LLC	P058743	405415023	261453	BADGER MTN LEASE FOR CITYY CEL	\$37.39
IRRIGATION SPECIALISTS INC		1256551-01	261576	FITTINGS/PVC	\$63.85
MIDWEST LABORATORIES INC	P059545	909202	261593	COR LANDFILL COMPOST FACILITY	\$375.00
	P059545			CREDIT FOR OVERCHARGE ON 7/24/	(\$200.00)
	P059545			COR LANDFILL COMPOST FACILITY	\$375.00
	P059545			COR LANDFILL COMPOST FACILITY	\$275.00
	P059545			SHIPPING FOR 2018-08-02 - 1 FE	\$20.00
MULTARI, NINA		091218	261898	REIMB WWTP STAFF APPR	\$51.47
NORCO INC		24593649	261731	VENTIS SENSOR OXYGEN	\$812.50
OXARC INC		60223175	261734	CYLINDER RENTAL WWTF - AUG 18	\$17.90
PARADISE BOTTLED WATER CO		07/18 WWTP	261736	BOTTLED WATER-JULY	\$102.91
		08/18 WWTP		BOTTLED WATER-AUGUST	\$124.26
RICHLAND ACE HARDWARE		63768/1	261745	AJAX BLEACH ALTERNT/BRUSHES	\$11.04
		63961/1		CONCTR BKFLW PREVENTION	\$4.98
		64024/1		SPRAY PAINT	\$11.25
SOLENIIS LLC	P059501	131348157	261919	POLYMER, PRAESTOL K260FL, IN 1	\$3,183.28
	P059501			POLYMER, PRAESTOL K295FL, IN 2	\$6,366.57
STONEWAY ELECTRIC SUPPLY		S102469352.001	261761	RELAYS LGHT GRN/AMBER COVERS	\$360.78
		S102479911.001		300V CORD RCL	\$4.59
		S102481052.001		18 WATT LED RETROFIT LAMP	\$90.58
		S102510698.001	261923	RELAYS (2) DGSTR GAS EXH FAN	\$27.82
TACOMA SCREW PRODUCTS INC		22219547	261762	HAND CLEANER	\$56.31
		22219759		HEX CAP SCREWS	\$46.35
		22220736		CENTER PULL RAGS	\$154.28
		22220866		FIRE EXTINGUISHER	\$110.47
UNITED PARCEL SERVICE	S018056	000986641368	261499	COLLECT PKG FROM HACH COMPANY	\$6.33
	S018056			ADD'L HANDLING FOR 2 PKGS TO A	\$18.90
	S018056			2 NDA PKGS TO ALS FOR WWTP OPS	\$80.37
	S018065	000986641378	261774	7 GROUND PKGS TO ALS FOR WWTP	\$42.35
	S018065			WEIGHT CORRECTION FOR PKG TO A	(\$0.93)
	S018065			WEIGHT CORRECTION FOR PKG FROM	\$0.18
	S018065			WEIGHT CORRECTION ON 2 PKGS TO	\$5.40
	S018065			ADD'L HANDLING ON 2 PKGS TO AL	\$16.90
	S018065			2 NDA PKGS TO ALS FOR WWTP OPS	\$78.38
WA STATE DEPARTMENT OF ECOLOGY		2019-WA0020419	261503	WASTE WTR PERMIT-1ST FY 2019	\$32,483.16
XEROX CORPORATION		094429091	261937	MX4-749822 BASE/PRINTS-AUGUST	\$278.53



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SEWER OPERATIONS TOTAL ****					\$81,425.56
Division: 423	SEWER MAINTENANCE				
AMERICAN ROCK PRODUCTS INC	P059552	360115	261792	ECOLOGY BLOCK 2X2X6 - ITEM	\$434.40
AT&T WIRELESS		08/18 28724328888	261795	287243288881 07/27/18-08/26/18	\$44.18
BANK OF AMERICA		TXN00040628	261797	HMDEPO - AC AND WTRHTR CLNRS	\$47.59
		TXN00040669		TRICITLMBR - LMBR PATIO SHELTE	\$217.46
		TXN00040674		LOWES - PATIO SHLTR ROOF FELT	\$21.12
		TXN00040698		HMDEPO - PATIO SHLTR FITTINGS	\$47.36
		TXN00040757		ACE - VEH CLNG PRODS - VEH #32	\$24.51
		TXN00040767		MIRAMAC MTLs - FTTNGS MAINT SH	\$334.76
		TXN00040813		HMDEPO - REPLCM SOCKETS SHOP	\$17.79
		TXN00040974		SUN WEST SPORTSWEAR-Dept shirt	\$62.52
CASCADE NATURAL GAS CORP		08/18-51317347154	261532	NAT GAS 1943 CPTRL 7/17-8/16	\$17.49
CENTRAL HOSE & FITTINGS INC		C017317	261677	CAM & CAP VEH 3338	\$72.46
COLUMBIA GRAIN & FEED INC		161172	261541	STRAW BALE DGSTR #1 CLNING	\$173.54
COLUMBIA RIGGING CORP		33263	261543	STRAPS FOR EQUIPMENT	\$129.51
CULLEN, DANA		082418	261548	REIMB CDL MEDICAL EXAM	\$130.00
FIELD INSTRUMENTS & CONTROLS INC	P059534	168433	261867	FREIGHT	\$14.73
	P059534			PR ELECTRONICS IS BARRIER/	\$297.56
KELLEY'S TELE-COMMUNICATIONS INC		276309012018	261461	ANSWERING SRVC CHARGES SEPT	\$51.75
NORCO INC		24506392	261731	LENS FOR WELDING HLMT	\$35.45
		24622477		WIRE END BRUSH/WELDERS	\$65.65
OXARC INC		30437817	261604	THRM PLASMA COOLANT 2-1 GAL	\$181.18
RICHLAND ACE HARDWARE		63757/1	261745	TRAP FLY DISP STERLING	\$59.61
		63977/1		LINKS/FASTENERS	\$29.15
		64117/1		AA REMOTE BTTERIES	\$29.29
SNAP ON TOOLS COMPANY		082318100317	261754	REPAIR COORDLESS IMPACT WRNCH	\$124.89
STEEBER'S LOCK SERVICE		547568	261921	DUP EQUIPMENT KEYS-SAUNDERS, N	\$17.97
TACOMA SCREW PRODUCTS INC		22219399	261762	ANCHORS	\$52.39
				EARPLUGS	\$41.07
		22220456		HOLE DOZER CARBIDE TEETH SAW	\$54.40
		22220866		HIGH SPEED TAPER TAP	\$8.10
TWIN CITY METALS INC		106152	261772	PARTS FOR CONCRETE COVER	\$26.72
UNITED RENTALS INC		160752261-001	261929	EXCAVATION SAFETY CPT-NB/NS/FB	\$450.00
UTILITIES UNDERGROUND LOCATION CENTER		8080221	261644	LOCATE SERVICE - AUG 2018	\$58.70
SEWER MAINTENANCE TOTAL ****					\$3,373.30
WASTEWATER UTILITY FUND Total ***					\$427,857.56

