Agenda
City Council Regular Meeting
Tuesday, April 2, 2019
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Item:

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

2. Discuss Meeting Agenda Items (10 minutes)
   - City Councilmembers

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

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

3. Proclamation of Appreciation and Plaque to Kent Madsen for Service on the Planning Commission (5 minutes)
   - Robert Thompson, Mayor

4. New Hire/Retirements (5 minutes)
   - Cathleen Koch, Administrative Services Director

5. 2018 Fire and Emergency Services Annual Report (7 minutes)
   - Tom Huntington, Fire and Emergency Services Director

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

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:

6. Approve the March 19, 2019 and March 26, 2019 Council Minutes
   - Heather Kintzley, City Attorney

Ordinances - First Reading:

7. Ordinance No. 23-19, Amending the 2019 Budget to Increase Appropriations in the Electric Utility Fund
   - Clint Whitney, Energy Services Director

Ordinances - Second Reading/Passage:

8. Ordinance No. 21-19, Amending Richland Municipal Code Section 19.30.010 related to Pre-Application Conferences
   - Heather Kintzley, City Attorney

Resolutions – Adoption:

9. Resolution No. 40-19, Approving the Final Plat of The Reserve at Summerview Terrace Phase I
   - Kerwin Jensen, Development Services Director

10. Resolution No. 41-19, Accepting the Washington Association of Sheriffs and Police Chiefs Human Trafficking Grant Funds for 2019
    - Jeff Taylor, Interim Police Services Director

11. Resolution No. 42-19, Consenting to Washington State University's Request to Sell Property Previously Gifted by the City of Richland
    - Cindy Reents, City Manager

12. Resolution No. 43-19, Authorizing a Use Agreement with the United States Bureau of Reclamation related to the Clearwater Creek Development
    - Pete Rogalsky, Public Works Director

13. Resolution No. 44-19, Approving the Final Plat of Westcliffe Heights Phase 1B
    - Kerwin Jensen, Development Services Director

14. Resolution No. 46-19, Authorizing the Award of Bid to Scarsella Brothers, Inc. for the Horn Rapids Landfill Disposal Capacity Improvements Phase 1A Project
    - Pete Rogalsky, Public Works Director

15. Resolution No. 47-19, Authorizing the Award of Bid to Intermountain Slurry Seal, Inc. for the 2019 Asphalt Rubberized Chip Seal Project
    - Pete Rogalsky, Public Works Director

16. Resolution No. 48-19, Approving Lodging Tax Funding Awards
    - Jon Amundson, Assistant City Manager

Items for Approval:

17. Appointment to the Parks and Recreation Commission: Barry Richards
    - Heather Kintzley, City Attorney

18. Proclamations of Appreciation: Tyler Andersen, Kent Madsen, Katie Mair and Sebastian Marichalar
    - Heather Kintzley, City Attorney

Expenditures - Approval:

19. Expenditures from March 11, 2019 - March 22, 2019 for $8,309,840.32 including Check Nos. 266462-266871, Wire Nos. 7412-7438, Payroll Check Nos. 148431-148967, and Payroll Wire/ACH Nos. 10902-10916
    - Cathleen Koch, Administrative Services Director

Items of Business:

20. Resolution No. 39-19, Approving the Preliminary Plat of Marcello Estates (Closed Record)
    - Kerwin Jensen, Development Services Director

21. Resolution No. 45-19, Approving the Preliminary Plat of Goose Ridge Estates (formerly Monson Family Estates) (Closed Record)
    - Kerwin Jensen, Development Services Director

Reports and Comments:

1. City Manager

2. City Council

3. Mayor

Adjournment

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/2/2019

Agenda Category: Agenda Item

Subject:
Executive Session Per RCW 42.30.110(1)(ii): Discuss Current Litigation With Legal Counsel - Litigation Update (20 minutes)

Department:	Ordinance/Resolution Number:	Document Type:
City Attorney		Executive Session Item

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/2/2019

Agenda Category: Presentations

Subject:
Proclamation of Appreciation and Plaque to Kent Madsen for Service on the Planning Commission (5 minutes)

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

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/2/2019

Agenda Category: Presentations

Subject:
New Hire/Retirements (5 minutes)

Department:	Ordinance/Resolution Number:	Document Type:
Administrative Services		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: 4/2/2019

Agenda Category: Presentations

Subject:
2018 Fire and Emergency Services Annual Report (7 minutes)

Department:	Ordinance/Resolution Number:	Document Type:
Fire & Emergency Services		Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/2/2019

Agenda Category: Minutes

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Subject:
Approve the March 19, 2019 and March 26, 2019 Council Minutes

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:
Approve the minutes of the Council meeting held on March 19, 2019 and the workshop held on March 26, 2019.

Summary:
None.

Fiscal Impact:
None.

Attachments:
1. DRAFT 031919 Council Meeting Minutes
2. DRAFT 032619 Council Workshop Minutes

MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, March 19, 2019

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 Anderson, Alvarez, Lemley and Lukson were present.

Also present were Acting City Manager Amundson, City Attorney Kintzley, Administrative Services Director Koch, Community Development Director Jensen, Parks and Public Facilities Director Schiessl, Fire and Emergency Services Battalion Chief Wroolie, and Deputy City Clerk Barham.

Agenda Item

1. SAFER Grant (10 minutes)

Mr. Amundson and Mr. Wroolie explained that the SAFER grant application is a request for staffing. The grant opportunity presented itself within the past month and the request is for funding 12 firefighters.

Council and staff had a brief question and answer period that included questions about the budget impacts for the additional staff as the grant funding concludes at the end of the three-year period.

2. Discuss Meeting Agenda Items (15 minutes)

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

Additions to Pre-Meeting Workshop

- Executive Session Per RCW 42.30.110(1)(i): To Discuss with Legal Counsel Matters Relating to Potential Litigation

MAYOR THOMPSON MOVED AND MAYOR PRO TEM CHRISTENSEN SECONDED A MOTION TO MOVE INTO EXECUTIVE SESSION AT 7:08 P.M. TO DISCUSS POTENTIAL LITIGATION FOR 15 MINUTES. THE MOTION CARRIED 6-0.

MAYOR THOMPSON MOVED AND MAYOR PRO TEM CHRISTENSEN SECONDED A MOTION TO MOVE OUT OF EXECUTIVE SESSION AT 7:25 P.M. THE MOTION CARRIED 6-0.

- Proposed Video/Audio Recording Schedule May – June 2019

Mr. Amundson advised Council of the tentative video/audio recording schedule for the Council meetings and for those boards, commissions, and committees meetings that are regularly video recorded in the Council Chamber from May 8 through June 4, until the new City Hall and Council Chamber are open for use.

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 Anderson, Alvarez, Lemley and Lukson were present.

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

Also present were Acting City Manager Amundson, City Attorney Kintzley, Administrative Services Director Koch, Public Works Director Rogalsky, Fire and Emergency Services Battalion Chief Wroolie, Development Services Director Jensen, Parks and Public Facilities Director Schiessl, Energy Services Director Whitney, Interim Police Services Director Taylor and Deputy City Clerk Barham.

Pledge of Allegiance

Mayor Thompson stated that March 12, 2019, marked the 107th anniversary of Girls Scouts of USA and he invited the girl scouts representing Service Unit 472 to join him in leading the Pledge of Allegiance. The girl scouts presented the Mayor with some boxes of their famous cookies.

Approval of Agenda

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

Presentations

3. Visit TRI-CITIES 2018 Annual Report, 2019 Work Plan and Request for Funds from the Tri-City Regional Hotel-Motel Commission Reserve (10 minutes)

Mr. Novakovich first introduced Cody Opstedal, Homewood Suites General Manager and Michelle Chunn, Visit Tri-Cities Community Relations Director, who were in attendance.

Next, he presented the Visit Tri-Cities 2018 Annual Report using a PowerPoint presentation, which also included an overview of the 2019 Work Plan. Lastly, he explained the request for funding from the Tri-City Regional Hotel-Motel Commission reserve funds. Paper copies of the 2018 Annual Report and a printout of the 2019 Work Plan were also distributed to Council.

4. 2019 Parks and Recreation Commission Goals (7 minutes)

Parks and Recreation Commission (PRC) Chair Gutierrez gave a report on the 2019 PRC goals using a PowerPoint presentation. Paper copies of the goals were also distributed to Council and included:

Goal 1 – Work with staff in their effort to provide programs and recreation activities for Richland;

Goal 2 – Support staff in identifying and prioritizing unique natural habitat, ecologically sensitive areas, significant land forms, and appropriate native vegetation areas to protect as natural open;

Goal 3 – Promote user friendliness and safety in Richland Parks and Recreation facilities by reviewing safety data and use of facilities; and

Goal 4 – Implement administrative measures to enhance the function and knowledge of the Commission.

Public Hearing

There were no public hearings.

Public Comments

Deputy City Clerk Barham read the Public Comments procedure.

Danielle Belliston, 1417 Westwood Ct., Richland, WA, stated that she was speaking on behalf of the Tri-Cities Girls Fast Pitch Softball Association and expressed concern with the proposed Facility Use Agreement (FUA). She distributed paper copies of a printout she had prepared of the estimated increases to the FUA and also submitted her written comments.

Christopher LaPlante, 139 Orchard Way, Richland, WA, stated that he was speaking on behalf of the Tri-Cities Girls Fast Pitch Softball Association and expressed concern about the fee increases in the proposed Facility Use Agreement.

Dan Evans, 3505 Clearlake Ct., West Richland, WA, stated that he was speaking on behalf of the Greater Richland Little League Association and expressed concern about the proposed Facility Use Agreement (FUA) and offered other options to be included within the agreement. He distributed paper copies of his counter proposal to the FUA.

Becky Stocker, 2308 Pullen St., Richland, WA, expressed concern about the proposed increases to electric retail rates.

Allison Vinci, 1602 McPherson Ave., Richland, WA, expressed concern about the

proposed increases to electric retail rates along with the $20 car tab fees.

Breaunna Gray, 1617 Perkins St., Richland, WA, expressed concern about the proposed increased to electric retail rates.

Consent Calendar

Deputy City Clerk Barham read the Consent Calendar.

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

Minutes

5. Approve the March 5, 2019 Council Meeting Minutes

Ordinances - First Reading

6. Ordinance No. 21-19, Amending Richland Municipal Code Section 19.30.010 related to Pre-Application Conferences

Ordinances - Second Reading/Passage

7. Ordinance No. 11-19, Amending Richland Municipal Code Section 2.04.110 related to Boards, Commissions and Committees

8. Ordinance No. 19-19, Amending Richland Municipal Code Section 14.24.060 related to Electric Retail Rates

9. Ordinance No. 20-19, Amending Chapter 2.28 of the Richland Municipal Code related to the Personnel Plan

Resolutions – Adoption

10. Resolution No. 32-19, Approving an Amended and Restated Interlocal Agreement with Benton County for District Court Services

11. Resolution No. 33-19, Approving a First Amendment to the Purchase and Sale Agreement with Dule and Alma Mehic

12. Resolution No. 34-19, Approving a First Amendment to the Purchase and Sale Agreement with Amil and Mejrema Cordic

13. Resolution No. 35-19, Approving the use of $395,500 from the Tourism Promotion Area Reserve Account for Supplemental Tourism-related Projects in 2019

14. Resolution No. 36-19, Approving an Agreement with Kennewick Irrigation District and Richland 132, LLC regarding Irrigation Service to the Clearwater Creek Subdivision

15. Resolution No. 37-19, Awarding a Construction Contract to Cliff Thorn Construction, LLC for the Fire Station 72 Roof and Exterior Wall Project

16. Resolution No. 38-19, Approving a Federal Emergency Management Agency Grant Application for Fire & Emergency Services staffing

Items for Approval

17. Appointments to the Arts Commission: LeAnn Dawson, Mikaela Nickolds-Bourque and Libbie Robinson

18. Appointment to the Board of Adjustment: Carl Van Hoff

19. Appointments to the Code Enforcement Board: Joe Guyette and Toni Ball

20. Appointment to the Planning Commission: Phillip Townsend

21. Appointments to the Parks and Recreation Commission: Eric Andrews, Craig Sloughter, Collin Berry and Jaydin Greer

22. Proclamation of Appreciation: Tom Nirider

Expenditures - Approval

23. Expenditures from February 25, 2019 - March 8, 2019 for $5,291,185.37 including Check Nos. 266029-266461, Wire Nos. 7393-7411, Payroll Check Nos. 147903-148430, and Payroll Wire/ACH Nos. 10879-10901

Items of Business

Reports and Comments

City Manager

Acting City Manager Amundson announced that the discussion about the facility use agreement policy is scheduled for the March 26, 2019, Council Workshop agenda.

City Council

Councilmember Alvarez thanked the individuals who came to the meeting and shared their concerns regarding increases with the electric retail rates and has asked staff to share a chart explaining the electrical rate increases with the public.

Councilmember Lukson, echoed Councilmember Alvarez's comments regarding the rate

increases. He also thanked Mr. Rogalsky and Councilmember Lemley for “showing him the ropes” during their recent travels to Olympia, WA to meet with key legislators about some upcoming road projects. Lastly, he stated that he is excited about what the next five years will bring within the Central District of Richland.

Mayor Pro Tem Christensen thanked the audience for attending and sharing their concerns and he stated that it does make a difference.

Mayor

Mayor Thompson stated that he was in Seattle, WA for the past seven weeks and expressed gratitude for returning to and living within this community. He reminded Council to analyze the long-term consequences before approving any social or economic policies.

Adjournment

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

Respectfully Submitted,

_____

Debby Barham, Deputy City Clerk

FORM APPROVED:

_____

Robert J. Thompson, Mayor

DATE APPROVED: _____

DATE PUBLISHED: _____

MINUTES

RICHLAND CITY COUNCIL WORKSHOP MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, March 26, 2019

City Council Workshop - 6:00 p.m.

Mayor Thompson called the Council workshop to order at 6:02 p.m. in the Council Chamber at City Hall.

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

Also present were City Manager Reents, Assistant City Manager Amundson, Fire and Emergency Services Director Huntington, City Attorney Kintzley, Parks and Public Facilities Director Schiessl, Energy Services Director Whitney, Parks and Public Facilities Supervisor Harper and Deputy City Clerk Barham.

Agenda Items

1. Policy Discussion Regarding Facility Use Agreements (60 minutes)

Before the presentation began, City Manager Reents read the statutes of the Revised Code of Washington and Richland Municipal Code specific to the authorities, roles and responsibilities of the Council and the City Manager.

Mr. Schiessl introduced Parks and Public Facilities Supervisor Harper who was in attendance and available to answer questions during and after the presentation. Through the use of a PowerPoint presentation, Mr. Schiessl explained that the City manages several different types of agreements with organizations that provide youth sports opportunities including: leases, interlocal agreements, general field use guidelines and facility use agreements (FUA). Since 2016, the Parks and Recreation Commission has been updating field use fees and revising the FUA template. In October 2019, Council approved a new FUA with Richland Lacrosse Club, and recently approved a FUA with Richland National Little League with the understanding that Council would discuss the policy considerations of FUAs in a workshop.

Council and staff discussion ensued regarding the FUA policy considerations specifically related to the City's fee schedules and the City of Richland's subsidization of community groups and organizations using the City's sports and play fields.

At the conclusion of the discussion, Council asked staff to determine and report back whether or not other cities are subsidizing their community organizations and groups when using their facilities, and if, so, provide the percentage of such subsidy.

Adjournment

Mayor Thompson adjourned the workshop at 6:59 p.m.

Respectfully Submitted,

_____

Debby Barham, Deputy City Clerk

FORM APPROVED: _____

Robert J. Thompson, Mayor

DATE APPROVED: _____

DATE PUBLISHED: _____

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/2/2019

Agenda Category: Ordinances - First Reading

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness
Core Focus Area 4 - Manage our Natural Resources

Subject:
Ordinance No. 23-19, Amending the 2019 Budget to Increase Appropriations in the Electric Utility Fund

Department:	Ordinance/Resolution Number:	Document Type:
Energy Services	23-19	Ordinance

Recommended Motion:
Give first reading, by title only, to Ordinance No. 23-19, amending the 2019 Budget to increase appropriations in the Electric Utility Fund.

Summary:
City of Richland Energy Services (RES) operates an energy efficiency program and provides over $2 million in incentives biennially to customers who install measures that save energy. RES customers fund the incentives through the Bonneville Power Administration (BPA) wholesale power purchases made with retail electric rate revenues. RES receives the funds from BPA through Contract No. 182-17 Energy Conservation Agreement with BPA.

BPA has made available $75,000 in additional Energy Efficiency Incentive (EEI) funds due to an EEI funds transfer from U.S. Department of Energy - Richland Operations to RES. RES will use the funds for lighting project incentives for the Volpentest HAMMER Federal Training Center, a U.S. Department of Energy facility operated by Mission Support Alliance (MSA). MSA is conducting two lighting projects that are estimated to save 500,000 kWh -- enough energy for thirty-four Richland homes for one year.

Ordinance No. 23-19 appropriate the funds from BPA to the City's Electric Utility Fund for use. Staff recommends approval of Ordinance No. 23-19 for first reading, by title only.

Fiscal Impact: This budget amendment will result in a $75,000 increase to the approved 2019 City Budget in the Electric Utility Fund.

Attachments:
1. Ordinance No. 23-19

ORDINANCE NO. 23-19

AN ORDINANCE of the City of Richland amending the 2019 Budget to provide for additional appropriations in the City's Electric Utility Fund.

WHEREAS, on November 20, 2018, the Richland City Council passed Ordinance No. 60-18 approving the 2019 Budget; and

WHEREAS, Richland Energy Services (RES) operates an energy efficiency program that incentivizes customers for installing energy-saving measures in their homes and businesses; and

WHEREAS, pursuant to the Energy Services Agreement between the City of Richland and the Bonneville Power Administration (BPA) (Richland Contract No. 182-17), BPA reimburses the City for the energy saved; and

WHEREAS, the City is entitled to an additional $75,000 in energy conservation program funds from BPA made available by a transfer from the U.S. Department of Energy - Richland Operations, and authorized by the existing Energy Conservation Agreement; and

WHEREAS, program funds will be utilized to incentivize customers for energy-saving installations; and

WHEREAS, no funds were appropriated in the Electric Utility Fund in the 2019 Budget for this additional Energy Conservation Program funding.

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

Section 1. Amendment of the 2019 Budget. The 2019 Budget is hereby amended to provide additional appropriations in the Electric Utility Fund from the BPA Energy Conservation Program as follows:

Fund	
Current Appropriation:	$ 83,661,985
Increase in Appropriation:	$ 75,000
Amended Appropriation:	$ 83,736,985

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 _____ day of _____, 2019.

_____
ROBERT J. THOMPSON
Mayor

ATTEST:

_____
DEBBY BARHAM, Deputy City Clerk

APPROVED AS TO FORM:

_____
HEATHER KINTZLEY, City Attorney

Date Published:

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/2/2019

Agenda Category: Ordinances - Second Reading/Passage

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Subject:
Ordinance No. 21-19, Amending Richland Municipal Code Section 19.30.010 related to Pre-Application Conferences

Department:	Ordinance/Resolution Number:	Document Type:
City Attorney	21-19	Ordinance

Recommended Motion:
Give second reading and pass Ordinance No. 21-19, amending Section 19.30.010 of the Richland Municipal Code related to pre-application conferences.

Summary:
Staff is proposing to amend Section 19.30.010 of the Richland Municipal Code to require pre-application review conferences between applicants and city staff for all Type II, III & IV land use applications (applications requiring public hearings before the Hearings Examiner, Planning Commission and/or City Council). Instituting required pre-application review conferences will result in the submittal of more technically complete applications, thus resulting in fewer delays and re-submittals for the applicant prior to public hearing review.

Pre-application review conferences may be waived for non-technical land use applications should agreement be reached between the applicant and city staff.

Staff recommends approval of Ordinance No. 21-19 for second reading and passage.

Fiscal Impact:
Staff does not expect any significant fiscal impact due to the changes.

Attachments:
1. Ordinance No. 21-19

ORDINANCE NO. 21-19

AN ORDINANCE of the City of Richland amending Section 19.30.010 of the Richland Municipal Code related to pre-application conferences.

WHEREAS, the City has need, from time to time, to amend the Richland Municipal Code to eliminate ambiguities, and bring it into alignment with current practices or state or federal law; and

WHEREAS, all parties involved with a Type II, III and IV project permit application benefit from the opportunity to meet in advance of application submission to clarify issues related to the intended project.

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

Section 1. Section 19.30.010 of the Richland Municipal Code, entitled Optional preapplication conference, as first enacted by Ordinance No. 12-96, and last amended by Ordinance No. 29-12, is hereby amend as follows:

19.30.010 ~~Optional p~~Pre-application conferences.

A. Prior to submittal of applications for Type II, III and IV project permit actions, applicants will ~~may~~ schedule a pre-application conference; provided, however, that this pre-application conference requirement may be waived by the administrator when staff and the applicant agree that a meeting is unnecessary. Pre-application conferences for all other types of applications are optional on the part of the applicant. The purpose of the pre-application conference is to acquaint the applicant with the requirements of the RMC, and to familiarize city staff with the details of the potential project application.

B. The conference shall be held within ~~15~~ 21 calendar days of the request.

C. At the conference or within five (5) working days of the conference, the applicant may request that the following be provided:

1. A form which lists the requirements for a completed application;

2. A general summary of the procedures to be used to process the application;

3. The references to the relevant code provisions or development standards which may apply to the approval of the application; and

4. The city's design guidelines.

D. ~~It is impossible~~ for ~~t~~The conference is not to be construed by the applicant as an exhaustive review of all potential issues. The discussions at the conference, or the

information ~~form~~ sent by the city to the applicant under subsection (C) of this section, shall not bind or prohibit the city's future application or enforcement of all applicable law.

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 April, 2019.

_____
ROBERT J. THOMPSON
Mayor

ATTEST:

_____
DEBBY BARHAM, Deputy City Clerk

APPROVED AS TO FORM:

_____
HEATHER KINTZLEY, City Attorney

Date Published: April 7, 2019

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/2/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 3 - Economic Vitality

Subject:
Resolution No. 40-19, Approving the Final Plat of The Reserve at Summerview Terrace Phase I

Department:	Ordinance/Resolution Number:	Document Type:
Development Services	40-19	Resolution

Recommended Motion:
Adopt Resolution No. 40-19, approving the final plat of The Reserve at Summerview Terrace Phase I.

Summary:
Viking Builders, LLC is requesting final plat approval for the first phase of The Reserve at Summerview Terrace, which received preliminary plat approval with adoption of Resolution No. 86-17 on June 6, 2017. The first phase creates 28 new residential lots with an average lot size of 12,537 square feet.

The development has been built in conformance with the requirements of the Technical Advisory Report (TAC) and other conditions of preliminary plat approval as recommended by the Hearing Examiner.

Staff recommends approval of Resolution No. 40-19.

Fiscal Impact: Approval of the final plat for The Reserve at Summerview Terrace Phase I will result in 28 new residential lots being created for new single-family residential development. The construction of 28 new homes will add property tax revenue to the city.

Attachments:
1. Resolution No. 40-19
2. Vicinity Map

RESOLUTION NO. 40-19

A RESOLUTION of the City of Richland approving the final plat of The Reserve at Summerview Terrace Phase 1, subject to the conditions of approval of revised Technical Advisory Committee Report S2017-100, and the findings and conclusions of the Richland City Council as adopted by Resolution No. 86-17.

WHEREAS, on March 23, 2017, the Richland Hearing Examiner held an open-record public hearing to consider the preliminary plat application of The Reserve at Summerview Terrace as submitted by Viking Builders, LLC; and

WHEREAS, the Richland Hearing Examiner recommended to the Richland City Council that it conditionally approve the preliminary plat of The Reserve at Summerview Terrace; and

WHEREAS, on June 6, 2017, The Richland City Council held a closed-record hearing to consider the proposed The Reserve at Summerview Terrace preliminary plat application and the recommendation of the Hearing Examiner. Council took action to approve the preliminary plat request; and

WHEREAS, the final plat for Phase 1 of The Reserve at Summerview Terrace, consisting of 28 residential lots and 6 Tracts on 49.17 acres, has been 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 The Reserve at Summerview Terrace Phase 1, 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 revised Technical Advisory Committee Report S2017-100, attached hereto as **Exhibit B** and incorporated by this reference, and the findings and conclusions of the Richland City Council as adopted by Resolution No. 86-17.

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 April, 2019.

_____
ROBERT J. THOMPSON
Mayor

ATTEST:

_____
DEBBY BARHAM, Deputy City Clerk

APPROVED AS TO FORM:

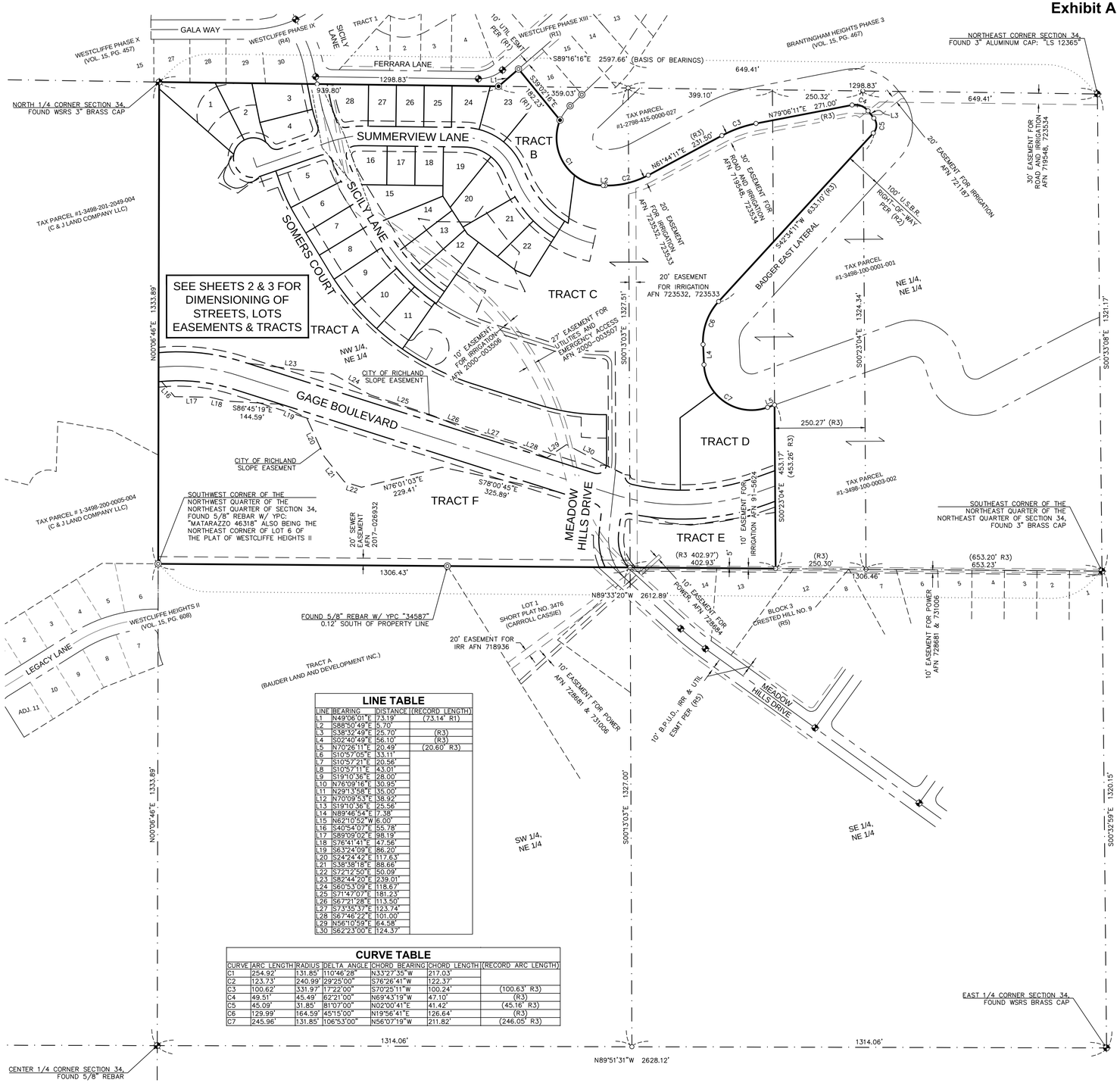
_____
HEATHER KINTZLEY, City Attorney

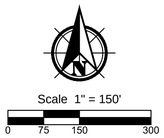
Exhibit A to Resolution No. 40-19

THE RESERVE AT SUMMERVIEW TERRACE PHASE 1

FINAL PLAT

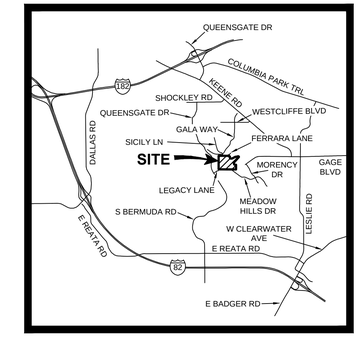
LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 27 &
IN THE N 1/2 OF THE NE 1/4 OF SECTION 34
ALL IN TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON





BASIS OF BEARINGS

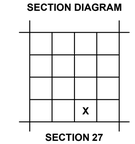
NAD83 WASHINGTON STATE SOUTH ZONE GRID BEARING OF S 89°16'16" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, T9N, R28E, W.M., AS MEASURED BETWEEN EXISTING MONUMENTS.



VICINITY MAP

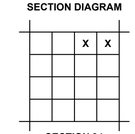
NOT TO SCALE

SECTION DIAGRAM



SECTION 27
T 9 N, R 28 E

SECTION DIAGRAM



SECTION 34
T 9 N, R 28 E

LEGEND

◆	INDICATES SET 3" BRASS CAP WITH PUNCH IN CONCRETE CASE AND COVER STAMPED: "PBS 2018 LS 46318" IN THIS PLAT
◉	SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: "MATARAZZO 46318" IN THIS PLAT
◎	FOUND PROPERTY PIN AS INDICATED WITHIN 0.1' OF CALCULATED UNLESS NOTED OTHERWISE
	FOUND 3" BRASS CAP IN CASE WITHIN 0.1' OF CALCULATED UNLESS NOTED OTHERWISE
○	CALCULATED POINT, NOT FOUND OR SET
( ) R#	DENOTES SURVEY REFERENCE, SEE LIST, ALSO DENOTES MEASURED DIMENSION MATCHES RECORD DIMENSION UNLESS NOTED OTHERWISE
[####]	DENOTES STREET ADDRESS
AFN	AUDITOR FILE NUMBER
B.P.U.D.	BENTON PUBLIC UTILITY DISTRICT
C#	DENOTES CURVE DATA, SEE TABLE
ESMT	EASEMENT
HOA	HOME OWNER'S ASSOCIATION
IRR	IRRIGATION
L#	DENOTES LINE DATA, SEE TABLE
P.U.E.	PUBLIC UTILITY EASEMENT
RW	DENOTES RIGHT-OF-WAY DEDICATED IN THIS PLAT
S.F. / AC.	SQUARE FEET / ACRES
U.S.B.R.	UNITED STATES BUREAU OF RECLAMATION
UTIL	UTILITY
VAR	VARIABLE
(VOL. , PG.)	VOLUME, PAGE
WSRS	WASHINGTON STATE RECLAMATION SERVICE
YPC	YELLOW PLASTIC CAP
	SECTION OF SECTION SUB-DIVISION LINE
	EXIST. RIGHT-OF-WAY
	EXIST. RIGHT-OF-WAY CENTERLINE
	EXIST. EASEMENT
	EXIST. LOT / PROPERTY LINE (ADJACENT)
	PLAT BOUNDARY
	RIGHT-OF-WAY DEDICATED IN THIS PLAT
	RIGHT-OF-WAY / EASEMENT CENTERLINE
	NEW LOT LINE
	EASEMENT DEDICATED IN THIS PLAT

LINE TABLE

LINE	BEARING	DISTANCE	(RECORD LENGTH)
L1	N49°06'01"E	73.19'	(73.14' R1)
L2	S88°50'49"E	15.70'	
L3	S38°32'49"E	25.70'	(R3)
L4	S02°40'49"E	56.10'	(R3)
L5	N70°28'11"E	20.49'	(20.60' R3)
L6	S10°57'05"E	33.11'	
L7	S10°57'21"E	20.56'	
L8	S10°57'11"E	43.01'	
L9	S19°10'36"E	28.00'	
L10	N76°09'16"E	30.95'	
L11	N29°13'58"E	35.00'	
L12	N70°09'53"E	38.92'	
L13	S19°10'36"E	25.56'	
L14	N89°46'54"E	7.38'	
L15	N62°10'52"W	6.00'	
L16	S40°54'07"E	55.78'	
L17	S89°09'02"E	98.19'	
L18	S76°41'41"E	47.56'	
L19	S63°24'09"E	86.20'	
L20	S24°24'42"E	117.63'	
L21	S38°38'18"E	88.66'	
L22	S72°12'50"E	50.09'	
L23	S82°44'20"E	239.01'	
L24	S60°53'09"E	118.67'	
L25	S71°47'07"E	181.23'	
L26	S67°21'28"E	113.50'	
L27	S73°35'37"E	123.74'	
L28	S67°46'22"E	101.00'	
L29	N56°10'59"E	64.58'	
L30	S62°23'00"E	124.37'	

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	(RECORD ARC LENGTH)
C1	254.92'	131.85'	110°46'28"	N33°27'35"W	217.03'	
C2	123.73'	240.99'	29°25'00"	S76°26'41"W	122.37'	
C3	100.62'	331.97'	17°22'00"	S70°25'11"W	100.24'	(100.63' R3)
C4	49.51'	45.49'	62°21'00"	N69°43'19"W	47.10'	(R3)
C5	45.09'	31.85'	81°07'00"	N02°00'41"E	41.42'	(45.16' R3)
C6	129.99'	164.59'	45°15'00"	N19°56'41"E	126.64'	(R3)
C7	245.96'	131.85'	106°53'00"	N56°07'19"W	211.82'	(246.05' R3)

TRACT NOTES

TRACT A MAY BE USED FOR FUTURE DEVELOPMENT & IS TO BE RETAINED BY OWNER OF RECORD.
TRACT B IS TO BE USED FOR A STORM POND & IS HEREBY DEEDED TO THE CITY OF RICHLAND.
TRACT C IS TO BE USED FOR FUTURE DEVELOPMENT & IS TO BE RETAINED BY OWNER OF RECORD.
TRACT D IS TO BE USED FOR A FUTURE STORM POND.
TRACT E IS TO BE USED FOR A FUTURE STORM POND.
TRACT F MAY BE USED FOR FUTURE DEVELOPMENT & IS TO BE RETAINED BY OWNER OF RECORD.

SURVEY REFERENCES

(R1) WESTCLIFFE PHASE XIII (VOL. 15, PG. 511 OF PLATS) BY FOWLER
(R2) "YAKIMA PROJECT, KENNEWICK DIVISION WASHINGTON" RIGHT OF WAY MAP FOR TRACT No. K, SEC. 34, T.9N, R.28E, W.M., BY U.S.B.R.
(R3) WIRTH SURVEY FOR BOUNDARY LINE ADJUSTMENT (VOL. 1, PG. 2731 OF SURVEYS) BY FOWLER
(R4) WESTCLIFFE PHASE IX (VOL. 15, PG. 422 OF PLATS) BY FOWLER
(R5) CRESTED HILLS NO. 9 (VOL. 15, PG. 181 OF PLATS) BY FOWLER

AUDITOR'S CERTIFICATE

FILED FOR RECORD WITH THE BENTON COUNTY AUDITOR'S OFFICE THIS_____DAY OF_____, 2019 AT_____M. IN VOLUME_____OF PLATS AT PAGE_____AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

BENTON COUNTY AUDITOR

BY DEPUTY BENTON COUNTY AUDITOR

FEE NO._____

SURVEYOR'S CERTIFICATE

I ALEXANDER D. MATARAZZO, REGISTERED AS A PROFESSIONAL LAND SURVEYOR BY THE STATE OF WASHINGTON HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED AND DESCRIBED HEREIN AND LOCATED IN A PORTION OF SECTION 34, T9N, R28E, W.M. SAID SURVEY HAVING BEEN PERFORMED UNDER MY DIRECTION FROM APRIL 2016 TO JANUARY 2019.