FUND 404 SOLID WASTE UTILITY FUND

Division: 000



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WASTEWORCS REFUND		11104WW	261457	REFUND OVERPMT WASTE WOKS ACCT	\$45.00
		11551WW	261482	REFUND OVRPMT WW ACCT 11551	\$156.78
UNASSIGNED TOTAL ****					\$201.78
Division:	432	SOLID WASTE COLLECTION			
BANK OF AMERICA		TXN00040833	261797	WASTESTICKER.COM - CONTAINER S	\$74.90
CITY OF RICHLAND		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$248.57
CLAYTON WARD COMPANY		2274001	261685	CURBSIDE RECYCLING-AUG 18	\$18,569.75
		2348030		DROP BOX RECYCLING-AUG 2018	\$10,449.47
		2348031		PAPER RECYCLING- AUG 2018	\$307.34
GTP INVESTMENTS LLC	P058743	405415023	261453	BADGER MTN LEASE FOR CITYY CEL	\$22.26
SPRAGUE PEST SOLUTIONS		3624347	261756	SEPT MONTHLY SVCS-SW	\$61.90
THE SHERWIN WILLIAMS CO		5611-2	261765	PAINT 5 GAL	\$505.75
SOLID WASTE COLLECTION TOTAL ****					\$30,239.94
Division:	433	SOLID WASTE DISPOSAL			
ARAMARK UNIFORM SERVICES INC	S018058	08/18-934962000	261516	LINEN CHARGES FOR AUGUST 2018	\$131.28
BANK OF AMERICA		TXN00040686	261797	OFFICE DEPOT #2766 -LAMINATOR/	\$124.88
		TXN00040769		QED ENVIROMENTAL SYSTEMS -GAS	\$1,324.92
		TXN00040948		STAPLES - OFFICE SUPPLIES LAND	\$198.79
BLAIR, JEANNETTE		083118	261837	REIMB AUGUST 18 MILEAGE	\$68.56
CITY OF RICHLAND		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$1,367.45
MITCHELL, FRANK		082918	261595	REIMB MILEAGE AUG 18	\$55.05
ORRCO		412748	261733	USED OIL TESTING/PICK-UP/HAUL	\$200.00
PARADISE BOTTLED WATER CO		07/18-LANDFILL	261736	BOTTLED WATER - JULY	\$181.83
		08/18-LANDFILL		BOTTLED WATER - AUGUST	\$156.93
RICHLAND ACE HARDWARE		63906/1	261745	WEED WATER BLADE	\$30.39
ROACH, ANNIKA		082618	261621	REIMB MILEAGE JUL-AUG 18	\$53.41
TESTAMERICA LABORATORIES INC	P059114	58114767	261763	2018 LANDFILL MONITORING - LAB	\$7,690.50
	P059114	58114770		2018 LANDFILL MONITORING - LAB	\$375.00
TORRIE, JONATHAN		090818	261639	REIMB CDL LIC REN	\$102.00
SOLID WASTE DISPOSAL TOTAL ****					\$12,060.99
SOLID WASTE UTILITY FUND Total ***					\$42,502.71
FUND	405	STORMWATER UTILITY FUND			
Division:	441	STORMWATER			
BANK OF AMERICA		TXN00040715	261797	TARGET - BOOTH TREATS CITYFAIR	\$12.75
		TXN00040721		GOODWILL - HLDR BSKTS CITYFAIR	\$7.35
		TXN00040897		BFF&R - PRKING PASSES (4) SW O	\$40.00
		TXN00040910		BFF&R - ADMISSION TKTS (5) SW	\$65.00
BILLINGS, TOBY		082218	261526	MLS EX BF CTY FAIR BOOTH	\$15.00
CENTRAL HOSE & FITTINGS INC		C016355	261535	FITTINGS FOR DECANT HYDRNTS	\$21.33



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CENTRAL HOSE & FITTINGS INC		C017311	261677	HOSE ASSY W/NOZZLES	\$212.83
CITY OF RICHLAND		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$350.25
		08/2018-11220	261683	SW PND MAINT/DEBRIS	\$10.00
		08/2018-17		#17 DROP BOX/STREET SWEEPINGS	\$1,050.00
COLEMAN, MICHAEL		082218	261540	MLS EX BF CTY FAIR BOOTH	\$18.00
CORE & MAIN LP		J419001	261691	STRAW WATTLE	\$564.72
COSSMAN, TADD		082218	261547	MLS EX BF CTY FAIR BOOTH	\$24.00
TACOMA SCREW PRODUCTS INC		22221979	261924	HITCH PIN/FLR SWEEP/BROOM HNDL	\$29.97
THE SHERWIN WILLIAMS CO		6611-2	261765	PAINT	\$70.31
WA STATE DEPARTMENT OF ECOLOGY		2019-WAR046006	261503	STRM WTR JULY 2018-JUNE 2019	\$25,635.94
STORMWATER TOTAL ****					\$28,127.45
STORMWATER UTILITY FUND Total ***					\$28,127.45
FUND 407	MEDICAL SERVICES FUND				
Division:	121	AMBULANCE			
BANK OF AMERICA		TXN00040693	261797	HOME DEPOT - MED SHELVING	\$518.02
		TXN00040925		COSTCO - CONF ROOM TV	\$352.95
BOUND TREE MEDICAL LLC		82912458	261665	BVM/ALCOHOL PREP PAD/GAUZE	\$301.86
		82914932		ET TUBE INTRODUCER	\$89.90
		82914933		BUTTERFLY/ET TUBE INTRODUCER	\$1,189.41
		82917799		ELECTRODES/EKG PAPER	\$667.93
		82917800		PULL TITE SEAL WHITE	\$82.52
		82919226		ADULT ECG PADS	\$213.35
		82919227		IV CATHETER/BVM/IV SETS/GLOVES	\$1,398.86
		82919228		MASIMO SENSOR ADULT	\$257.37
		82920583		LARYNGOSCOPE BLADE GRNLINE	\$45.84
		82920584		BP CUFF ADULT/ET TUBE	\$120.26
		82923077		IV CATHETER	\$157.00
		82924731		SUPRAGLOTTIC AIRWAY KITS	\$80.58
		82924732		BLOOD TUBE/CATHETER/SALINE	\$113.10
		82926125		GLUCOSE TEST STRIPS/SALINE	\$339.16
		82927536		ENDOTRACHEAL TUBE/SHARPS	\$44.79
		82930176		LARYNGOSCOPE BLADE	\$5.09
		82930177		BP CUFF ADULT	\$52.34
		82930178		IV CATHETER/TAPE/CHUX PAD	\$228.59
		82934517		IV CATHETER	\$314.00
		82934518		IV CATHETER/GLOVES/IV SETS	\$815.51
		82934519		MIDAZOLAM	\$91.58
		82934520		C4 LORAZEPAM	\$128.22
		82946889		GLOVES/SHARPS CONTAINER	\$140.04
		82946890		GLOVES/SHARPS CONTAINER	\$140.04



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BOUND TREE MEDICAL LLC		82948414	261665	SPONGE GAUZE/SHARPS CONTAINER	\$34.54
		82948415		SPONGE GAUZE/SHARPS CONTAINER	\$34.54
CARDINAL HEALTH 411 INC		3409576	261675	SOLU-MEDROL	\$233.16
		3474188		ADENOSINE/ALBUTEROL	\$55.34
CITY OF RICHLAND		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$971.90
COLUMBIA INDUSTRIES SUPPORT LLC		0070140	261542	ON SITE SHREDDING WO #0117310	\$34.65
EMERGENCY REPORTING		2018-6098	261558	ERS SUBSCRIPTION (SEPT)	\$448.28
LIFE ASSIST INC		870028	261587	ONDANSETRON	\$242.50
OXARC INC		30429087	261734	MEDICAL OXYGEN	\$51.56
		30432816		MEDICAL OXYGEN	\$82.62
		30439951		MEDICAL OXYGEN	\$34.35
		30445864		MEDICAL OXYGEN	\$51.56
		30448165		MEDICAL OXYGEN	\$42.12
SEA WESTERN INC	P059498	207700	261628	TAX	\$347.80
	P059498			LION #BDU1951-P-20 TRI-CERTIFI	\$4,032.00
STERICYCLE INC		3004381451	261760	BIO WASTE DISPOSAL FEE	\$47.03
UPTOWN CLEANERS		10655	261775	LINEN/UNIFORM LAUNDRY SRVCS	\$285.35
		10703		LINEN/UNIFORM LAUNDRY SRVCS	\$323.44
		10776		LINEN/UNIFORM LAUNDRY SRVCS	\$356.43
		10831		LINEN/UNIFORM LAUNDRY SRVCS	\$256.51
		10910		LINEN/UNIFORM LAUNDRY SRVCS	\$249.94
WALLING, JON		071918	261648	REIMB FINAL PARAMEDI TST	\$207.47
AMBULANCE TOTAL****					\$16,311.40
MEDICAL SERVICES FUND Total ***					\$16,311.40
FUND 408	BROADBAND FUND				
Division:	460	BROADBAND ADMINISTRATION			
CITY OF RICHLAND		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$367.13
POCKETINET COMMUNICATIONS INC	P059442	R-0614-18-I	261905	FIBER EXTENSION- MOHR TEST AND	\$3,112.80
BROADBAND ADMINISTRATION TOTAL ****					\$3,479.93
BROADBAND FUND Total ***					\$3,479.93
FUND 501	CENTRAL STORES FUND				
Division:	000				
INTERLINE BRANDS INC DBA	P059513	453654766	261880	CLEANER NEUTRAL FLOOR NO RINSE	\$239.66
	P059513			CLEANER, NON-ACID DISINFECTANT	\$791.69
NORCO INC	P059396	24611407	261600	PAINT, MARKING, REGULAR PURPLE	\$105.95
	P059396			PAINT, MARKING, REGULAR RED	\$529.75
	P059396			PAINT, MARKING, REGULAR WHITE	\$529.75
WALTER E NELSON CO	P059479	364026	261933	TOWEL, SINGLEFOLD, WHITE, 1-PLY	\$384.93



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
UNASSIGNED TOTAL ****					\$2,581.73
CENTRAL STORES FUND Total ***					\$2,581.73
FUND 502	EQUIPMENT MAINTENANCE FUND				
Division:	214	EQUIPMENT MAINTENANCE			
AUTOZONE		3733332058	261409	FILTERS VEH 3268 WO 51590	\$13.01
		3733332470		GLASS CLNR VEH 3296 WO 51449	\$21.68
		3733333156		CV AXLE VEH 3268 WO 51598	\$73.84
		3733336477		BREAK CLEAN VEH 3312 WO 51619	\$32.45
		3733337269		SHOP TOOLS	\$21.71
		3733337296		SHOP TOOLS	\$43.42
		3733338522	261517	CONDENSER VEH 2403 WO 50598	\$262.80
		3733342421	261655	BRAKE CLEAN VEH 3316 WO 51680	\$48.50
BANK OF AMERICA		TXN00040661	261797	HARBORFREIGHT - SHOP TOOLS	\$76.01
		TXN00040670		AMAZON.COM,LOGITECH KEYBOARD A	\$48.86
		TXN00040676		TRICITY TINT - VEH1207 TINT	\$325.80
		TXN00040687		HARBORFREIGHT - SHOP TOOLS	\$120.50
		TXN00040739		PACIFIC GOLF AND TURF - VEH#66	\$1,556.25
		TXN00040996		STAPLES - LAMINATOR SLEEVES, F	\$91.53
		TXN00041009		AMAZON - VEH7200 AIR CLEANER A	\$26.59
		TXN00041116		PROCUT - SHOP TOOL REPAIR	\$391.92
BIG WEST EQUIPMENT		936809	261415	COMP RING VEH 7149 WO 51506	\$315.16
		936849	261525	ELEMENT VEH 7149 WO 51507	\$323.40
BRAUN NORTHWEST INC		23159	261528	LINK PRTS VEH 5043 WO 51585	\$322.32
BUSH CAR WASH		5645	261672	AUG CAR WASHES	\$182.05
CENTRAL HOSE & FITTINGS INC		C017642	261535	HOSE ASSY VEH 7092 WO 51631	\$145.35
		C017886	261677	RED BUSHING VEH 7143 WO 51208	\$10.47
		C018221		HOSEY ASSY VEH 3240 WO 51681	\$134.97
CITY OF RICHLAND		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$4,356.50
COLEMAN OIL COMPANY		CL18178	261429	CARD LOCK FUEL 8/27-8/31/2018	\$16,330.66
		CL22001		CARD LOCK FUEL 9/1/18-9/2/18	\$1,334.94
		CL22703	261686	CARD LOCK FUEL 9/3/18-9/9/18	\$16,483.39
CONNELL OIL INC		0227342-IN	261850	GUARDOL ECT VEH 7141 WO 51771	\$94.42
CORWIN OF PASCO LLC		424285	261693	CONSOLE VEH 2502 WO RETURN	(\$1,087.39)
		424651		FILTERS VEH 5043 WO 51668	\$146.78
		424660		COVER VEH 2449 WO 51468	\$13.13
		424685		SCREEN VEH 2420 WO 51678	\$114.84
		424687		OIL VEH 3316 WO 31680	\$176.07
		424703		BOOSTER VEH 3316 WO 51680	\$527.47
		424746		PUMP ASSY VEH 3316 WO 51680	\$219.43
FAST SIGNS		139-57724	261562	5" PREMIUM VEH 5050 WO 51655	\$61.90