ALEXANDER D. MATARAZZO, PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 46318

DATE

ALEXANDER D. MATARAZZO
STATE OF WASHINGTON
46318
REGISTERED
PROFESSIONAL LAND SURVEYOR

PRELIMINARY

02/11/2019

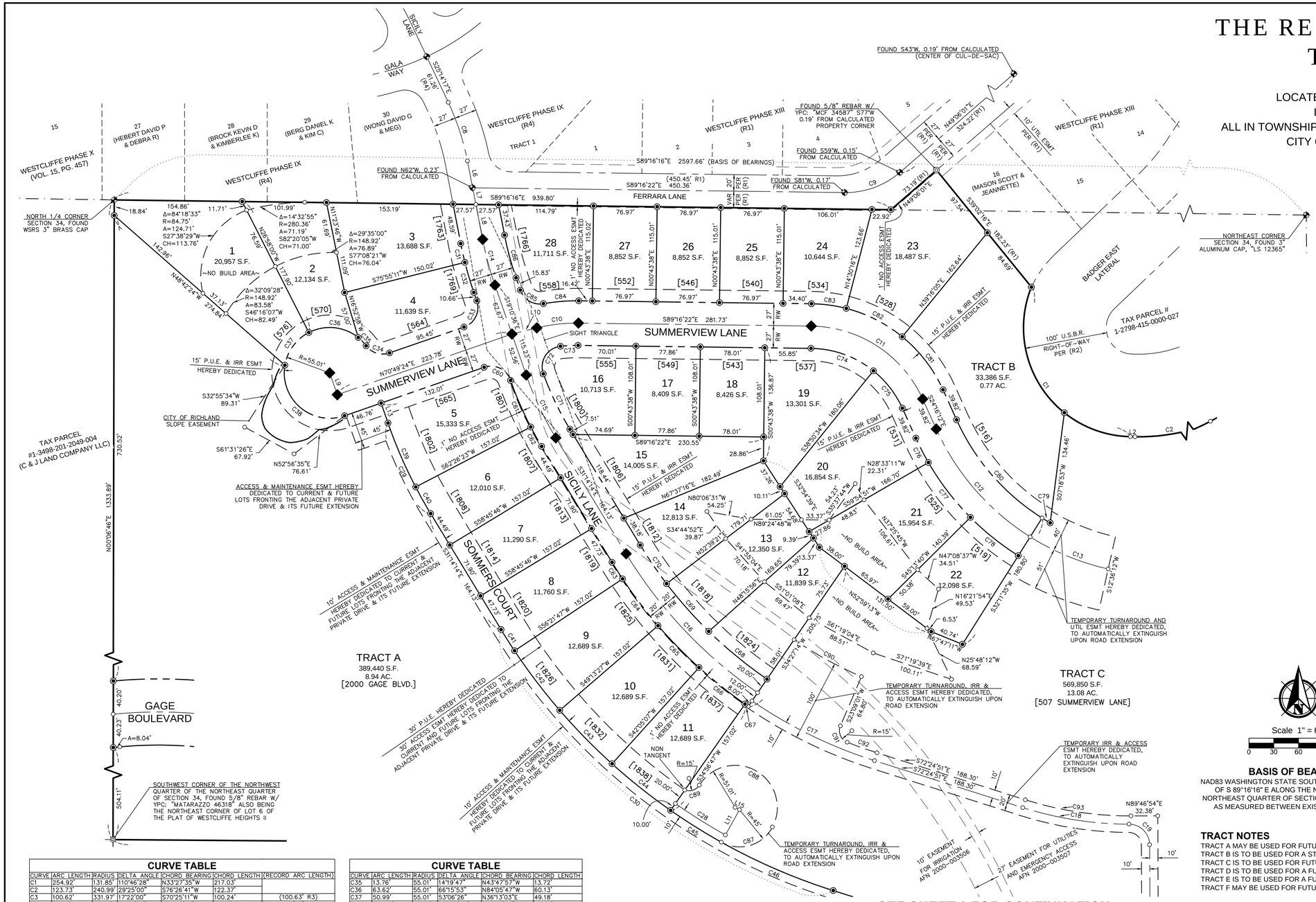
PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: VIKING BUILDERS LLC.		PROJECT NO.: 4391
SURVEYOR: ALEXANDER D. MATARAZZO		DATE: 02/11/2019
CALC BY: ADM	DRAWN BY: ROP	SCALE: 1" = 150'
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST
CITY: RICHLAND	COUNTY: BENTON	SHEET 1 OF 4

THE RESERVE AT SUMMERVIEW TERRACE PHASE 1

FINAL PLAT

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 27 &
IN THE N 1/2 OF THE NE 1/4 OF SECTION 34
ALL IN TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



LEGEND

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P.U.E.	PUBLIC UTILITY EASEMENT
RW	DENOTES RIGHT-OF-WAY DEDICATED IN THIS PLAT
S.F. / AC.	SQUARE FEET / ACRES
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VAR	VARIABLE
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WSRS	WASHINGTON STATE RECLAMATION SERVICE
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	EXIST. RIGHT-OF-WAY
	EXIST. RIGHT-OF-WAY CENTERLINE
	EXIST. EASEMENT
	EXIST. LOT / PROPERTY LINE (ADJACENT)
	PLAT BOUNDARY
	RIGHT-OF-WAY DEDICATED IN THIS PLAT
	RIGHT-OF-WAY / EASEMENT CENTERLINE
	NEW LOT LINE
	EASEMENT DEDICATED IN THIS PLAT

Scale 1" = 60'

0 30 60 120

BASIS OF BEARINGS

NAD83 WASHINGTON STATE SOUTH ZONE GRID BEARING OF S 89°16'16" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, T9N, R28E, W.M., AS MEASURED BETWEEN EXISTING MONUMENTS.

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BENTON COUNTY AUDITOR

BY DEPUTY BENTON COUNTY AUDITOR

FEE NO._____

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	(RECORD ARC LENGTH)
C1	254.92'	1131.85'	110°46'28"	N33°27'35"W	217.03'	
C2	123.73'	240.99'	29°25'00"	S76°26'41"W	122.37'	
C3	100.62'	331.97'	17°22'00"	S70°25'11"W	100.24'	(100.63' R3)
C4	49.51'	45.49'	62°21'00"	N69°43'19"W	47.10'	(R3)
C5	45.09'	31.85'	81°07'00"	N02°00'41"E	41.42'	(45.16' R3)
C6	129.99'	164.59'	45°15'00"	N19°56'41"E	126.64'	(R3)
C7	245.96'	131.85'	106°53'00"	N56°07'19"W	211.82'	(246.05' R3)
C8	74.80'	300.00'	14°17'06"	S18°05'44"E	74.60'	(R4)
C9	72.65'	100.00'	41°37'37"	N69°54'49"E	71.07'	(R1)
C10	50.87'	200.02'	14°34'22"	N83°26'27"E	50.74'	
C11	170.20'	150.02'	65°00'10"	S56°46'17"E	161.21'	
C12	175.62'	300.03'	33°32'13"	S41°02'19"E	173.12'	
C13	102.58'	300.03'	19°35'23"	S67°36'07"E	102.08'	
C14	57.42'	400.04'	8°13'26"	S15°03'54"E	57.37'	
C15	84.21'	400.04'	12°03'38"	N25°12'25"W	84.05'	
C16	233.37'	550.06'	24°18'31"	S43°23'30"E	231.63'	
C17	165.48'	562.06'	16°52'06"	N63°58'48"W	164.88'	
C18	130.53'	428.05'	17°28'21"	S81°09'02"E	130.03'	
C19	39.13'	25.00'	89°40'07"	N45°03'10"W	35.26'	
C20	28.71'	238.03'	6°54'36"	S03°14'12"W	28.69'	
C21	141.23'	150.02'	53°56'24"	N20°53'04"W	136.07'	
C22	97.41'	150.02'	37°12'19"	S12°31'01"E	95.71'	
C23	43.82'	150.02'	16°44'06"	S39°29'13"E	43.66'	
C24	223.53'	550.06'	23°17'01"	S84°03'22"E	222.00'	
C25	424.57'	650.07'	37°25'15"	N88°52'31"E	417.07'	
C26	5.25'	650.07'	0°27'47"	S72°38'45"E	5.25'	
C27	419.32'	650.07'	36°57'28"	N88°38'38"E	412.09'	
C28	71.51'	717.08'	5°42'49"	S57°54'37"E	71.48'	
C29	121.47'	577.06'	12°03'38"	N25°12'25"W	121.25'	
C30	522.53'	727.08'	41°10'37"	N51°49'33"W	511.36'	
C31	23.31'	427.05'	3°07'38"	S12°31'00"E	23.30'	
C32	37.99'	427.05'	5°05'48"	N16°37'42"W	37.97'	
C33	39.27'	25.00'	90°00'00"	N25°49'24"E	35.36'	
C34	31.66'	25.00'	72°32'33"	N72°54'20"W	29.58'	

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C35	13.76'	55.01'	14°19'47"	N43°47'07"W	13.72'
C36	63.62'	55.01'	66°15'53"	N84°05'47"W	60.13'
C37	50.99'	55.01'	53°06'26"	N36°13'03"E	49.18'
C38	114.09'	55.01'	118°50'27"	S49°45'24"E	94.71'
C39	84.43'	577.06'	8°23'00"	N23°22'07"W	84.36'
C40	37.03'	577.06'	3°40'38"	S29°23'55"E	37.03'
C41	30.45'	727.08'	2°23'58"	S32°26'13"E	30.45'
C42	90.59'	727.08'	7°08'20"	N37°12'23"W	90.53'
C43	90.59'	727.08'	7°08'20"	N44°20'43"W	90.53'
C44	90.59'	727.08'	7°08'20"	S51°29'03"E	90.53'
C45	72.51'	727.08'	5°42'49"	S57°54'37"E	72.48'
C46	147.80'	727.08'	11°38'50"	N66°35'27"W	147.55'
C47	184.29'	593.07'	17°48'15"	N81°18'59"W	183.55'
C48	21.57'	223.02'	5°32'29"	S02°33'08"W	21.56'
C49	44.63'	25.00'	102°15'46"	S56°27'15"W	38.93'
C50	235.72'	590.07'	22°53'18"	S83°51'31"E	234.15'
C51	211.35'	510.06'	23°44'28"	N84°17'05"W	209.84'
C52	34.26'	25.00'	78°30'00"	S33°09'51"E	31.64'
C53	98.79'	177.02'	31°58'30"	S09°54'07"E	97.51'
C54	97.28'	123.01'	45°18'38"	N16°34'10"W	94.77'
C55	41.81'	25.00'	95°48'53"	S53°59'35"W	37.11'
C56	382.23'	690.08'	31°44'08"	S86°01'57"W	377.36'
C57	216.21'	610.07'	20°18'22"	S80°19'05"W	215.08'
C58	135.52'	610.07'	12°43'39"	S83°09'54"E	135.24'
C59	36.17'	25.00'	82°53'13"	S35°21'28"E	33.10'
C60	39.27'	25.00'	90°00'00"	S64°10'36"E	35.36'
C61	61.46'	420.05'	8°23'00"	N23°22'07"W	61.41'
C62	26.96'	420.05'	3°40'38"	N29°23'55"W	26.95'
C63	23.87'	570.06'	2°23'58"	N32°26'13"W	23.87'
C64	71.03'	570.06'	7°08'20"	N37°12'23"W	70.98'
C65	71.03'	570.06'	7°08'20"	S44°20'43"E	70.98'
C66	71.03'	570.06'	7°08'20"	N51°29'03"W	70.98'
C67	4.90'	570.06'	0°29'33"	S55°17'59"E	4.90'
C68	91.25'	530.06'	9°51'49"	S50°36'51"E	91.14'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C69	77.14'	530.06'	8°20'18"	S41°30'48"E	77.07'
C70	56.50'	530.06'	6°06'25"	S34°17'26"E	56.47'
C71	74.50'	380.04'	11°13'55"	S25°37'17"E	74.38'
C72	45.22'	25.00'	103°38'10"	N31°48'46"E	39.31'
C73	21.43'	173.02'	7°05'47"	N87°10'45"E	21.42'
C74	81.83'	123.01'	38°06'56"	N70°12'54"W	80.33'
C75	57.73'	123.01'	26°53'13"	N37°42'49"W	57.20'
C76	33.20'	327.04'	5°48'57"	S27°10'41"E	33.18'
C77	83.83'	327.04'	14°41'10"	S37°25'45"E	83.60'
C78	74.40'	327.04'	13°02'05"	N51°17'22"W	74.24'
C79	11.49'	273.03'	2°24'37"	S59°00'43"E	11.48'
C80	159.81'	273.03'	33°32'13"	S41°02'19"E	157.54'
C81	81.76'	177.02'	26°27'43"	S37°30'03"E	81.03'
C82	76.51'	177.02'	24°45'49"	S63°06'49"E	75.92'
C83	42.57'	177.02'	13°46'38"	N82°23'03"W	42.46'
C84	42.89'	227.03'	10°49'25"	N85°18'56"E	42.82'
C85	35.31'	25.00'	80°55'10"	S59°38'11"E	32.45'
C86	53.54'	373.04'	8°13'26"	S15°03'54"E	53.50'
C87	71.80'	45.00'	91°24'50"	N73°31'33"E	64.43'
C88	156.35'	51.01'	175°38'07"	N59°59'55"W	101.94'
C89	20.26'	15.00'	77°22'38"	N70°52'20"E	18.75'
C90	93.13'	472.05'	11°18'14"	N61°11'52"W	92.98'
C91	23.98'	15.00'	91°36'02"	N22°39'00"W	21.51'
C92	38.19'	552.06'	3°57'50"	S70°25'57"E	38.19'
C93	129.90'	418.05'	17°48'15"	S81°18'59"E	129.38'
C94	33.44'	248.03'	7°43'29"	S03°38'38"W	33.41'
C95	82.97'	131.85'	36°03'09"	S20°42'24"E	81.60
C96	163.00'	131.85'	70°49'51"	N74°08'54"W	152.82'

LINE TABLE

LINE	BEARING	DISTANCE	(RECORD LENGTH)
L1	N49°06'01"E	73.19'	(73.14' R1)
L2	S88°50'49"E	5.70'	
L3	S38°32'49"E	25.70'	(R3)
L4	S02°40'49"E	56.10'	(R3)
L5	N70°26'11"E	20.49'	(20.60' R3)
L6	S10°57'05"E	33.11'	
L7	S10°57'21"E	20.56'	
L8	S10°57'11"E	43.01'	
L9	S19°10'36"E	28.00'	
L10	N76°09'16"E	30.95'	
L11	N29°13'58"E	35.00'	
L12	N70°09'53"E	38.92'	
L13	S19°10'36"E	25.56'	
L14	N89°46'54"E	7.38'	
L15	N62°10'52"W	6.00'	

PRELIMINARY

ALEXANDER D. MATARAZZO
STATE OF WASHINGTON
46318
REGISTERED PROFESSIONAL LAND SURVEYOR
02/11/2019

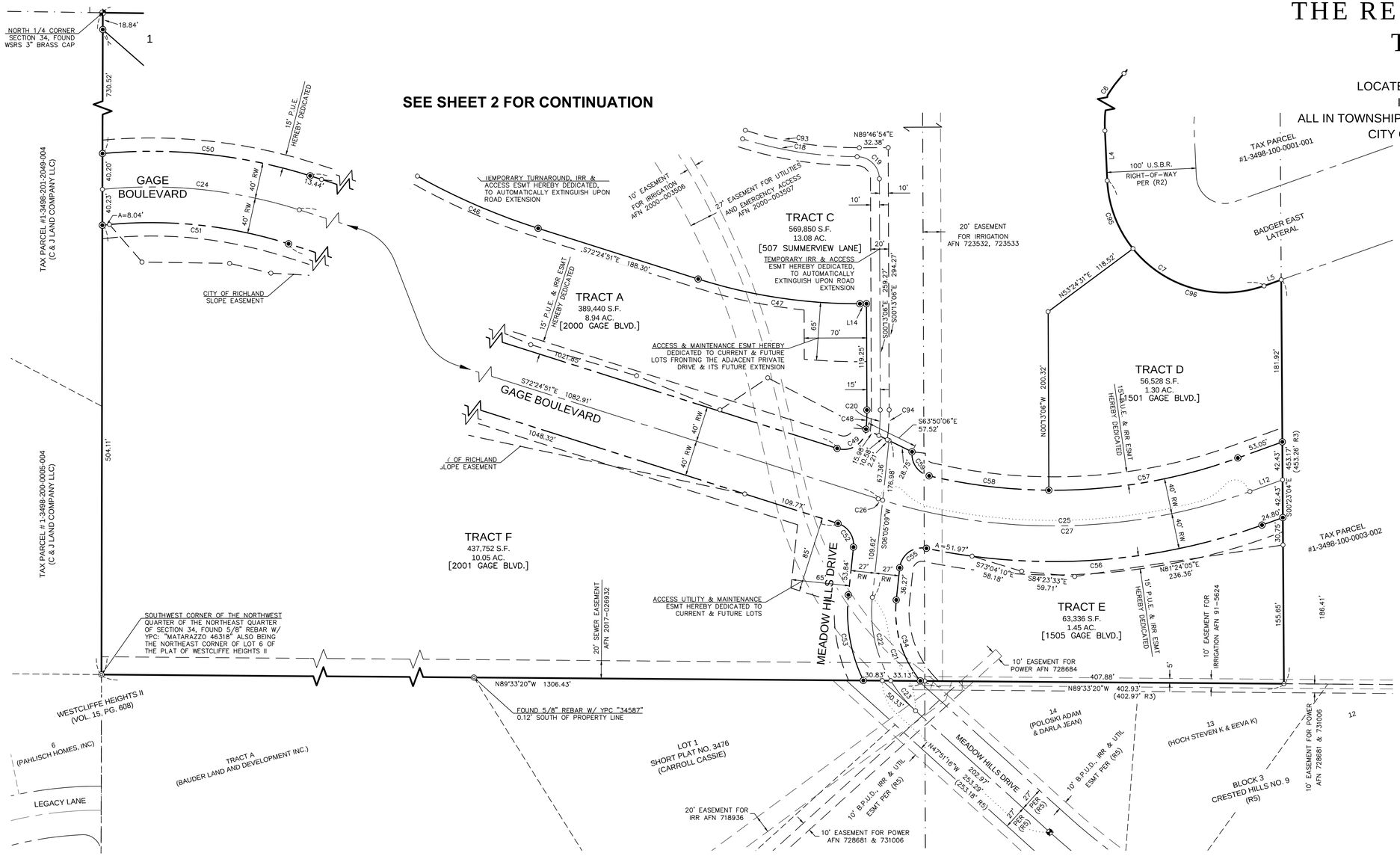
PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: VIKING BUILDERS LLC.		PROJECT NO.: 4391
SURVEYOR: ALEXANDER D. MATARAZZO		DATE: 02/11/2019
CALC BY: ADM	DRAWN BY: ROP	SCALE: 1" = 60'
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST
CITY: RICHLAND	COUNTY: BENTON	SHEET 2 OF 4

THE RESERVE AT SUMMERVIEW TERRACE PHASE 1

FINAL PLAT

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 27 &
IN THE N 1/2 OF THE NE 1/4 OF SECTION 34
ALL IN TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



LEGEND

◆	INDICATES SET 3" BRASS CAP WITH PUNCH IN CONCRETE CASE AND COVER STAMPED: "PBS 2018 LS 46318" IN THIS PLAT
◉	SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: "MATARAZZO 46318" IN THIS PLAT
◎	FOUND PROPERTY PIN AS INDICATED WITHIN 0.1' OF CALCULATED UNLESS NOTED OTHERWISE
⊕	FOUND 3" BRASS CAP IN CASE WITHIN 0.1' OF CALCULATED UNLESS NOTED OTHERWISE
○	CALCULATED POINT, NOT FOUND OR SET
( ) R#	DENOTES SURVEY REFERENCE, SEE LIST, ALSO DENOTES MEASURED DIMENSION MATCHES RECORD DIMENSION UNLESS NOTED OTHERWISE
[####]	DENOTES STREET ADDRESS
AFN	AUDITOR FILE NUMBER
B.P.U.D.	BENTON PUBLIC UTILITY DISTRICT
C#	DENOTES CURVE DATA, SEE TABLE
ESMT	EASEMENT
HOA	HOME OWNER'S ASSOCIATION
IRR	IRRIGATION
L#	DENOTES LINE DATA, SEE TABLE
P.U.E.	PUBLIC UTILITY EASEMENT
RW	DENOTES RIGHT-OF-WAY DEDICATED IN THIS PLAT
S.F. / AC.	SQUARE FEET / ACRES
U.S.B.R.	UNITED STATES BUREAU OF RECLAMATION
UTIL	UTILITY
VAR	VARIABLE
(VOL. , PG.)	VOLUME, PAGE
WSRS	WASHINGTON STATE RECLAMATION SERVICE
YPC	YELLOW PLASTIC CAP
— · — · —	SECTION OF SECTION SUB-DIVISION LINE
— — —	EXIST. RIGHT-OF-WAY
— — —	EXIST. RIGHT-OF-WAY CENTERLINE
— — —	EXIST. EASEMENT
— — —	EXIST. LOT / PROPERTY LINE (ADJACENT)
———	PLAT BOUNDARY
— — —	RIGHT-OF-WAY DEDICATED IN THIS PLAT
— — —	RIGHT-OF-WAY / EASEMENT CENTERLINE
———	NEW LOT LINE
— — —	EASEMENT DEDICATED IN THIS PLAT

Scale 1" = 60'

0 30 60 120

BASIS OF BEARINGS

NAD83 WASHINGTON STATE SOUTH ZONE GRID BEARING OF S 89°16'16" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34, T9N, R28E, W.M., AS MEASURED BETWEEN EXISTING MONUMENTS.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	(RECORD ARC LENGTH)
C1	254.92'	131.85'	110°46'28"	N33°27'35"W	217.03'	
C2	123.73'	240.99'	29°25'00"	S76°26'41"W	122.37'	
C3	100.62'	331.97'	17°22'00"	S70°25'11"W	100.24'	(100.63' R3)
C4	49.51'	45.49'	62°21'00"	N69°43'19"W	47.10'	(R3)
C5	45.09'	31.85'	81°07'00"	N02°00'41"E	41.42'	(45.16' R3)
C6	129.99'	164.59'	45°15'00"	N19°56'41"E	126.64'	(R3)
C7	245.96'	131.85'	106°53'00"	N56°07'19"W	211.82'	(246.05' R3)
C8	74.80'	300.00'	14°17'06"	S18°05'44"E	74.60'	(R4)
C9	72.65'	100.00'	41°37'37"	N69°54'49"E	71.07'	(R1)
C10	50.87'	200.02'	14°34'22"	N83°26'27"E	50.74'	
C11	170.20'	150.02'	65°00'10"	S56°46'17"E	161.21'	
C12	175.62'	300.03'	33°32'13"	S41°02'19"E	173.12'	
C13	102.58'	300.03'	19°35'23"	S67°36'07"E	102.08'	
C14	57.42'	400.04'	8°13'26"	S15°03'54"E	57.37'	
C15	84.21'	400.04'	12°03'38"	N25°12'25"W	84.05'	
C16	233.37'	550.06'	24°18'51"	S43°23'30"E	231.63'	
C17	165.48'	562.06'	16°52'06"	N63°58'48"W	164.88'	
C18	130.53'	428.05'	17°28'21"	S81°09'02"E	130.03'	
C19	39.13'	25.00'	89°40'07"	N45°03'10"W	35.26'	
C20	28.71'	238.03'	6°54'36"	S03°14'12"W	28.69'	
C21	141.23'	150.02'	53°56'24"	N20°53'04"W	136.07'	
C22	97.41'	150.02'	37°12'19"	S12°31'01"E	95.71'	
C23	43.82'	150.02'	16°44'06"	S39°29'13"E	43.66'	
C24	223.53'	550.06'	23°17'01"	S84°03'22"E	222.00'	
C25	424.57'	650.07'	37°25'15"	N88°52'31"E	417.07'	
C26	5.25'	650.07'	0°27'47"	S72°38'45"E	5.25'	
C27	419.32'	650.07'	36°57'28"	N88°38'38"E	412.09'	
C28	71.51'	717.08'	5°42'49"	S57°54'37"E	71.48'	
C29	121.47'	577.06'	12°03'38"	N25°12'25"W	121.25'	
C30	522.53'	727.08'	41°10'37"	N51°49'33"W	511.36'	
C31	23.31'	427.05'	3°07'38"	S12°31'00"E	23.30'	
C32	37.99'	427.05'	5°05'48"	N16°37'42"W	37.97'	
C33	39.27'	25.00'	90°00'00"	N25°49'24"E	35.36'	
C34	31.66'	25.00'	72°32'33"	N72°54'20"W	29.58'	

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C35	13.76'	55.01'	14°19'47"	N43°47'57"W	13.72'
C36	63.62'	55.01'	66°15'53"	N84°05'47"W	60.13'
C37	50.99'	55.01'	53°06'26"	N36°13'03"E	49.18'
C38	114.09'	55.01'	118°50'27"	S49°45'24"E	94.71'
C39	84.43'	577.06'	8°23'00"	N23°22'07"W	84.36'
C40	37.03'	577.06'	3°40'38"	S29°23'55"E	37.03'
C41	30.45'	727.08'	2°23'58"	S32°26'13"E	30.45'
C42	90.59'	727.08'	7°08'20"	N37°12'23"W	90.53'
C43	90.59'	727.08'	7°08'20"	N44°20'43"W	90.53'
C44	90.59'	727.08'	7°08'20"	S51°29'03"E	90.53'
C45	72.51'	727.08'	5°42'49"	S57°54'37"E	72.48'
C46	147.80'	727.08'	11°38'50"	N66°35'27"W	147.55'
C47	184.29'	593.07'	17°48'15"	N81°18'59"W	183.55'
C48	21.57'	223.02'	5°32'29"	S02°33'08"W	21.56'
C49	44.63'	25.00'	102°15'46"	S56°27'15"W	38.93'
C50	235.72'	590.07'	22°53'18"	S83°51'31"E	234.15'
C51	211.35'	510.06'	23°44'28"	N84°17'05"W	209.84'
C52	34.26'	25.00'	78°30'00"	S33°09'51"E	31.64'
C53	98.79'	177.02'	31°58'30"	S09°54'07"E	97.51'
C54	97.28'	123.01'	45°18'38"	N16°14'10"W	94.77'
C55	41.81'	25.00'	95°48'53"	S53°59'35"W	37.11'
C56	382.23'	690.08'	31°44'08"	S86°01'57"W	377.36'
C57	216.21'	610.07'	20°18'22"	S80°19'05"W	215.08'
C58	135.52'	610.07'	12°43'39"	S83°09'54"E	135.24'
C59	36.17'	25.00'	82°53'13"	S35°21'28"E	33.10'
C60	39.27'	25.00'	90°00'00"	S64°10'36"E	35.36'
C61	61.46'	420.05'	8°23'00"	N23°22'07"W	61.41'
C62	26.96'	420.05'	3°40'38"	N29°23'55"W	26.95'
C63	23.87'	570.06'	2°23'58"	N32°26'13"W	23.87'
C64	71.03'	570.06'	7°08'20"	N37°12'23"W	70.98'
C65	71.03'	570.06'	7°08'20"	S44°20'43"E	70.98'
C66	71.03'	570.06'	7°08'20"	N51°29'03"W	70.98'
C67	4.90'	570.06'	0°29'33"	S55°17'59"E	4.90'
C68	91.25'	530.06'	9°51'49"	S50°36'51"E	91.14'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C69	77.14'	530.06'	8°20'18"	S41°30'48"E	77.07'
C70	56.50'	530.06'	6°06'25"	S34°17'26"E	56.47'
C71	74.50'	380.04'	11°13'55"	S25°37'17"E	74.38'
C72	45.22'	25.00'	103°38'10"	N31°48'46"E	39.31'
C73	21.43'	173.02'	7°05'47"	N87°10'45"E	21.42'
C74	81.83'	123.01'	38°06'56"	N70°12'54"W	80.33'
C75	57.73'	123.01'	26°53'13"	N37°42'49"W	57.20'
C76	33.20'	327.04'	5°48'57"	S27°10'41"E	33.18'
C77	83.83'	327.04'	14°41'10"	S37°25'45"E	83.60'
C78	74.40'	327.04'	13°02'05"	N51°17'22"W	74.24'
C79	11.49'	273.03'	2°24'37"	S59°00'43"E	11.48'
C80	159.81'	273.03'	33°32'13"	S41°02'19"E	157.54'
C81	81.76'	177.02'	26°27'43"	S37°30'03"E	81.03'
C82	76.51'	177.02'	24°45'49"	S63°06'49"E	75.92'
C83	42.57'	177.02'	13°46'38"	N82°23'03"W	42.46'
C84	42.89'	227.03'	10°49'25"	N85°18'56"E	42.82'
C85	35.31'	25.00'	80°55'10"	S59°38'11"E	32.45'
C86	53.54'	373.04'	8°13'26"	S15°03'54"E	53.50'
C87	71.80'	45.00'	91°24'50"	N73°31'33"E	64.43'
C88	156.35'	51.01'	175°38'07"	N59°59'55"W	101.94'
C89	20.26'	15.00'	77°22'38"	N70°52'20"E	18.75'
C90	93.13'	472.05'	11°18'14"	N61°11'52"W	92.98'
C91	23.98'	15.00'	91°36'02"	N22°39'00"W	21.51'
C92	38.19'	552.06'	3°57'50"	S70°25'57"E	38.19'
C93	129.90'	418.05'	17°48'15"	S81°18'59"E	129.38'
C94	33.44'	248.03'	7°43'29"	S03°38'38"W	33.41'
C95	82.97'	131.85'	36°03'09"	S20°42'24"E	81.60'
C96	163.00'	131.85'	70°49'51"	N74°08'54"W	152.82'

LINE TABLE

LINE	BEARING	DISTANCE	(RECORD LENGTH)
L1	N49°06'01"E	73.19'	(73.14' R1)
L2	S88°50'49"E	5.70'	
L3	S38°32'49"E	25.70'	(R3)
L4	S02°40'49"E	56.10'	(R3)
L5	N70°26'11"E	20.49'	(20.60' R3)
L6	S10°57'05"E	33.11'	
L7	S10°57'21"E	20.56'	
L8	S10°57'11"E	43.01'	
L9	S19°10'36"E	28.00'	
L10	N76°09'16"E	30.95'	
L11	N29°13'58"E	35.00'	
L12	N70°09'53"E	38.92'	
L13	S19°10'36"E	25.56'	
L14	N89°46'54"E	7.38'	
L15	N62°10'52"W	6.00'	

TRACT NOTES

TRACT A MAY BE USED FOR FUTURE DEVELOPMENT & IS TO BE RETAINED BY OWNER OF RECORD.
TRACT B IS TO BE USED FOR A STORM POND & IS HEREBY DEEDED TO THE CITY OF RICHLAND.
TRACT C IS TO BE USED FOR FUTURE DEVELOPMENT & IS TO BE RETAINED BY OWNER OF RECORD.
TRACT D IS TO BE USED FOR A FUTURE STORM POND.
TRACT E IS TO BE USED FOR A FUTURE STORM POND.
TRACT F MAY BE USED FOR FUTURE DEVELOPMENT & IS TO BE RETAINED BY OWNER OF RECORD.

SURVEY REFERENCES

(R1) WESTCLIFFE PHASE XIII (VOL. 15, PG. 511 OF PLATS) BY FOWLER
(R2) "YAKIMA PROJECT, KENNEWICK DIVISION WASHINGTON" RIGHT OF WAY MAP FOR TRACT No. K, SEC. 34, T.9N, R.28E, W.M., BY U.S.B.R.
(R3) WIRTH SURVEY FOR BOUNDARY LINE ADJUSTMENT (VOL. 1, PG. 2731 OF SURVEYS) BY FOWLER
(R4) WESTCLIFFE PHASE IX (VOL. 15, PG. 422 OF PLATS) BY FOWLER
(R5) CRESTED HILLS NO. 9 (VOL. 15, PG. 181 OF PLATS) BY FOWLER

AUDITOR'S CERTIFICATE

FILED FOR RECORD WITH THE BENTON COUNTY AUDITOR'S OFFICE THIS_____DAY OF_____, 2019
AT_____M. IN VOLUME_____OF PLATS AT PAGE_____AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

_____ _____
BENTON COUNTY AUDITOR BY DEPUTY BENTON COUNTY AUDITOR

FEE NO._____

PRELIMINARY

ALEXANDER D. MATARAZZO
STATE OF WASHINGTON
46318
REGISTERED PROFESSIONAL LAND SURVEYOR
02/11/2019

PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: VIKING BUILDERS LLC.		PROJECT NO.: 4391
SURVEYOR: ALEXANDER D. MATARAZZO		DATE: 02/11/2019
CALC BY: ADM	DRAWN BY: ROP	SCALE: 1" = 60'
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST
CITY: RICHLAND	COUNTY: BENTON	SHEET 3 OF 4

THE RESERVE AT SUMMERVIEW TERRACE PHASE 1

FINAL PLAT

LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 27 &
IN THE N 1/2 OF THE NE 1/4 OF SECTION 34
ALL IN TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

NARRATIVE

THIS PROJECT WAS PERFORMED AT THE REQUEST OF VIKING BUILDERS LLC. TO SUBDIVIDE THOSE LANDS KNOWN AS TAX PARCELS 1-3498-100-0004-003, 1-3498-100-0002-001, 1-3498-100-0003-003, RECORDS OF BENTON COUNTY, WASHINGTON.

THIS PROJECT IS BOUND ON THE WEST BY TAX PARCELS 1-3498-201-2049-004 & 1-3498-200-0005-004, ON THE NORTH BY THE PLAT OF WESTCLIFFE PHASE IX, AS RECORDED IN VOLUME 15 OF PLATS AT PAGE 422 UNDER AUDITOR'S FILE NUMBER 2011-025835 & BY THE PLAT OF THE PLAT OF WESTCLIFFE PHASE XIII, AS RECORDED IN VOLUME 15 OF PLATS AT PAGE 511 UNDER AUDITOR'S FILE NUMBER 2015-014220, ON THE NORTHEAST BY THE U.S.B.R. BADGER EAST LATERAL RIGHT-OF-WAY, AS SHOWN ON THE "YAKIMA PROJECT, KENNEWICK DIVISION WASHINGTON" RIGHT OF WAY MAP FOR TRACT No. K, SEC. 34, T.9N, R.28E, ON THE EAST BY TAX PARCEL 1-3498-100-0003-002, ON THE SOUTH BY THE PLAT OF CRESTED HILLS NO. 9, AS RECORDED IN VOLUME 15 OF PLATS AT PAGE 181 UNDER AUDITOR'S FILE NUMBER 2002-031443, BY THAT SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PHAGE 3476 UNDER AUDITOR'S FILE NUMBER 2015-037331 & BY THE PLAT OF WESTCLIFFE HEIGHTS II, AS RECORDED IN VOLUME 15 OF PLAT AT PAGE 608 UNDER AUDITOR'S FILE NUMBER 2018-015773. RECORDS OF BENTON COUNTY, WASHINGTON AND U.S.B.R.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING A TRIMBLE R8 GNSS GPS RECEIVER HAVING AN ACCURACY OF 1CM+2PPM TIMES MEASURED LENGTH WITH TIES TO CITY OF RICHLAND PROVIDED CONTROL POINTS BASED ON NAD83. THE MONUMENTS SHOWN HEREIN WERE VISITED AND TIED DURING OUR SURVEYS IN APRIL 2016 THROUGH OCTOBER 2018.

TITLE REPORT REFERENCE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN BENTON-FRANKLIN TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. BF7519, EFFECTIVE: OCTOBER 5, 2018 AT 8:00 AM. IN PREPARING THIS PLAT, PBS ENGINEERING & ENVIRONMENTAL INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS PBS ENGINEERING & ENVIRONMENTAL INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE PLAT AND DISCLOSED BY THE REFERENCED BENTON-FRANKLIN TITLE COMPANY SUBDIVISION GUARANTEE. PBS ENGINEERING & ENVIRONMENTAL, INC. HAS RELIED WHOLLY ON BENTON-FRANKLIN TITLE COMPANY'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS MAP AND THEREFORE PBS ENGINEERING & ENVIRONMENTAL INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

LEGAL DESCRIPTIONS
(PER TITLE REPORT LISTED ABOVE)

PARCEL A

THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT OF WAY MARGIN OF KENNEWICK IRRIGATION DISTRICT BADGER EAST LATERAL CANAL;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER;
THENCE SOUTH 88°22'44" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 1035.01 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 88°22'44" EAST A DISTANCE OF 156.32 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY MARGIN OF THE KENNEWICK IRRIGATION DISTRICT EAST BADGER LATERAL CANAL;
THENCE SOUTH 47°07'31" WEST ALONG SAID NORTHWESTERLY MARGIN A DISTANCE OF 73.29 FEET TO A POINT OF CURVE;
THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21°21'36", A RADIUS OF 131.90 FEET AND AN ARC DISTANCE OF 49.17 FEET TO A POINT ON CURVE;
THENCE LEAVING SAID NORTHWESTERLY MARGIN NORTH 38°08'30" WEST A DISTANCE OF 119.03 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH ADJACENT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER;
THENCE SOUTH 88°22'44" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER DISTANCE OF 939.91 FEET TO THE TRUE POINT OF BEGINNING;
THENCE LEAVING SAID SOUTH LINE NORTH 49°59'44" EAST A DISTANCE OF 73.14 FEET; THENCE SOUTH 38°08'30" EAST A DISTANCE OF 63.20 FEET TO A POINT ON SAID SOUTH LINE;
THENCE ALONG SAID SOUTH LINE NORTH 88°22'44" WEST A DISTANCE OF 95.10 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, LYING SOUTHWESTERLY OF THE SOUTHERLY RIGHT OF WAY MARGIN OF THE KENNEWICK IRRIGATION DISTRICT BADGER EAST LATERAL CANAL; EXCEPT THE EAST 250.27 FEET THEREOF.