City Of Richland

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From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FINAL TOUCH UPHOLSTERY		032561	261705	STEPS VEH 3404 WO 51628	\$438.74
GRAINGER	S018057	9886074716	261569	AIR CHIPPING HAMMER ITEM #48MA	\$667.79
HOTSY OF SPOKANE		24283	261712	SHOP EXPERT SERVICES	\$2,063.40
HUGHES FIRE EQUIPMENT, INC.		529594	261713	TRANSDUCER VEH 5047 WO 51732	\$321.72
JIM'S PACIFIC GARAGES INC		X100139510:01	261718	TRIANGLE SAFETY VEH 3312	\$17.21
		X100139519:01		TIRANGLE SAFTY VEH 3312 CREDIT	(\$17.21)
		X100140090:01		COVER VEH 7152 WO 51659	\$5.51
KENWORTH SALES COMPANY		PASIN2994794	261462	GASKET VEH 3311 WO 51583	\$7.52
		PASIN2998170		FILTER VEH 3315 WO 51633	\$33.90
		PASIN2998171		FILTER VEH 3333 WO 51615	\$33.90
		PASIN2998173		FILTER VEH 3337 WO 51629	\$33.90
		PASIN3007129	261722	LIGHT VEH 5039 WO 51503	\$33.54
		PASIN3007773		VAVLE BRAKE VEH 3315 WO 51676	\$88.72
		PASIN3008453		BOLT VEH 3315 WO 51676	\$37.03
		PASIN3009892		HD CNTRL KIT VEH 3315 WO 51676	\$105.45
		PASIN3011587		HOOD HOOK VEH 3283 WO 51719	\$23.52
		PASIN3012278		TIE END ROD VEH 3240 WO 51681	\$46.02
LESKOVAR LINCOLN MERCURY INC		8999	261465	MTR ACTUATOR VEH 2395 WO 51560	\$457.85
LIBERTY LAWN & SAW SHOP		3643	261466	HEIGHT ADJ VEH 0030 WO 51521	\$199.75
MCCURLEY CHEVROLET		477728	261472	REPAIRS VEH 3299 WO 51593	\$811.87
		951003		DEFLECTOR VEH 2482 WO 51641	\$285.24
		951176		MOTOR VEH 1204 WO 51602	\$95.79
		951408		SUNSHADE VEH 2482 WO 51641	\$43.44
		951559	261894	OIL	\$874.23
		951633	261726	HORN VEH 3299 WO 51667	\$58.51
MOBILE FLEET SERVICE INC		1282410063	261596	REPAIRS VEH 3315 WO 51650	\$768.30
MONARCH MACHINE & TOOL CO INC		F198254	261730	DRILL HOLE VEH 3315 WO 51676	\$161.92
OXARC INC		60223178	261478	CYLINDAR RENTAL/SHOP SUPPLY	\$158.47
RDO EQUIPMENT CO		P73328	261483	COVER/V BELT VEH 6594 WO 50548	\$508.53
		P76244		WARRANTY CREDIT - BILLING ADJ	(\$6.66)
		P82671		WHEEL KIT VEH 6565 WO 51589	\$1,758.13
		P83535	261743	AIR CLEANER VEH 6594 WO 51661	\$360.46
		P83536		FILTERS VEH 6594 WO 51663	\$193.58
RICHLAND NAPA		418329	261617	BRISTLE DISC VEH 3285 WO 51	\$127.84
		418393		TRAILER PLUG VEH WARR WO CR	(\$11.94)
		418412		MNFLD HRDWR VEH 3305 WO 515	\$8.49
		418469		SOCKETS VEH 7200 WO 51520	\$31.67
		418520		BLOWER MTR VEH 2386 WO 5154	\$108.47
		418528		BRAKE CLEAN VEH 3292 WO 515	\$45.61
		418618		ATP KIT VEH 3303 WO 51526	\$42.35
		418629		DOOR KIT VEH 3240 WO 51592	\$53.67



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From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		418708	261617	FUEL FILTER VEH 800 WO 5158	\$18.07
		418717		BRAKES VEH 2395 WO 51560	\$27.10
		418721		FILTER KIT VEH CREDIT WO CR	(\$63.80)
		418725		PENETRANT VEH 3222 WO 51557	\$50.78
		418727		PENETRANT VEH 3240 WO 51558	\$50.78
		418736		FILTERS VEH 7143 WO 51559	\$360.73
		418743		ROTORS VEH 2444 WO 51564	\$193.89
		418755		LAMP VEH 3315 WO 51556	\$27.26
		418773		WIPER BLADES VEH 3317 WO 51	\$25.87
		418781		FILTER VEH 1204 WO 51582	\$16.33
		418810		SCOTSEAL VEH 3311 WO 51583	\$137.56
		418812		BATTERY VEH 3316 WO 51535	\$198.36
		418860		GREASE VEH SHOP WO SUPPLY	\$18.86
		418861		FILTER WARR VEH 7143	\$0.00
		418892		FILTERS VEH 5050 WO 51389	\$38.42
		418895		BACK UP VEH 3322 WO 51522	\$45.60
		418909		BATTERY VEH 2390 WO 51596	\$147.36
		418910		CORE CREDIT VEH 2390 WO 515	(\$19.55)
		418920		DEF VEH 5050 WO 51389	\$67.33
		418924		BRAKES VEH 9500 WO 51617	\$121.82
		418949		CONNECTOR VEH 2460 WO 51517	\$10.63
		418951		LAMP VEH 2420 WO 51603	\$11.35
		418955		FASTENERS VEH SHOP WO TOOLS	\$23.91
		418956		SWITCH VEH 2502 WO 51533	\$21.93
		418957		TIRE VALVE VEH SHOP WO TOOL	\$58.63
		419095		D EARTH VEH 3312 WO 51619	\$58.71
		419107		FILTER VEH 5042 WO 51620	\$56.29
		419114		BRAKES VEH CREDIT WO CREDIT	(\$56.28)
		419117		FILTER VEH 7143 WO 51638	\$120.24
		419143		FILTER VEH 3333 WO 51498	\$31.32
		419144		FILTER VEH 3337 WO 51500	\$31.32
		419162		FILTER VEH 7092 WO 51440	\$28.87
		419191		EXTRACTOR VEH SHOP WO TOOL	\$28.42
		419225		FILTER VEH SHOP WO SUPPLY	\$12.93
		419228		FILTER VEH 2465 WO 51431	\$12.93
		419249		FILTER VEH 30 WO 51521	\$21.75
		419266		FILTER VEH 30 WO 51521	\$14.82
		419307		ROTORS VEH 1208 WO 51654	\$265.57
		419311		CONNECTOR VEH 3212 WO 51646	\$10.63
		419351		BLASTER VEH SHOP WO SUPPLY	\$52.00
		419443		LT RESTORE KIT VEH 2403 WO	\$46.85



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From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RMT EQUIPMENT		P01654	261750	HYD CYLNDR VEH 6564 WO 51622	\$424.40
		P01664		PAINT VEH 7137 WO 51198	\$22.50
SOLID WASTE SYSTEMS INC		0107942-IN	261755	SPRING VEH 3340 WO 51549	\$445.83
		0108055-IN		SEAL VEH 3333 WO 51687	\$240.46
		0108056-IN		BEARING ASSY VEH 3337 WO 51624	\$702.88
STAR RENTALS & SALES		341627-11	261757	DRILL VEH 3285 WO 51604	\$59.73
STEEBER'S LOCK SERVICE		647523	261758	DUPLICATE VEH 2375 WO 51666	\$10.86
TACOMA SCREW PRODUCTS INC		22222070	261762	DRILL BIT VEH 3285 WO 51604	\$172.38
		22222073		EARMUFF VEH 3204 WO 51487	\$54.40
		22222106		SCREWS VEH 3285 WO 51604	\$89.90
		22222385		CAP SCREWS VEH 3298 WO 51601	\$8.99
TIRE FACTORY INC		03-131951	261767	FLAT REPAIR VEH 3332 WO 51727	\$59.73
		03-131969		TIRES VEH 4156 WO 51721	\$166.40
		03-132046		TIRES VEH 1211 WO 51725	\$175.58
		03-132101		FLAT REPAIR VEH 2422 WO 51728	\$21.67
		03-132133		SERVICE CALL VEH 6588 WO 51726	\$135.70
		03-132138		FLAT REPAIR VEH 3342 WO 51724	\$67.88
		03-132139		MOUNT VEH 3339 WO 51723	\$40.72
		03-132140		WHEEL SWITCH VEH 3335 WO 51722	\$23.89
		03-132141		TIRES VEH 3336 WO 51749	\$1,296.40
		03-132143		TIRES VEH 3341 WO 51701	\$3,661.52
TRUCKPRO HOLDING CORPORATION		06 263236	261771	BRAKE/DRUM VEH 4158 WO 51706	\$759.41
UNITED PARCEL SERVICE	S018056	000986641368	261499	GROUND PKG TO CASCADE FIRE FOR	\$4.04
US LINEN & UNIFORM		881200	261501	UNIFORM SERVICES	\$404.10
WESTERN PETERBILT INC		028P280059	261781	CONDNSR ASSY VEH 3285 WO 51595	\$415.14
		028P280212		GASKET VEH 3332 WO 51095	\$7.75
		028P280263		RADIATOR VEH 3283 WO 51038	\$77.92
		028P280513		DOOR CK ASSY VEH 3332	\$30.84
		028P280515		DOOR ASSMBLY VEH 3332 WO 51095	\$26.22
		028P280787		FILTER VEH 3333 WO 51155	\$12.50
		028P281030		PANO MIRROR VEH 3332 WO 51239	\$278.43
		028P281032		CMRPRSSR ASSY VEH 3283 WO 51218	\$647.26
		028P281414		MIRROR VEH 3332 WO 51239	\$37.24
		028P281866		FILTER VEH 3333-7 WO 51498-500	\$125.66
		028P281967		DOOR CK ASSY VEH 3332 CREDIT	(\$30.84)
		028P282078		MIRROR WO CREDIT	(\$160.26)
		028P282347		PIN & PLTE ASSY VEH 3285	\$71.43
		028P282463		AIR SWITCH VEH 3337 WO 51624	\$58.61
		028P282616		MIRROR VEH 3337 WO 51624	\$890.43
		H293117		SEAL VEH 3312 WO 50458	\$38.69
		H294778		CORE VEH 3315 WO CREDIT	(\$2,865.42)



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From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESTERN PETERBILT INC		H294779	261781	CARRIER VEH 3315 WO CREDIT	(\$2,700.30)
		H294780		CARRIER VEH 3315	\$2,700.30
		H294781		CORE VEH 3315	\$2,865.42
		h294782		U-JOINT VEH 3315 WO 50817	(\$2,700.30)
		H294783		CORE VEH 3315 WO CREDIT	(\$2,865.42)
		H294799		AXLE VEH 3315 WO 50817	\$325.02
		H294802		BEARING VEH 3315 WO 50817	\$62.73
		H294855		HARDWARE KIT VEH 3315 WO 50817	\$88.39
		H295676		SENSOR VEH 3340 WO CREDIT	\$836.22
		H295678		GASKET VEH 3340 WO CREDIT	\$27.36
		H295732		GASKET VEH 3340 WO CREDIT WRNT	(\$27.36)
		H295733		SENSOR VEH 3340 WO CREDIT WRNT	(\$836.22)
		H295982		RADIATOR VEH 3332 WO 51095	\$2,140.04
		H295993		CONDENSER VEH 3285 WO WRNG CHG	\$426.79
		H295994		CONDENSER VEH 3285 WO CREDIT	(\$426.79)
		H295995		CONDENSER VEH 3285 WO 51042	\$426.79
WESTERN STATES EQUIPMENT COMPANY		IN000741961	261507	ELEMENT VEH 7138 WO 51510	\$488.27
		IN000744691		SOLENOID VEH 3204 WO 51487	\$213.37
		IN000747375	261784	PIN VEH 3340 WO 51514	\$40.83
		IN000748860		REPAIR AC VEH 7138 WO 51699	\$1,233.84
		IN000749943	261936	ELEMENT VEH 7130 WO 51588	\$193.30
		IN000751210		SOCKET VEH 3340 WO 51514	\$49.52
		IN000756699		COUPLING VEH 3312 WO 51619	\$54.17
		IN000756744		BOLT/NUT VEH 6286 WO 51639	\$60.60
WESTERN SYSTEMS & FABRICATION INC		IN000756753		FILTER VEH 7143 WO 51638	\$102.84
		24320	261508	FLTR ELEM VEH 3335/3285	\$894.66
		24358		PNEUMATIC STK VEH 3283 WO 5160	\$1,235.92
		24430	261785	SEAL KIT VEH 3315 WO 51676	\$384.23
		24457		HYD CYLNDR VEH 3291 WO 51675	\$500.29
XEROX CORPORATION		094429134	261786	LX5-691298 BASE/PRINTS-AUG	\$193.01
EQUIPMENT MAINTENANCE TOTAL ****					\$71,461.04
EQUIPMENT MAINTENANCE FUND Total ***					\$71,461.04
FUND	503	EQUIPMENT REPLACEMENT FUND			
Division:	215	EQUIPMENT REPLACEMENT			
BANK OF AMERICA		TXN00040632	261797	TRAILER BOSS - RIVER CREW TRAI	\$2,000.00
		TXN00040645		TRAILER BOSS - RIVER CREW TRAI	\$1,447.66
HUGHES FIRE EQUIPMENT, INC.	P059046	172479	261458	ONE (1) NEW 2018 PIERCE PLATFO	\$426,617.00
MCCURLEY CHEVROLET	P059480	833888	261472	DOC FEE	\$50.00
	P059480			ONE NEW 2018 CHEVROLET EQUINOX	\$23,583.00
	P059480			LICENSE FEE	\$57.50



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From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MCCURLEY CHEVROLET	P059480	833888	261472	SALES TAX @ 8.6 %	\$2,028.14
NORTHWEST MARINE & SPORT, LLC	P059443	2018 MERC 40 COMM	261476	TAX	\$657.56
	P059443			2018 MERCURY 40 COMMAND THRUST	\$6,295.00
	P059443			CONTROL BOX AND CABLES AND	\$512.00
	P059443			LABOR TO INSTALL ENGINE, STEER	\$440.00
	P059443			STEERING ASSEMBLY	\$250.00
	P059443			PROPELLER	\$149.00
EQUIPMENT REPLACEMENT TOTAL ****					\$464,086.86
EQUIPMENT REPLACEMENT FUND Total ***					\$464,086.86
FUND 505	PUBLIC WORKS ADMIN & ENGINEER				
Division:	000				
GIACCI, FRED		DEVLOPER DEPOSIT	261567	REIMB DEVLOPER FOR CPT IMPRVMT	\$10,930.00
UNASSIGNED TOTAL ****					\$10,930.00
Division:	450	PW ADMIN & ENGINEERING			
AT&T WIRELESS		08/18 28724328888	261795	287243288881 07/27/18-08/26/18	\$64.35
				287243288881 07/27/18-08/26/18	\$94.71
BANK OF AMERICA		TXN00040666	261797	STAPLES -mouse,dustoff,paper	\$86.43
		TXN00040764		DISPUTE RESOLUTION CENTER -Med	\$575.00
		TXN00040795		STAPLES - indx flags,postit,ti	\$141.36
		TXN00040818		BENTON COUNTY AUDITOR -PW reco	\$962.39
		TXN00040821		INFO.BMTMICRO.COM,SWIFT TO-DO	\$99.00
		TXN00040830		BENTON COUNTY AUDITOR - PW rec	\$506.93
		TXN00040839		STAPLES - scissors	\$13.89
		TXN00040871		CROWS NEST BAR & GRILL-Tour w/	\$47.10
		TXN00040896		STERLING'S RESTAURANT-PWD lunc	\$19.50
		TXN00040937		PPI GROUP PORTLAND -AutoCad -	\$995.00
		TXN00040944		PPI GROUP PORTLAND -AutoCad Da	\$990.00
		TXN00040953		SURVEY SUPPLY INC. -Pole Caddi	\$286.90
		TXN00040955		PPI GROUP PORTLAND - AutoCad J	\$495.00
		TXN00040960		PPI GROUP PORTLAND - AutoCad B	\$995.00
		TXN00040964		INLAND NORTHWEST AGC -CESCL B.	\$425.00
		TXN00040974		SUN WEST SPORTSWEAR-Dept shirt	\$62.51
		TXN00040981		PAYPAL NWPMA - NW Pavement Co	\$350.00
		TXN00041066		SUN WEST SPORTSWEAR - Safety v	\$310.49
		TXN00041088		FRED-MEYER #0286 - Roundabout	\$4.33
BENTON COUNTY AUDITOR		0005551-P	261521	BC IMAGES	\$23.00
		0005552-P		BC IMAGES	\$2.00
CITY OF RICHLAND		08/2018 AUG	261682	CITY UTILITY BILLS/AUG 2018	\$946.96
		18-343 DESKINS	261539	18-343 FHWA RD DIET PEER XC	\$319.39