PARCEL C

ALL THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, LYING SOUTHERLY, WESTERLY AND NORTHWESTERLY OF THE KENNEWICK IRRIGATION DISTRICT BADGER EAST LATERAL CANAL RIGHT OF WAY AND LYING EASTERLY OF THE FOLLOWING DESCRIBE LINE:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34;
THENCE NORTH 89°33'32" WEST, 903.50 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER;
THENCE NORTH 00°23'20" WEST, PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, 904.74 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID CANAL AND THE BEGINNING OF SAID DESCRIBED LINE;
THENCE CONTINUING NORTH 00°23'20" WEST, 336.61 FEET ALONG SAID DESCRIBED LINE TO THE SOUTHERLY RIGHT OF WAY OF SAID CANAL AND THE TERMINUS OF SAID LINE.

DEDICATION

WE, THE UNDERSIGNED, VIKING BUILDERS LLC., CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON; AND WE, WASHINGTON TRUST BANK, HEREBY CERTIFY WE HAVE AN INTEREST IN THE TRACT OF LAND DESCRIBED HEREON; HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAID TO BE SURVEYED AND PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE STREETS AND/OR ROAD RIGHTS-OF-WAY, TRACT B SHOWN HEREON TO THE USE OF THE PUBLIC; AND DO HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "THE RESERVE AT SUMMERVIEW TERRACE PHASE 1"

FOR VIKING BUILDERS LLC. TITLE DATE

FOR WASHINGTON TRUST BANK TITLE DATE

ACKNOWLEDGMENT

STATE OF_____

COUNTY OF_____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____, HAS SIGNED THIS PLAT ON BEHALF OF VIKING BUILDERS LLC., ON OATH STATED THAT ____E IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES_____

RESIDING_____

ACKNOWLEDGMENT

STATE OF_____

COUNTY OF_____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____, HAS SIGNED THIS PLAT ON BEHALF OF WASHINGTON TRUST BANK, ON OATH STATED THAT ____E IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES_____

RESIDING_____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 20____A.D.
TAX PARCEL No.'S 1-3498-100-0004-003, 1-3498-100-0002-001, 1-3498-100-0003-003, 1-2798-300-0002024

BENTON COUNTY TREASURER DATE

BENTON COUNTY ASSESSOR DATE

APPROVALS

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

CITY MANAGER DATE

CITY CLERK DATE

CITY ENGINEER DATE

BMID IRRIGATION APPROVAL

I CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WHOLLY WITHIN THE BOUNDARIES OF THE BADGER MOUNTAIN IRRIGATION DISTRICT, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON AND HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310 AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR _____.

FOR BADGER MOUNTAIN IRRIGATION DISTRICT TITLE DATE

KID IRRIGATION APPROVAL

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

FOR KENNEWICK IRRIGATION DISTRICT TITLE DATE

NOTES

1. THE PORTION OF SICILY LANE ALONG LOTS 5 THROUGH 11 IS DESIGNATED AS NO PARKING. THERE IS ALSO A 1 FOOT NO ACCESS EASEMENT ADJACENT TO THE RIGHT OF WAY ALONG THESE LOTS.
2. THE PORTION OF FERRARA LANE ALONG LOTS 23 THROUGH 28 IS DESIGNATED AS NO PARKING. THERE IS ALSO A 1 FOOT NO ACCESS EASEMENT ADJACENT TO THE RIGHT OF WAY ALONG THESE LOTS.
3. THE PLAT OF "THE RESERVE AT SUMMERVIEW TERRACE PHASE 1" LIES WITHIN THE BOUNDARY OF THE SOUTH RICHLAND COLLECTOR STREET FINANCING PLAN (RMC 12.03). AS SUCH, EACH DWELLING PERMIT WITHIN THE PLAT SHALL THEREFORE BE SUBJECT TO THE FEES ADMINISTERED BY THE FINANCE PLAN FOR ANY PHASE SUBMITTED FOR APPROVAL.
4. THE HOMEOWNERS CAN MAINTAIN THE LANDSCAPING WITHIN THE STORM DRAINAGE PONDS FOR AESTHETIC PURPOSES IF SO DESIRED. THE CITY'S STANDARD FOR STORM POND MAINTENANCE CONSISTS OF SEMI-ANNUAL VEGETATION ABATEMENT AND SPECIFICALLY DOES NOT INCLUDE IRRIGATION, LANDSCAPING OR OTHER AESTHETIC IMPROVEMENTS.
5. ALL LANDSCAPED AREAS WITHIN THE PLAT THAT ARE IN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS TO MAINTAIN.
6. THE PRIVATE ROADS WITHIN THIS PLAT ARE FIRE LANES AND PARKING IS RESTRICTED ON BOTH SIDES. THE REQUIRED "NO PARKING" SIGNS SHALL BE INSTALLED BY THE DEVELOPER WHERE APPLICABLE.
7. 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 THE PRIVATE ROADS WITHIN THIS PLAT.
8. ADDRESSES, SHOWN IN BRACKETS, ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND. ZIP CODE: 99352.
9. PER APPENDIX J OF THE 2015 IBC, GEOTECHNICAL ENGINEERING REPORT BY PBS ENGINEERING, PBS PROJECT NUMBER HDJ4391.000, DATED OCTOBER 4, 2017, AND ENGINEER OF RECORD'S "OPINION LETTER OF COMPLIANCE FOR GEOTECHNICAL CONSTRUCTION", DATED JANUARY 15, 2019: FOUNDATION ONSITE SLOPES SHALL NOT BE STEEPER THAN 2H:1V (HORIZONTAL:VERTICAL).
10. THE OWNER OF TRACT C AGREES TO INSTALL AN APPROVED FENCE ADJACENT TO THE KENNEWICK IRRIGATION DISTRICT'S BADGER EAST CANAL EASEMENT AND TRACT C PRIOR TO ANY FUTURE PLATING INVOLVING TRACT C.
11. THE OF TRACT D AGREES TO INSTALL AN APPROVED FENCE ADJACENT TO THE KENNEWICK IRRIGATION DISTRICT'S BADGER EAST CANAL EASEMENT AND TRACT D PRIOR TO THE STORM FACILITY BEING IN OPERATION.
12. **NO GRADING MAY BE PERFORMED OR ANY PERMANENT STRUCTURE BUILT WITHIN THE UNITED STATES BUREAU OF RECLAMATION RIGHT OF WAY WITHOUT AN APPROVED PERMIT FROM THE KENNEWICK IRRIGATION DISTRICT AND/OR THE UNITED STATES BUREAU OF RECLAMATION, WHEN APPLICABLE.
13. **THIS PROPERTY IS LOCATED PARTIALLY WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT AND IN THE IMMEDIATE VICINITY OF IRRIGATION INFRASTRUCTURE. PLEASE REFER TO WWW.KID.ORG FOR FURTHER INFORMATION.

ALEXANDER D. MATARAZZO
STATE OF WASHINGTON
46318
REGISTERED
PROFESSIONAL LAND SURVEYOR

PRELIMINARY

02/11/2019

AUDITOR'S CERTIFICATE

FILED FOR RECORD WITH THE BENTON COUNTY AUDITOR'S OFFICE THIS_____DAY OF_____, 2019 AT_____M. IN VOLUME_____OF PLATS AT PAGE_____AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

BENTON COUNTY AUDITOR BY DEPUTY BENTON COUNTY AUDITOR

FEE NO._____

PBS
PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: VIKING BUILDERS LLC.		PROJECT NO.: 4391
SURVEYOR: ALEXANDER D. MATARAZZO		DATE: 02/11/2019
CALC BY: ADM	DRAWN BY: ROP	SCALE: N/A
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST
CITY: RICHLAND	COUNTY: BENTON	SHEET 4 OF 4

Exhibit B to Resolution No. 40-19

(S2017-100 - The Reserve at Summerview Terrace)

RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT
MARCH 9, 2017

APPLICANT: VIKING BUILDERS LLC

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 49.16 ACRES INTO 62 RESIDENTIAL LOTS, (THE RESERVE AT SUMMERVIEW TERRACE)

LOCATION: IMMEDIATELY SOUTH OF THE INTERSECTION OF FERRARA LANE AND SICILY LANE (WESTCLIFFE)

ENGINEER: HDJ DESIGN GROUP

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

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

General Conditions:

1. An electrical feeder line will be required to extend along the Sicily Lane right of way from the northern plat boundary to Meadow Hills Drive and along the Meadow Hills Drive right of way to Gage Boulevard and along Gage Boulevard right of way to the boundaries of the plat. This feeder line is in addition to the electrical infrastructure needed to serve the subject site.

2. The following notes shall be placed on the final plat:
   a. The Lots within this plat are subject to payment of the City of Richland's park mitigation fee regulations. Fees must be paid in accordance with Richland Municipal Code Chapter 22.12.
   b. No grading may be performed or any permanent structure built within the United States Bureau of Reclamation right of way without an approved permit from the Kennewick Irrigation District and/or the United States Bureau of Reclamation, when applicable.
   c. This property is located within the boundaries of the Kennewick Irrigation District and in the immediate vicinity of irrigation infrastructure. Please refer to www.kid.org for further information.

3. An easement for a future pedestrian trail shall be provided beginning at the southwest corner of the subject property and proceeding 800 feet eastward along the southerly boundary of the subject property. Said recreation easement shall be a minimum of 30 feet in width granted to the City of Richland Parks and Public Facilities Department.

4. A Centralized Delivery Unit (CBU) mailbox(es) shall be installed that meet the standards of the United States Postal Service.

5. A detailed geotechnical report shall be prepared and submitted to the City for review and approval prior to any grading work taking place on site. Said report shall include a review of final site grading and construction plans and engineering observation of soil pretreatment, soil placement and compaction, soil testing, engineering observation of slope construction process, geotechnical engineering approval of final site grading, soil compaction and monitoring of groundwater conditions.

6. An erosion control plan shall be prepared by the applicant and submitted to the City of Richland for review and approval at the time that engineered plans are submitted for project construction. The plan shall be designed to prevent erosion for occurring within the site and to prevent erosion or deposition onto adjacent properties. Erosion control measures shall be maintained throughout the construction of the project.

7. A dust control plan shall be prepared by the applicant and approved by the Benton Clean Air Authority prior to the commencement of earth moving or construction activities on-site. Said dust control plan shall be implemented throughout the duration of project construction.

8. No grading and excavation work shall be permitted on-site without the issuance of a valid grading permit by the City of Richland. No final plat shall be recorded prior to the time that the City has completed its final inspection approval of all grading activities and the geotechnical engineer has submitted the final field observation report to the City.

9. The final plat(s) shall include a note identifying the intended use, ownership and maintenance of all non-residential tracts within the plat boundaries.

10. The applicant is responsible for compliance with all standards and conditions contained in the Kennewick Irrigation District correspondence dated February 24, 2017.

11. The final plat shall clearly identify the location of the United States Bureau of Reclamation Right of Way that exists on or adjacent to the subject property.

12. All final plans for public improvements shall be submitted prior to pre-con on a 24” x 36” hardcopy format and also electronically in .dwg format compatible with the City’s standard CAD software. Addendums are not allowed, all information shall be supplied in the specified 24 x 36 (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide paper, mylar and electronic record drawings in accordance with the City’s “Record Drawing Requirements”. The electronic as-built record drawings shall be submitted in an AutoCAD format compatible with the City’s standard CAD software. Electronic copies of the construction plans are required prior to the pre-con meeting, along with the multiple sets of paper drawings. The mylar record drawings (including street lights) shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

13. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.

14. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from

all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.

15. 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, per RMC Chapter 12.08. 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.

16. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. 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 an AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

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

18. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Civil and Environmental Engineering Division at 942-7500 to schedule a pre-construction conference.

19. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"= 40'.

20. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.

21. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: http://www.call811.com/

22. An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. *Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer*. The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a right-of-way permit by the City. Easements shall be provided on the final plat for this system where needed.

23. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

24. Public improvement design shall follow the following general format:
    - A. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
    - B. Sanitary sewer shall be aligned on the north and west side of street centerlines.
    - C. Storm sewer shall be aligned on the south and east side of street centerlines.
    - D. 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.
    - E. 10-feet horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
    - F. Water lines shall be aligned on the south and east side of street centerlines.
    - G. Watermains larger than 8-inches in diameter shall be ductile iron.
    - H. Watermains installed outside of the City right-of-way or in very rocky native material, shall be ductile iron and may need restrained joints.
    - I. All watermains outside areas zoned R1 shall be ductile iron.
    - J. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
    - K. 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.
    - L. Water valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
    - M. All utilities shall be extended to the adjacent property (properties) at the time of construction.
    - N. 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.
    - O. The minimum centerline radius for local streets shall be 100-feet.
    - P. Any filling of low areas that may be required within the public right-of-way shall be compacted to City standards.
    - Q. An 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.
    - R. A detailed grading plan shall be included in the submitted plan set.
    - S. 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.
    - T. 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.

U. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.

V. 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.

W. 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.

X. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).

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.

25. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.

26. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:

A. 2-inches compacted gravel, minimum (temp. SEVA only).

B. 2% cross-slope, maximum.

C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.

D. Be 20-feet in width.

E. Have radii that are accommodating with those needed for City Fire apparatus.

Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.

27. <u>SURVEY MONUMENT DESTRUCTION</u>:

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

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

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and the file a permit with the DNR.
It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

28. The "Reserve at Summerview Terrace" preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA). The developer of this proposed project shall receive "credits" for the construction of Gage Boulevard as allowed under the City's South Richland Collector Street Financing Plan.

29. Because of the topography of the property in question and the unincorporated property to the east, Gage Blvd. has a low probability of being connected to the surrounding street network in the near future. Given the nature of Gage within this property, the following conditions apply:

- Preliminary engineering of Gage is needed to sufficiently establish the horizontal and vertical alignment of it on this property. This design also needs to continue for several hundred feet to the east and west off of this property to assure constructability.
- The grading plan submitted with phase 1 shall include the grading for subgrade for Gage Boulevard on this property and account for any necessary fill or cut slopes.
- The Gage Blvd. right-of-way corridor shall be dedicated concurrent with phase 1. Slope easements may be needed too.

- The Gage road subgrade and embankment shall be constructed concurrent with the first phase of this project and shall be designed per City standards & guidelines.
- The portion of Gage Blvd. that crosses Meadow Hills Drive shall be constructed full width through the intersection and end at the curb returns.
- Any portion of the Gage right-of-way that is adjacent to future building lots within a plat shall be constructed full-width to the back property line of said lot.
- Design and subgrade construction shall include sufficient erosion control measures to stabilize the incomplete street construction for ten years or longer. The developer shall be responsible for establishment and maintenance of erosion control features for a minimum of three years after subgrade construction.
- The estimated cost of the Gage Boulevard rural section road (subgrade, base rock and paving of a 32-foot wide road) will be accounted for as described in RMC Title 12.03, the "South Richland Collector Street Financing Plan". This development will not be required to construct the rural section street that is the subject of this estimate. Consistent with RMC Title 12.03, the developer is responsible for completing the frontage improvements along Gage Boulevard that are not part of the rural road section. The developer will be responsible for the full-width paving (48-feet), curb, gutter, sidewalks, street lights, and storm drainage.
- For segments of Gage Boulevard that are not constructed with this plat, the developer ~~shall pay the City~~ shall be responsible for a value equal to ~~125% of~~ the estimated cost of these incomplete improvements. ~~This payment shall be due before final platting of the last phase of this pre-plat is finalized~~. The cost estimate shall be based on an engineer's estimate reviewed and approved by the Public Works Director. ~~These monies will be put into the Street Financing Plan for construction of Gage Blvd at a later date.~~
- The value contributed by the developer in engineering, rights of way, subgrade construction, any Gage Boulevard construction outside the footprint of Meadow Hills Drive, and the estimated value of the Gage Boulevard construction elements will be accounted for as described in RMC Title 12.03. If the value of the developer's contributions exceed the value of obligations for development within the project a latecomer agreement will be established. If the value of the developer's obligations exceed the value of the developer's contributions the developer will be required to fund the difference prior to final plat.

30. The east end of the Gage alignment at the eastern plat boundary should be redesigned to be further north than shown so as to have less of an impact on the property to the east. The final alignment shall be approved by the Public Works Director prior to permitting of the first phase of development.

31. The maximum centerline finish grade for the proposed Gage Blvd. shall be no more than 12%.

32. A note will be shown on the face of the final plat stating that Gage Blvd. is classified as a "Minor Arterial street". The right-of-way dedication and street cross section design shall meet the City's standard for a minor arterial (80-foot ROW). Subsequently, no driveways accessing single family lots will be allowed onto it.

33. The development shall connect to adjacent developments, to the northwest at Sicily Lane and to the southeast at Meadow Hills Drive. The connections shall occur with a complete City standard local street, including sidewalks on both sides. Both connections shall be completed no later than the phase of development that completes the 35th developed lot.

34. Sidewalks shall be installed along all public right–of-way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, etc.).

35. The vision-clearance triangle needs to be shown on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

36. All proposed rights-of-way that are narrower than 54-feet shall have parking restricted, as per City standards. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the construction plans and the final plat.

37. 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:

38. The property in question is within both the Tapteal 3 and 4 water pressure zones. However the proposed development (preliminary plat) is located entirely within Tapteal 3 zone. The plats of Crested Hills to the South and Westcliffe to the North have Tapteal 3 water available for extension into this property. It shall be the responsibility of the developer to install the appropriate infrastructure to serve domestic water at the correct pressure(s) to the entire preliminary plat at the time of construction. If development is proposed within the Tapteal 4 pressure zone a connection to an off-site source for the Tapteal 4 pressure zone distribution system will be required of this development.

39. In accordance with the City's comprehensive water plan, a 12-inch "Tapteal 3" transmission main is designed to run in a north-south direction through this plat. This water main installation is eligible for oversizing costs after installation is complete.

40. Domestic water shall be extended to the adjoining properties adjacent to the final plats.

41. 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.

42. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

43. There are multiple off-site locations available to extend sanitary sewer to this project. 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.

44. Sanitary sewer shall be extended to all adjoining uphill properties adjacent to the final plats.

45. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public right-of-way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public right-of-way, maintenance truck access to said structure may be required.

Storm Water:

46. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.

47. 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.

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

49. 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.

50. 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.

51. 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").

52. 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.

53. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity.

54. Stormwater collection pipes shall be extended to the adjoining properties adjacent to the plat, unless it is deemed unnecessary at the time of project construction.

55. 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.

56. 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.

57. 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.

Final Platting / Project Acceptance Requirements:

58. 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 an 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.

59. 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 final acceptance. Off-site (“third party”) easements for City infrastructure are the responsibility of the developer to obtain. 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.

60. 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.

61. 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.

62. NEW COMMENT: The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

63. All landscaped areas within the plat that are in the public right-of-way shall be the responsibility of the property owners to maintain.

64. A one-foot “No access / screening easement” will be required along the Gage Blvd. right-of-way.

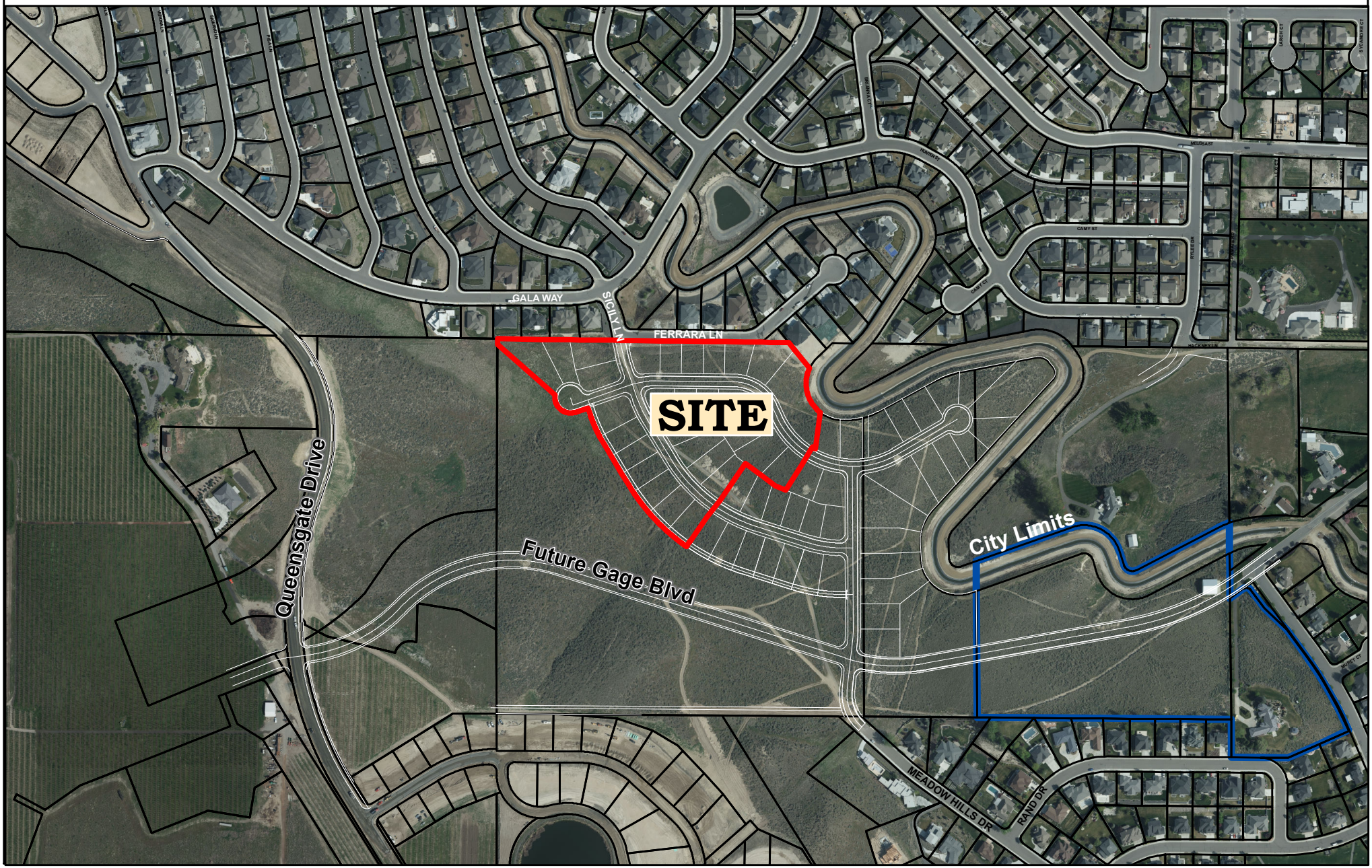
65. The intended use and ownership of all tracts within the plat shall be noted on the final plat.

66. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

67. Any restricted parking areas shall be indicated on the final plats.

Vicinity Map

Item: The Reserve at Summerview Terrace
Applicant: Viking Builders LLC
File #: FP2018-109



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/2/2019

Agenda Category: Resolutions – Adoption

Key 1 - Financial Stability & Operational Effectiveness

Subject:
Resolution No. 41-19, Accepting the Washington Association of Sheriffs and Police Chiefs Human Trafficking Grant Funds for 2019

Department:	Ordinance/Resolution Number:	Document Type:
Police Services	41-19	Resolution

Recommended Motion:
Adopt Resolution No. 41-19, accepting additional WASPC Human Trafficking Grant funds in the amount of $95,000.

Summary:
The Richland Police Services Department has been awarded two-year grant by the Washington Association of Sheriffs and Police Chiefs (WASPC) to be used to raise awareness and identify warning signs of human trafficking. The grant funds amount to $95,000 per calendar years 2018 and 2019 to be used to assist with providing greater public awareness through media and marketing. These funds also assist with hosting the Eastern Washington Commercial Sexual Exploitation for Children (CSEC) Conference to provide training and education for law enforcement, first responders, courts, and social service providers.

The second award of $95,000 was budgeted in the 2019 budget because it was anticipated during the budget preparation process.

Resolution No. 41-19 accepts the second award of $95,000 for calendar year 2019. Staff recommends approval.

Fiscal Impact: $95,000 is already appropriated the 2019 budget. Funds will pass through to the Sexual Assault Response Center (SARC) to pay for the Human Trafficking Conference.

Attachments:
1. Resolution No. 41-19

RESOLUTION NO. 41-19

A RESOLUTION of the City of Richland authorizing acceptance of a Washington Association of Sheriffs and Police Chiefs Human Trafficking Grant.

WHEREAS, the Washington Association of Sheriffs and Police Chiefs (WASPC) provides grant fund opportunities to raise awareness and identity warning signs of human trafficking; and

WHEREAS, the Richland Police Department applied for and has been awarded a two-year WASPC grant to assist with providing greater public awareness of human trafficking through media and marketing. The grant provides $95,000 per year for calendar years 2018 and 2019; and

WHEREAS, these funds also assist with hosting the Eastern Washington Commercial Sexual Exploitation for Children (CSEC) Conference to provide training and education for law enforcement, first responders, courts, and social service providers; and

WHEREAS, the $95,000 in grant funds for 2019 have been received by the City, and must be formally accepted; and

WHEREAS, the $95,000 in grant funds for 2019 have already been appropriated in the 2019 budget.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the Washington Association of Sheriffs and Police Chiefs Human Trafficking Grant for 2019 is hereby accepted.

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 April, 2019.

_____
ROBERT J. THOMPSON
Mayor

ATTEST:

_____
DEBBY BARHAM, Deputy City Clerk

APPROVED AS TO FORM:

_____
HEATHER KINTZLEY, City Attorney

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/2/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:
Resolution No. 42-19, Consenting to Washington State University's Request to Sell Property Previously Gifted by the City of Richland

Department:	Ordinance/Resolution Number:	Document Type:
City Manager	42-19	Resolution

Recommended Motion:
Adopt Resolution No. 42-19, consenting to Washington State University's request to sell property previously gifted by the City of Richland, and authorizing the City Manager to sign and execute all documents necessary to carry out Council's consent to the sale.

Summary:
In 1993, the City of Richland gifted to Washington State University (WSU) a 24.79-acre parcel of property located west of George Washington Way and south of Hanford Road to be used as part of the college campus and for educational, scientific and research purposes related thereto. The quitclaim deed conveying the property to WSU contains a deed restriction that requires City consent for any future sale of the property by WSU.

In 2009, City Council consented to WSU's sale of a portion of the parcel, but the sale did not take place.

In January 2019, WSU again contacted the City of Richland seeking consent to sell the parcel gifted in 1993. WSU advises that proceeds from the sale will be reinvested in the WSU-TC campus in the form of capital improvements.

The property, which has been dormant for at least 25 years while held by WSU, will finally be developed. The City benefits from private development of currently undeveloped land in the heart of North Richland in the form of tax revenues, increased population density, and additional recreational amenities.

Staff recommends approval of Resolution No. 42-19.

Fiscal Impact: None.

Attachments:
1. Resolution No. 42-19
2. 1993 Quitclaim Deed Gifting Property to WSU
3. Request from WSU for Consent to Sell
4. Vicinity Map

RESOLUTION NO. 42-19

A RESOLUTION of the City of Richland consenting to Washington State University's request to sell property previously gifted by the City of Richland.

WHEREAS, in 1993, the City of Richland gifted to Washington State University (WSU) a 24.79-acre parcel of property located west of George Washington Way and south of Hanford Road to be used as part of the college campus and for educational, scientific and research purposes related thereto; and

WHEREAS, the quitclaim deed conveying the property to WSU contains a deed restriction that requires City consent for any future sale of the property by WSU; and

WHEREAS, in 2009, City Council consented to WSU's sale of a portion of the parcel, but the sale did not take place; and

WHEREAS, in January 2019, WSU again contacted the City of Richland seeking consent to sell the parcel gifted in 1993. WSU advises that proceeds from the sale will be reinvested in the WSU-TC campus in the form of capital improvements; and

WHEREAS, the City benefits from private development of currently undeveloped land in the heart of North Richland in the form of tax revenues, increased population density, and additional recreational amenities.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that consent is hereby given to WSU to sell the property gifted by the City under Quitclaim Deed AF No. 1993-033373 on the condition that proceeds from the sale are reinvested into the WSU-TC campus.

BE IT FURTHER RESOLVED that the City Manager is authorized to sign and execute all documents necessary to facilitate the sale by WSU, including but not limited to any documentation necessary to remove the existing deed restriction upon conveyance.

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 April, 2019.

_____
ROBERT J. THOMPSON
Mayor

ATTEST:

_____
DEBBY BARHAM, Deputy City Clerk

APPROVED AS TO FORM:

_____
HEATHER KINTZLEY, City Attorney

Transamerica Title Services

Transamerica Title Insurance Company

93 33373

THIS SPACE PROVIDED FOR RECORDER'S USE:

FILED BY

Oct 29 2 12 PM '93

BENTON COUNTY, AUDITOR

VOL. 592 PAGE 2790

FILED FOR RECORD AT REQUEST OF

City Attorney
City of Richland

WHEN RECORDED RETURN TO

Name City Attorney, City of Richland

Address PO Box 190

City, State, Zip Richland, WA 99352

B-6557

9.00

Quit Claim Deed

THE GRANTOR, the CITY OF RICHLAND, WASHINGTON, a municipal corporation,

for and in consideration of a gift to an educational institution,

conveys and quit claims to WASHINGTON STATE UNIVERSITY,

the following described real estate, situated in the County of BENTON State of Washington, together with all after acquired title of the grantor(s) therein: (See attached legal description.)

This transfer is subject to and conditioned by any and all easements, reservations, restrictions and covenants of record. In addition, easements required for utilities which are not currently encumbered by an easement of record shall be granted to the City of Richland in the future at no expense to the City.

Grantor conveys the real property to the Grantee as part of a college campus and for educational, scientific and research purposes related thereto. In the event the Grantee uses any or all of the property for other purposes or Grantee conveys the property to another party without the prior written consent of the Grantor, then title to any portion of the property which is being used for other purposes or which is conveyed to another party, shall revert to the Grantor.

TRANSAMERICA TITLE INSURANCE CO.

Oct 29 93 05 93 1

Dated October 22 1993

(Individual)

(Individual)

CITY OF RICHLAND, WASHINGTON

By JOSEPH C. KING, City Manager

By LESLIE A. SMITH, City Clerk

STATE OF WASHINGTON)
COUNTY OF) ss

On this day personally appeared before me

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this day of 19

Notary Public in and for the State of Washington, residing at

MARILYN A. COTE
COMMISSION EXPIRES
NOTARY
PUBLIC
SEPT. 24, 1994
STATE OF WASHINGTON

STATE OF WASHINGTON)
COUNTY OF BENTON) ss

On this 22nd day of October 1993 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

JOSEPH C. KING
and
LESLIE A. SMITH

to me known to be the City Mgr. and City Clk. respectively, of the CITY OF RICHLAND the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

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

Notary Public in and for the State of Washington, residing at Kennewick

www.officialcopy.com

OFFICIAL DOCUMENT

WSU PROPERTY

Portions of the Section 26 and Section 23, Township 10 North, Range 28 East, W.M., described as follows:

Beginning at the intersection of George Washington Way and Sprout Road, said point being the North 1/4 corner of said Section 26; thence S 01°22'12"W 2624.49 feet along the centerline of George Washington Way to the intersection of George Washington Way and Spring Road; thence S 01°21'22"W 1311.65 feet along said centerline to the intersection of George Washington Way and Spengler Road, said point is being held as the south 1/16 corner of said Section 26 (found PK nail with washer); thence S 89°02'30"W 1355.14 feet along the centerline of said Spengler Road; thence leaving said centerline N 14°51'28"E 31.18 feet to a point on the north right-of-way of said Spengler Road and the "True Point of Beginning"; thence continuing N 14°51'28"E 321.69 feet to a point on the Camp Hanford line marked with a monument stamped CH 10; thence N 17°34'55"E 1252.88 feet along said line to a monument stamped CH 10-1; thence N 00°50'30"W 839.21 feet along said line to a monument stamped CH 11; thence leaving said Camp Hanford line N 89°09'30"E 691.03; thence N 08°22'33"E 1225.48 feet; thence N 06°20'29"E 382.37 feet to a point that is 40.00 feet west of the west right-of-way of George Washington Way measured at right angles to right-of-way; thence N 10°37'06"W 623.54 feet; thence S 89°09'45"W 829.19 feet to a point on said Camp Hanford line; thence N 00°50'15"W 396.31 feet along said line to a monument stamped CH 12; thence leaving said line, continuing N 00°50'15"W 256.28 feet to a point on said Camp Hanford line, said line is between monuments stamped CH 16 and CH 17; thence S 81°31'00"E 93.83 feet along said line to said monument stamped CH 17; thence S 51°39'51"E 311.04 feet along said line to a monument stamped CH 18; thence S 38°30'15"E 481.79 feet along said line to a monument stamped CH 19; thence N 51°16'14"E 306.95 along said line to a point held as CH 20, per Record of Survey #741 as recorded in Volume 1 of Record of Survey, page 741, Records of Benton County, Washington; thence N 12°26'11"E 327.85 feet along said line to a monument stamped CH 21; thence S 81°14'49"E 22.08 feet along said line to a point on the west right-of-way of said George Washington Way; thence leaving said Camp Hanford line, S 01°12'28"E 1197.95 feet along said west right-of-way; thence S 01°22'12"W 2474.05 feet along said right-of-way; thence leaving said right-of-way N 88°36'01"W 504.49 feet; thence S 01°24'00"W 577.82 feet to a point on the north line of a fire line recorded under AF# 793180; thence S 89°02'30"W 195.30 feet along said north line; thence S 01° 21'22"W 25.02 feet along the west line of said fire lane to the northwest corner of Washington Square Apartments per AF# 790553; thence continuing S 01°21'22"E 610.57 feet along the west line of said Washington Square Apartments to the northeast corner of Rainier Square Apartments per AF# 847366; thence S 89°02'30"W 200.17 feet along the north line of said Rainier Square Apartments to the northwest corner of said Rainier Square, said point is also the northeast corner of Record

of Survey No. 989 as recorded in Volume 1 of Record of Surveys, page 989, Records of Benton County, Washington; thence continuing S 89°02'30"W 271.00 along the north line of said Record of Survey to its northwest corner; thence S 14°51'28"W 249.42 feet along the west line of said Record of Survey to a point on the north right-of-way of Spengler Road; thence S 89°02'30"W 77.76 feet along said right-of-way to the True Point of Beginning.

Contains 45.58 acres.

LAWRENCE B. MUNNELL
STATE OF WASHINGTON
16216
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 12/22/94

DATE 10/15/93

LAWRENCE B. MUNNELL, P.L.S.
LS #16216

Unofficial Copy

WASHINGTON STATE UNIVERSITY

Real Estate Office

January 9, 2019

Via Federal Express and Email

Robert Thompson
City of Richland
505 Swift Blvd
Richland, WA 99352

RE: Benton County Parcel #1-2608-200-0001-004

Dear Mayor Thompson:

Washington State University (WSU) is exploring its options with regard to the sale of the above referenced property, lying West of George Washington Way and South of Hanford Road consisting of 24.79 acres (the Property), as further identified on the attached map. As you may recall, the City previously approved of WSU's sale of the Property in 2009, although WSU decided not proceed with the sale at that time.

This Property was originally deeded to WSU by the City of Richland (City) in 1993, and per the City's Quit Claim Deed to WSU (copy attached hereto), the City retained a reversionary interest. The reversionary interest requires the prior consent of the City for WSU to sell the Property.

WSU hereby requests that the City consent to a sale by WSU of the Property and release its reversionary interest. In order to preserve the underlying intent of the original conveyance, WSU will agree that the net proceeds of any such sale be used for improvements to or development of WSU's Tri-Cities Campus.

Please sign and date below in order to consent to WSU's sale of the Property, and return a signed copy of this letter to me via email at: ryan.goodell@wsu.edu, or via mail at 2425 E. Grimes Way, Pullman, WA 99164. Please call me with any questions. Thank you.

Sincerely,

Ryan H. Goodell

Ryan H. Goodell

Executive Director, Real Estate Services

French Administration Bldg Rm 242, Pullman, WA 99164-1045
509-335-2447 • Fax: 509-335-4050 • http://realestate.wsu.edu/

Acknowledged and Agreed:

CITY OF RICHLAND

By: _____
Mayor Thompson

Date: _____

Richland 24.79 Acres (Benton County Parcel #1-2608-200-0001-004)
Outlined in red

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/2/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:
Resolution No. 43-19, Authorizing a Use Agreement with the United States Bureau of Reclamation related to the Clearwater Creek Development

Department:	Ordinance/Resolution Number:	Document Type:
Public Works	43-19	Resolution

Recommended Motion:
Adopt Resolution No. 43-19, authorizing the City Manager to sign and execute an agreement with the United States Bureau of Reclamation related to the development of the Clearwater Creek subdivision.

Summary:
The preliminary plat of Clearwater Creek includes development on both sides of the east fork of the Amon Wasteway. The development plan includes a segment of Center Parkway crossing the Wasteway, which is owned by the United States Bureau of Reclamation (USBR). The Clearwater Creek developer has obtained permission to construct the roadway and utilities on USBR's property through a Consent to Use Agreement.

Upon development completion, Center Parkway and the utility systems will be dedicated to the City. As the long term owner of the road and utilities, the City is replacing the developer as a party in the Consent to Use Agreement.