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From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PENWELL, DAN		091018	261607	REIMB EXCISE TAX FEE	\$10.00
POPE, BRIAN		091318	261906	REIMB EWSG MTNG MEAL	\$5.99
WATER SOLUTIONS INC		19464	261779	3 WTR MACHINES - SEPT 2018	\$76.01
XEROX CORPORATION		094429119	261786	LX5-690835 BASE/PRINTS-AUG	\$174.58
		094429120		LX5-692207 BASE/PRINTS-AUG	\$74.83
		094429121		MX4-343197 BASE/PRINTS-AUG	\$389.51
PW ADMIN & ENGINEERING TOTAL ****					\$9,547.16
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$20,477.16
FUND 520	HEALTH CARE/BENEFITS PLAN				
Division:	222	EMPLOYEE BENEFIT PROGRAM			
CIGNA HEALTH AND LIFE INSURANCE COMPANY		2352962	261425	SEPTEMBER 2018 ASO CHARGES	\$15,891.05
LIFE INSURANCE COMPANY OF NORTH AMERICA		9/2018-FLI051384	261467	FLI051384 PREMIUMS-SEPTEMBER	\$10,419.06
		9/2018-LK030278		LK030278 PREMIUMS-SEPTEMBER	\$11,454.57
		9/2018-OK807703		OK807703 PREMIUMS-SEPTEMBER	\$3,292.71
MAGELLAN BEHAVIORAL HEALTH		SEPT 2018	261470	EAP PREMIUMS-SEPTEMBER	\$730.10
MERCER (US) INC		102210003767	261895	CONSULTING SERVICES-AUGUST	\$7,083.33
QUEST DIAGNOSTICS INC		INV0061390	261741	HEALTH FAIR BIOMETRICS 129-18	\$5,934.00
		INV0062682		HEALTH FAIR BIOMETRICS 129-18	\$3,913.00
EMPLOYEE BENEFIT PROGRAM TOTAL ****					\$58,717.82
HEALTH CARE/BENEFITS PLAN Total ***					\$58,717.82
FUND 522	POST EMP HEALTHCARE PLAN				
Division:	224	POST EMPLOYMENT BENEFITS PRGM			
CIGNA HEALTH AND LIFE INSURANCE COMPANY		2352962	261425	SEPTEMBER 2018 ASO CHARGES	\$1,119.30
POST EMPLOYMENT BENEFITS PRGM TOTAL ****					\$1,119.30
POST EMP HEALTHCARE PLAN Total ***					\$1,119.30
FUND 641	SOUTHEAST COMMUNICATIONS CTR				
Division:	600	SECOMM OPERATIONS GENERAL			
INTERGRAPH CORPORATION	P059227	P180001037	261879	FRANKLIN COUNTY MPS CONFIGURAT	\$5,538.60
	P058942	P180001193	261574	I/FIRE STATION ALERTING PROJEC	\$2,606.40
	P059023	P180001195		TM FOR ILEADS MOVE FROM FRANKL	\$162.90
	P059227	P180001197		FRANKLIN COUNTY MPS CONFIGURAT	\$108.60
LOCUTION SYSTEMS, INC	P058957	118300	261590	LOCUTION PROJECT	\$57,817.28
SECOMM OPERATIONS GENERAL TOTAL ****					\$66,233.78
Division:	601	E911 OPERATIONS			
BANK OF AMERICA		TXN00040992	261797	CONOCO - NEIGHBORS CONOCO/FUEL	\$11.95
		TXN00041037		MAVERIK #448/FUEL FOR NEW HIRE	\$36.59



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00041064	261797	WAPRO/PROVENCHER REGISTRATION	\$175.00
		TXN00041100		SKAMANIA LODGE/HAMILTON HOTEL	\$196.16
CORPORATE TRANSLATION SERVICES INC		131683	261692	TRANSLATION SRVCS-AUGUST 2018	\$498.29
ENTERPRISE RENT A CAR		18475138	261864	18-336 DUNCAN	\$156.45
				DISPATCH TOUR-HARTER	\$111.68
LANGUAGE LINE SERVICES LLC		4397883	261723	E911 TRANSLATION-AUGUST	\$70.56
E911 OPERATIONS TOTAL ****					\$1,256.68
SOUTHEAST COMMUNICATIONS CTR Total ***					\$67,490.46
FUND 642	800 MHZ PROJECT				
Division:	610	800 MHZ			
BANK OF AMERICA		TXN00040786	261797	DNH GODADDY.COM/EMAIL SSL SECU	\$166.66
		TXN00040888		BATTERIES PLUS #0250/BATTERIES	\$125.87
BENTON PUD		08/18-14900001	261413	UTILITY SRVCS 7/26-8/26/2018	\$732.03
KLICKITAT COUNTY PUD		08/18 69552623	261888	GOLGATHA UTILITIES 7/31-8/31	\$310.91
LEGACY POWER SYSTEMS	P059546	36814	261724	CONTROL BOARD FOR SILLUSI SITE	\$5,016.85
UNITED PARCEL SERVICE	S018065	000986641378	261774	GROUND PKG TO DELTA ELECTRONIC	\$5.42
800 MHZ TOTAL ****					\$6,357.74
800 MHZ PROJECT Total ***					\$6,357.74
FUND 643	EMERGENCY MANAGEMENT				
Division:	620	STATE / LOCAL ASSISTANCE			
AT&T LONG DISTANCE		08/18 03030107210	261408	FAX LINES 7/21-08/22/18	\$8.18
BANK OF AMERICA		TXN00040631	261797	WM SUPERCENTER #3261/DRINKS AN	\$15.93
		TXN00040647		WALMART/HAND SOAP	\$0.49
		TXN00040662		GREEK ISLAND CUISINE/LUNCH PRO	\$220.85
		TXN00040745		COSTCO/LUNCHROOM SUPPLIES	\$20.73
				COSTCO/JANITORIAL SUPPLIES	\$13.02
		TXN00040786		DNH GODADDY.COM/EMAIL SSL SECU	\$41.67
CHARTER COMMUNICATIONS		08/18 0706114	261423	CABLE SERVICE 08/30-09/29/18	\$29.86
CITY OF RICHLAND		4885603	261846	BCES UTILITY SRVC 08/01-09/05	\$552.49
FRONTIER		09/18 5096282600	261868	TELEPHONE CHARGE 9/10-10/09/18	\$331.87
VANGUARD CLEANING SYSTEM OF INLAND NW		80090	261502	BCES JANITORIAL SRVCS-SEPTEMBE	\$62.50
VERIZON WIRELESS		9814093567	261931	CELL PHONES 09/07-10/06/18	\$94.02
XEROX CORPORATION		094473470	261786	MX4-322159 BASE/PRINTS-AUG	\$70.33
STATE / LOCAL ASSISTANCE TOTAL ****					\$1,461.94
Division:	621	RADIOLOGICAL EMGCTY PREPAREDNESS			
AT&T LONG DISTANCE		08/18 03030107210	261408	FAX LINES 7/21-08/22/18	\$8.18
BANK OF AMERICA		TXN00040766	261797	BATTERIES PLUS #0250/BATTERIES	\$110.61