Staff recommends approval of Resolution No. 43-19.

Fiscal Impact: None.

Attachments:
1. Resolution No. 43-19

RESOLUTION NO. 43-19

A RESOLUTION of the City of Richland authorizing a Consent to Use Agreement with the United States Bureau of Reclamation for the installation and maintenance of a roadway corridor and associated utilities within the Amon Wasteway.

WHEREAS, the preliminary plat of Clearwater Creek includes development on both sides of the east fork of the Amon Wasteway, and includes a segment of Center Parkway crossing the Amon Wasteway; and

WHEREAS, developers are responsible for obtaining permission to construct roadways and utilities on property that is not under their direct ownership; and

WHEREAS, the United States Bureau of Reclamation (USBR) is the underlying property owner of the Amon Wasteway; and

WHEREAS, the developer will dedicate Center Parkway and utility systems to the City as the development is completed; and

WHEREAS, the developer has negotiated a Consent to Use Agreement with USBR for the planned road and utility improvements, attached hereto as **Exhibit A**; and

WHEREAS, the negotiated Consent to Use Agreement should be executed by the City as the long-term owner of the road and utilities.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to sign and execute the Consent to Use Agreement with the United States Bureau of Reclamation for Center Parkway and City utility infrastructure located within the Amon Wasteway.

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 April, 2019.

_____
ROBERT J. THOMPSON
Mayor

ATTEST:

_____
DEBBY BARHAM, Deputy City Clerk

APPROVED AS TO FORM:

_____
HEATHER KINTZLEY, City Attorney

Exhibit A to Resolution No. 43-19

RETURN TO:
Bureau of Reclamation
Attn: Carron Helberg
1917 Marsh Road
Yakima, WA 98901

Contract No.17-07-13-L1260
Ptn of Sec 1, T8N, R28E, WM
Benton County, WA

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION
Yakima Project-Kennewick Division, Washington

CONSENT TO USE

THIS CONSENT TO USE AGREEMENT, hereinafter referred to as Consent, made the _____ day of _____, 2019, pursuant to the Act of Congress June 17, 1902 (32 Stat. 388; 43 U.S.C. §391), and acts amendatory thereof or supplementary thereto, collectively referred to as the Federal Reclamation Laws, specifically, Section 10 of the Reclamation Project Act of 1939 (53 Stat. 1187; 43 U.S.C. § 485), and the provisions of 43 C.F.R. 429, between the **UNITED STATES OF AMERICA**, hereinafter called the United States, acting by and through the Department of the Interior, Bureau of Reclamation, hereinafter referred to as Reclamation, and **CITY OF RICHLAND**, hereinafter referred to as the Consentee.

WITNESSETH, THAT:

WHEREAS, in connection with Kennewick Irrigation District, the United States constructed, operates, and maintains certain irrigation works hereinafter referred to as project facilities; and

WHEREAS, said project facility, referred to as the Amon Wasteway, is operated and maintained by the Kennewick Irrigation District, hereinafter referred to as the District, under a repayment contract with the United States; and

WHEREAS, the Consentee desires this Consent to Use Agreement, hereinafter referred to as Consent, of the United States to install storm water ponds and to cross over the Amon Wasteway with a city road, to connect with the system of roads within the City of Richland for the housing development known as Clearwater Creek; and

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WHEREAS, granting of this Agreement by the United States for use of a portion of said easement as sought by the Consentee, will not, under the terms and conditions hereinafter provided, be incompatible with the purposes for which the Amon Wasteway and its associated easement are administered by Reclamation.

NOW, THEREFORE, in consideration of the mutual covenants and stipulations hereinafter stated, the parties hereto do mutually agree as follows:

1. CONSENT AND LEGAL

The United States does hereby consent to the Consentee, or their agents, subject to the terms and conditions of this Consent, the right to install storm water ponds including access to the ponds upon project facilities and to cross project facilities with a City of Richland road, in, over and across the Amon Wasteway, located in a portion of Section One (1), Township Eight (8) North, Range Twenty-eight (28) East, Willamette Meridian, Benton County, Washington, as shown on the attached Exhibit A, by this reference made a part hereof.

2. FEES

Pursuant to Federal regulations set forth at 43 CFR 429, the Consentee shall not compensate Reclamation for requisite application fees, administrative processing costs or annual use fees as those fees and costs were waived pursuant to 43 CFR 429.26(a)(9) by that Administrative Determination to Waive Fees and Costs dated _____.

3. TERM

The term of this Consent is to be Fifty (50) years from the date of this document, subject to the terms and conditions herein. This Consent is renewable. To renew this agreement, the City of Richland will notify Reclamation in writing 180 days prior to the expiration date, as per article 9 of this Consent.

4. SPECIAL STIPULATIONS

Consentee agrees that the authorized use shall be conducted as follows:

a. This document only authorizes use to place 100-year storm water ponds within the outer 100 feet on both the left and right bank areas within the Amon Wasteway. In addition, this document authorizes use to cross the Amon Wasteway with a span bridge and road, named Center Parkway, to connect it with the system of roads within the City of Richland.

b. In accordance with Washington State Code, additional encroachments onto the right of way by public or private roads, utilities, fences, gates, pipelines, structures, or other construction or placement of objects, need specific written permission from the United States or its successor or assign. Encroachments of any kind placed in such right of way without

Draft

express written permission shall be removed at the expense of the person or entity causing or permitting such encroachment upon the request of the owner of the right of way.

c. The Consentee's access shall be conducted by the Consentee without cost to the United States or its assigns, and in such a manner as to cause no interference with the normal operation of project facilities. All activities performed by the Consentee and their agents upon the premises of the United States shall be undertaken only at times, according to plans, and in a manner satisfactory to Reclamation and Kennewick Irrigation District.

5. UNRESTRICTED ACCESS

The United States, its officers, agents, employees, licensees and permittees shall at all times have unrestricted access and ingress to, passage over, and egress from, all of said right of way for the purposes of exercising, enforcing, and protecting the rights of the United States.

6. HOLD HARMLESS

The Consentee hereby agrees to indemnify the United States for, and hold the United States and all of its representatives harmless from, all damages resulting from suits, actions, or claims of any character brought on account of any injury to any person or property arising out of any act, omission, neglect, or misconduct in the manner or method of performing any construction, care, operation, maintenance, supervision, examination, inspection, or other activities of the Consentee.

7. PROTECTION OF UNITED STATES INTERESTS

The Consentee shall construct, operate, and maintain its storm water ponds and access in a good workmanlike manner, as determined by Reclamation, to ensure that the authorized uses are compatible with the Reclamation purposes for which the land rights were acquired, and to protect the interests of the United States. The Consentee shall insure compliance with all laws, regulations, and orders of the United States, and any other public authority affecting such works.

8. TERMINATION

This Consent, a use authorization, will terminate and all rights of the Consentee hereunder will cease, and the Consentee will quietly deliver to the United States possession of the premises in like condition as when taken, reasonable wear and damage by the elements exempted:

a. At the end of the term of this Consent.

b. The United States, acting through Reclamation, Department of the Interior, reserves rights to construct, operate and maintain public works now or hereafter

Draft

authorized by the Congress without liability for termination of the use authorization or other damage to the Consentee's activities or facilities.

c. Reclamation may, at any time and at no cost or liability to the United States, terminate this Consent in the event of a natural disaster, a national emergency, a need arising from security requirements, or an immediate and overriding threat to public health and safety.

d. Reclamation may, at any time and at no cost or liability to the United States, terminate this Consent, for activities other than existing authorized private exclusive recreational or residential use as defined under 43 CFR § 429.2 if Reclamation determines that any of the following apply:

i. The use has become incompatible with authorized project purposes, project operations, safety, and security;

ii. A higher public use is identified through a public process described at 43 CFR § 429.32(a)(1); or

iii. Termination is necessary for operational needs of the Project.

f. Reclamation may, at any time and at no cost or liability to the United States, terminate this Consent if Reclamation determines that the Consentee has failed to use the use authorization for its intended purpose. Further, failure to construct within the timeframe specified in the terms of the use authorization may constitute a presumption of abandonment of the requested use and cause termination of the use authorization.

g. Reclamation may, at any time and at no cost or liability to the United States, terminate this Consent if the Consentee fails to comply with all applicable Federal, State, and local laws, regulations, ordinances, or terms and conditions of any use authorization, or to obtain any required permits or authorizations.

9. NOTICES

a. Notices served under this Consent shall be in writing and may be delivered by personal delivery; via recognized delivery services such as United Parcel Services (UPS) or Federal Express (FedEx); or by deposit in the United States mail, postage prepaid, as certified mail, return receipt requested, and addressed as follows:

UNITED STATES
Columbia-Cascades Area Office Manager
Bureau of Reclamation
1917 Marsh Road
Yakima, WA 98901

CITY OF RICHLAND
Civil and Utility Engineering Div.
Public Works Director
625 Swift Boulevard
Richland, WA 99352

Draft

b. Any notice delivered by personal delivery shall be deemed received by the addressee upon actual delivery. Any notice delivered by certified mail or delivery service shall be deemed received by the addressed on the third business day after deposit. The addresses to which notices are to be delivered may be changed by giving notice of such change in accordance with this paragraph. This paragraph shall apply where notice is required under this Consent, and no specific requirements are set forth. Where this Consent provides for a specific notice in a different manner, the more specific requirements shall prevail.

c. The parties hereby designate the Yakima Field Office Manager, Bureau of Reclamation and Civil and Utility Engineering Department, City of Richland; as their respective authorized representatives for this Consent. These individuals shall have authority to take any action allowed or required under this Consent, on behalf of their employer. The parties may change their designated representatives at any time by giving notice of such change in accordance with this Article.

10. INCREASED COSTS

If the construction, operation, or maintenance of any or all of such structures and facilities of the United States across, over, under, or upon said right of way should be made more expensive by reason of the existence of improvements or works of the Consentee thereon, such additional expense is to be estimated by the Reclamation, whose estimate is to be final and binding upon the parties hereto. The Consentee will make payment thereof to the United States or any of its successors or assigns within (30) days after demand is made upon the Consentee for payment of any such sums. As an alternative to payment, the Consentee, at their sole cost and expense and within the time limits established by the United States, may remove or adapt its facilities constructed and operated by it on said right of way to accommodate the aforementioned structures and facilities of the United States. The Consentee shall bear any costs incurred by the United States occasioned by the failure of the Consentee to remove or adapt its facilities within the time limits specified.

11. REMOVAL OF STRUCTURES

Upon expiration, termination, or revocation of the Consent, the Consentee shall remove all structures, equipment, or other improvements made by it from the premises at no cost to the United States. Upon failure to remove any such improvements within sixty (60) days of expiration, termination, or revocation, any remaining improvements shall, at the option of the United States, be removed or become the property of the United States. The Consentee shall pay all the expenses of the United States, or its assigns, related to removal of such improvements.

12. DISCOVERY OF CULTURAL RESOURCES

The Consentee shall immediately provide an oral notification to Reclamation of the discovery of any and all antiquities or other objects of archaeological, cultural, historic, or scientific interest. The Consentee shall follow up with a written report of their finding(s) to

Reclamation within forty-eight (48) hours. Objects under consideration include, but are not limited to, historic or prehistoric ruins, human remains, funerary objects, and artifacts discovered as a result of activities under this authorization. The Consentee shall immediately cease the activity in the area of the discovery, make a reasonable effort to protect such discovery, and wait for written approval from Reclamation before resuming the activity. Protective and mitigative measures specified by Reclamation shall be the responsibility of the Consentee.

13. HAZARDOUS MATERIALS

a. The Consentee may not allow contamination or pollution of Federal lands, waters, or facilities. The Consentee has the responsibility for care, operation, and maintenance by its employees or agents and shall take reasonable precautions to prevent such contamination or pollution by third parties. Substances causing contamination or pollution shall include, but are not limited to, hazardous materials, thermal pollution, refuse, garbage, sewage effluent, industrial waste, petroleum products, mine tailings, mineral salts, misused pesticides, pesticide containers, or any other pollutants.

b. The Consentee shall comply with all applicable Federal, State, and local laws and regulations, and Reclamation policies and directives and standards, existing or hereafter enacted or promulgated, concerning any hazardous material that will be used, produced, transported, stored, or disposed of, on or, in Federal lands, waters, or facilities.

c. "Hazardous material" means any substance, pollutant, or contaminant listed as hazardous under the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, as amended, 42 U.S.C. § 9601, et seq., and the regulations promulgated pursuant to that Act.

d. Upon discovery of any event which may or does result in contamination or pollution of Federal lands, waters, or facilities, the Consentee shall initiate any necessary emergency measures to protect health, safety, and the environment and shall report such discovery with full details of the actions taken to Reclamation. Reporting may be within a reasonable time period. A reasonable time period means: within twenty-four (24) hours of the time of discovery if it is an emergency, or by the first working day if it is a non-emergency. An emergency is any situation that requires immediate action to reduce or avoid endangering public health and safety or the environment.

e. Violation of any of the provisions of this Article, as determined by Reclamation, may constitute grounds for termination of this Consent. Such violations require immediate corrective action by the Consentee and shall make the Consentee liable for the cost of full and complete remediation and/or restoration of any Federal resources or facilities that are adversely affected as a result of the violation.

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f. The Consentee agrees to include the provisions contained in paragraphs (a) through (e) of this Article in any subcontract or third-party contract it may enter into pursuant to this Consent.

g. Reclamation agrees to provide information necessary for the Consentee using reasonable diligence, to comply with the provisions of this Article.

14. THIRD PARTY RIGHTS

This Consent is granted subject to all rights previously acquired by third parties.

15. SEVERABILITY

Each provision of this Consent shall be interpreted in such a manner as to be valid under applicable law, but if any provision of this Consent shall be deemed or determined by competent authority to be invalid or prohibited hereunder, such provision shall be ineffective and void only to the extent of such invalidity or prohibition, but shall not be deemed ineffective or invalid as to the remainder of such provision or any other remaining provisions, or of this Consent as a whole.

16. BINDING

The provisions of this Consent shall apply to, and bind, the successors and assigns of the parties hereto, but no assignment or transfer of this Consent or any part or interest therein shall be valid until approved by Reclamation.

17. OFFICIALS NOT TO BENEFIT

No Member of Congress shall be admitted to any share or part of any contract or agreement made, entered into, or accepted by or on behalf of the United States, or to any benefit to arise thereupon.

[*Signatures to follow*]

Draft

IN WITNESS WHEREOF, the parties hereto have executed this Consent the day and year first above written.

CITY OF RICHLAND

By _____
Cynthia D. Reents
City Manager
City of Richland
505 Swift Boulevard
Richland, WA 99352

UNITED STATES OF AMERICA

By _____
Dawn Wiedmeier, Area Office Manager
Bureau of Reclamation, PN Region
Columbia-Cascades Area Office
1917 Marsh Road
Yakima, WA 98901

Draft

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)ss
County of Benton)

On this the ____ day of _____, 2019, personally appeared before me **Cynthia D. Reents**, to me known to be the official of the City of Richland that executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed of said City of Richland for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public in and for the State of Washington
SEAL Residing at _____
My commission expires _____

- - - - - - - - - - - - - -

ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)ss
County of Yakima)

On this the _____ day of _____, 2019, personally appeared before me **Dawn Weidmeier**, to me known to be the official of the **United States of America** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said United States for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public in and for the State of Washington
SEAL Residing at _____
My commission expires _____

Draft

EXHIBIT A

AMON WASTEWAY CROSSING

Located in a portion of the Section 1, T8N, R28E, W.M.
City of Richland, Benton County, Washington

Linetype Legend
Exdg Sanitary Sewer Pipe
Exdg Storm Sewer Pipe
Exdg Water Pipe
Exdg Cable Tv Line
Exdg Electric Line
Exdg Gas Line
Exdg Irrigation Line
Exdg Telephone Line
Existing Centerline
Existing Curb
Existing Lot Line
Existing Gravel road
Existing Right-of-way
Existing Fence
Existing Property Line
Existing Utility Easement
Existing Contour
Proposed Sanitary Sewer Pipe
Proposed Storm Rain Drain
Proposed Storm Pipe
Proposed Irrigation Pipe
Proposed Irrigation Lateral
Proposed Water Lateral
Proposed Water Pipe
Proposed Lot Line
Proposed Centerline
Proposed Right-of-way
Proposed Sawcut Line
Proposed Easement
Proposed Curb & Gutter
Proposed Edge Of Pav't
Proposed Sidewalk
Proposed Property Line
Proposed Contour

Symbol Legend
Existing Water Valve
Existing Fire Hydrant
Existing Power Pole
Existing Water Meter
Existing Electrical Pedestal
Existing Sanitary Manhole
Existing Storm Manhole
Existing Catch Basin
Existing Type 2 Catch Basin
Existing Area Drain
Existing Telephone Pad
Existing Cleanout
Proposed Catch Basin
Proposed Type 2 Catch Basin
Proposed Area Drain
Proposed Storm Cleanout
Proposed Storm Manhole
Proposed Sanitary Cleanout
Proposed Sanitary Manhole
Proposed Water Meter
Proposed Water Backflow Device
Proposed Water Valve
Proposed Water Bend Tee W/valve
Proposed Water Bend Tee W/tb
Proposed 2" Blow Off Assembly
Proposed Water Bend W/tb
Proposed Fire Hydrant
Proposed Irrigation Meter
Proposed Street Luminaire
Proposed Electrical Vault
Proposed Electrical Disconnect
Proposed Electrical Pedestal
Proposed Street Light JBox

Hatching Legend
Hot Mix Asphalt (HMA)
Proposed Gravel Surface
Proposed Cement Concrete

Sheet Index

1. Cover Sheet
2. General Notes
3. Grading & Erosion Control Plan 1
4. Grading & Erosion Control Plan 2
5. Master Utility Plan
6. Center Parkway Plan & Profile - Sta 29+40 - Sta 34+60
7. Center Parkway Plan & Profile - Sta 34+60 - End
8. Marysville Way & Cashmere Drive Plan & Profile
9. ADA Ramp Grading Plan
10. Storm Facility Plan 1
11. Storm Facility Plan 2
12. Bridge Crossing
13. Bridge Crossing Details
14. Bridge Crossing Details
15. Bridge Crossing Details
16. Signage, Striping, Power & Illumination Plan

PROJECT NOTES:

Applicant & Owner:
Hayden Homes, LLC
Attn: Brian Thoreson
2464 SW Glacier Place, Suite 110
Redmond, OR 97756
Ph. (509) 492-0153
e-mail: bthoreson@hayden-homes.com

Project Engineer:
PLS Engineering
Travis Johnson
2008 C Street
Vancouver, WA 98663
Ph. (360) 944-6519
Fax (360) 944-6539
e-mail: travis@plsengineering.com

Project Notes:
The site address is 3548 Leslie Road. Benton County identifies the site as Parcels 101881000001000 & 101882000001002.

Total Site Area - 131.97 acres (5,748,814 sq ft).

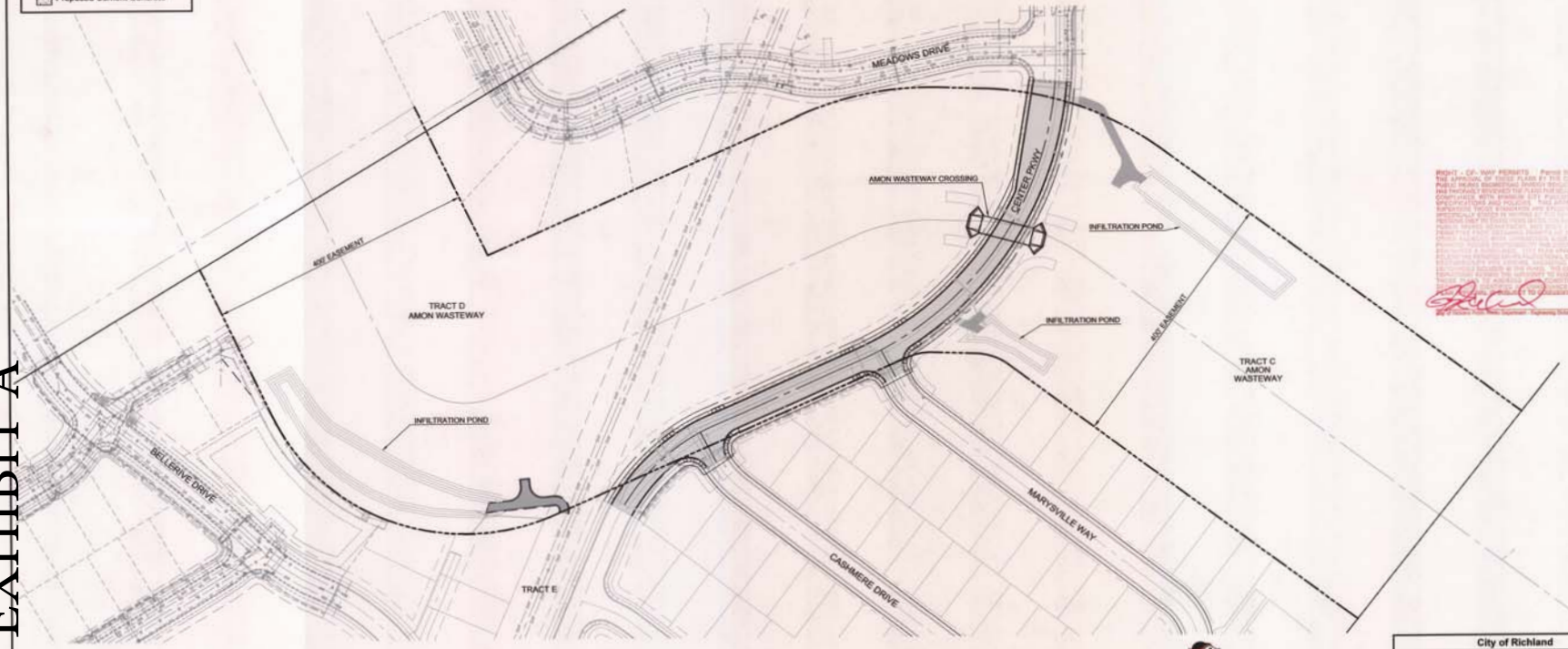
Total Number of Commercial Lots = 3

Total Number of Residential Lots = 320

Boundary and topographic information prepared by Stratton Surveying, 2013. Temporary Benchmark is a BLM Brass Cap located in the SW corner of Section 36, elevation is 552.46', NAVD 88 Datum.

VICINITY MAP
NOT TO SCALE

Scale 1" = 80'



RIGHT - OF - WAY PERMITS Permit No. TR-10039
THE APPROVAL OF THESE PLANS BY THE CITY OF RICHLAND DOES NOT CONSTITUTE THE ACCEPTANCE OF ANY RIGHT-OF-WAY OR PUBLIC WORKS IMPROVEMENTS SHOWN HEREON. ALL WORK WITHIN THE RIGHT-OF-WAY MUST BE INSPECTED AND ACCEPTED BY THE CITY OF RICHLAND PUBLIC WORKS DEPARTMENT. ALL WORK WITHIN THE RIGHT-OF-WAY MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF RICHLAND STANDARDS AND SPECIFICATIONS. THE CITY OF RICHLAND ASSUMES NO RESPONSIBILITY FOR THE DESIGN OF ANY IMPROVEMENTS SHOWN HEREON. THE CITY OF RICHLAND ASSUMES NO RESPONSIBILITY FOR THE CONSTRUCTION OF ANY IMPROVEMENTS SHOWN HEREON UNTIL THE PERMIT IS ISSUED. THE PERMIT EXPIRES ONE YEAR FROM THE DATE OF ISSUANCE.
1-5-18
Engineering Supervisor

CALL TWO WORKING DAYS
BEFORE YOU DIG
811

City of Richland	
Approved	Date

17-07-13-L1260

Page 10 of 10

PLS ENGINEERING

Cover Sheet For:
Amon Wasteway Crossing
A Site Located In Richland, Washington

Revisions			
A	July, 2016	Submitted For Review	TGJ
B	October, 2016	Submitted For Second Review	TGJ
1	February, 2017	Submitted for Third Review	TGJ
2	April, 2017	Submitted for Approval	JRK
3			
4			

11-28-17

Project No. 2612
SCALE: H: 1"=80' V: N/A
DESIGNED BY: JRK
DRAFTED BY: JRK
REVIEWED BY: TGJ

1 / 16

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/2/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:
Resolution No. 44-19, Approving the Final Plat of Westcliffe Heights Phase 1B

Department:	Ordinance/Resolution Number:	Document Type:
Development Services	44-19	Resolution

Recommended Motion:
Adopt Resolution No. 44-19, approving the final plat of Westcliffe Heights Phase 1B.

Summary:
Bauder Land and Development, Inc. is requesting final plat approval for the final plat of Westcliffe Heights Phase 1B, which received preliminary plat approval with adoption of Resolution No. 115-17 on June 18, 2017. This phase creates 24 new residential lots with an average lot size of 10,826 square feet.

The development has been built in conformance with the requirements of the Technical Advisory Report (TAC) and other conditions of preliminary plat approval as recommended by the Hearing Examiner.

Staff recommends approval of Resolution No. 44-19.

Fiscal Impact: Preliminary plats, generally, foster the creation of additional residential lots for future development which adds to the City's total assessed value.

Attachments:
1. Resolution No. 44-19

RESOLUTION NO. 44-19

A RESOLUTION of the City of Richland approving the final plat of Westcliffe Heights Phase 1B, subject to the conditions of approval of Technical Advisory Committee Report S2017-101, and the findings and conclusions of the Richland City Council as adopted by Resolution No. 115-17.

WHEREAS, on May 4, 2017, the Richland Hearing Examiner held an open-record public hearing to consider the preliminary plat application of Westcliffe Heights as submitted by Mark Bauder; and

WHEREAS, on July 6, 2017, the Richland Hearing Examiner recommended to the Richland City Council that it conditionally approve the preliminary plat of Westcliffe Heights; and

WHEREAS, on July 18, 2017, Richland City Council held a closed-record hearing to consider the Westcliffe Heights preliminary plat application and the recommendation of the Hearing Examiner. Council took action to approve the preliminary plat request; and

WHEREAS, the final plat for Westcliffe Heights Phase 1B, consisting of 24 residential lots and 1 Tract on 52.3 acres, has been 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 Westcliffe Heights Phase 1B, 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 S2017-101 dated May 4, 2017, attached hereto as **Exhibit B** and incorporated by this reference, and the finding and conclusions of the Richland City Council as adopted by Resolution No. 115-17.

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 April, 2019.

_____
ROBERT J. THOMPSON
Mayor

ATTEST:

_____
DEBBY BARHAM, Deputy City Clerk

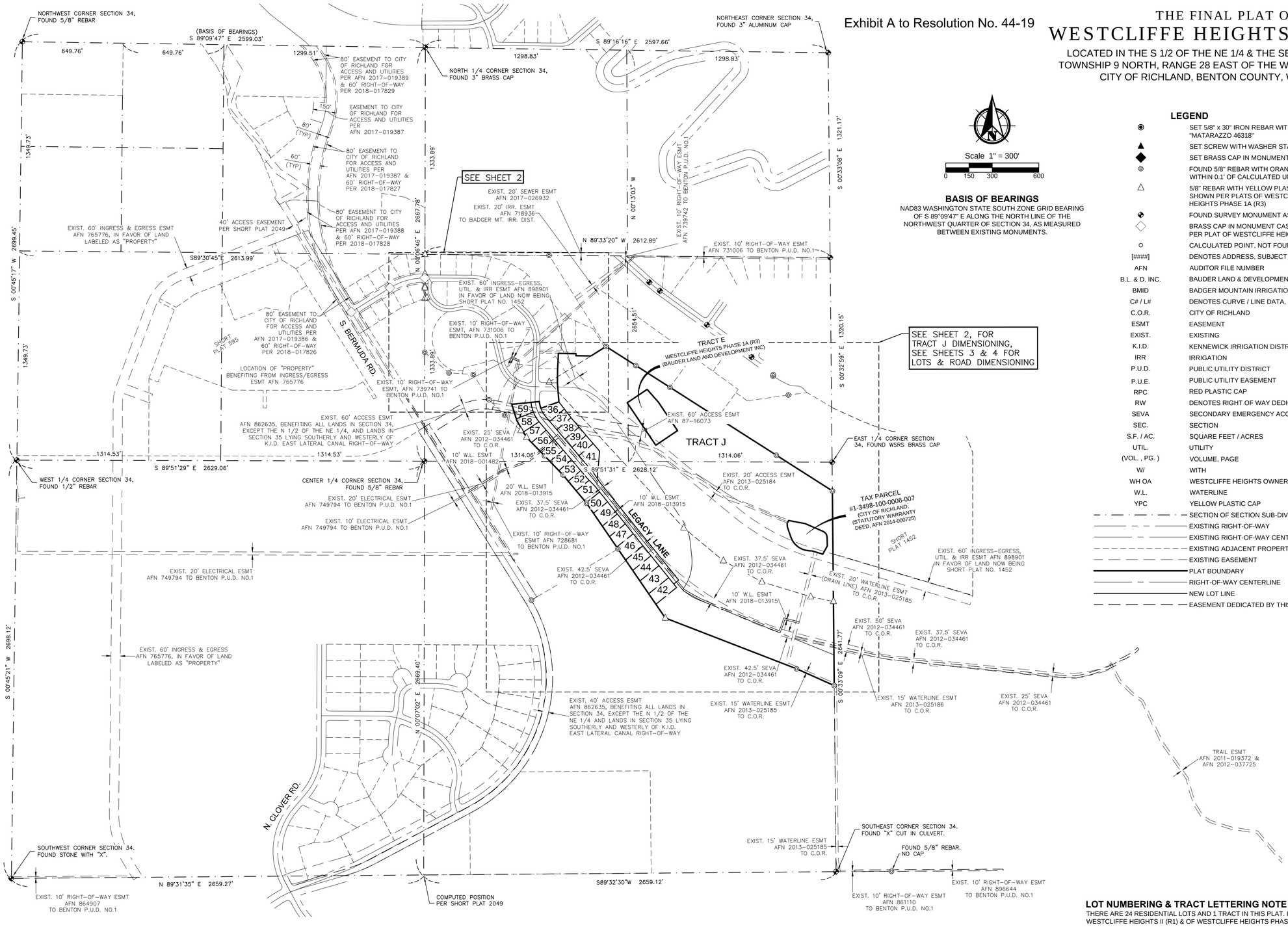
APPROVED AS TO FORM:

_____
HEATHER KINTZLEY, City Attorney

Exhibit A to Resolution No. 44-19

THE FINAL PLAT OF
WESTCLIFFE HEIGHTS PHASE 1B

LOCATED IN THE S 1/2 OF THE NE 1/4 & THE SE 1/4 OF SECTION 34,
TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



Scale 1" = 300'
0 150 300 600

BASIS OF BEARINGS

NAD83 WASHINGTON STATE SOUTH ZONE GRID BEARING OF S 89°09'47" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, AS MEASURED BETWEEN EXISTING MONUMENTS.

LEGEND

◉	SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: "MATARAZZO 46318"
▲	SET SCREW WITH WASHER STAMPED "PLS 46318" IN CONCRETE
◆	SET BRASS CAP IN MONUMENT CASE STAMPED "2018 PLS 46318"
◎	FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED LS 41028 WITHIN 0.1' OF CALCULATED UNLESS OTHERWISE NOTED
△	5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED: "MATARAZZO 46318" SHOWN PER PLATS OF WESTCLIFFE HEIGHTS II (R1) & WESTCLIFFE HEIGHTS PHASE 1A (R3)
✥	FOUND SURVEY MONUMENT AS NOTED
◇	BRASS CAP IN MONUMENT CASE, STAMPED "2018 PLS 46318" SHOWN PER PLAT OF WESTCLIFFE HEIGHTS PHASE 1A (R3)
○	CALCULATED POINT, NOT FOUND OR SET
[####]	DENOTES ADDRESS, SUBJECT TO CHANGE, SEE NOTE "4" ON SHEET 4
AFN	AUDITOR FILE NUMBER
B.L. & D. INC.	BAUDER LAND & DEVELOPMENT INC.
BMID	BADGER MOUNTAIN IRRIGATION DISTRICT
C# / L#	DENOTES CURVE / LINE DATA, SEE TABLE
C.O.R.	CITY OF RICHLAND
ESMT	EASEMENT
EXIST.	EXISTING
K.I.D.	KENNEWICK IRRIGATION DISTRICT
IRR	IRRIGATION
P.U.D.	PUBLIC UTILITY DISTRICT
P.U.E.	PUBLIC UTILITY EASEMENT
RPC	RED PLASTIC CAP
RW	DENOTES RIGHT OF WAY DEDICATED BY THIS PLAT
SEVA	SECONDARY EMERGENCY ACCESS EASEMENT
SEC.	SECTION
S.F. / AC.	SQUARE FEET / ACRES
UTIL.	UTILITY
(VOL. , PG.)	VOLUME, PAGE
W/	WITH
WH OA	WESTCLIFFE HEIGHTS OWNER'S ASSOCIATION
W.L.	WATERLINE
YPC	YELLOW PLASTIC CAP
— · — · —	SECTION OF SECTION SUB-DIVISION LINE
— — —	EXISTING RIGHT-OF-WAY
— — —	EXISTING RIGHT-OF-WAY CENTERLINE
— — —	EXISTING ADJACENT PROPERTY LINE
— — —	EXISTING EASEMENT
———	PLAT BOUNDARY
— — —	RIGHT-OF-WAY CENTERLINE
———	NEW LOT LINE
— — —	EASEMENT DEDICATED BY THIS PLAT

SECTION DIAGRAM

		X	X
		X	X
			X

SECTION 34
T 9 N, R 28 E

ALEXANDER D. MATARAZZO · STATE OF WASHINGTON · 46318 · REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

01/11/2019

LOT NUMBERING & TRACT LETTERING NOTE

THERE ARE 24 RESIDENTIAL LOTS AND 1 TRACT IN THIS PLAT. IN CONTINUATION FROM THE PLATS OF WESTCLIFFE HEIGHTS II (R1) & OF WESTCLIFFE HEIGHTS PHASE 1A (R3), LOT NUMBERING IN THIS PLAT STARTS WITH LOT 36 AND ENDS WITH LOT 59, AND TRACT LETTERING STARTS AND ENDS WITH TRACT J. SEE TRACT NOTES FOR TRACT USE.

SURVEY REFERENCES

(R1) WESTCLIFFE HEIGHTS II (VOL. 15, PG. 608 OF PLATS) BY MATARAZZO
(R2) SURVEY AMENDING WESTCLIFFE HEIGHTS II (VOL. 1, PG. 5029 OF SURVEYS) BY MATARAZZO
(R3) WESTCLIFFE HEIGHTS PHASE 1A (VOL. 15, PG. 629 OF PLATS) BY MATARAZZO

AUDITOR'S CERTIFICATE

FILED FOR RECORD WITH THE BENTON COUNTY AUDITOR'S OFFICE THIS_____DAY OF_____ ____, 2019 AT_____M. IN VOLUME_____OF PLATS AT PAGE_____AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

BENTON COUNTY AUDITOR BY DEPUTY BENTON COUNTY AUDITOR

FEE NO._____

SURVEYOR'S CERTIFICATE

I ALEXANDER D. MATARAZZO, REGISTERED AS A PROFESSIONAL LAND SURVEYOR BY THE STATE OF WASHINGTON HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED AND DESCRIBED HEREIN AND LOCATED IN A PORTION OF SECTION 34, T9N, R28E, W.M. SAID SURVEY HAVING BEEN PERFORMED UNDER MY DIRECTION FROM SEPTEMBER 2016 TO JANUARY 2019.

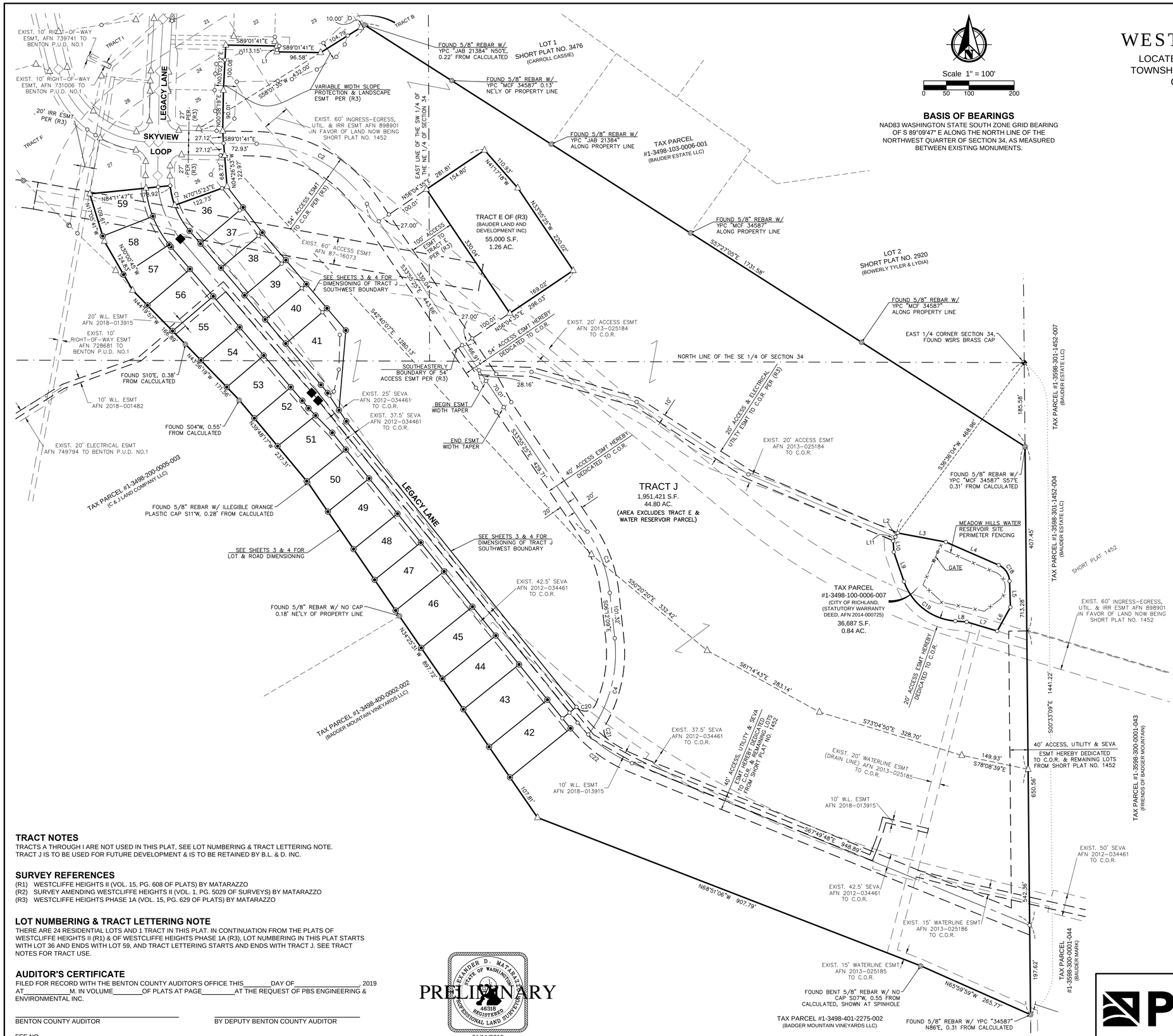
ALEXANDER D. MATARAZZO, PROFESSIONAL LAND SURVEYOR DATE
REGISTRATION NO. 46318

PBS
PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: BAUDER LAND AND DEVELOPMENT INC.		PROJECT NO.: 4234
SURVEYOR: ALEXANDER D. MATARAZZO		DATE: 01/11/2019
CALC BY: ADM	DRAWN BY: ROP	SCALE: 1" = 300'
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST
CITY: RICHLAND	COUNTY: BENTON	SHEET 1 OF 5

THE FINAL PLAT OF
WESTCLIFFE HEIGHTS PHASE 1B

LOCATED IN THE S 1/2 OF THE NE 1/4 & THE SE 1/4 OF SECTION 34,
TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



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RPC	RED PLASTIC CAP
RW	DENOTES RIGHT OF WAY DEDICATED BY THIS PLAT
SEVA	SECONDARY EMERGENCY ACCESS EASEMENT
SEC.	SECTION
S.F. / AC.	SQUARE FEET / ACRES
UTIL.	UTILITY
(VOL. , PG.)	VOLUME, PAGE
W/	WITH
WH OA	WESTCLIFFE HEIGHTS OWNER'S ASSOCIATION
W.L.	WATERLINE
YPC	YELLOW PLASTIC CAP
— · — · —	SECTION OF SECTION SUB-DIVISION LINE
— — —	EXISTING RIGHT-OF-WAY
— — —	EXISTING RIGHT-OF-WAY CENTERLINE
— — —	EXISTING ADJACENT PROPERTY LINE
— — —	EXISTING EASEMENT
———	PLAT BOUNDARY
— — —	RIGHT-OF-WAY CENTERLINE
———	NEW LOT LINE
— — —	EASEMENT DEDICATED BY THIS PLAT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°58'19"W	13.00'
L2	N29°53'58"E	10.00'
L3	S79°20'27"E	108.17'
L4	S66°25'38"E	127.51'
L5	S01°52'34"E	57.56'
L6	S28°42'44"W	60.35'
L7	N73°23'11"W	70.68'
L8	N85°50'03"W	25.00'
L9	N18°58'29"W	69.11'
L10	N03°12'51"W	24.75'
L11	N29°53'58"E	10.00'
L12	S38°44'40"E	62.39'
L13	S36°11'29"E	70.20'
L14	S39°46'07"E	80.01'
L15	S39°20'25"E	70.02'
L16	S40°36'09"E	70.01'
L17	S37°43'16"E	63.02'
L18	S01°36'39"W	76.84'
L19	S12°35'39"W	49.53'
L20	S46°28'28"W	13.79'

NOTE: L12–L20 DENOTE EASEMENT DIMENSIONS

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	44.53'	183.02'	13°56'24"	N12°46'25"W	44.42'
C2	288.56'	300.03'	55°06'16"	N61°28'33"W	277.56'
C3	145.16'	300.03'	27°43'16"	N20°03'47"W	143.75'
C4	225.84'	300.03'	43°07'42"	S15°21'42"W	220.55'
C5	151.87'	210.02'	41°25'50"	N19°44'37"W	148.58'
C6	24.84'	210.02'	6°46'31"	S00°24'57"E	24.82'
C7	127.03'	210.02'	34°39'19"	N23°07'52"W	125.10'
C8	22.38'	800.09'	1°36'08"	S39°39'27"E	22.37'
C9	151.72'	300.03'	28°58'25"	S53°20'36"E	150.11'
C10	35.45'	300.03'	6°46'12"	N42°14'29"W	35.43'
C11	116.27'	300.03'	22°12'13"	S56°43'42"E	115.54'
C12	66.17'	183.02'	20°42'55"	N30°06'04"W	65.81'
C13	23.13'	827.09'	1°36'08"	S39°39'27"E	23.13'
C14	21.62'	773.09'	1°36'08"	S39°39'27"E	21.62'
C15	6.42'	237.03'	1°33'07"	S39°40'58"E	6.42'
C16	72.39'	237.03'	17°29'51"	S30°09'29"E	72.10'
C17	64.56'	237.03'	15°36'21"	S13°36'23"E	64.36'
C18	45.07'	40.00'	64°33'04"	N34°09'06"W	42.72'
C19	151.70'	130.00'	66°51'35"	N52°24'15"W	143.24'
C20	51.15'	25.00'	117°12'28"	S82°32'23"W	42.68'
C21	36.53'	25.00'	83°42'30"	N12°00'12"W	33.37'
C22	161.84'	320.04'	28°58'25"	S53°20'36"E	160.12'

NOTE: C20–C22 DENOTE EASEMENT DIMENSIONS

TRACT NOTES

TRACTS A THROUGH I ARE NOT USED IN THIS PLAT, SEE LOT NUMBERING & TRACT LETTERING NOTE.
TRACT J IS TO BE USED FOR FUTURE DEVELOPMENT & IS TO BE RETAINED BY B.L. & D. INC.

SURVEY REFERENCES

(R1) WESTCLIFFE HEIGHTS II (VOL. 15, PG. 608 OF PLATS) BY MATARAZZO
(R2) SURVEY AMENDING WESTCLIFFE HEIGHTS II (VOL. 1, PG. 5029 OF SURVEYS) BY MATARAZZO
(R3) WESTCLIFFE HEIGHTS PHASE 1A (VOL. 15, PG. 629 OF PLATS) BY MATARAZZO

LOT NUMBERING & TRACT LETTERING NOTE

THERE ARE 24 RESIDENTIAL LOTS AND 1 TRACT IN THIS PLAT. IN CONTINUATION FROM THE PLATS OF WESTCLIFFE HEIGHTS II (R1) & OF WESTCLIFFE HEIGHTS PHASE 1A (R3), LOT NUMBERING IN THIS PLAT STARTS WITH LOT 36 AND ENDS WITH LOT 59, AND TRACT LETTERING STARTS AND ENDS WITH TRACT J. SEE TRACT NOTES FOR TRACT USE.

AUDITOR'S CERTIFICATE

FILED FOR RECORD WITH THE BENTON COUNTY AUDITOR'S OFFICE THIS_____DAY OF_____, 2019
AT_____M. IN VOLUME_____OF PLATS AT PAGE_____AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

BENTON COUNTY AUDITOR BY DEPUTY BENTON COUNTY AUDITOR

FEE NO._____

ALEXANDER D. MATARAZZO · STATE OF WASHINGTON · 46318 · REGISTERED PROFESSIONAL LAND SURVEYOR
01/11/2019

PRELIMINARY

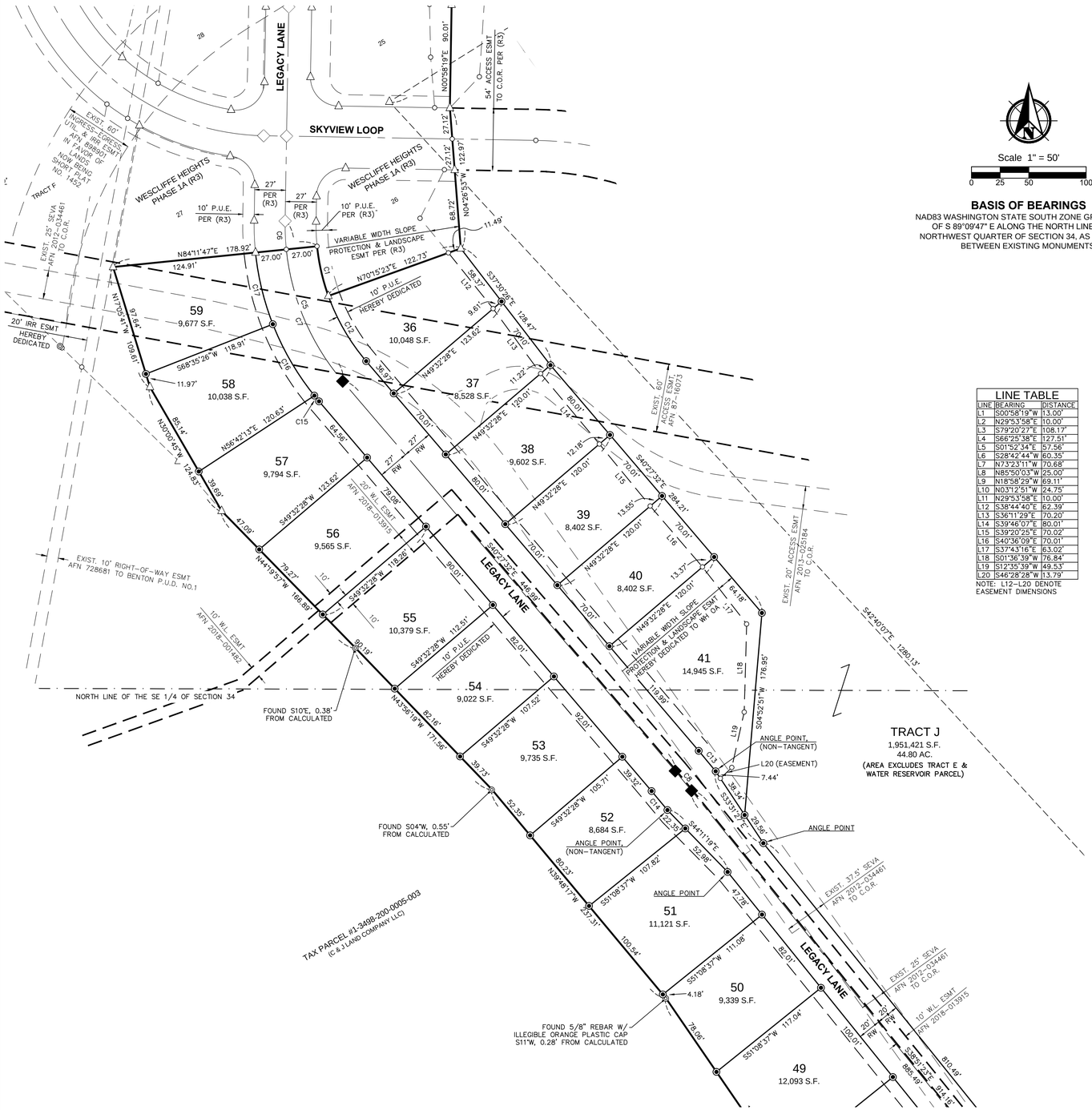
PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: BAUDER LAND AND DEVELOPMENT INC.		PROJECT NO.: 4234
SURVEYOR: ALEXANDER D. MATARAZZO		DATE: 01/11/2019
CALC BY: ADM	DRAWN BY: ROP	SCALE: 1" = 100'
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST
CITY: RICHLAND	COUNTY: BENTON	SHEET 2 OF 5

THE FINAL PLAT OF

WESTCLIFFE HEIGHTS PHASE 1B

LOCATED IN THE S 1/2 OF THE NE 1/4 & THE SE 1/4 OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



SEE CONTINUATION ON SHEET 4

Scale 1" = 50'

0 25 50 100

BASIS OF BEARINGS

NAD83 WASHINGTON STATE SOUTH ZONE GRID BEARING OF S 89°09'47" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 34, AS MEASURED BETWEEN EXISTING MONUMENTS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°58'19"W	13.00'
L2	N29°53'58"E	10.00'
L3	S79°20'27"E	108.17'
L4	S66°25'38"E	127.51'
L5	S01°52'34"E	57.56'
L6	S28°42'44"W	60.35'
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L11	N29°53'58"E	10.00'
L12	S38°44'40"E	62.39'
L13	S36°11'29"E	70.20'
L14	S39°46'07"E	80.01'
L15	S39°20'25"E	70.02'
L16	S40°36'09"E	70.01'
L17	S37°43'16"E	63.02'
L18	S01°36'39"W	76.84'
L19	S12°55'39"E	49.53'
L20	S46°28'28"W	13.79'

NOTE: L12–L20 DENOTE EASEMENT DIMENSIONS

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	44.53'	183.02'	13°56'24"	N12°46'25"W	44.42'
C2	288.56'	300.03'	55°06'16"	N61°28'33"W	277.56'
C3	145.16'	300.03'	27°43'16"	N20°03'47"W	143.75'
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C5	151.87'	210.02'	41°25'50"	N19°44'37"W	148.58'
C6	24.84'	210.02'	6°46'31"	S02°24'57"E	24.82'
C7	127.03'	210.02'	34°39'19"	N23°07'52"W	125.10'
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C10	35.45'	300.03'	6°46'12"	N42°14'29"W	35.43'
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C13	23.13'	827.09'	1°36'08"	S39°39'27"E	23.13'
C14	21.62'	773.09'	1°36'08"	S39°39'27"E	21.62'
C15	6.42'	237.03'	1°33'07"	S39°40'58"E	6.42'
C16	72.39'	237.03'	17°29'51"	S30°09'29"E	72.10'
C17	64.56'	237.03'	15°36'21"	S13°36'23"E	64.36'
C18	45.07'	40.00'	64°33'04"	N34°09'06"W	42.72'
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C22	161.84'	320.04'	28°58'25"	S53°20'36"E	160.12'

NOTE: C20–C22 DENOTE EASEMENT DIMENSIONS

LEGEND

⊙	SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: "MATARAZZO 46318"
▲	SET SCREW WITH WASHER STAMPED "PLS 46318" IN CONCRETE
◆	SET BRASS CAP IN MONUMENT CASE STAMPED "2018 PLS 46318"
◎	FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED LS 41028 WITHIN 0.1' OF CALCULATED UNLESS OTHERWISE NOTED
△	5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED: "MATARAZZO 46318" SHOWN PER PLATS OF WESTCLIFFE HEIGHTS II (R1) & WESTCLIFFE HEIGHTS PHASE 1A (R3)
✥	FOUND SURVEY MONUMENT AS NOTED
◇	BRASS CAP IN MONUMENT CASE, STAMPED "2018 PLS 46318" SHOWN PER PLAT OF WESTCLIFFE HEIGHTS PHASE 1A (R3)
○	CALCULATED POINT, NOT FOUND OR SET
[####]	DENOTES ADDRESS, SUBJECT TO CHANGE, SEE NOTE "4" ON SHEET 4
AFN	AUDITOR FILE NUMBER
B.L. & D. INC.	BAUDER LAND & DEVELOPMENT INC.
BMID	BADGER MOUNTAIN IRRIGATION DISTRICT
C# / L#	DENOTES CURVE / LINE DATA, SEE TABLE
C.O.R.	CITY OF RICHLAND
ESMT	EASEMENT
EXIST.	EXISTING
K.I.D.	KENNEWICK IRRIGATION DISTRICT
IRR	IRRIGATION
P.U.D.	PUBLIC UTILITY DISTRICT
P.U.E.	PUBLIC UTILITY EASEMENT
RPC	RED PLASTIC CAP
RW	DENOTES RIGHT OF WAY DEDICATED BY THIS PLAT
SEVA	SECONDARY EMERGENCY ACCESS EASEMENT
SEC.	SECTION
S.F. / AC.	SQUARE FEET / ACRES
UTIL.	UTILITY
(VOL. , PG.)	VOLUME, PAGE
W/	WITH
WH OA	WESTCLIFFE HEIGHTS OWNER'S ASSOCIATION
W.L.	WATERLINE
YPC	YELLOW PLASTIC CAP
— · — · — · —	SECTION OF SECTION SUB-DIVISION LINE
——— – – ———	EXISTING RIGHT-OF-WAY
——— – ———	EXISTING RIGHT-OF-WAY CENTERLINE
– – – – – – – –	EXISTING ADJACENT PROPERTY LINE
— — — — — —	EXISTING EASEMENT
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LOT NUMBERING & TRACT LETTERING NOTE

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AUDITOR'S CERTIFICATE

FILED FOR RECORD WITH THE BENTON COUNTY AUDITOR'S OFFICE THIS_____DAY OF_____, 2019 AT_____M. IN VOLUME_____OF PLATS AT PAGE_____AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

BENTON COUNTY AUDITOR

BY DEPUTY BENTON COUNTY AUDITOR

FEE NO._____

ALEXANDER D. MATARAZZO — STATE OF WASHINGTON — 46318 — REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

01/11/2019

PBS

PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600

pbsusa.com

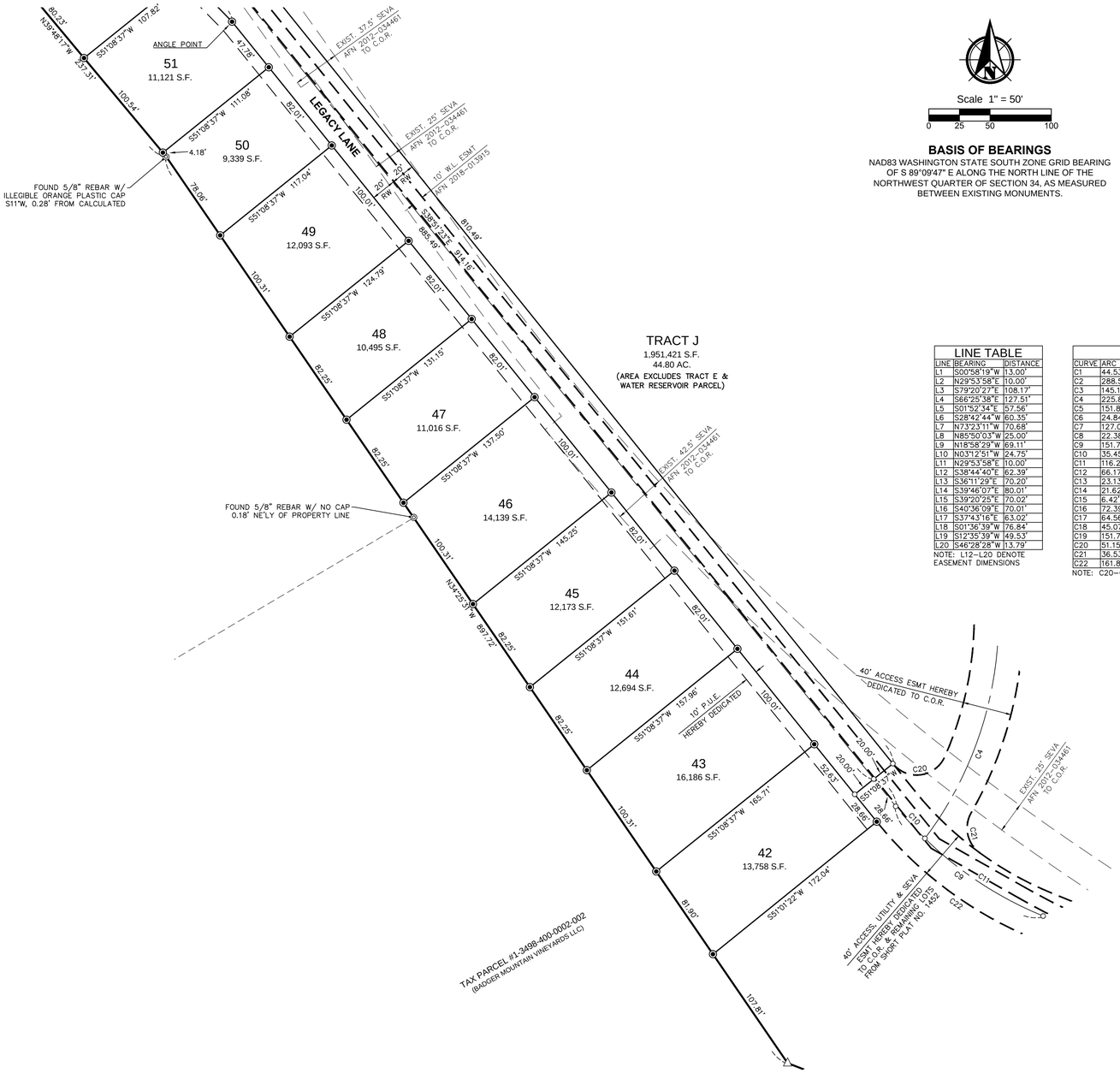
CLIENT: BAUDER LAND AND DEVELOPMENT INC.		PROJECT NO.: 4234
SURVEYOR: ALEXANDER D. MATARAZZO		DATE: 01/11/2019
CALC BY: ADM	DRAWN BY: ROP	SCALE: 1" = 50'
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST
CITY: RICHLAND	COUNTY: BENTON	SHEET 3 OF 5

THE FINAL PLAT OF

WESTCLIFFE HEIGHTS PHASE 1B

LOCATED IN THE S 1/2 OF THE NE 1/4 & THE SE 1/4 OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

SEE CONTINUATION ON SHEET 3



BASIS OF BEARINGS

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NOTE: L12–L20 DENOTE EASEMENT DIMENSIONS

CURVE TABLE

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C22	161.84'	320.04'	28°58'25"	S53°20'36"E	160.12'

NOTE: C20–C22 DENOTE EASEMENT DIMENSIONS

LEGEND

◉	SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: "MATARAZZO 46318"
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◆	SET BRASS CAP IN MONUMENT CASE STAMPED "2018 PLS 46318"
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AFN	AUDITOR FILE NUMBER
B.L. & D. INC.	BAUDER LAND & DEVELOPMENT INC.
BMID	BADGER MOUNTAIN IRRIGATION DISTRICT
C# / L#	DENOTES CURVE / LINE DATA, SEE TABLE
C.O.R.	CITY OF RICHLAND
ESMT	EASEMENT
EXIST.	EXISTING
K.I.D.	KENNEWICK IRRIGATION DISTRICT
IRR	IRRIGATION
P.U.D.	PUBLIC UTILITY DISTRICT
P.U.E.	PUBLIC UTILITY EASEMENT
RPC	RED PLASTIC CAP
RW	DENOTES RIGHT OF WAY DEDICATED BY THIS PLAT
SEVA	SECONDARY EMERGENCY ACCESS EASEMENT
SEC.	SECTION
S.F. / AC.	SQUARE FEET / ACRES
UTIL.	UTILITY
(VOL. , PG.)	VOLUME, PAGE
W/	WITH
WH OA	WESTCLIFFE HEIGHTS OWNER'S ASSOCIATION
W.L.	WATERLINE
YPC	YELLOW PLASTIC CAP
— · — · — · —	SECTION OF SECTION SUB-DIVISION LINE
— — —	EXISTING RIGHT-OF-WAY
— — —	EXISTING RIGHT-OF-WAY CENTERLINE
— — — — —	EXISTING ADJACENT PROPERTY LINE
— — — — —	EXISTING EASEMENT
———	PLAT BOUNDARY
— — —	RIGHT-OF-WAY CENTERLINE
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SURVEY REFERENCES

(R1) WESTCLIFFE HEIGHTS II (VOL. 15, PG. 608 OF PLATS) BY MATARAZZO
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AUDITOR'S CERTIFICATE

FILED FOR RECORD WITH THE BENTON COUNTY AUDITOR'S OFFICE THIS_____DAY OF_____, 2019 AT_____M. IN VOLUME_____OF PLATS AT PAGE_____AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

BENTON COUNTY AUDITOR

BY DEPUTY BENTON COUNTY AUDITOR

FEE NO._____

PRELIMINARY

ALEXANDER D. MATARAZZO
STATE OF WASHINGTON
46318
REGISTERED PROFESSIONAL LAND SURVEYOR

01/11/2019

PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: BAUDER LAND AND DEVELOPMENT INC.		PROJECT NO.: 4234
SURVEYOR: ALEXANDER D. MATARAZZO		DATE: 01/11/2019
CALC BY: ADM	DRAWN BY: ROP	SCALE: 1" = 50'
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST
CITY: RICHLAND	COUNTY: BENTON	SHEET 4 OF 5

THE FINAL PLAT OF

WESTCLIFFE HEIGHTS PHASE 1B

LOCATED IN THE S 1/2 OF THE NE 1/4 & THE SE 1/4 OF SECTION 34,
TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN,
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

NARRATIVE

THIS PROJECT WAS PERFORMED AT THE REQUEST OF BAUDER LAND AND DEVELOPMENT INC. TO SUBDIVIDE THOSE LANDS KNOWN AS TRACT D OF THE PLAT OF WESTCLIFFE HEIGHTS PHASE 1A, AS RECORDED IN VOLUME 15 OF PLATS AT PAGE 629 UNDER AUDITOR'S FILE NUMBER 2018-037403, RECORDS OF BENTON COUNTY, WASHINGTON

THIS PROJECT IS BOUND ON THE NORTHWEST BY SAID PLAT OF WESTCLIFFE HEIGHTS PHASE 1A, ON THE SOUTHWEST BY TAX PARCELS 1-3498-200-0005-003 & 1-3498-400-0002-002, ON THE SOUTH BY TAX PARCEL #1-3498-401-2275-002, ON THE EAST BY TAX PARCELS 1-3598-300-0001-044, 1-3598-300-0001-043, 1-3598-301-1452-004 & ON THE NORTHEAST BY THAT SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 2920 UNDER AUDITOR'S FILE NUMBER 2005-043377, TAX PARCEL 1-3498-103-0006-001 & THAT SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLAT'S AT PAGE 3476 UNDER AUDITOR'S FILE NUMBER 2015-037331. ADDITIONALLY, TRACT E OF SAID PLAT OF WESTCLIFFE HEIGHTS PHASE 1A & TAX PARCEL #1-3498-100-0006-007, BEING THE MEADOW HILLS WATER RESERVOIR SITE, ARE LOCATED WHOLLY WITHIN THE BOUNDARY OF THIS PROJECT. PROPERTY CORNER PINS WERE NOT FOUND FOR SAID WATER RESERVOIR PARCEL AND IS SHOWN HEREIN PER THE DESCRIPTION LISTED ON THE DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2014-000725 AND ESTABLISHED BY HOLDING THE WEST QUARTER CORNER OF SECTION 34 AND FOLLOWING THE EAST-WEST CENTER SECTION LINE. ALL RECORDS LISTED ARE OF BENTON COUNTY, WASHINGTON.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING A TRIMBLE R8 GNSS GPS RECEIVER HAVING AN ACCURACY OF 1CM+2PPM TIMES MEASURED LENGTH WITH TIES TO CITY OF RICHLAND PROVIDED CONTROL POINTS BASED ON NAD83. THE MONUMENTS SHOWN HEREIN WERE VISITED AND TIED DURING OUR SURVEYS IN SEPTEMBER 2016 THRU DECEMBER 2018.

TITLE REPORT REFERENCE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN _____ PLAT CERTIFICATE, ORDER NO._____, EFFECTIVE: _____, IN PREPARING THIS PLAT, PBS ENGINEERING & ENVIRONMENTAL INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS PBS ENGINEERING & ENVIRONMENTAL INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE PLAT AND DISCLOSED BY THE REFERENCED_____ PLAT CERTIFICATE. PBS ENGINEERING & ENVIRONMENTAL, INC. HAS RELIED WHOLLY ON_____'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS MAP AND THEREFORE PBS ENGINEERING & ENVIRONMENTAL INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER & THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;
TRACT D, WESTCLIFFE HEIGHTS PHASE 1A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 629, RECORDS OF BENTON COUNTY, WASHINGTON.

CITY OF RICHLAND REQUIRED NOTES

1.) THE PLAT OF WESTCLIFFE HEIGHTS LIES WITHIN THE BOUNDARY OF THE SOUTH RICHLAND COLLECTOR STREET FINANCING PLAT (RMC 12.03). AS SUCH, EACH BUILDING PERMIT WITHIN THE PLAT SHALL THEREFORE BE SUBJECT TO THE FEES ADMINISTERED BY THE FINANCE PLAN FOR ANY PHASE SUBMITTED FOR APPROVAL.
2.) THE HOMEOWNERS CAN MAINTAIN THE LANDSCAPING WITHIN THE STORM DRAINAGE PONDS FOR AESTHETIC PURPOSES IF SO DESIRED. THE CITY'S STANDARD FOR STORM POND MAINTENANCE CONSISTS OF SEMI-ANNUAL VEGETATION ABATEMENT AND SPECIFICALLY DOES NOT INCLUDE IRRIGATION, LANDSCAPING OR OTHER AESTHETIC IMPROVEMENTS.
3.) ALL LANDSCAPED AREAS WITHIN THE PLAT THAT ARE IN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS TO MAINTAIN.
4.) ADDRESSES SHOWN IN BRACKETS ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND. ZIP CODE: 99352."
5.) WHITE SHIELD, INC., GER DATED AUGUST 28, 2018, WSI PROJECT#117-069-01
A) WSI RECOMMENDS THAT EXCAVATION OF ANY OF THE EXISTING 1V:2H SLOPES WITHIN THE DEVELOPMENT SHOULD BE REVIEWED AND APPROVED BY A GEO-TECHNICAL ENGINEER PRIOR TO EXCAVATION. A SITE SPECIFIC ENGINEERING DESIGN SHOULD BE REQUIRED FOR ANY CONSTRUCTION OR MODIFICATION OF THE EXISTING STEEP SLOPES.
B) DUE TO THE SHALLOW BEDROCK AT THE SITE, WSI RECOMMENDS THE USE OF SHALLOW INFILTRATION TRENCHES OR SURFACE SWALES FOR THE DISPOSAL AND/OR MANAGEMENT OF STORMWATER AT EACH HOME.

PLAT BOUNDARY CLOSURE

BEARING	DISTANCE
N 58°01'35" E	114.79'
S 57°27'05" E	1731.58'
S 00°33'09" E	1255.64'
N 65°59'59" W	265.77'
N 68°51'06" W	907.79'
N 34°25'31" W	897.72'
N 39°48'17" W	237.31'
N 43°56'19" W	171.56'
N 44°19'57" W	166.89'
N 30°00'45" W	124.83'
N 17°05'41" W	109.61'
N 84°11'47" E	178.92'
S 12°46'25" E	44.42'
N 70°15'23" E	122.73'
N 04°26'53" W	122.97'
N 00°58'19" E	90.01'
N 03°02'12" E	100.08'
S 89°01'41" E	113.15'
S 00°58'19" W	13.00'
S 89°01'41" E	96.58'

CLOSURE ERROR DISTANCE> 0.0082 ERROR BEARING> N 32°31'29" W
CLOSURE PRECISION> 1 IN 833948.6 TOTAL DISTANCE> 6865.45'
2,371,100 S.F.
54.43 AC.

DEDICATION

I, THE UNDERSIGNED, JESSICA HOLLANDSWORTH, LEGAL REPRESENTATIVE OF BAUDER LAND AND DEVELOPMENT INC., A WASHINGTON CORPORATION, CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON; HAVE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAID TO BE SURVEYED AND PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE STREETS AND/OR ROAD RIGHTS-OF-WAY SHOWN HEREON TO THE USE OF THE PUBLIC; AND DO HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED. THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME "WESTCLIFFE HEIGHTS PHASE 1B"

_____
JESSICA HOLLANDSWORTH DATE

ACKNOWLEDGMENT

STATE OF_____

COUNTY OF_____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JESSICA HOLLANDSWORTH, HAS SIGNED THIS PLAT, ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

_____
NOTARY PUBLIC DATE

MY APPOINTMENT EXPIRES_____

RESIDING_____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 20____A.D.
TAX PARCEL No. _____

_____
BENTON COUNTY TREASURER DATE

_____
BENTON COUNTY ASSESSOR DATE

APPROVALS

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

_____
CITY MANAGER DATE

_____
CITY CLERK DATE

_____
CITY ENGINEER DATE

IRRIGATION APPROVAL

I CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WHOLLY WITHIN THE BOUNDARIES OF THE BADGER MOUNTAIN IRRIGATION DISTRICT, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON AND HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310 AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR _____.

_____
FOR BADGER MOUNTAIN IRRIGATION DISTRICT, TITLE DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD WITH THE BENTON COUNTY AUDITOR'S OFFICE THIS_____DAY OF_____, 2019 AT_____M. IN VOLUME_____OF PLATS AT PAGE_____AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

_____ _____
BENTON COUNTY AUDITOR BY DEPUTY BENTON COUNTY AUDITOR

FEE NO._____

ALEXANDER D. MATARAZZO
STATE OF WASHINGTON
46318
REGISTERED
PROFESSIONAL LAND SURVEYOR

PRELIMINARY

01/11/2019

PBS
PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: BAUDER LAND AND DEVELOPMENT INC.		PROJECT NO.: 4234
SURVEYOR: ALEXANDER D. MATARAZZO		DATE: 01/11/2019
CALC BY: ADM	DRAWN BY: ROP	SCALE: N/A
SECTION: 34	TOWNSHIP: 9 NORTH	RANGE: 28 EAST
CITY: RICHLAND	COUNTY: BENTON	SHEET 5 OF 5

Exhibit B to Resolution No. 44-19

(S2017-101 – Westcliffe Heights)

RICHLAND PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT
MAY 4, 2017

APPLICANT: MARK BAUDER

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 140.3 ACRES INTO 203 RESIDENTIAL LOTS, (WESTCLIFFE HEIGHTS)

LOCATION: IMMEDIATELY SOUTH OF THE INTERSECTION OF FERRARA LANE AND SICILY LANE (WESTCLIFFE)

ENGINEER: PBS 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:

Pre-Plat Specific Corrections:

1. Tract "D" should be labeled as a "Storm Drainage Tract" and not as "Future Development", per discussions with the developer and his engineer.

2. The BMID pond needs to be shown on sheet 1.

General Conditions:

3. 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: "*The following lots within the plat 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 subsequently modified. Lots 1-19 shall be subject to these requirements. All structures built on these lots must be developed with non-combustible 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 if within 30 feet of adjacent wild-land areas when the wild-land area is in excess of five contiguous acres. 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.*"
4. Subsequent final plat phases shall be designed and submitted in substantial conformance with the preliminary plat referenced in the May 4, 2017 staff report (Exhibit 1).
5. Dedication of Tract C referenced as Exhibit 1 in the May 4, 2017 staff report, to the City of Richland Parks and Public Facilities Department shall fully satisfy parks impact fee payment requirements for all lots belonging to Westcliffe Heights.
6. All final plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in the specified 24 x 36 (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide paper, mylar and electronic record drawings in accordance with the City's

"Record Drawing Requirements". The electronic as-built record drawings shall be submitted in 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.

7. 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.

8. 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.

9. 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.

10. 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.

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

12. 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.

13. 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'.

14. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.

15. 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/

16. An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. *Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer*. The

designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.

17. 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:

18. Public improvement design shall follow the following general format:
    - A. Sanitary sewer shall be aligned on the north and west side of street centerlines.
    - B. Storm sewer shall be aligned on the south and east side of street centerlines.
    - C. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
    - D. 10-feet horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
    - E. Water lines shall be aligned on the south and east side of street centerlines.
    - F. Watermains larger than 8-inches in diameter shall be ductile iron.
    - G. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
    - H. All watermains outside areas zoned R1 shall be ductile iron.
    - I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
    - J. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC, C900 PVC or ductile iron. The entire main from manhole to manhole shall be the same material. Private sewer service lines over 15-feet deep shall also be constructed of the same material, then transition to regular sewer piping above 15-feet.
    - K. All utilities shall be extended to the adjacent property (properties) at the time of construction.
    - L. The minimum centerline finish grade shall be no less than 0.30 % and the maximum centerline finish grade shall be no more than 10.0 % for local streets.
    - M. The minimum centerline radius for local streets shall be 100-feet.
    - N. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
    - O. A overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
    - P. A detailed grading plan shall be included in the submitted plan set.
    - Q. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
    - R. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
    - S. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
    - T. All cul-de-sacs shall have a minimum radius of 45-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
    - U. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.
    - V. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).

W. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.

X. Construction plans shall provide or reference all standard drawings or special details that will be necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public (Commercial Driveway, Curb, Gutter, Sidewalk, Water, Sewer, Storm, Street and Street lighting etc.).

Y. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.

19. 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.

20. 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.

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

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

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and the file a permit with the DNR.
It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

22. The Westcliffe Heights preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA). The developer of this proposed project shall receive "credits" for construction of Queensgate Drive as allowed under the City's South Richland Collector Street Financing Plan.

23. A) The off-site portion of Queensgate Drive and "Primary Drive" shall be constructed to the City's standard rural road section at the same time that the initial phase is constructed.

    B) The "primary drive" shall be constructed to establish an access route connecting Morency Drive to Queensgate Drive prior to the final platting of the 26th lot belonging to Phases 3 through 7 as indicated on the Preliminary Phase Exhibit sheet of Exhibit 1 as contained in the May 4, 2017 staff report.

    C) The applicant shall obtain all necessary right-of-way permits from Benton County prior to constructing road connections to Jurupa Street and Rachel Road.

24. The maximum centerline finish grade for the proposed Queensgate Drive shall be no more than 10%.

25. NEW COMMENT: The vision-clearance triangle needs to be shown on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

26. All proposed Right of Ways that are narrower than 54-feet shall have parking restricted, as per City standards. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the construction plans and the final plat.

27. All private roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.

28. 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.

29. Sidewalks shall be installed along all public Right of Way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, etc.).

30. 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:

31. The proposed preliminary plat is located within both the Tapteal 4 and 5 water pressure zones. It shall be the responsibility of the developer to install the appropriate infrastructure to serve domestic water at the correct pressure(s) to the entire plat. This may require parallel water mains in some roads.

32. There are existing water mains within the boundary of this preliminary plat. As development proceeds over these mains it shall be the responsibility of the developer to re-lay them at the correct depth and/or relocate them to be within future Right of Ways.

33. 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 water mains where needed.

34. Domestic water shall be extended to the adjoining properties adjacent to the plat.

35. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

36. There are multiple off-site locations available to extend sanitary sewer to this project. 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.

37. Sanitary sewer shall be extended to all adjoining uphill properties adjacent to the plat.

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. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.

Storm Water:

39. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.

40. 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.

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

42. 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.

43. 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.

44. 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").

45. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 24 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not perk within 24 hours.

46. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity.

47. Stormwater collection pipes shall be extended to the adjoining properties adjacent to the plat.

48. 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.

49. 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.

50. 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.

Electrical Service:

51. Provide a ten (10) foot electrical utility easement following the south line of the access easement shown on Sheet 3 of the preliminary plat leading from the "secondary drive" to the City reservoirs, noted as easement 1.

52. The electrical service for Westcliffe Heights will be accomplished by extending a 750mcm feeder circuit from the Westcliffe development up Queensgate Drive. This feeder will be extended through the Westcliffe Heights development and connect to an existing feeder circuit in Falcon Crest. This will complete a feeder loop improving the system reliability. The residential lots will be served from distribution circuits that are fed from the feeder circuit extended through the development. Infrastructure for a future feeder tie to Rachel Road will also be installed during this development.

Final Platting 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 final acceptance. Off-site ("third party") easements for City infrastructure are the responsibility of the developer to obtain. 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. NEW COMMENT: The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the

engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

58. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the property owners to maintain.

59. The intended use and ownership of all tracts within the plat shall be noted on the final plat.

60. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

61. Any restricted parking areas shall be indicated on the final plats.

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/2/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:
Resolution No. 46-19, Authorizing the Award of Bid to Scarsella Brothers, Inc. for the Horn Rapids Landfill Disposal Capacity Improvements Phase 1A Project

Department:	Ordinance/Resolution Number:	Document Type:
Public Works	46-19	Resolution

Recommended Motion:
Adopt Resolution No. 46-19, authorizing the City Manager to sign and execute a construction contract with Scarsella Brothers, Inc. for the Horn Rapids Landfill Disposal Capacity Improvements project.

Summary:
The 2019-2024 Capital Improvement Plan includes a fully funded project titled Disposal Capacity Improvements. The project will provide solid waste disposal capacity for the next decade as part of a longer range plan to secure disposal capacity for the next fifty years. Staff has chosen to divide the project into several phases in an effort to take advantage of favorable bid conditions and match the scope of work to the general contractor's field of expertise.

This first phase will focus on the earthwork portion of the project. All phase 1 design work to advance this phase to construction has been completed. Future phases, which will include installing the landfill liner and replacing the scale house, are currently under design and will be bid in the near future.

On March 19, 2019, twelve bids were received and opened, with a low bid of $1,063,017.20 and a high bid of $1,934,328.90. The engineer's estimate for this project was $1,955.896.86. Scarsella Brothers, Inc. was determined to be the lowest responsible bidder.

All of this work will occur on the landfill property. The work is expected to be completed by this summer.

Staff recommends approval of Resolution No. 46-19.

Fiscal Impact:	Council approval of the 2019 - 2024 Capital Improvement Plan included funding for the Disposal Capacity Improvements project. The budget for Phase 1: Earthwork, including design, construction, contingency and construction management, is estimate to be $1,426,521. Currently, $6,803,044.47 is available in the project budget.

Attachments:
1. Resolution No. 46-19
2. 19-0025 - HR Landfill Disposal Capacity Improvements - Bid Tab

RESOLUTION NO. 46-19

A RESOLUTION of the City of Richland authorizing the award of bid to Scarsella Brothers, Inc. for the Horn Rapids Landfill Disposal Capacity Improvements, Phase 1A project.

WHEREAS, in 2017, the City of Richland completed a feasibility study to evaluate alternative solutions to the City's long-term solid waste disposal needs; and

WHEREAS, at the conclusion of the feasibility study, the City Council elected to pursue expanding capacity at the Horn Rapids Landfill expansion as the means of meeting the City's long-term waste disposal needs; and

WHEREAS, the 2019-2024 Capital Improvement Plan (CIP) includes a fully funded project titled Disposal Capacity Improvements; and

WHEREAS, this project was separated into several phases in order to match work scope to general contractor expertise; and

WHEREAS, all project development and design required to advance the first phase of the project to construction is complete; and

WHEREAS, the City solicited bids for Phase 1A of the project in accordance with the City's purchasing policies; and

WHEREAS, the City received and opened twelve (12) bids on March 19, 2019; and

WHEREAS, Scarsella Brothers, Inc. submitted the lowest responsible bid in the amount of $1,063.017.20 inclusive of sales tax; and

WHEREAS, the City's best interests are served by completing the project in accordance with the CIP, project design and the lowest responsible bid; and

WHEREAS, future phases of the project, including landfill liner installation and scale house replacement, are currently under design. Bids for these phases will be solicited in the future.

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 construction contract with Scarsella Brothers, Inc. in the amount of $1,063,017.20, and to execute change orders in an aggregate amount not to exceed $200,000 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 April, 2019.

_____
ROBERT J. THOMPSON
Mayor

ATTEST:

_____
DEBBY BARHAM, Deputy City Clerk

APPROVED AS TO FORM:

_____
HEATHER KINTZLEY, City Attorney

City of Richland

DATE BIDS OPENED: March 19,2019	ITB # 19-0025
HORN RAPIDS LANDFILL DISPOSAL CAPACITY IMPROVEMENTS	

				ENGINEER'S ESTIMATE		SCARSELLA BROS, INC SEATTLE, WA		GOODMAN & MEHLENBACHER KENNEWICK, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	BASE BID								
1	Mobilization.	1	LS	$65,000.00	65,000.00	80,000.00	80,000.00	94,000.00	94,000.00
2	Surveying.	1	LS	15,000.00	15,000.00	17,100.00	17,100.00	9,125.00	9,125.00
3	Embankment compaction.	38,780	CY	4.00	155,120.00	0.46	17,838.80	1.20	46,536.00
4	Excavation including haul.	513,630	CY	3.00	1,540,890.00	1.68	862,898.40	1.61	826,944.30
5	Trimming & cleanup.	1	LS	25,000.00	25,000.00	1,000.00	1,000.00	18,394.70	18,394.70
	BASE BID SUBTOTAL				$1,801,010.00		$978,837.20		$995,000.00
	8.6% SALES TAX				154,886.86		84,180.00		85,570.00
	BASE BID TOTAL				$1,955,896.86		$1,063,017.20		$1,080,570.00

				APOLLO, INC KENNEWICK, WA		JAMES DEAN CNST INC WHITE SALMON, WA		BIG D's CNST OF TRI PASCO, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	BASE BID								
1	Mobilization.	1	LS	80,000.00	80,000.00	45,000.00	45,000.00	50,000.00	50,000.00
2	Surveying.	1	LS	15,000.00	15,000.00	6,000.00	6,000.00	10,000.00	10,000.00
3	Embankment compaction.	38,780	CY	0.50	19,390.00	1.50	58,170.00	1.50	58,170.00
4	Excavation including haul.	513,630	CY	2.00	1,027,260.00	2.00	1,027,260.00	2.20	1,129,986.00
5	Trimming & cleanup.	1	LS	20,000.00	20,000.00	27,000.00	27,000.00	20,000.00	20,000.00
	BASE BID SUBTOTAL				$1,161,650.00		$1,163,430.00		$1,268,156.00
	8.6% SALES TAX				99,901.90		100,054.98		109,061.42
	BASE BID TOTAL				$1,261,551.90		$1,263,484.98		$1,377,217.42

				DEL HUR INDUSTRIES, INC HERMISON, OR		SELLAND CNST, INC WENATCHEE, WA		ADVANTAGE DIRT KITTITAS, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	BASE BID								
1	Mobilization.	1	LS	60,400.00	60,400.00	70,000.00	70,000.00	30,880.22	30,880.22
2	Surveying.	1	LS	11,550.00	11,550.00	25,000.00	25,000.00	18,302.79	18,302.79
3	Embankment compaction.	38,780	CY	1.31	50,801.80	2.50	96,950.00	1.38	53,516.40
4	Excavation including haul.	513,630	CY	2.27	1,165,940.10	2.20	1,129,986.00	2.50	1,284,075.00
5	Trimming & cleanup.	1	LS	7,101.00	7,101.00	10,000.00	10,000.00	17,290.46	17,290.46
	BASE BID SUBTOTAL				$1,295,792.90		$1,331,936.00		$1,404,064.87
	8.6% SALES TAX				111,438.19		114,546.50		120,749.58
	BASE BID TOTAL				$1,407,231.09		$1,446,482.50		$1,524,814.45

				TAPANI, INC BATTLE GROUND, WA		STEVE LINDLEY UNION, OR		ROTSCHY, INC VANCOUVER, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	BASE BID								
1	Mobilization.	1	LS	100,000.00	100,000.00	143,050.00	143,050.00	145,051.00	145,051.00
2	Surveying.	1	LS	10,000.00	10,000.00	12,150.00	12,150.00	10,800.00	10,800.00
3	Embankment compaction.	38,780	CY	1.60	62,048.00	2.84	110,135.20	1.10	42,658.00
4	Excavation including haul.	513,630	CY	2.45	1,258,393.50	2.68	1,376,528.40	2.59	1,330,301.70
5	Trimming & cleanup.	1	LS	25,000.00	25,000.00	31,530.00	31,530.00	180,000.00	180,000.00
			BASE BID SUBTOTAL		$1,455,441.50		$1,673,393.60		$1,708,810.70
			8.6% SALES TAX		125,167.97		143,911.85		146,957.72
			BASE BID TOTAL		$1,580,609.47		$1,817,305.45		$1,855,768.42

				WATTS CONSTRUCTION, KENNEWICK, WA					
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	BASE BID								
1	Mobilization.	1	LS	97,800.00	97,800.00		-		-
2	Surveying.	1	LS	18,500.00	18,500.00		-		-
3	Embankment compaction.	38,780	CY	2.49	96,562.20		-		-
4	Excavation including haul.	513,630	CY	2.84	1,458,709.20		-		-
5	Trimming & cleanup.	1	LS	109,578.60	109,578.60		-		-
			BASE BID SUBTOTAL		$1,781,150.00		$0.00		$0.00
			8.6% SALES TAX		153,178.90		-		-
			BASE BID TOTAL		$1,934,328.90		$0.00		$0.00

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/2/2019 | Agenda Category: Resolutions – Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:
Resolution No. 47-19, Authorizing the Award of Bid to Intermountain Slurry Seal, Inc. for the 2019 Asphalt Rubberized Chip Seal Project

Department:	Ordinance/Resolution Number:	Document Type:
Public Works	47-19	Resolution

Recommended Motion:
Adopt Resolution No. 47-19, authorizing the City Manager to sign and execute an agreement with Intermountain Slurry Seal, Inc. for the 2019 Asphalt Rubber Chip Seal project.

Summary:
The City's Pavement Preservation Program uses several resurfacing methods to optimize the condition of the City's street system. These include reconstruction, asphalt paving, slurry seal, micro-surface, and asphalt rubber chip seal. Slurry seal, micro-surface, and asphalt rubber chip seal are low cost treatments that extend the pavement surface life between asphalt paving events. Among these treatments, micro-surface and asphalt rubber chip seal provide a more durable surface suitable for highly traveled streets. Asphalt rubber chip seal does not result is loose rock and dust as the more typical chip seal treatment used on rural roads. This method was successfully used on Stevens Drive north in 2013.

Staff has selected asphalt rubber chip seal as the best treatment for George Washington Way from the Jadwin Avenue intersection south through the Columbia Point Drive intersection along with Aaron Drive between George Washington Way and Goethals. Preparatory project work, includes ADA ramp installation performed by City crews, which will begin late spring.

On March 21, 2019, two bids were received. The low bid was $721,721.00, and the high bid was $765,120.00. Engineer's estimate was $558,168.76. Staff analysis of the bid results indicates that the location of the work, on George Washington Way, contributed to higher than expected prices for this work.

Project work is scheduled for this summer, and is anticipated to take 3 to 4 days to complete. The work is scheduled to occur on a weekend and to not involve street closures. Staff will implement a project communication plan that will include direct mail materials, website content, portable message boards and timely notices by the contractor.

Staff recommends approval of Resolution No. 47-19.

Fiscal Impact:	Council approval of the 2019 Capital Improvement Plan included funding for the Pavement Preservation Program. This project is an element of that program, and will utilize an estimated $795,243 to fund design, construction, contingency and construction management. Currently, $927,446.17 is available in the project budget.

Attachments:
1. Resolution No. 47-19
2. 19-0027 - Asphalt Rubber Chip Seal - Bid Tab
3. Vicinity Map - 2019 AR Resurfacing Project

RESOLUTION NO. 47-19

A RESOLUTION of the City of Richland authorizing the award of bid to Intermountain Slurry Seal, Inc. for the 2019 Asphalt Rubber Chip Seal Project.

WHEREAS, the 2019-2024 Capital Improvement Plan (CIP) includes a fully-funded project titled Pavement Management Program; and

WHEREAS, pavement preservation is implemented each year with a variety of resurfacing technologies selected to most cost-effectively preserve the City's street surfaces; and

WHEREAS, Asphalt Rubber Chip Seal is a resurfacing technology that has successfully been used in Richland and neighboring agencies; and

WHEREAS, project development and design work required to advance the project to construction is complete; and

WHEREAS, bids were solicited in accordance with the City's purchasing policies; and

WHEREAS, two (2) responsive bids were opened on March 21, 2019; and

WHEREAS, Intermountain Slurry Seal, Inc. submitted the lowest responsible bid in the amount of $721,721 inclusive of sales tax, which is within the existing budget for the CIP project; and

WHEREAS, the City's best interests are served by completing the project.

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 Intermountain Slurry Seal, Inc. in the amount of $721,721, and to execute change orders in an aggregate amount not to exceed $50,000.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 2nd day of April, 2019.

_____
ROBERT J. THOMPSON
Mayor

ATTEST:

_____
DEBBY BARHAM, Deputy City Clerk

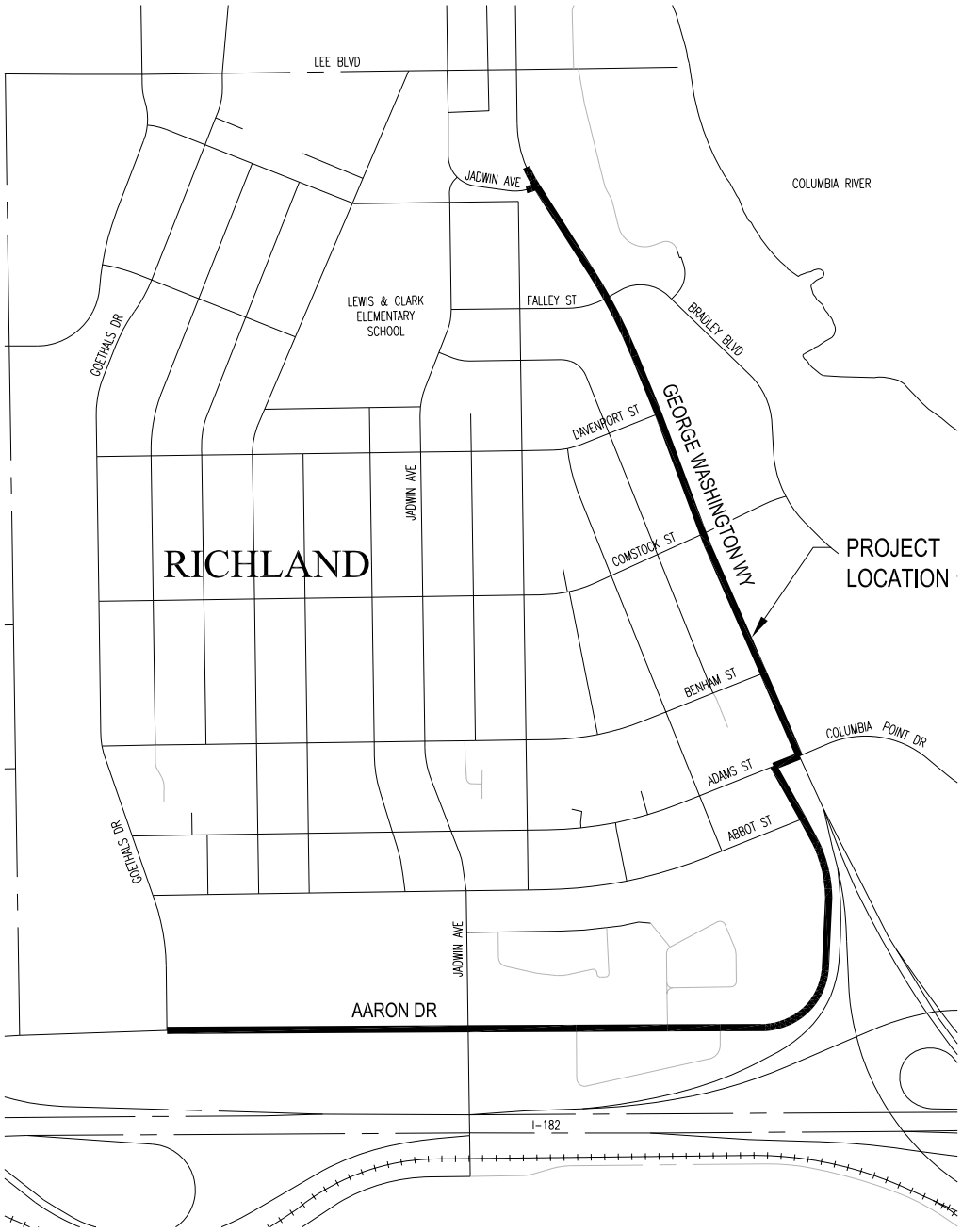
APPROVED AS TO FORM:

_____
HEATHER KINTZLEY, City Attorney

City of Richland

DATE BIDS OPENED:	March 21, 2019	ITB #	19-0027
2019 ASPHALT RUBBER CHIP SEAL			

				ENGINEER'S ESTIMATE		INTERMOUNTAIN SLURRY SEAL, INC RENO, NV		VSS INTERNATIONAL, INC WEST SACRAMENTO, CA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	SCHEDULE A - GWW & AARON DRIVE - AR CHIP SEAL								
A-1	Mobilization.	1.00	LS	$50,000.00	50,000.00	70,000.00	70,000.00	156,043.40	156,043.40
A-2	SPCC plan.	1.00	LS	500.00	500.00	5,322.30	5,322.30	15,000.00	15,000.00
A-3	Project temporary traffic control.	1.00	LS	25,000.00	25,000.00	48,191.11	48,191.11	163,125.00	163,125.00
A-4	Portable changeable message sign.	400.00	HR	10.00	4,000.00	5.00	2,000.00	35.00	14,000.00
A-5	Crack seal.	13,000.00	LF	0.75	9,750.00	0.65	8,450.00	1.84	23,920.00
A-6	3/8" asphalt rubber chip seal, Type IV.	63,632.00	SY	5.00	318,160.00	7.10	451,787.20	4.00	254,528.00
A-7	Asphalt for Fog Seal (CQS1H)	63,632.00	SY	0.60	38,179.20	0.40	25,452.80	0.75	47,724.00
A8	Roadway surveying.	1.00	LS	5,000.00	5,000.00	2,000.00	2,000.00	10,400.00	10,400.00
	SCHEDULE A - GWW & AARON DRIVE - AR CHIP SEAL SUBTOTAL				**$450,589.20**		**$613,203.41**		**$684,740.40**
	0% SALES TAX				**-**		**-**		**-**
	SCHEDULE A - GWW & AARON DRIVE - AR CHIP SEAL TOTAL				**$450,589.20**		**$613,203.41**		**$684,740.40**
	SCHEDULE B - PAVEMENT MARKINGS & STRIPING								
B-1	Plastic line.	34,838.00	LF	$1.20	41,805.60	1.00	34,838.00	0.44	15,328.72
B-2	Plastic wide lane line.	6,638.00	LF	1.65	10,952.70	1.30	8,629.40	1.28	8,496.64
B-3	Plastic stop line (preformed).	384.00	LF	5.00	1,920.00	11.00	4,224.00	13.39	5,141.76
B-4	Plastic crosswalk line (preformed).	1,496.00	SF	5.50	8,228.00	7.00	10,472.00	8.93	13,359.28
B-5	Plastic traffic arrow (preformed).	28.00	EA	110.00	3,080.00	85.00	2,380.00	191.10	5,350.80
B-6	Plastic letter (preformed).	8.00	EA	100.00	800.00	90.00	720.00	99.75	798.00
B-7	Removing plastic line.	40,043.00	LF	0.50	20,021.50	0.33	13,214.19	0.40	16,017.20
B-8	Removing crosswalk & stop bar.	396.00	SF	1.75	693.00	10.00	3,960.00	4.20	1,663.20
B-9	Removing plastic traffic markings.	32.00	EA	2.50	80.00	65.00	2,080.00	94.50	3,024.00
B-10	Temporary pavement marking - short duration.	80,000.00	LF	0.25	20,000.00	0.35	28,000.00	0.14	11,200.00
	SCHEDULE B - PAVEMENT MARKINGS & STRIPING SUBTOTAL				**$107,580.80**		**$108,517.59**		**$80,379.60**
	0% SALES TAX				**-**		**-**		**-**
	SCHEDULE B - PAVEMENT MARKINGS & STRIPING TOTAL				**$107,580.80**		**$108,517.59**		**$80,379.60**
	SCHEDULE A - GWW & AARON DRIVE - AR CHIP SEAL				**$450,589.20**		**$613,203.41**		**$684,740.40**
	SCHEDULE B - PAVEMENT MARKINGS & STRIPING				**107,580.80**		**108,517.59**		**80,379.60**
	GRAND TOTAL				**$558,170.00**		**$721,721.00**		**$765,120.00**



VICINITY MAP
NOT TO SCALE

City of Richland

2019 AR CHIP PROJECT

(AARON DR & SOUTH GEORGE WASHINGTON WAY)

Richland Washington

DATE: 03-01-19
DRAWN BY: JC
SCALE: NTS
CAD DWG: O:\CIVIL_PROJECTS - CIVIL 3D\2019 AR CHIP_SAW_CP180004\01_ENGINEERING\6.0_DRAWINGS\VICINITY MAP\2019 AR CHIP_VICINITY MAP

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/2/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Subject:
Resolution No. 48-19, Approving Lodging Tax Funding Awards

Department:	Ordinance/Resolution Number:	Document Type:
Assistant City Manager	48-19	Resolution

Recommended Motion:
Adopt Resolution No. 48-19, approving lodging tax funding awards after providing notice and a 45-day comment period.

Summary:
On February 5, 2019, Council adopted Resolution No. 18-19 providing notice of Council's intent to deviate from three (3) of the LTAC's recommendations for 2019 funding, and establishing a 45-day period for the LTAC to review and provide comment to Council on the intended funding for those three projects. During the 45-day comment period, no comments were received.

Adoption of this resolution will approve funding from the second two-percent (capital) lodging tax fund for the City of Richland Badger Mountain Parking Lot, John Dam Shade Structure, and Columbia Point Marina Park projects.

Staff recommends approval of Resolution No. 48-19.

Fiscal Impact: Approval of the three projects proposed for funding total $615,000 from the second two percent of the Lodging Tax Fund.

Attachments:
1. Resolution No. 48-19

RESOLUTION NO. 48-19

A RESOLUTION of the City of Richland approving lodging tax funding awards after providing notice and a 45-day comment period.

WHEREAS, RCW 67.28.180 allows for the collection of lodging tax; and

WHEREAS, pursuant to RCW 67.28.1817, the Lodging Tax Advisory Committee (LTAC) accepts applications and makes recommendations to City Council for funding amounts; and

WHEREAS, City Council is responsible for determining the final lodging tax funding awards, and is authorized to deviate from the LTAC's funding recommendations using an established process under RCW 67.28.1817(2) that requires notice and an opportunity for the LTAC to provide comment; and

WHEREAS, on February 5, 2019, City Council adopted Resolution No. 18-19, providing notice of its intent to deviate from the LTAC's 2019 funding recommendations and establishing a 45-day comment period; and

WHEREAS, LTAC members were notified of the opportunity to conduct an analysis and submit comment regarding City Council's proposed funding awards; and

WHEREAS, no comments were received during the established 45-day comment period.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the projects and amounts highlighted in yellow in **Exhibit A** are approved.

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 April, 2019.

_____
ROBERT J. THOMPSON
Mayor

ATTEST:

_____
DEBBY BARHAM, Deputy City Clerk

APPROVED AS TO FORM:

_____
HEATHER KINTZLEY, City Attorney

Exhibit A to Resolution No. 48-19

2019 HOTEL/MOTEL FUND
April 2019

First 2% Available Funds = $649,266 as of 11/7/18

ORGANIZATION	PROPOSED USE OF MONEY	2019 REQUEST	LTAC FUNDING RECOMMENDATION 01/22/19	NOT APPROVED FOR FUNDING	COUNCIL'S FUNDING AWARD
CITY OF RICHLAND	MANHATTAN PROJECT SECRET CITY EVENT	$3,200.00	$3,200.00		$3,200.00
REACH MUSEUM AND INTERPRETIVE CENTER	MARKETING FOR CULTURAL TOURISM	$15,000.00	$15,000.00		$15,000.00
		$232,700.00	$132,700.00		
		Available	$649,266.00		
		Remaining	*$516,566.00*		
		Transfer to 2nd 2%	*($300,000.00)*		
		Remaining	*$216,566.00*		
		Estimated 2019 revenue	*$612,280.00*		
		Total Available	*$828,846.00*		

Second 2% Available Funds = $523,020 as of 11/7/18

ORGANIZATION	PROPOSED USE OF MONEY	2019 REQUEST	LTAC FUNDING RECOMMENDATION 01/22/19	NOT RECOMMENDED FOR FUNDING BY LTAC	COUNCIL'S FUNDING AWARD
FRIENDS OF BADGER	LITTLE BADGER TRAIL EXPANSION	$200,000.00	$200,000.00		$200,000.00
CITY OF RICHLAND	BADGER MOUNTAIN PARKING LOT	$240,000.00	$140,000.00	$100,000.00	$240,000.00
CITY OF RICHLAND	JOHN DAM SHADE STRUCTURE	$25,000.00	$0.00	$25,000.00	$25,000.00
CITY OF RICHLAND	CITY HALL READERBOARD	$120,000.00	$85,000.00	$35,000.00	$85,000.00
CITY OF RICHLAND	COLUMBIA POINT MARINA PARK	$350,000.00	$175,000.00	$175,000.00	$350,000.00
		$1,372,500	$1,037,500.00		$1,337,500.00
		Available	$523,020.00		$523,020.00
		Remaining	*-$514,480.00*		*-$814,480.00*
		Transfer from 1st 2%	$300,000.00		$300,000.00
		Remaining	-$214,480.00		-$514,480.00
		Estimated 2019 Revenue	$612,280.00		$612,280.00
		Remaining	$397,800.00		$97,800.00

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/2/2019

Agenda Category: Items for Approval

Core Focus Area 1 – Financial & Operational

Subject:
Appointment to the Parks and Recreation Commission: Barry Richards

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:
Approve the appointment of Barry Richards to Position No. 5 on the Parks and Recreation Commission.

Summary:
On March 14, 2019, Ms. Katie Mair (Position No. 5) submitted her resignation to the Parks and Recreation Commission (PRC).

PRC Chair Gutierrez and Vice Chair Doran are recommending the appointment of Barry Richards to Position No. 5. Mr. Richards previously served on the PRC in Position No. 3.

The term for Position No. 5 is effective April 1, 2019 through March 31, 2021.

Fiscal Impact:
None.

Attachments:

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/2/2019

Agenda Category: Items for Approval

Subject:
Proclamations of Appreciation: Tyler Andersen, Kent Madsen, Katie Mair and Sebastian Marichalar

Department:	Ordinance/Resolution Number:	Document Type:
City Attorney		General Business Item

Recommended Motion:
Approve the proclamation expressing appreciation to Tyler Anderson, Kent Madsen and Sabastian Marichalar for their volunteer service to the City of Richland.

Summary:
Mr. Tyler Andersen was appointed to the Parks and Recreation Commission on April 3, 2018 and served until his first term expired on March 31, 2019.

Mr. Sabastian Marichalar was appointed to the Arts Commission on April 3, 2018 and served until his first term expired on March 31, 2019.

Ms. Katie Mair was appointed to the Parks and Recreation Commission on April 3, 2018 and served until her resignation was received on March 14, 2019.

Mr. Kent Madsen was appointed to the Planning Commission on June 6, 2005 and served until his third term expired on March 31, 2019.

Fiscal Impact:

Attachments:
1. Proclamation of Appreciation for Tyler Andersen
2. Proclamation of Appreciation for Kent Madsen
3. Proclamation of Appreciation for Katie Mair
4. Proclamation of Appreciation for Sabastian Marichalar

WHEREAS, Tyler Andersen was first appointed to the Parks and Recreation Commission on April 3, 2018 and served one (1) year until March 31, 2019; and

WHEREAS, Mr. Andersen 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 Tyler Andersen the City's appreciation for the services Mr. Andersen rendered during his tenure as a member of the Parks and Recreation Commission.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed hereto the official seal of the City of Richland, Washington, on this 2nd day of April, 2019.

Robert J. Thompson
Mayor of Richland

WHEREAS, Kent Madsen was first appointed to the Planning Commission on June 6, 2005 and served nearly fourteen (14) years until March 31, 2019; and

WHEREAS, Mr. Madsen served as Vice Chairman in 2008, and again as Chairman from 2009-2011 and 2015-2016; and

WHEREAS, Mr. Madsen faithfully dedicated his time, knowledge and talents for the benefit of the citizens of Richland; and

WHEREAS, during Mr. Madsen's tenure on the Planning Commission, the City experienced rapid growth and development, during which time the Planning Commission accomplished significant work in the review of development applications and proposed plans such as expansion of the Kadlec Regional Medical Center and the Swift Corridor Master Plan; and

WHEREAS, Mr. Madsen faithfully assisted in revising and updating the City's municipal code related to zoning, and provided input into updates of the City's Comprehensive Plan, Critical Areas Ordinance, Shoreline Master Program, and Badger Mountain Sub-Area Plan; and

WHEREAS, Mr. Madsen also assisted new Planning Commission members in understanding the role and benefits of serving on the Planning Commission.

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 Kent Madsen the City's appreciation for the services Mr. Madsen rendered during his tenure as a member of the Planning Commission.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed hereto the official seal of the City of Richland, Washington, on this 2nd day of April, 2019.

Robert J. Thompson
Mayor of Richland

WHEREAS, Katie Mair was first appointed to the Parks and Recreation Commission on April 3, 2018 and served one (1) year until March 14, 2019; and

WHEREAS, Ms. Mair faithfully dedicated her 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 Katie Mair the City's appreciation for the services Ms. Mair rendered during her tenure as a member of the Parks and Recreation Commission.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed hereto the official seal of the City of Richland, Washington, on this 2nd day of April, 2019.

Robert J. Thompson
Mayor of Richland

WHEREAS, Sabastian Marichalar was first appointed to the Arts Commission on April 3, 2018 and served one (1) year, until March 31, 2019; and

WHEREAS, Mr. Marichalar 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 Sabastian Marichalar the City's appreciation for the services Mr. Marichalar rendered during his tenure as a member of the Arts Commission.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed hereto the official seal of the City of Richland, Washington, on this 2nd day of April, 2019.

Robert J. Thompson
Mayor of Richland

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/2/2019

Agenda Category: Expenditures - Approval

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Subject:
Expenditures from March 11, 2019 - March 22, 2019 for $8,309,840.32 including Check Nos. 266462-266871, Wire Nos. 7412-7438, Payroll Check Nos. 148431-148967, and Payroll Wire/ACH Nos. 10902-10916

Department:
Administrative Services

Ordinance/Resolution Number:

Document Type:
Expenditures

Recommended Motion:
Approve the expenditures from March 11, 2019, to March 22, 2019 in the amount of $8,309,840.32.

Summary:
Breakdown of Expenditures:

Check Nos.	266462-266871	2,883,176.46
Wire Nos.	7412-7438	3,097,652.49
Payroll Check Nos.	148431-148967	30,695.25
Payroll Wires/ACH	10902-10916	2,298,316.12
TOTAL		$8,309,840.32

Fiscal Impact:
Yes

Total Disbursements: $8,309,840.32.