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00040786	261797	DNH GODADDY.COM/EMAIL SSL SECU	\$41.66
		TXN00040879		SMART FOODSVC 52305752/KITCHEN	\$7.28
		TXN00040932		TARGET 00023143/BEVERAG	\$25.54
		TXN00040949		SQ STONE SOUP/LUNCH PROVIDED	\$185.16
CHARTER COMMUNICATIONS		08/18 0706114	261423	CABLE SERVICE 08/30-09/29/18	\$29.86
CITY OF RICHLAND		4885603	261846	BCES UTILITY SRVC 08/01-09/05	\$552.49
FRONTIER		09/18 5096282600	261868	TELEPHONE CHARGE 9/10-10/09/18	\$331.88
UNITED PARCEL SERVICE	S018065	000986641378	261774	2 GROUND PKGS TO LUDLUM	\$132.77
VANGUARD CLEANING SYSTEM OF INLAND NW		80090	261502	BCES JANITORIAL SRVCS-SEPTEMBE	\$62.50
VERIZON WIRELESS		9814093567	261931	CELL PHONES 09/07-10/06/18	\$86.76
WATER SOLUTIONS INC		19436	261779	WATER FILTRATION 9/7-10/6/18	\$16.83
XEROX CORPORATION		094473470	261786	MX4-322159 BASE/PRINTS-AUG	\$70.33
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$1,661.85
Division:	622	DOE EMERGENCY PREPAREDNESS			
AT&T LONG DISTANCE		08/18 03030107210	261408	FAX LINES 7/21-08/22/18	\$8.18
BANK OF AMERICA		TXN00040771	261797	STAPLES/P-TOUCH TAPE	\$25.32
		TXN00040786		DNH GODADDY.COM/EMAIL SSL SECU	\$41.67
CHARTER COMMUNICATIONS		08/18 0706114	261423	CABLE SERVICE 08/30-09/29/18	\$29.86
UNITED PARCEL SERVICE	S018056	000986641368	261499	3 GROUND PKGS W/INSURANCE TO L	\$231.86
	S018056			WEIGHT CORRECTION FOR PKG TO	\$4.59
	S018065	000986641378	261774	WEIGHT CORRECTION ON 2 PKGS TO	\$6.37
VANGUARD CLEANING SYSTEM OF INLAND NW		80090	261502	BCES JANITORIAL SRVCS-SEPTEMBE	\$62.50
VERIZON WIRELESS		9814093567	261931	CELL PHONES 09/07-10/06/18	\$94.02
DOE EMERGENCY PREPAREDNESS TOTAL ****					\$504.37
Division:	623	JURISIDICITION			
AT&T LONG DISTANCE		08/18 03030107210	261408	FAX LINES 7/21-08/22/18	\$8.17
BANK OF AMERICA		TXN00040786	261797	DNH GODADDY.COM/EMAIL SSL SECU	\$41.66
		TXN00040803		DOMINO'S 7070/MEAL PROVIDED FO	\$142.25
		TXN00040918		COLUMBIA BASIN PAPER & SU/URIN	\$3.26
		TXN00040942		CHEVRON 0206540/FUEL FOR BRIAN	\$15.35
		TXN00040958		VERIZON PREMIUM RETAILER/PHONE	\$68.37
		TXN00040959		SHELL OIL 10015825002/FUEL FOR	\$38.39
		TXN00041102		BATTERIES PLUS #0250/BATTERIES	\$14.58
CHARTER COMMUNICATIONS		08/18 0706114	261423	CABLE SERVICE 08/30-09/29/18	\$29.87
CITY OF RICHLAND		4885603	261846	BCES UTILITY SRVC 08/01-09/05	\$552.48
FRONTIER		09/18 5096282600	261868	TELEPHONE CHARGE 9/10-10/09/18	\$331.87
POCKETINET COMMUNICATIONS INC		260701	261739	WIRELESS TRASNPOR/INTERNET IN	\$228.06
VANGUARD CLEANING SYSTEM OF INLAND NW		80090	261502	BCES JANITORIAL SRVCS-SEPTEMBE	\$62.50
WATER SOLUTIONS INC		19436	261779	WATER FILTRATION 9/7-10/6/18	\$16.83
XEROX CORPORATION		094473470	261786	MX4-322159 BASE/PRINTS-AUG	\$70.32



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JURISIDICITION TOTAL ****					\$1,623.96
EMERGENCY MANAGEMENT Total ***					\$5,252.12
FUND 645	SECOMM CONSOLIDATED				
Division:	600	SECOMM OPERATIONS GENERAL			
AT&T LONG DISTANCE		08/18 03030107210	261408	FAX LINES 7/21-08/22/18	\$32.72
BANK OF AMERICA		TXN00040602	261797	TARGET/DISPATCH MOTIVATION/APP	\$2.69
		TXN00040606		WALMART/DISPATCH MOTIVATION/AP	\$92.35
		TXN00040620		TARGET/DISPATCH MOTIVATION/APP	\$7.56
		TXN00040633		SPANKYS AUTO WASH/DISPATCH MOT	\$19.50
		TXN00040647		WALMART/HAND SOAP	\$2.77
		TXN00040704		DOLLAR TREE/RAFFLE TICKETS & M	\$3.26
		TXN00040706		COSTCO/TRANSITION MOVE PROJECT	\$162.13
		TXN00040726		STAPLES/RETURN TOO SMALL DIVID	(\$6.21)
		TXN00040740		FAIRCHILD CINEMAS/TRANSITION S	\$27.00
		TXN00040745		COSTCO//LUNCHROOM SUPPLIES	\$82.90
				COSTCO/TRANSITION SPIFF 2 MOVI	\$17.99
				COSTCO/TRANSITION PROJECT LUNC	\$53.94
				COSTCO/JANITORIAL SUPPLIES	\$73.77
		TXN00040771		STAPLES/TAB DIVIDERS	\$38.28
		TXN00040775		STAPLES/HANGING FOLDER TAB INS	\$30.19
		TXN00040786		DNH GODADDY.COM/EMAIL SSL SECU	\$166.66
		TXN00040796		PAPA JOHN'S #4176/LUNCH PROVID	\$32.38
		TXN00040873		CELLULAR PLUS RICHLAND/PHONE S	\$43.43
		TXN00040874		STAPLES/RETURN WRONG SIZE TABS	(\$38.28)
		TXN00040879		SMART FOODSVC 52305752/KITCHEN	\$41.27
		TXN00040917		STAPLES/PENS, PADS, DIVIDERS	\$40.38
		TXN00040918		COLUMBIA BASIN PAPER & SU/URIN	\$18.46
		TXN00040947		WALMART/COMPOSITION NOTEBOOKS	\$8.15
		TXN00040976		COSTCO/TRANSITION SNACKS TO KE	\$135.49
		TXN00041051		BAUDVILLE/9-1-1 Day Totes for	\$402.40
		TXN00041102		BATTERIES PLUS #0250/BATTERIES	\$14.58
CENTURYLINK		0818 509-624-3863	261421	GENERAL 08/16-09/16/18	\$7.32
		0918/509-786-2112	261843	GENERAL 09/6-10/5/18	\$96.47
CHARTER COMMUNICATIONS		08/18 0706114	261423	CABLE SERVICE 08/30-09/29/18	\$29.86
CITY OF RICHLAND		4885603	261846	BCES UTILITY SRVC 08/01-09/05	\$2,486.19
CORPORATE TRANSLATION SERVICES INC		131753	261692	TRANSLATION SRVCS-AUGUST 2018	\$180.89
DEVRIES BUSINESS SERVICES		0100822	261439	SHREDDING SRVCS-8/9/2018	\$8.82
ENTERPRISE RENT A CAR		18475138	261864	DISPATCH TOUR-OLLERMAN	\$62.85
FRONTIER		09/18 2061881060	261449	GENERAL 08/19-09/18/18	\$206.24
		09/18 5096281472	261706	GENERAL FOR 09/04-10/3/18	\$73.60