Attachments:
1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
MARCH 11, 2019 - MARCH 22, 2019

Payee	Wire Description	Amount
Claim Wires - Wire No. 7412 to 7438		
Apollo, Inc.	Duportail Bridge - Pay Estimate 12	998,392.89
CIGNA Health/Matrix/QBE/VSP	Insurance Claims	491,539.10
Department of Licensing	Firearms Online Pmt for Concealed Licenses	1,947.00
Discovery Benefits	Section 125	5,256.21
Leone & Keeble	Contract C16-292 - Pay Estimate	1,507,530.50
Richland Golf Management Corporation	Col. Pt. Operating Reimb	92,986.79
	Total Claim Wire Transfers	$ 3,097,652.49
Payroll Wires & Direct Deposits (ACH) - Wire No. 10902 to 10916		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	$ 2,298,316.12
	Total Claim & Payroll Wires/ACH	**$ 5,395,968.61**

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

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001 GENERAL FUND					
Division: 000 UNASSIGNED					
BANK OF AMERICA		19020058241	266636	BANK ANALYSIS FEES	$2,842.54
BARHAM, DEBBY		19-118 BARHAM	266554	19-118 PRA TRAINING	$161.88
NAMCHEK, MICHAEL		19-090 NAMCHEK	266846	19-090 IWCE	$655.71
VERIZON WIRELESS	P060161	9823154859	266536	CREDITS GENEREL FUND	($822.51)
WASHINGTON STATE PATROL		I19005773	266782	BACKGROUND CHECKS-FEB 2019	$530.00
WEBCHECK INC		6247	266784	WEBCHECK SRVC FEB 19	$875.32
				UNASSIGNED TOTAL****	**$4,242.94**
Division: 001 CITY COUNCIL					
ASSOCIATION OF WASHINGTON CITIES		66973	266632	2019 AWC MEMBERSHIP FEES	$39,702.00
BANK OF AMERICA		TXN00043529	266637	TRIDEC - ECONOMIC OUTLOOK - PL	$135.00
		TXN00043755		TRI-CITY REGIONAL CHAMBER - LU	$25.00
		TXN00043920		TRI-CITY REGIONAL CHAMBER - LU	$25.00
		TXN00043960		EB ECA-ECOS JOINT DIS - REGIST	$125.00
BENTON FRANKLIN WALLA WALLA COUNTIES		2019 DUES	266558	BFWWC 2019 DUES-ROGALSKY/C.MEM	$75.00
ENTERPRISE RENT A CAR		20380590	266698	19-091 JENSEN	$196.94
PARADISE BOTTLED WATER CO		1/19-CITYATTORNEY	266511	BOTTLED WATER-FEBRUARY	$27.27
				CITY COUNCIL TOTAL****	**$40,311.21**
Division: 100 CITY MANAGER					
BANK OF AMERICA		TXN00043755	266637	TRI-CITY REGIONAL CHAMBER - LU	$25.00
		TXN00043818		AMAZON - ADMINISTRATIVE SUPPOR	$205.31
		TXN00043893		FEDEX - SHIPPING EXPENSE - PDC	$7.01
REENTS, CYNTHIA		030319	266613	REIM SNO REM CREW COSTCO	$74.93
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$38.75
				CITY MANAGER TOTAL****	**$351.00**
Division: 101 CITY CLERK					
BANK OF AMERICA		TXN00043728	266637	BC Record ORD 04-19 PW	$108.65
		TXN00043885		COSTCO WHSE #0486 - Retirement	$85.21
		TXN00043904		PARTY CITY 981 - Retirement	$15.16
BARHAM, DEBBY		19-026 BARHAM-	266797	19-026 WMCA SPR CONF	$22.21
CITY OF RICHLAND		19-026 BARHAM	266807	19-026 WMCA SPR CONF	$783.23
		19-118 BARHAM-	266564	19-118 PUB REC ACT A-Z	$161.88
PARADISE BOTTLED WATER CO		1/19-CITYATTORNEY	266511	BOTTLED WATER-FEBRUARY	$8.19
				CITY CLERK TOTAL****	**$1,184.53**
Division: 102 CITY ATTORNEY					
BANK OF AMERICA		TXN00043756	266637	WSU CONF MGMT - PD 1 - FULTON	$775.00
		TXN00043768		STAPLES - SUPPLIES	$71.77
		TXN00043827		IIA/CPCU INSTITUTE - ARM 54 -	$346.14

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00043834	266637	WAPRO - SPRING CONF - FULTON	$175.00
		TXN00043882		WSAMA 2019 SPRING CONF - KINTZ	$245.00
		TXN00043905		THE UPS STORE 4420 - SHIPPING	$185.85
		TXN00043954		PUBLIC RISK MANAGEMENT - PRIMA	$595.00
BARHAM, DEBBY		19-118 BARHAM	266554	19-118 PRAT ADDN'L MILEAGE	$9.24
BENTON COUNTY TREASURER		2019-02	266668	DISTRICT COURT/OPD-FEB 2019	$29,343.00
CALFO EAKES & OSTROVSKY PLLC		1847	266560	PETERSON V COR	$10,235.61
JOYCE ZIKER PARKINSON PLLC		52621	266827	TRAVELERS LITIGATION	$671.50
MENKE JACKSON BEYER LLP		02/2019-065	266840	GENERAL (CITY ATTY)	$64.50
OGDEN MURPHY WALLACE, PLLC		822194	266847	WIRELESS CODE	$267.00
PARADISE BOTTLED WATER CO		1/19-CITYATTORNEY	266511	BOTTLED WATER-FEBRUARY	$5.46
THOMSON REUTERS-WEST		839871925	266773	INFORMATION CHARGES-FEB 2019	$2,259.63
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$38.70
	P060161			VERIZON WIRELESS CHARGES JAN 2	$39.48
XEROX CORPORATION		096249240	266790	MX4-344681 BASE/PRINTS-ATTY	$98.92
				CITY ATTORNEY TOTAL****	**$45,426.80**
Division: 110	ASSISTANT CITY MANAGER				
BANK OF AMERICA		TXN00043558	266637	UBER TRIP - TRIP NO. 19-072	$31.54
		TXN00043560		MARRIOTT HOTELS & RESO - HOTEL	$408.27
		TXN00043578		RPS PASCO TRICITIES AIRPORT -	$30.00
		TXN00043589		DELTA AIR - REFUND - CANCELLE	($494.80)
		TXN00043607		ALASKA AIR - RETURN FLIGHT TR	$628.00
		TXN00043608		ALASKA AIR - BAGGAGE FEE - TRI	$30.00
		TXN00043755		TRI-CITY REGIONAL CHAMBER - LU	$25.00
PARADISE BOTTLED WATER CO		1/19-CITYATTORNEY	266511	BOTTLED WATER-FEBRUARY	$8.19
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$38.70
XEROX CORPORATION		096249240	266790	MX4-344681 BASE/PRINTS-ACM	$97.45
				MX4-344681 BASE/PRINTS-ACM	$236.69
				ASSISTANT CITY MANAGER TOTAL****	**$1,039.04**
Division: 111	COMMUNICATIONS & MARKETING				
BANK OF AMERICA		TXN00043691	266637	SP ARIEL GOURMET - GIFT BASK	$44.11
		TXN00043717		IN ALLIED ARTS ASSOCIATION	$70.59
		TXN00043755		TRI-CITY REGIONAL CHAMBER - LU	$25.00
		TXN00043757		MAILCHIMP MONTHLY - EMPLOYE	$16.29
		TXN00043817		STK Shutterstock	$31.50
		TXN00043924		GSMO GOVT SOCIAL MEDIA - DUES	$185.00
		TXN00043939		SQ HARRINGTON'S TR - EMPLOYEE	$1,957.84
		TXN00043962		SANDYS TROPHIES INC - EMPLOYEE	$196.14
PITNEY BOWES INC		3308244047	266851	1ST QTR 2019 LEASE-PB SENDPRO	$8,339.30
RED LION HANFORD HOUSE		8002	266747	EMPLOYEE BREAKFAST-2018 AWARDS	$8,706.79

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$149.53
WEST COAST PAPER COMPANY		11063870	266542	PAPER 20# WHITE PRINTRIGHT	$515.85
XEROX CORPORATION		095966207	266870	BG2-946472 BASE/PRINTS-JAN	$163.63
				BG2-946472 BASE/PRINTS-JAN	$384.40
		095966208		B35-458536 BASE CHG ONLY-JAN	$140.31
		095966209		XU6-476287 BASE/PRINTS-FEB	$425.01
				XU6-476287 BASE/PRINTS-FEB	$505.21
		096249260		BG2-946472 BASE/PRINTS-FEB	$384.40
				BG2-946472 BASE/PRINTS-FEB	$292.05
		096249261		B35-458536 BASE CHG ONLY - FEB	$140.31
		096249262		XU6-476287 BASE/PRINTS-MAR	$679.35
				XU6-476287 BASE/PRINTS-MAR	$425.01
				COMMUNICATIONS & MARKETING TOTAL****	**$23,777.62**
Division: 112 CABLE COMMUNICATIONS					
BANK OF AMERICA		TXN00043541	266637	DELTA AIR Baggage Fee - TRIP	$30.00
		TXN00043571		RPS PASCO TRICITIES AP - TRIP	$52.00
		TXN00043590		Hotel Maya - TRIP NO. 19-013	$587.61
		TXN00043592		UBER TRIP 4WRXI - TRIP NO. 1	$3.50
		TXN00043599		DELTA AIR Baggage Fee - TRIP	$30.00
		TXN00043604		UBER TRIP - TRIP NO. 19-013	$23.85
		TXN00043813		ADOBE STOCK	$32.57
		TXN00043894		FILMFREEWAY.COM - -HOMETOWN ME	$100.00
		TXN00043908		INTERNATIONAL TRANSACTION	$0.80
INGHAM, MARK		031319	266825	REIMB MILEAGE	$66.12
SWAGIT PRODUCTIONS LLC		12153	266525	VIDEO STREAMING SERVICES ANNUA	$7,350.00
				CABLE COMMUNICATIONS TOTAL****	**$8,276.45**
Division: 113 HANFORD COMMUNITIES					
BANK OF AMERICA		TXN00043551	266637	OFFICE DEPOT - LABELS	$44.30
		TXN00043755		TRI-CITY REGIONAL CHAMBER - LU	$25.00
		TXN00043943		EB ECA-ECOS JOINT DIS - BROWN-	$125.00
CITY OF RICHLAND		19-098 LARSEN	266807	19-098 DOE WASTE MGMT CONF	$150.00
LARSEN, PAM BROWN			266830	19-098 DOE WASTE MGMT CONF	$899.48
LUNDGREN, REGINA E		RCH-SB662a	266729	SPEAKERS BUREAU - FEBRUARY	$120.00
PARADISE BOTTLED WATER CO		1/19-CITYATTORNEY	266511	BOTTLED WATER-FEBRUARY	$5.46
XEROX CORPORATION		096249240	266790	MX4-344681 BASE/PRINTS-HC	$98.93
				HANFORD COMMUNITIES TOTAL****	**$1,468.17**
Division: 120 FIRE					
ADVANCED PAGING & COMMUNICATIONS INC		19145	266548	ENDURA CHARGER (NEW TRUCK)	$113.65
BANK OF AMERICA		TXN00043536	266637	AMAZON - KEYBOARD/MOUSE/CLOCK	$149.86
		TXN00043543		CODE 4 PSEA - INV - LIE TRNG -	$97.00

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00043552	266637	PUBLIC RECORDS ACT - TRAINING	$250.00
		TXN00043568		DELTA AIR - FLIGHT CANCEL - T	($499.80)
		TXN00043611		ALASKA AIR - AIRFARE - HUNTIN	$628.00
		TXN00043623		AMAZON - 71 - HAND SOAP	$28.67
		TXN00043639		AMAZON - 73 - BATT/BULBS/MATTR	$249.62
		TXN00043648		STAPLES - BATTERIES/TAPE/PENS	$118.62
		TXN00043650		AMAZON - 74 - STAINLESS CLEANE	$15.86
		TXN00043697		AMAZON - 74 - SOAP/KNOB	$89.58
		TXN00043713		HOME DEPOT - DOOR HINGES	$36.45
		TXN00043730		AMAZON - 71 - BATTERIES/SOAP	$111.43
		TXN00043733		AMAZON - AMERICAN FLAGS	$143.22
		TXN00043753		WLV ADV DEPOSIT - RADIO - CLEM	$123.58
		TXN00043763		AMAZON - WA ST FLAG	$262.07
		TXN00043788		AMAZON - 72 - ZIPLOC	$46.82
		TXN00043796		FIRE STORE - REPLACEMENT BLADE	$8.99
		TXN00043808		MES/WARREN FIRE/LAWMEN - FAN C	$183.26
		TXN00043821		FRED-MEYER - 71 - GLASSES	$56.43
		TXN00043823		ARTFETTI CAKES - RETIREMENT/BA	$127.50
		TXN00043825		COSTCO - 71 - COFFEE/POTS/KITC	$465.61
		TXN00043826		AMAZON - 72 - CAR WASH	$24.40
				AMAZON - 72 - SOAP/CLEANER	$250.39
		TXN00043850		BED BATH & BEYOND - 72 - KITCH	$474.44
		TXN00043856		HOME DEPOT - REHAB TRAILER	$74.72
		TXN00043859		BED BATH & BEYOND - 71 - KITCH	$147.65
		TXN00043869		DOLLAR TREE - RETIREMENT/BADGI	$15.20
		TXN00043873		AMAZON,VOIP IP PHONE	$169.42
		TXN00043881		HOME DEPOT - BLACKOUT BLINDS	$108.57
				HOME DEPOT - REHAB/DECON/RAMP	$111.70
		TXN00043895		GRAINGER - HELMET STRAPS	$102.95
		TXN00043932		RYAN SCELLICK - COMMAND BOOT C	$358.30
		TXN00043953		CHARTER COMM - STA INTERNET	$354.93
		TXN00043956		COSTCO - MONITOR DRAWING REVIE	$1,172.86
		TXN00043967		LUKES CARPET - CARPET TILES	$52.13
		TXN00043969		THE UPS STORE - SMOKE MACHINE	$155.77
		TXN00043970		AMAZON - LAPTOP/BAG/MOUSE	$438.18
CERIUM NETWORKS INC	P060109	I074812	266676	FREIGHT	$25.60
	P060109			CISCO WIRELESS AP 1852I-802.11	$648.71
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$5,364.18
EN POINTE TECHNOLOGIES SALES LLC	P060150	900203829	266696	VISIO STANDARD 2019 SELECT PLU	$195.76
FRONTIER		03/19 2530045365	266819	SILVER CLOUD PHONE LINE	$66.67
MILLER PAINT COMPANY INC		31303154	266603	STATION PAINT (ST 71)	$92.42

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
NW AIR & SAFETY		2336	266608	ST 71/73/74 COMPRR RPR/SRVC	$882.38
SEA WESTERN INC		211107	266521	SCBA MASKS S/STRAPS	$1,414.76
UNITED PARCEL SERVICE	S018250	000986641109	266531	WEIGHT CORRECTION FOR PKG TO	$7.25
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$776.52
	P060161			VERIZON WIRELESS CHARGES JAN 2	$527.97
WHOLESALE ONLINE GROUP, LLC	P060021	INV-42289670	266788	ITEM #TC600 TC 1 BRIM TRIM	$26.06
	P060021			PHENIX #TC003D-ESS NFPA COMPOS	$603.82
	P060021			ITEM #PHE505 REFLECTIVE	$10.86
	P060021			PHENIX #TC003D NFPA STRUCTURAL	$603.82
	P060021			ESTIMATED SHIPPING FEES	$39.10
	P060021			ITEM #PHE305 ESS UNDERBRIM SNA	$26.06
				FIRE TOTAL****	**$18,129.97**
Division: 130 POLICE					
101 CLEANERS		02/19-9427360	266545	UNIFORM LAUNDRY SRVCS-FEB	$257.40
BANK OF AMERICA		TXN00043531	266637	SHOES.COM - BOOTS	$93.66
		TXN00043537		VARIDESK - PROPLUS/CHAIR	$640.74
		TXN00043538		SIMUNITION LTD - REGISTRATION	$1,240.00
		TXN00043539		STAPLES - PENS/PAPER	$327.24
		TXN00043542		THE HOME DEPOT 4746 - TOOL BOX	$100.88
		TXN00043544		EOD.GEAR.COM - DISRUPTOR POUCH	$132.94
		TXN00043548		STAPLES - POST ITS/COIN ENVELO	$70.95
		TXN00043553		PUBLIC RECORDS ACT TRA - REGIS	$125.00
		TXN00043559		IN HUMAN FACTOR RESEARCH - RE	$900.00
		TXN00043570		MEDTECH FOR - FORENSIC TABLETS	$113.00
		TXN00043573		STAPLES - Credit	($19.27)
		TXN00043576		HAMPTON INNS - CLARK #19-012	$521.70
		TXN00043586		STAPLES - CLIPS/PENS/LABELS	$33.24
		TXN00043587		Amazon.com MB1A48WH1 - WALL MO	$22.56
		TXN00043588		OFFICE DEPOT #1078 - FLASH DRI	$169.29
		TXN00043595		ATEI - GLOCK PACKAGE	$423.50
		TXN00043596		TRI-CITY REGIONAL CHAMBER - RE	$129.00
		TXN00043600		STAPLES - SPOONS/FORKS/CUPS	$99.69
		TXN00043615		UPS 0000002654EE059	$51.61
		TXN00043637		CHARTER COMM - 880518007030970	$81.29
		TXN00043647		IDEAL PRODUCTS INC - ULTRAPOD	$565.00
		TXN00043649		EOTECH GEAR - BATTERY COMPARTM	$90.00
		TXN00043664		STAPLES - DAB N SEAL/BINDER	$46.00
		TXN00043677		WPY Occam Video Solutions - RE	$1,580.00
		TXN00043679		GALLS - OXFORDS TAYLOR	$52.13
		TXN00043694		STAPLES - 8X10 FRAME	$35.18
		TXN00043695		GALLS - BOOTS GARCIA	$195.43

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00043702	266637	VARIDESK - PROPLUS	$428.97
		TXN00043705		THE HOME DEPOT #4746 - PLIERS	$13.19
		TXN00043707		AMZN Mktp - INDEX LABELS	$67.80
		TXN00043708		STAPLES - PRINTER	$108.55
		TXN00043723		UPS 0000002654EE069	$38.42
		TXN00043727		CADEX INC. - ACCURACY INTL FOR	$1,542.96
		TXN00043731		INTERNATIONAL TRANSACTION - CA	$12.34
		TXN00043734		PAYPAL NW GANG INV - REGISTRA	$325.00
		TXN00043737		STAPLES - LAPTOP BAG	$28.55
		TXN00043739		WASHINGTON STATE NIA - BRAZEAU	$790.00
		TXN00043750		AMZN Mktp US MI9587EH1 - JUMP	$67.34
		TXN00043764		FBI NATIONAL ACADEMY ASSO - SM	$110.00
		TXN00043769		Amazon.com MI43G4TJ0 - DVD/CD	$153.79
		TXN00043789		CREEKSTONE INN - DEPOSIT NASRO	$133.58
		TXN00043797		AMZN Mktp US MI71F1AT0 - SD CA	$70.55
				AMZN Mktp US MI71F1AT0 - SD CA	$70.55
		TXN00043810		FAT OLIVES RESTAURANT - CASE #	$190.05
		TXN00043816		UPS 0000002654EE079	$80.32
		TXN00043841		AMZN Mktp US MI4AE3MP1 - CHARG	$26.03
		TXN00043843		STEEBERS LOCK SERVICE -DUPLICA	$25.41
		TXN00043853		THE HOME DEPOT #4746 - STAKE F	$0.01
		TXN00043866		OFFICE DEPOT #2766 - VIEW BIND	$20.62
		TXN00043875		OFFICE DEPOT #2766 -HDMI CABLE	$27.14
		TXN00043879		STAPLES - LABEL TAPE/DRY ERASE	$230.32
		TXN00043900		STAPLES - PENS/TEA BAGS	$36.37
		TXN00043923		COSTCO WHSE #0486 - CITIZENS A	$57.84
		TXN00043934		STAPLES - PRIVACY SCREENS	$141.92
		TXN00043945		GOTPRINT.COM - BUSINESS CARDS	$18.19
		TXN00043951		STAPLES - INK STAMPS	$132.24
		TXN00043957		STAPLES - PRINTER/TONER	$245.40
		TXN00043963		STAPLES - TONER	$433.29
BUSH CAR WASH		6278	266672	RPD VEH WASHES-FEBRUARY (31)	$181.25
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$2,377.86
		19-003 KOE	266564	19-003 GRND SURV TACTICS	$761.88
		19-060 DOSS		19-060 EVENT DATA REC	$285.00
		19-062 EDWARDS		19-062 EVENT DATA REC	$250.50
DOSS, DOUG		19-060 DOSS-	266571	19-060 EVENT DATA REC	$10.00
ENTERPRISE RENT A CAR		20380590	266698	190-062 EDWARDS	$263.18
FLORENCE, DREW		19-140 FLORENCE	266575	19-140 TRANSP SUSP	$40.00
GALLS, LLC	P059941	BC0779660	266707	CUSTOMER SPECIFIC EMBLEM	$1.19
	P059941			TR618 NAV 40 OB - FLYING CROSS	$102.57

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GALLS, LLC	P059941	BC0779660	266707	HASHMARK EMBLEM - MATERIAL SKU	$12.38
	P059941			CUSTOMER SPECIFIC EMBLEM	$2.39
	P059941			SHIPPING	$16.29
	P059941			ZA954 NAV 175 33 - FLYING CROS	$70.64
	P059941			SR612 MDNV XL REG - 5.11 TACTI	$55.49
	P059941			ADJUST TAX	($0.04)
	P059941			SH477 MDNV 18 35 - FLYING CROS	$211.99
	P059941			ZF647 NAV XL - FLYING CROSS DE	$59.68
	P059941			NAME STRIP - LAST NAME ONLY:	$2.17
	P059941			UA632 - SERVICE STRIPES LAPD	$61.90
	P059941			NAME STRIP - LAST NAME ONLY:	$2.17
	P059941			CUSTOMER SPECIFIC EMBLEM	$2.39
	P059941			CUSTOMER SPECIFIC EMBLEM	$1.19
	P059941			HASHMARK EMBLEM - MATERIAL SKU	$3.10
	P059941			CUSTOMER SPECIFIC EMBLEM	$1.19
	P059941			RPD PATCH RIGHT SLEEVE	$1.19
	P059941			CUSTOMER SPECIFIC EMBLEM	$1.19
	P059941			RPD PATCH LEFT SLEEVE	$1.19
	P059941			RPD PATCH LEFT SLEEVE	$1.19
	P059941			SR611 MDNV XL REG - 5.11 TACTI	$58.43
	P059941			RPD PATCH RIGHT SLEEVE	$1.19
	P059941			TU939 DKNV 40 OB - FLYING CROS	$287.68
IRON MOUNTAIN INC		AMBS527	266719	SHREDDING SRVCS-FEBRUARY	$146.20
JANSEN, DAMON		19-139 JANSEN	266587	19-139 TRANSP SUSP	$40.00
KADLEC REGIONAL MEDICAL CENTER		H10190420111900	266592	MED CLRNCE GILLESPIE 19-03367	$113.94
LARSEN GUNSMITHING & FIREARMS	P060134	9564	266726	#MAG592 9-SLOT RAIL, M-LOK	$195.48
	P060134			#MAG589 3-SLOT RAIL, M-LOK	$130.32
	P060134			#36329 10.5" SBR, SEMI 5.56MM	$14,579.55
	P060134			H1 2MOA W/LRP MOUNT #200158	$11,142.36
	P060134			#MAG424 MOE CARBINE HANDGUARDS	$390.96
	P060134			MCTAR-30 QD ADAPTER	$570.15
	P060134			M600U-Z68-BK	$3,681.54
	P060134			#MAG518 MS4 DUAL QD SLING	$863.37
MISTER CAR WASH		150448	266735	RPD VEHICLE WASHES-FEB 2019	$11.20
NET TRANSCRIPTS INC		0023655-IN	266739	TRANSCRIPTION SERVICE 19-01586	$670.22
		0023921-IN		TRANSCRIPTION SERVICE 19-01586	$5.97
NORTHWEST EMERGENCY PHYSICIANS INC		231184656/511	266607	MED CLRNCE WOOD 19-01731	$334.00
OXARC INC		60345605	266740	CYLINDER RENTAL-FEBRUARY	$7.90
RIVER CITY TOWING INC		16872	266758	TOW CHARGE	$48.87
		16931		TOW CHARGE	$48.87
		16932		TOW CHARGE	$48.87

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RIVER CITY TOWING INC		16933	266758	TOW CHARGE	$48.87
		16934		TOW CHARGE	$48.87
		16945		TOW CHARGE	$48.87
STERICYCLE INC		3004605724	266769	BIO WASTE DISPOSAL FEE	$32.38
TRANS UNION RISK & ALTERNATIVE DATA		03/19-204527	266777	RPD RECORDS SEARCH-FEBRUARY	$119.46
US BANK		TXN38719869857680	266532	SAFARILAND RETENTION DUTY HOLS	$157.46
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$4,821.34
WA STATE CRIMINAL JUSTICE TRAINING		201132117	266623	GROUND SURVIVAL TACTICS-KOE	$400.00
WASHINGTON STATE PATROL		I19005773	266782	BACKGROUND CHECKS-FEB 2019	$199.50
XEROX CORPORATION		096249248	266626	LX5-691308 BASE/PRINTS-FEB	$211.66
		096249249		LX5-691344 BASE/PRINTS-FEB	$229.90
		096249250		LX5-694258 BASE/PRINTS-FEB	$235.62
		096249251		MX4-345491 BASE/PRINTS-FEB	$441.81
		096249252		MX4-345537 BASE/PRINTS-FEB	$229.29
				POLICE TOTAL****	**$59,088.12**
Division: 210 ADMINISTRATIVE SERVICES					
BANK OF AMERICA		TXN00043631	266637	NEPELRA-WEBINAR-CKOCH	$149.00
		TXN00043776		ICMA - KOCH DUES 2019	$1,190.00
		TXN00043801		SHRM-KOCH MEMBERSHIP 2019	$189.00
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$123.99
				ADMINISTRATIVE SERVICES TOTAL****	**$1,651.99**
Division: 211 FINANCE					
ALLIED ENVELOPE		194910	266793	UB WINDOW ENVELOPE	$627.14
AMUNDSON, JON		030819	266794	PPP RETURN-REIMB FEE	$12.00
BANK OF AMERICA		TXN00043632	266637	STAPLES - Purchase	$175.90
		TXN00043661		ROUND TABLE PIZZA - Purchase	$62.01
		TXN00043699		STAPLES - Purchase	$167.44
		TXN00043709		STAPLES - Purchase	$110.27
		TXN00043743		STAPLES - Purchase	$172.66
FEDERAL EXPRESS CORP		6-476-41266	266703	FED EX SHIPPING CHARGES	$9.35
GARDA CL NORTHWEST INC		10465376	266708	ARMORED CAR SRVCS MAR 2019	$516.12
JETPAY PAYMENT SERVICES, FL, LLC		3017	266826	MERCHANT SRVC CHRGS FEB 19	$36,400.69
PARADISE BOTTLED WATER CO		01-02/19-FINANCE	266742	BOTTLED WA SVC JAN/FEB 19	$109.35
				BOTTLED WA SVC JAN/FEB 19	$109.35
REDSSON LTD		199113	266748	PORTAL SERVICE LOCATES-FEB	$258.00
RETAIL LOCKBOX INC		19024812	266749	UB PYMT PROCESSING FEB 19	$2,340.74
US BANK N A		FEB 2019	266781	POOLED INVESTMENT CUSTODY FEES	$116.00
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$48.70
	P060161			VERIZON WIRELESS CHARGES JAN 2	$38.70
XEROX CORPORATION		096249253	266790	MX4-346672 BASE/PRINTS-FEB	$323.21

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION		096249254	266790	LX5-692029 BASE/PRINTS-FEB	$208.73
		159110935		BLK MT TONER WC 7120 FREIGHT	$15.00
				FINANCE TOTAL****	**$41,821.36**
Division: 212 PURCHASING					
BANK OF AMERICA		TXN00043792	266637	SUNRIVER RESORT/NIGP CONF. IRM	$124.38
		TXN00043867		OPPAWEB/NIGP CONF. IRMA BOTTIN	$354.00
		TXN00043911		NATIONAL INSITUTE OF GOVE/CONF	$285.00
CANON FINANCIAL SERVICES, INC	S018198	19883560	266673	2019 COPIER LEASE & USAGE CHAR	$46.98
	S018198			2019 COPIER LEASE & USAGE CHAR	$187.91
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$776.09
FRONTIER FENCE INC	S018129	40482R	266706	RELOCATE FENCE IN WAREHOUSE,	$873.40
US BANK		TXN29900012500436	266532	NIGP 2019 Forum Registration-R	$800.00
		TXN47270475462901		Hotel_Reg8 Conf_Robinson	$124.38
		TXN50170501055022		Hotel 1 night deposit-See Cred	$217.35
		TXN52637655383979		Reg8 Conf Registration-Robinso	$250.00
		TXN53900017100454		NIGP 1-day course-Robinson	$285.00
		TXN54260546178235		Reverse Charge	($217.35)
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$28.29
	P060161			VERIZON WIRELESS CHARGES JAN 2	$19.36
				PURCHASING TOTAL****	**$4,154.79**
Division: 213 INFORMATION TECHNOLOGY					
BANK OF AMERICA		TXN00043554	266637	PMI - Membership,PMI MEMBERSHI	$154.00
		TXN00043569		AMAZON,PORTABLE DVD WRITER DRI	$302.94
		TXN00043584		AMAZON,PORTABLE DVD WRITER DRI	$168.30
		TXN00043612		AMAZON,HDMI ADAPTER	$292.12
		TXN00043619		AMAZON,PROJECTOR LAMP	$101.81
		TXN00043627		AMAZON,ULTRA SLIM DVD WRITER D	$168.35
		TXN00043670		FS COM INC,FIBER PATCH CABLES	$767.60
		TXN00043681		DNH GODADDY.COM,DOMAIN	$16.47
		TXN00043684		PANERA BREAD #601965,LUNCH MEE	$77.24
		TXN00043685		SUBWAY,LUNCH MEETING	$57.93
		TXN00043786		SHI INTERNATIONAL CORP,WIRELES	$406.29
		TXN00043802		WA ASSN OF COUNTIES,ACCIS MEMB	$425.00
		TXN00043828		AMAZON CREDIT,REFUNDED HDMI DI	($292.12)
		TXN00043858		AMZN Mktp US MI8SZ4VV1,PATCH P	$95.78
		TXN00043864		DELL,LITHIUM-ION BATTERY	$112.50
		TXN00043916		AMAZON,WIRELESS DISPLAY ADAPTE	$70.37
		TXN00043929		TECHPOWER SOLUTIONS INC,HPE ME	$611.42
		TXN00043975		DELL,LITHIUM BATTERY	$91.84
CANON FINANCIAL SERVICES, INC		19883559	266802	CANON-IRC5550I-XLG04987-MAR	$127.11

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CASELLE INC	P059949	93753	266674	CONTRACT SUPPORT AND MAINTENAN	$169.33
CERIUM NETWORKS INC	P060058	I074796	266676	CISCO VG202XM ANALOG VOICE GAT	$2,158.45
	P060058			CISCO VG204XM ANALOG VOICE GAT	$1,026.27
	P060059	I074805		SNTC-8X5XNBD 802.11AC W2 LOW P	$149.13
	P060059			STANDARD POLE/WALL MOUNT KIT F	$76.94
	P060059			STANDARD POLE/WALL MOUNT KIT F	$153.89
	P060059			SNTX-8X5XNBD 802.11AC W2 LOW-P	$74.56
	P060059			802.11AC W2 LOW-PROFILE OUTDOO	$1,302.39
	P060059			802.11AC W2 LOW-PROFILE OUTDOO	$2,604.77
DELL COMPUTER CORPORATION	P059991	10300943459	266692	COMPUTER, DELL OPTIPLEX 5060 M	$37,288.90
ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE INC	P060169	93605503	266699	ESRI ARCGIS DATA INTEROPERABIL	$543.00
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$287.74
	P060161			VERIZON WIRELESS CHARGES JAN 2	$15.06
				INFORMATION TECHNOLOGY TOTAL****	**$49,605.38**
Division: 220 HUMAN RESOURCES					
BANK OF AMERICA		TXN00043549	266637	COSTCO-AJ FAREWELL-CAKE	$35.27
		TXN00043582		WALMART-AJ FAREWELL-CAKE	$16.48
		TXN00043744		FRED-MEYER-DRINKS IAFF BEN LUN	$18.82
		TXN00043747		JIMMY JOHNS-IAFF BENEFITS MTG	$63.01
		TXN00043780		EXXON STORE-ICE	$3.19
		TXN00043914		ESS-BACKGROUND CHECKS	$98.00
BIOSH		5309	266469	DOT DRUG/ALCOHOL SCREEN	$360.00
CANON FINANCIAL SERVICES, INC		19883559	266802	CANON-IRC5550I-XLG04987-MAR	$4.69
CITY VIEW MINI STORAGE		2019-UNIT 14	266476	STORAGE UNIT FEE 1/1-04/30/19	$400.00
MOON, TAE-IM PHD		02202019	266506	PSYCH EVALUATION-C WILLETTE	$800.00
PARADISE BOTTLED WATER CO		2/19-HR	266511	BOTTLED WATER-FEBRUARY	$11.61
REYNOLDS, DAN		03052019	266516	TUIT REIMB-DAN REYNOLDS	$2,000.00
SUMMIT LAW GROUP PLLC		100771	266524	HR/CA GRIEVANCE GUIDANCE	$126.00
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$110.95
WASHINGTON ASN OF BUILDING OFFICIALS		37298	266540	JOB POSTING-BUILDING INSPECTOR	$50.00
WASHINGTON STATE PATROL		I19005751	266541	BACKGROUND CHECKS-FEB 2019	$36.00
				HUMAN RESOURCES TOTAL****	**$4,134.02**
Division: 300 DEVELOPMENT SERVICES ADMIN					
ABADAN INC		AR54163	266462	LG FORMAT SCANNER	$155.24
BANK OF AMERICA		TXN00043703	266637	SHELL OIL - RENTAL CAR FUEL, K	$30.53
		TXN00043729		AMERICAN PLANNING A - MEMBERSH	$431.00
		TXN00043736		STAPLES - COPY PAPER, POSTITS	$65.17
		TXN00043787		Association of Washington - AN	$100.00
		TXN00043844		WAPRO - REGISTRATION, TRIP 19-	$175.00
		TXN00043854		JIMMY JOHNS - EDM INTERVIEWS	$31.07

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00043945	266637	GOTPRINT.COM - BUSINESS CARDS	$18.19
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$122.64
XEROX CORPORATION		096249241	266870	MX4-343179 BASE/PRINTS-JAN	$344.60
		096249243	266790	LX5-692207 BASE/PRINTS-FEB	$79.26
				DEVELOPMENT SERVICES ADMIN TOTAL****	**$1,552.70**
Division: 301 DEVELOPMENT SERVICES					
AVANTECH INC	S018034	19-3296	266552	TRACEY PELOQUIN - CLERICAL	$1,481.03
BANK OF AMERICA		TXN00043602	266637	SUN WEST SPORTSWEAR - LOGO - I	$69.91
		TXN00043680		SUMMIT SIGN AND SAFETY - SAFET	$323.51
MCLEAN LAW OFFICE	P060028	GM-03/14/2019	266732	HEARING EXAMINER SERVICE - #17	$8,540.00
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$424.98
WATER SOLUTIONS INC		20768	266783	3 WTR MACHINES - FEB 2019	$16.29
				3 WTR MACHINES - FEB 2019	$39.63
				DEVELOPMENT SERVICES TOTAL****	**$10,895.35**
Division: 303 LIBRARY					
BANK OF AMERICA		TXN00043532	266637	INGRAM BOOKS	$1,262.05
		TXN00043547		INGRAM BOOKS	$213.13
		TXN00043566		INGRAM BOOKS	$207.63
		TXN00043567		STAPLES - Purchase	$126.24
		TXN00043581		INGRAM BOOKS	$468.29
		TXN00043598		INGRAM BOOKS	$397.25
		TXN00043605		BIBLIOTHECA, LLC - Purchase	$572.50
		TXN00043610		INGRAM BOOKS	$308.54
		TXN00043613		OVERDRIVE DIGITAL	$62.91
		TXN00043618		OVERDRIVE DIGITAL	$89.99
		TXN00043630		STAPLES - Purchase	$33.76
		TXN00043638		VALUE LINE DATABASE	$5,000.00
		TXN00043646		INGRAM BOOKS	$272.69
		TXN00043669		AMZN Mktp US MB23H8K72 - Purch	$10.81
		TXN00043672		INGRAM BOOKS	$1,559.84
		TXN00043675		MIDWEST DVD	$1,181.53
		TXN00043686		MIDWEST DVD	$170.16
		TXN00043688		COSTCO WHSE #0486 - Purchase	$39.71
		TXN00043689		INGRAM BOOKS	$56.68
		TXN00043693		DEMCO	$399.64
		TXN00043704		INGRAM BOOKS	$322.47
		TXN00043719		BLACKSTONE AUDIO	$333.88
		TXN00043741		OVERDRIVE DIGITAL	$56.97
		TXN00043746		INGRAM BOOKS	$477.26
		TXN00043758		INGRAM BOOKS	$369.51

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00043760	266637	WASHINGTON LIBRARY ASSOCI - Pu	$365.00
		TXN00043773		INGRAM BOOKS	$1,503.71
		TXN00043793		INGRAM BOOKS	$51.91
		TXN00043794		WASHINGTON LIBRARY ASSOCI - Pu	$365.00
		TXN00043798		INGRAM BOOKS	$159.20
		TXN00043806		Amazon.com MI0LB4190 - Purchas	$468.18
		TXN00043809		INGRAM BOOKS	$167.54
		TXN00043812		INGRAM BOOKS	$289.66
		TXN00043822		INGRAM BOOKS	$494.80
		TXN00043830		OVERDRIVE DIGITAL	$226.81
		TXN00043839		INGRAM BOOKS	$323.73
		TXN00043845		OVERDRIVE DIGITAL	$9.99
		TXN00043862		INGRAM BOOKS	$244.61
		TXN00043891		COSTCO WHSE #0486 - Purchase	$97.13
				COSTCO	$63.98
		TXN00043896		INGRAM BOOKS	$214.82
		TXN00043903		MIDWEST DVD	$912.87
		TXN00043913		INGRAM BOOKS	$67.27
		TXN00043944		OVERDRIVE DIGITAL	$132.46
		TXN00043949		INGRAM BOOKS	$217.69
		TXN00043965		INGRAM BOOKS	$452.22
		TXN00043966		INGRAM BOOKS	$911.37
		TXN00043976		AMZ Amazon.com - Credit	($468.18)
BIBLIOTHECA ITG LLC		SI0049069-US	266468	RFID TAGS	$2,626.04
CAMPBELL-HIME, LESLIE		19-048 CAMPBELL H	266801	19-048 WSPLD WNTR MTNG	$354.44
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$3,411.74
DEARREADER.COM LLC		INV33211	266811	DEARREADER SUBSCRIPTION	$1,900.00
FRONTIER	S018263	03/19 5099433152	266819	TELEPHONE CHARGE 3/4/19-4/3/19	$773.51
MIDWEST TAPE		97057911	266503	FEBRUARY 2019 HOOPLA	$3,757.22
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$83.67
WT COX SUBSCRIPTIONS		3060201	266869	SUBSCRIPTION 19 20	$37.96
				LIBRARY TOTAL****	**$34,209.79**
Division: 330 PARKS & RECREATION ADMIN					
AHBL, INC	P059748	111926	266627	MASTER PLANNING SERVICES FOR	$2,120.00
AVANTECH INC	P059933	19-3295	266552	DAVE BRYANT CONSULTING FOR PAR	$941.76
BANK OF AMERICA		TXN00043651	266637	WASHINGTON RECREATION AND - 20	$409.00
		TXN00043784		SUN WEST - RANGER HATS	$51.99
		TXN00043836		COSTCO WHSE #0486 - PARKS & RE	$30.90
		TXN00043941		RITE AID STORE - 5319 - PRC IN	$20.01
MICHAEL TERRELL-LANDSCAPE ARCHITECTURE, PLLC	P059793	3515	266733	UPDATE PARK MASTER PLAN	$3,101.58