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FRONTIER		09/18 5096282600	261868	TELEPHONE CHARGE 9/10-10/09/18	\$995.63
POCKETINET COMMUNICATIONS INC		260701	261739	WIRELESS TRASNPOT/INTERNET IN	\$266.07
VANGUARD CLEANING SYSTEM OF INLAND NW		80090	261502	BCES JANITORIAL SRVCS-SEPTEMBE	\$375.00
VERIZON WIRELESS		9814093567	261931	CELL PHONES 09/07-10/06/18	\$458.25
WATER SOLUTIONS INC		19436	261779	WATER FILTRATION 9/7-10/6/18	\$33.67
XEROX CORPORATION		094473470	261786	MX4-322159 BASE/PRINTS-AUG	\$90.42
SECOMM OPERATIONS GENERAL TOTAL ****					\$6,877.04
Division:	601	E911 OPERATIONS			
BANK OF AMERICA		TXN00040726	261797	STAPLES/RETURN TOO SMALL DIVID	(\$6.21)
		TXN00040771		STAPLES/TAB DIVIDERS	\$38.28
		TXN00040775		STAPLES/HANGING FOLDER TAB INS	\$29.72
		TXN00040874		STAPLES/RETURN WRONG SIZE TABS	(\$38.28)
		TXN00040917		STAPLES/CD'S, ENVELOPES, PENS,	\$135.39
		TXN00040947		WALMART/COMPOSITION NOTEBOOKS	\$8.14
POCKETINET COMMUNICATIONS INC		260701	261739	WIRELESS TRASNPOT/INTERNET IN	\$266.07
VERIZON WIRELESS		9814093567	261931	CELL PHONES 09/07-10/06/18	\$162.03
E911 OPERATIONS TOTAL ****					\$595.14
SECOMM CONSOLIDATED Total ***					\$7,472.18
FUND	803	UTILITY BILL CLEARING FUND			
Division:	000				
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY15762	261568	Customer Refund	\$104.42
		CISPAY15763	261582	Customer Refund	\$42.54
		CISPAY15764	261580	Customer Refund	\$176.59
		CISPAY15765	261626	Customer Refund	\$89.19
		CISPAY15766	261557	Customer Refund	\$120.52
		CISPAY15767	261579	Customer Refund	\$90.49
		CISPAY15768	261636	Customer Refund	\$122.93
		CISPAY15769	261627	Customer Refund	\$11.04
		CISPAY15770	261589	Customer Refund	\$87.86
		CISPAY15771	261613	Customer Refund	\$85.18
		CISPAY15772	261559	Customer Refund	\$41.78
		CISPAY15773	261592	Customer Refund	\$69.82
		CISPAY15774	261577	Customer Refund	\$68.30
		CISPAY15775	261551	Customer Refund	\$39.64
		CISPAY15776	261641	Customer Refund	\$7.34
		CISPAY15777	261611	Customer Refund	\$524.91
		CISPAY15778	261536	Customer Refund	\$101.18
		CISPAY15779	261646	Customer Refund	\$111.08
		CISPAY15780	261555	Customer Refund	\$13.79



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY15781	261575	Customer Refund	\$56.78
		CISPAY15782	261586	Customer Refund	\$33.53
		CISPAY15783	261652	Customer Refund	\$66.18
		CISPAY15784	261629	Customer Refund	\$40.65
		CISPAY15785	261515	Customer Refund	\$36.93
		CISPAY15786	261591	Customer Refund	\$105.76
		CISPAY15787	261572	Customer Refund	\$32.07
		CISPAY15788	261630	Customer Refund	\$93.99
		CISPAY15789	261588	Customer Refund	\$117.05
		CISPAY15790	261583	Customer Refund	\$105.77
		CISPAY15791	261529	Customer Refund	\$46.31
		CISPAY15792	261585	Customer Refund	\$80.34
		CISPAY15793	261545	Customer Refund	\$60.63
		CISPAY15794	261625	Customer Refund	\$12.30
		CISPAY15795	261578	Customer Refund	\$75.65
		CISPAY15796	261584	Customer Refund	\$100.80
		CISPAY15797	261623	Customer Refund	\$22.06
		CISPAY15798	261624	Customer Refund	\$85.74
		CISPAY15799	261556	Customer Refund	\$82.03
		CISPAY15800	261581	Customer Refund	\$105.08
		CISPAY15801	261634	Customer Refund	\$21.40
		CISPAY15802	261550	Customer Refund	\$107.86
		CISPAY15803	261511	Customer Refund	\$118.61
		CISPAY15804	261870	Customer Refund	\$17.90
		CISPAY15805	261853	Customer Refund	\$175.80
		CISPAY15806	261858	Customer Refund	\$27.51
		CISPAY15807	261856	Customer Refund	\$73.05
		CISPAY15808	261917	Customer Refund	\$196.48
		CISPAY15809	261854	Customer Refund	\$25.25
		CISPAY15810	261881	Customer Refund	\$184.54
		CISPAY15811	261892	Customer Refund	\$15.73
		CISPAY15812	261893	Customer Refund	\$64.70
		CISPAY15813	261861	Customer Refund	\$54.43
		CISPAY15814	261884	Customer Refund	\$50.56
		CISPAY15815	261901	Customer Refund	\$103.49
		CISPAY15816	261938	Customer Refund	\$86.67
		CISPAY15817	261855	Customer Refund	\$31.41
		CISPAY15818	261793	Customer Refund	\$15.37
		CISPAY15819	261912	Customer Refund	\$62.10
UNASSIGNED TOTAL ****					\$4,701.11



Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
UTILITY BILL CLEARING FUND Total ***					\$4,701.11



City Of Richland

VL-1 Voucher Listing

From: 9/10/2018 To: 9/21/2018

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

\$3,413,796.21

Number of Invoices

Amount

Vouchers In Richland	204	\$204,875.11
Vouchers In Tri Cities	163	\$810,724.58
Vouchers In WA	267	\$956,532.13
Vouchers Outside WA	1186	\$1,441,664.39
Vouchers Final Total.....	1820	\$3,413,796.21

Ob ject Category	Title	Total	Percentage
1	SALARIES	\$599.73	0.02%
2	BENEFITS	\$60,310.81	1.77%
3	SUPPLIES	\$284,845.73	8.34%
4	OTHER SERVICES & CHARGES	\$1,124,950.69	32.95%
5	INTERGOVERNMENTAL SERVICES	\$3,493.41	0.1%
6	CAPITAL PROJECTS	\$984,663.35	28.84%
	MACHINERY & EQUIPMENT	\$687,294.21	20.13%
	REFUNDS	\$4,701.11	0.14%
9	INTERFUND SERVICES	\$16,971.70	0.5%
	INVENTORY PURCHASES	\$245,965.47	7.21%
	Total	\$3,413,796.21	