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$1,295.74
				PARKS & RECREATION ADMIN TOTAL****	**$7,970.98**
Division: 331 PARKS & REC - RECREATION					
BANK OF AMERICA		TXN00043556	266637	Amazon.com MB2HB8RQ0 - FELT PA	$74.62
		TXN00043622		AMZN Mktp US MI9O48O91 - POST	$5.85
		TXN00043624		AMZN Mktp US MI74C4O51 - SHARP	$13.29
		TXN00043629		AMZN Mktp US MI0HC1CO1 - LANYA	$59.25
		TXN00043633		AMZN Mktp US MI7XH2CQ1 - STAND	$325.78
		TXN00043640		Amazon Prime - OFFICE SUPPLIES	$14.11
		TXN00043641		Amazon.com MI5MK5OF0 - MARKERS	$18.31
		TXN00043652		OFFICE DEPOT #2766 - OFFICE SU	$15.36
		TXN00043656		SHERRY GARTSIDE WRPA REGISTRAT	$409.00
		TXN00043659		AMZN Mktp US MI78M5OH0 - BANKE	$87.76
		TXN00043667		SIGNSIMPL LLC,PERSONAL PLAN	$16.00
		TXN00043711		500 PENS AND FOLDERS	$72.76
		TXN00043718		VIDEO CABLES	$29.30
		TXN00043735		USB CABLE	$9.00
		TXN00043766		ENTRY WAY RUGS	$56.93
		TXN00043840		Scheduling License	$29.95
		TXN00043847		FRED-MEYER #0286 - PARKS & REC	$39.44
		TXN00043860		FRED-MEYER #0286 - ARTS COMMIS	$29.98
		TXN00043930		GOTPRINT.COM - BUSINESS CARDS	$54.27
CAMARENA LATIN RHYTHMS		FEBRUARY 2019	266470	TANGO INSTRUCTOR-FEBRUARY	$1,264.56
GLOWING SUN			266489	SHOTOKAN KARATE CLASSES	$89.95
MASON, PATTI L			266499	FITNESS CLASSES-FEBRUARY 19	$247.98
MILLER, JO ANN			266604	DANCE INSTRUCTOR-FEBRUARY	$416.68
SCOTT, TAIFEI		13-054/FEB 2019	266520	ZUMBA INSTRUCTOR-FEB 2019	$180.60
				PARKS & REC - RECREATION TOTAL****	**$3,560.73**
Division: 335 PARKS & REC - PARKS&FACILITIES					
A COMPLETE JANITORIAL SUPPLY		76263	266791	MACHINE SCRUB WAREHOUSE FLOOR	$185.50
		76855		MACHINE SCRUB WAREHOUSE FLOOR	$185.50
		77067		MACHINE SCRUB WAREHOUSE FLOOR	$371.00
		77094		MACHINE SCRUB WAREHOUSE FLOOR	$185.50
ABM JANITORIAL NORTHWEST		13587038	266792	JANITORIAL SRVCS-MARCH	$3,417.76
				JANITORIAL SRVCS-MARCH	$2,933.53
				JANITORIAL SRVCS-MARCH	$619.82
				JANITORIAL SRVCS-MARCH	$2,526.46
AGTERRA TECHNOLOGIES INC		19-4387	266549	SPRAY LOG RENEWAL	$2,500.00
BADGER MOUNTAIN IRRIGATION DISTRICT		2019 BADGER MT	266635	2019 ASSESSMEN-BADGER MTN PARK	$9,413.40
		2019 BADGER MTN		2019 BMID ASSESSMENT BADGER MT	$1,739.80

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BADGER MOUNTAIN IRRIGATION DISTRICT		2019 CRESTED	266635	2019 ASSESSMENT-CRESTED HILLS	$1,566.00
		2019 RAND		2019 ASSESSMENT-RAND	$379.98
		2019 SUNDANCE		2019 BMID ASSESSMENT SUNDANCE	$483.16
		2019 WESTCLIFFE		2019 BMID ASSESSMNT WESTCLIFFE	$888.40
BANK OF AMERICA		TXN00043533	266637	ULINE - MAIL SORTER BOX - CREW	$341.18
		TXN00043535		HOME DEPOT - HORN CONCESSION S	$390.94
		TXN00043555		HOME DEPOT - TOW HITCH	$50.81
		TXN00043562		HOME DEPOT - H.R. CONCESSION R	$23.74
		TXN00043563		ACE - PLUMBING PARTS - LIBRARY	$14.70
		TXN00043575		HOME DEPOT - HAINS COMFORT VAN	$58.13
		TXN00043577		SUPERWATER - WATER FILTER-BLDG	$626.95
		TXN00043579		OFFICE DEPOT - WHITE BOARDS-CR	$110.84
		TXN00043601		BENJAMIN'S CARPET - REPAIR BLI	$158.24
		TXN00043603		HOME DEPOT - H.R. CONCESSION R	$67.56
		TXN00043609		ULINE - HAND TRUCK	$571.14
		TXN00043614		AMAZON - TEMP COOLERS	$156.36
		TXN00043616		THE LOCK PEOPLE - MASTER LOCKS	$105.70
		TXN00043621		HOME DEPOT - HAINS VANDALISM R	$22.34
		TXN00043636		WALMART - TEMP COOLERS	$156.36
		TXN00043643		OREILLY AUTO - STRIPE TAPE - S	$10.83
		TXN00043645		HOME DEPOT - SHOPS 100 PAINTIN	$42.22
		TXN00043653		DELL,22 MONITOR P2219H	$153.11
		TXN00043658		ACE - SHOPS 100 PAINTING	$31.09
		TXN00043674		HOME DEPOT - SHOPS 100 PAINTTI	$82.66
		TXN00043678		AMAZON - COMPUTER USB CORDS	$63.75
		TXN00043692		HOME DEPOT - HAINS COMFORT-VAN	$139.41
		TXN00043698		HOME DEPOT - SHOPS 100 RENO-FL	$50.24
		TXN00043701		AMAZON - TREE WRAP	$21.70
		TXN00043710		AMAZON - TREE WRAP	$28.44
		TXN00043714		AMAZON - SNOW SHOVELS	$282.83
		TXN00043715		HOME DEPOT - SHOPS 100 PAINTIN	$46.30
		TXN00043770		HOME DEPOT - SHOPS BLDG 100 PA	$118.67
		TXN00043772		YOKE'S - CREW BREAKFAST	$46.09
		TXN00043779		HOME DEPOT - EXTENSION CORD RA	$21.70
		TXN00043837		LOCK PEOPLE - 3303 LOCKS	$139.80
		TXN00043838		SUPPLYWORKS - HAND SANITIZER	$90.18
		TXN00043842		ULINE - JUMBO BATH TISSUE DIS	$134.50
		TXN00043849		SUN DATA - TONER FOR PRINTER	$501.75
		TXN00043851		SUPPLY.COM - MOEN FAUCET - LIB	$470.92
		TXN00043852		QUALIFIED HARDWARE.- LOCK MAIN	$241.68
		TXN00043861		HOME DEPOT - HORN RENO PARTS	$2.56

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00043863	266637	HOME DEPOT - DOOR MAINT PARTS-	$5.41
		TXN00043868		HOME DEPOT - PLUMBING SUPPLIES	$25.38
		TXN00043872		OFFICE DEPOT - OFFICE SUPPLIES	$111.24
		TXN00043874		TRI CITY LUMBER - DOOR MAINT P	$6.40
		TXN00043876		HOME DEPOT - VANDALISM REPAIR	$35.87
		TXN00043878		HARBOR FREIGHT - SMALL EQUIP R	$13.21
		TXN00043886		OFFICE DEPOT - DRY ERASE SUPPP	$18.02
		TXN00043887		AMAZON - IPHONE CHARGERS	$10.85
		TXN00043888		OFFICE DEPOT - BADGE HOLDERS,	$76.21
		TXN00043892		HOME DEPOT - DOOR REPAIR-S YAR	$30.82
		TXN00043901		OFFICE DEPOT - SHARPIES, TAPE,	$43.39
		TXN00043902		OFFICE DEPOT - SHARPIES	$29.64
		TXN00043909		OFFICE DEPOT - DAY PLANNER - G	$8.12
		TXN00043915		AMAZON - KEY CLIPS	$23.88
		TXN00043921		AMAZON - HVAC PARTS - SHOPS	$106.52
		TXN00043931		HARBOR FREIGHT - DRILL PRESS B	$9.76
		TXN00043942		HOME DEPOT - COMFORT FLOOR-COL	$60.62
		TXN00043947		WAL MART - SNOW REMOVAL LUNCH	$68.61
		TXN00043950		TARGET - TV MOUNT	$260.62
		TXN00043958		AUTOZONE - BABY CHANGING TABLE	$24.97
		TXN00043964		TARGET - TV - CREW ROOM	$760.19
		TXN00043972		HOME DEPOT - COMFORT FLOOR-BAD	$35.70
BASELINE INC		2019-77	266555	CELL MODEM DATA SERVICE	$199.00
BENTON COUNTY SHERIFF'S OFFICE		1151	266556	WORKCREW II DECEMBER 2018	$14,323.22
		1152		WORKCREW II JANUARY 2019	$7,974.68
CENTRAL HOSE & FITTINGS INC		C025909-01	266804	HVAC PARTS	$43.87
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$51.10
				CITY UTILITY BILLS/FEB 2019	$52.30
				CITY UTILITY BILLS/FEB 2019	$63.32
				CITY UTILITY BILLS/FEB 2019	$61.50
				CITY UTILITY BILLS/FEB 2019	$58.50
				CITY UTILITY BILLS/FEB 2019	$54.64
				CITY UTILITY BILLS/FEB 2019	$48.03
				CITY UTILITY BILLS/FEB 2019	$35.85
				CITY UTILITY BILLS/FEB 2019	$28.85
				CITY UTILITY BILLS/FEB 2019	$29.73
				CITY UTILITY BILLS/FEB 2019	$29.82
				CITY UTILITY BILLS/FEB 2019	$30.28
				CITY UTILITY BILLS/FEB 2019	$31.14
				CITY UTILITY BILLS/FEB 2019	$33.02
				CITY UTILITY BILLS/FEB 2019	$33.56

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$34.10
				CITY UTILITY BILLS/FEB 2019	$37.60
				CITY UTILITY BILLS/FEB 2019	$35.51
				CITY UTILITY BILLS/FEB 2019	$46.30
				CITY UTILITY BILLS/FEB 2019	$37.02
				CITY UTILITY BILLS/FEB 2019	$69.57
				CITY UTILITY BILLS/FEB 2019	$39.30
				CITY UTILITY BILLS/FEB 2019	$40.33
				CITY UTILITY BILLS/FEB 2019	$40.37
				CITY UTILITY BILLS/FEB 2019	$43.18
				CITY UTILITY BILLS/FEB 2019	$44.59
				CITY UTILITY BILLS/FEB 2019	$45.62
				CITY UTILITY BILLS/FEB 2019	$46.23
				CITY UTILITY BILLS/FEB 2019	$34.44
				CITY UTILITY BILLS/FEB 2019	$945.39
				CITY UTILITY BILLS/FEB 2019	$319.89
				CITY UTILITY BILLS/FEB 2019	$365.54
				CITY UTILITY BILLS/FEB 2019	$369.95
				CITY UTILITY BILLS/FEB 2019	$370.60
				CITY UTILITY BILLS/FEB 2019	$88.75
				CITY UTILITY BILLS/FEB 2019	$373.72
				CITY UTILITY BILLS/FEB 2019	$568.47
				CITY UTILITY BILLS/FEB 2019	$624.51
				CITY UTILITY BILLS/FEB 2019	$646.95
				CITY UTILITY BILLS/FEB 2019	$678.44
				CITY UTILITY BILLS/FEB 2019	$867.62
				CITY UTILITY BILLS/FEB 2019	$125.18
				CITY UTILITY BILLS/FEB 2019	$912.67
				CITY UTILITY BILLS/FEB 2019	$298.71
				CITY UTILITY BILLS/FEB 2019	$957.56
				CITY UTILITY BILLS/FEB 2019	$1,019.55
				CITY UTILITY BILLS/FEB 2019	$1,116.90
				CITY UTILITY BILLS/FEB 2019	$1,152.27
				CITY UTILITY BILLS/FEB 2019	$1,155.24
				CITY UTILITY BILLS/FEB 2019	$1,171.56
				CITY UTILITY BILLS/FEB 2019	$1,219.95
				CITY UTILITY BILLS/FEB 2019	$1,504.98
				CITY UTILITY BILLS/FEB 2019	$1,574.12
				CITY UTILITY BILLS/FEB 2019	$1,674.14
				CITY UTILITY BILLS/FEB 2019	$1,747.91
				CITY UTILITY BILLS/FEB 2019	$3,119.93

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$884.61
				CITY UTILITY BILLS/FEB 2019	$145.02
				CITY UTILITY BILLS/FEB 2019	$75.58
				CITY UTILITY BILLS/FEB 2019	$83.08
				CITY UTILITY BILLS/FEB 2019	$83.85
				CITY UTILITY BILLS/FEB 2019	$85.99
				CITY UTILITY BILLS/FEB 2019	$89.48
				CITY UTILITY BILLS/FEB 2019	$99.35
				CITY UTILITY BILLS/FEB 2019	$109.16
				CITY UTILITY BILLS/FEB 2019	$109.84
				CITY UTILITY BILLS/FEB 2019	$116.19
				CITY UTILITY BILLS/FEB 2019	$122.12
				CITY UTILITY BILLS/FEB 2019	$371.47
				CITY UTILITY BILLS/FEB 2019	$126.35
				CITY UTILITY BILLS/FEB 2019	$308.10
				CITY UTILITY BILLS/FEB 2019	$138.70
				CITY UTILITY BILLS/FEB 2019	$298.89
				CITY UTILITY BILLS/FEB 2019	$159.67
				CITY UTILITY BILLS/FEB 2019	$159.81
				CITY UTILITY BILLS/FEB 2019	$169.45
				CITY UTILITY BILLS/FEB 2019	$192.75
				CITY UTILITY BILLS/FEB 2019	$216.21
				CITY UTILITY BILLS/FEB 2019	$222.25
				CITY UTILITY BILLS/FEB 2019	$226.80
				CITY UTILITY BILLS/FEB 2019	$235.73
				CITY UTILITY BILLS/FEB 2019	$243.38
				CITY UTILITY BILLS/FEB 2019	$250.96
				CITY UTILITY BILLS/FEB 2019	$287.74
				CITY UTILITY BILLS/FEB 2019	$75.17
				CITY UTILITY BILLS/FEB 2019	$1,940.92
				CITY UTILITY BILLS/FEB 2019	$1.78
				CITY UTILITY BILLS/FEB 2019	$26.23
				CITY UTILITY BILLS/FEB 2019	$25.57
				CITY UTILITY BILLS/FEB 2019	$28.25
				CITY UTILITY BILLS/FEB 2019	$11.48
				CITY UTILITY BILLS/FEB 2019	($488.15)
				CITY UTILITY BILLS/FEB 2019	$27.51
				CITY UTILITY BILLS/FEB 2019	$7.87
				CITY UTILITY BILLS/FEB 2019	$17.19
				CITY UTILITY BILLS/FEB 2019	($315.85)
				CITY UTILITY BILLS/FEB 2019	$95.00

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$19.60
				CITY UTILITY BILLS/FEB 2019	$23.61
				CITY UTILITY BILLS/FEB 2019	$10.29
		02/2019-24	266563	#24 LANDFILL FEES	$422.12
COLUMBIA GRAIN & FEED INC		164585	266567	SMALL EQUIP REPAIR-BOLTS	$38.77
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-606319	266685	TRAINING ROOM LIGHTS	$3.93
		3627-606530		LIBRARY DOWN LIGHT FRAME	$216.24
EWING IRRIGATION PRODUCTS INC		6960966	266701	PLUMBING-DINNER DOCK	$307.60
FARMERS EXCHANGE		227070	266814	TRIMMER REPAIR	$119.24
		227072		TRIMMER REPAIR	$145.06
		227073		INSPECTION FEE-SURPLUSED	$45.61
		227075		INSPECTION FEE-SURPLUSED	$45.61
		227079		TRIMMER REPAIR	$205.17
		227081		TRIMMER REPAIR	$106.02
		227083		INSPECTION FEE-SURPLUSED	$45.61
		227084		INSPECTION FEE-SURPLUSED	$45.61
		227085		INSPECTION FEE-SURPLUSED	$45.61
		227087		INSPECTION FEE-SURPLUSED	$45.61
		227088		INSPECTION FEE-SURPLUSED	$45.61
		227092		WALK BEHIND EDGER REPAIR	$231.35
		227095		HEDGE TRIMMER REPAIR	$203.68
		227096	266702	BACKPACK BLOWER REPAIR	$142.94
		227097		BACK PACK BLOWER REP 08232	$79.09
		227098		BK PK BLOWER REP T14412007384	$215.15
		227099		BK PK BLOWER REP T14412006014	$73.49
		227100	266814	INSPECTION FEE-SURPLUSED	$45.61
		227103	266702	BK PK BLOWER REP 20170200561	$150.71
		227104	266814	INSPECTION FEE-SURPLUSED	$45.61
		227106	266702	BK PK BLOWER REP T14412008752	$161.57
		227107		BACK PACK BLOWER REP 3057008	$207.19
FERGUSON ENTERPRISES INC		6969361	266574	HORN RAPIDS SINK PARTS	$367.35
		7015665	266816	PLUMBING PARTS	$31.19
FRONTIER PRECISION, INC	P059977	187645	266488	RECEIVER, R10-001-60 TRIMBLE R	$5,392.98
GRAINGER	S018264	9108646994	266821	DATA CABLE ITEM #4DPL8	$194.01
	S018264	9113225925		FULL BODY HARNESS ITEM #6WNV0	$732.58
	S018264	9113326731		ELECTRIC SEQUENCER ITEM #6UEEE	$314.20
	S018264	9113770649		ELECTRIC SEQUENCER ITEM #451G4	$49.63
H & N ELECTRIC		44363	266577	COOLING TOWER MOTOR-BAD	$358.38
HERC RENTALS INC		30602917-001	266713	LOADER RENTAL - SNOW REMOVAL	$957.85
		30605284-001	266579	TRACTOR-SNOW REMOVAL	$269.33
KENNEWICK IRRIGATION DISTRICT		2019-120981030011	266593	2019 ASSESS-BROOKSTONE PARK	$623.23

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
KENNEWICK IRRIGATION DISTRICT		2019-125981020005	266593	2019 ASSESS-DESERT RIM PARK	$795.71
		2019-125983000005	266828	2019 ASSESS-KEENE RD TRAIL	$388.45
		2019-125983020010		2019 ASSESS-CHAPARRAL PARK	$704.18
		2019-125983040006		2019 ASSESS-CHAPARRAL PARK	$624.65
		2019-126983100001		2019 ASSESS-BADGER MTN PARK	$484.33
		2019-127984000001	266593	2019 ASSESS-GALA PARK	$525.59
		2019-136983050009	266828	2019 ASSESS-CLAYBELL PARK	$388.20
MECHANICAL SALES INC		700760	266601	HVAC PARTS LIBRARY	$2,206.48
MIGHTY JOHNS PORTABLE TOILET & SEPTIC		A-1784	266602	SKATE PARK	$91.00
		A-1811		HAINS COMFORT STATION	$88.00
MILLER PAINT COMPANY INC		31302096	266603	COMFORT FLOORS-PARK & BADGER	$380.85
		31305376		SHOPS 100 PAINT	$181.74
		31309831		JEFFERSON COMFORT PAINTING	$69.29
		31309997		AMON COMFORT PAINTING	$170.51
		31311332		JEFFERSON COMFORT PAINTING	$133.79
		31311337		AMON COMFORT PAINTING	$126.94
		31314957	266734	PAINT PARKS JEFFERSON/GROVES	$34.64
		31315243		PAINT BATHROOM SKATE PARK	$177.46
		31315656		PAINT BATHROOM CLAYBELL/COMFOR	$69.29
		31324636	266842	PAINTING-COL PLAYFIELD	$130.85
OVERHEAD DOOR COMPANY OF TRI CITIES		20229	266848	SHOPS 200 DOORS	$807.27
OXARC INC		30586350	266609	FIRE EXTINGUISHER SVC-I.T.	$98.07
		30586351		FIRE EXTINGUISHER SVC-703 BLDG	$218.45
		30586355		FIRE EXTINGUISHER SVC-RCC	$190.65
		30586356		FIRE EXTINQUISHER SVC-POOL	$54.57
		30586357		FIRE EXTINGUISHER SVC-LIBRARY	$121.03
		30586358		FIRE EXTINGUISHER SVC-CTY HALL	$218.45
		30591400	266509	WELDING SUPPLIES	$106.94
		30591732		WELDING WIRE - CREDIT	($178.48)
		30598644	266609	FIRE SUPPRESSION	$347.52
		60349771		FEB CYLINDR RENTAL-FACILITIES	$143.94
		60349774		FEB CYLINDER RENTAL-POOL	$84.22
PLATT ELECTRIC SUPPLY		U586860	266611	TRAINING ROOM LIGHTS	$120.83
RICHLAND ACE HARDWARE		217135/2	266615	SNOW REMOVAL SUPPLIES	$113.40
		217141/2		FILTER	$48.86
		217145/2		PAINTING-SHOPS 100	$19.52
		217160/2	266751	PAINTING - CLAYBELL	$6.49
		66426/1	266615	GUTTER MAINT PARTS	$145.48
		66443/1		GUTTER MAINT PARTS	$48.85
		66479/1		KEYS	$7.80
		66482/1		PAINTING-JEFFERSON COMFORT	$7.59

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		66483/1	266615	DEFECTIVE KEYS	($7.80)
		66510/1		PAINTING-AMON COMFORT	$5.94
		66518/1		PAINTING-JEFFERSON COMFORT	$7.16
		66532/1	266751	PAINTING - AMON COMFORT	$14.70
		66536/1		PAINTING - GROVES COMFORT	$43.42
		66538/1		BACKFLOW REPAIR - DINNER DO	$106.38
		66545/1		BACKFLOW REPAIR - DINNER DO	$33.31
		66587/1		PAINTING - COLUMBIA PLAYFIE	$83.16
SAFETY KLEEN SYSTEMS INC		79196946	266761	VAC SVC FEE AUTOMOTIVE	$3,879.19
SPRAGUE PEST SOLUTIONS		3779130	266859	PEST CONTROL - RFD #72	$103.17
		3779132		PEST CONTROL - FIRE #4	$103.17
STEEBER'S LOCK SERVICE		392258	266620	TEMP KEYS	$161.81
		392260		DUPLICATE KEYS	$27.37
		392269	266860	TEMP KEYS	$32.58
STONEWAY ELECTRIC SUPPLY		S102667662.001	266621	DIMMING CONTROLS - RCC	$484.36
		S102673419.001		SHOPS 100 PARKING LOT LIGHTS	$985.74
		S102673419.002	266861	SHOPS 100 PARKING LOT LIGHTS	$1,314.32
		S102689594.001	266770	BALLASTS	$82.44
TACOMA SCREW PRODUCTS INC		22237508	266771	TERRAIN VISE FOR TRUCK	$251.40
		22237523		HVAC PARTS - STOCK	$175.90
THE PERSONAL TOUCH CLEANING INC		89059	266772	JANITOR SERVICES-BLDG 100-FEB	$6,065.48
		89060		JANITOR SERVICES-BLDG 200-FEB	$719.37
		89061		JANITOR SERVICES-BLDG 300-FEB	$567.87
		89121		JANITOR SERVICES-RCC-FEB	$3,418.35
		89122		JANITOR SERVICES-LIBRARY-FEB	$6,048.21
THE SHERWIN WILLIAMS CO		9552-4	266863	PAINTING-CLAYBELL COMFORT	$11.54
WILBUR ELLIS COMPANY	S018252	12436438	266789	MILESTONE 2-2.5 JUGS	$752.06
	S018252			PENDULUM AQUA CAP 2-2.5 JUGS	$1,023.88
	S018252			RANGER PRO 2-2.5 JUGS	$86.77
	S018252	12437778		ESPLANADE 200 SC/AGENCY 4-1 QT	$355.70
				PARKS & REC - PARKS&FACILITIES TOTAL****	**$140,773.62**
Division: 338 PARKS & REC - PROJECT ADMIN					
CANON FINANCIAL SERVICES, INC		19883559	266802	CANON-IRC5550I-XLG04987-MAR	$49.71
				PARKS & REC - PROJECT ADMIN TOTAL****	**$49.71**
Division: 900 NON-DEPARTMENTAL					
ARBAUGH & ASSOCIATES INC		1732	266631	ARBAUGH CONTRACT FEES-JAN 19	$1,470.00
		1738		ARBAUGH CONTRACT FEES-FEB 19	$1,470.00
DEPARTMENT OF HUMAN SERVICES		4TH QTR 2018	266694	4TH QTR LIQUOR TAXES & PROFITS	$3,611.10
				NON-DEPARTMENTAL TOTAL****	**$6,551.10**
				GENERAL FUND Total ***	**$510,227.37**

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 101 CITY STREETS					
Division: 000					
VERIZON WIRELESS	P060161	9823154859	266536	CREDITS STREETS FUND	($44.79)
				UNASSIGNED TOTAL****	**($44.79)**
Division: 401 STREETS MAINTENANCE					
ARROW CONSTRUCTION SUPPLY INC		233635-CREDIT	266464	SAFETY VESTS - CREDIT	($369.79)
		234464	266550	EZ STREET/FREIGHT	$526.71
		234483		COLD MIX	$2,644.28
BANK OF AMERICA		TXN00043712	266637	FRED-MEYER #0286 - Purchase	$55.35
		TXN00043803		WAL-MART #3261 - Purchase	$32.56
		TXN00043877		THE HOME DEPOT #4746 - Purchas	$63.65
BENTON PUD		3/19-39091002	266669	(9) WYE LIGHTS-BADGER REPEATER	$93.60
BOOTHE, CHAD		122018	266800	REIMB CDL RENEWAL	$102.00
CANON FINANCIAL SERVICES, INC		19883559	266802	CANON-IRC5550I-XLG04987-MAR	$3.53
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$87.54
				CITY UTILITY BILLS/FEB 2019	$931.80
CULBERT CONSTRUCTION INC	P060166	8747	266482	2019 EMERGENCY SNOW PLOWING -	$29,213.40
	P060166	8748		2019 EMERGENCY SNOW PLOWING -	$4,344.00
ENVIROTECH SERVICES INC	S018259	CD201911816	266700	33.73 TON OF CALCIUM CHLORIDE	$7,393.55
FASTENAL COMPANY		WARIC81980	266484	HOLE SAW	$9.86
		WARIC82066		SHANK CARBIDE BURR SET	$238.91
FOUGHT, DUSTIN		030219	266817	REIMB BOOTS	$131.94
G & R AG PRODUCTS INC		2184447-0001-02	266820	SHOP SUPPLY	$84.55
		2184472-0001-02		ADAPTERS	$14.34
		2184495-0001-02		POLY T GASKETS	$15.50
GRAINGER	S018264	9114894497	266821	THREADED ROD ITEM #10P789	$40.57
HERC RENTALS INC		30582403-001	266491	LIQUID PROPANE	$34.67
		30605772-001	266579	LIQUID PROPANE	$18.20
INTERMOUNTAIN SIGN AND SAFETY INC	S018191	9879	266718	EXTRUDED ALUM SIGN BLANK WITH	$3,932.51
	S018191			EXTRUDED ALUM SIGN BLANK WITH	$6,142.42
	S018191			SS BANDING, 3/4IN X 36IN, 33 P	$150.95
	S018191			.080IN ALUM SIGN BLANK, NO HOL	$244.35
	S018191			SIGN POST, 2IN DIAMETER SQUARE	$1,832.63
	S018191			.080IN ALUM SIGN BLANK, NO HOL	$54.30
	S018191			.080IN ALUM SIGN BLANK, NO HOL	$53.21
	S018191			ADJUST TAX	($0.02)
	S018191			EXTRUDED ALUM SIGN BLANK WITH	$7,023.71
	S018191			.125IN ALUM SIGN BLANK, NO HOL	$521.28
	S018191			.080IN ALUM SIGN BLANK, NO HOL	$551.15
	S018191			CANTILEVER SIGN POST BRACKET,	$773.78

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
INTERMOUNTAIN SIGN AND SAFETY INC	S018191	9879	266718	2IN SIGN POST CAP WITH 12IN	$285.08
	S018191			.080IN ALUM SIGN BLANK, NO HOL	$288.88
	S018191			2IN SIGN POST CAP WITH 18IN	$348.88
	S018191			.080IN ALUM SIGN BLANK, NO HOL	$923.10
	S018191			90 DEG CROSSPIECE WITH 12IN	$1,058.85
	S018191			.080IN ALUM SIGN BLANK, NO HOL	$456.12
	S018191			FREIGHT	$543.00
IRRIGATION SPECIALISTS INC		1263660-01	266585	IRRIGATION PARTS	$18.91
MODERN MACHINERY CO INC		48459	266843	GRINDER RENTAL	$1,479.13
RICHLAND ACE HARDWARE		217191/2	266856	SPRAYER/CLEANER/PRTECT ARMR	$58.23
		66492/1	266615	ALUM DHNDL #10	$80.34
		66678/1	266856	SCREWS	$21.71
THE SHERWIN WILLIAMS CO		9762-9	266863	COUPLER AIRLESS HOSE	$9.88
TOTAL COLLISION AND INJURY CARE LLC		1650	266528	TOTAL CARE - DOT PHYSICALS	$100.00
TOTEM PACIFIC CORP	S018249	71402	266529	35.69 TONS OF ROAD SALT	$3,012.38
	S018241	71417	266864	35.13 TONS OF ROAD SALT	$2,965.11
	S018241	71418		35.61 TONS OF ROAD SALT	$3,005.62
UNITED PARCEL SERVICE	S018250	000986641109	266531	GROUND PKG TO CAMPBELL CO FOR	$4.02
US BANK		TXN33100988023565	266532	WIRE SECURITY ROOM	$1,684.93
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$309.84
WESTERN CONCRETE ACCESSORIES		28930	266868	REBAR GUARDS	$125.67
				STREETS MAINTENANCE TOTAL****	**$83,770.67**
				CITY STREETS Total ***	**$83,725.88**

FUND 112 INDUSTRIAL DEVELOPMENT FUND

Division: 305 ECONOMIC DEVELOPMENT

AMUNDSON, JON	19-122 AMUNDSON	266794	19-122 DEVELOPER MEETING	$65.00
ARBAUGH & ASSOCIATES INC	1732	266631	ARBAUGH CONTRACT FEES-JAN 19	$150.00
	1738		ARBAUGH CONTRACT FEES-FEB 19	$150.00
ARCHITECTS WEST INC	9522	266463	SWIFT MASTER PLAN UPDATE	$576.00
BANK OF AMERICA	TXN00043529	266637	TRIDEC ECONOMIC OUTLOOK - GAIL	$67.50
			TRIDEC - ECONOMIC OUTLOOK - J	$202.50
	TXN00043665		STAPLES - DATA STICKS	$59.68
	TXN00043682		STAPLES - USB DRIVES, FOLDERS	$12.75
	TXN00043700		WEDA - REGISTRATION, TRIP 19-1	$111.00
	TXN00043738		ALASKA AIR -TRIP 19-109, M. W	$146.60
	TXN00043751		UNITED - DEVELOPER MTG. AMUNDS	$16.00
	TXN00043752		UNITED - DEVELOPER MTG. AMUNDS	$19.00
	TXN00043754		UNITED - DEVELOPER MTG. AMUNDS	$326.60
	TXN00043755		TRI-CITY REGIONAL CHAMBER - LU	$75.00
	TXN00043762		UNITED - DEVELOPER MTG. AMUNDS	$16.00

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00043765	266637	UNITED - DEVELOPER MTG. AMUNDS	$19.00
		TXN00043767		UNITED - DEVELOPER MTG. AMUND	$326.60
		TXN00043835		LINQ ADV RSVN - TRIP 19-057, M	$58.96
		TXN00043857		DELTA AIR - TRIP 19-057, M.	$278.00
		TXN00043897		DISCOUNTMUGS.COM - MARKETING F	$490.97
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$1,841.80
		19-109 WALLNER	266807	19-109 WEDA WNTR CONF	$232.23
FRONTIER PRECISION, INC	P059977	187645	266488	RECEIVER, R10-001-60 TRIMBLE R	$8,100.00
MCMAHON, CALEB		EDO031019	266501	APPLICANT TRAVEL EXPENSE	$513.00
RGW ENTERPRISES PC	P060202	01/19-LRF ENG/DRF	266750	2019 ENGINEERING/DRAFTING SERV	$8,805.00
	P060088	01/19-PM HOURS	266614	PROJECT MANAGMENT SERVICES #13	$3,940.00
SHANNON & WILSON INC		105945	266858	MITIGATION/OBSERV C248-15	$4,003.33
		106458		MITIGATION/OBSERV C248-15	$1,403.67
		106459		C248-15 (3) TASK 8	$6,646.59
XEROX CORPORATION		096249241	266870	MX4-343179 BASE/PRINTS-JAN	$38.29
				ECONOMIC DEVELOPMENT TOTAL****	**$38,691.07**
Division: 306	ECONOMIC DEVELOPMENT PROJECTS				
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$129.90
		2019-000507	266474	2545 ROBERTSON PLAN REVIEW	$36.00
		2019-000602	266679	2480 LOGSTON PLAN REVIEW	$36.00
HALO BRANDED SOLUTIONS INC		3831315	266822	MARKETING MATERIALS-SANITIZER	$1,052.93
KINTZLEY, HEATHER		022819	266596	REIMB REAL ESTATE EX TX	$10.00
PERMIT SURVEYING INC		17015-3.INV	266850	HR INDUST-SET CORNERS	$270.00
		17159-10INV	266513	LOGSTON RELINQUISHMENT	$10,907.50
		18088-2.INV	266850	COLEMAN OIL	$270.00
		18148-3.INV	266513	WHECO - BLA	$2,340.00
		19017-1.INV	266850	SECTION 27 WETLAND	$1,800.00
				ECONOMIC DEVELOPMENT PROJECTS TOTAL****	**$16,852.33**
				INDUSTRIAL DEVELOPMENT FUND Total ***	**$55,543.40**
FUND 117	**PUBLIC SAFETY SALES TAX**				
Division: 131	PSST POLICE ACTIVITY				
BANK OF AMERICA		TXN00043572	266637	Amazon.com MB40T6WH0 - WIRELES	$40.34
		TXN00043593		BEST BUY - HARD DRIVES	$162.87
		TXN00043922		TACTICALGEAR.COM - SHEPPARD BO	$143.84
BICKFORD, JEFF		19-125 BICKFORD	266559	19-125 ICAC PER DIEM	$18.00
US BANK		TXN53207466100019	266532	IVE LICENSE RENEWAL	$2,200.00
		TXN53810277241571		TOUCH ULTIMATE SW RENEWAL	$4,018.20
				PSST POLICE ACTIVITY TOTAL****	**$6,583.25**

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
				PUBLIC SAFETY SALES TAX Total ***	**$6,583.25**
FUND 150		**HOTEL/MOTEL FUND**			
Division: 307		HOTEL/MOTEL TAX			
BANK OF AMERICA		TXN00043594	266637	GEOCOIN CANISTERS	$56.25
THREE RIVERS FOLKLIFE SOCIETY		CITY-TMF2018	266527	2018 TUMBLWD MUSIC FESTIVAL	$4,000.00
TRI CITIES VISITOR & CONVENTION BUREAU		157278	266778	TCVCB MONTHLY DUES-FEB 2019	$20,873.70
				HOTEL/MOTEL TAX TOTAL****	**$24,929.95**
				HOTEL/MOTEL FUND Total ***	**$24,929.95**
FUND 151		**SPECIAL LODGING ASSESSMENT**			
Division: 339		TOURISM PROMOTION AREA			
TRI CITIES VISITOR & CONVENTION BUREAU		FEB 2019	266778	SPECIAL LODGING ACCESS FEB 19	$30,375.31
				TOURISM PROMOTION AREA TOTAL****	**$30,375.31**
				SPECIAL LODGING ASSESSMENT Total ***	**$30,375.31**
FUND 153		**COMMUNITY DEV BLOCK GRANT**			
Division: 000					
CASCADE TITLE COMPANY OF BENTON		LOAN 2.014469	266471	OVERPAYMENT ON CK #33221	$36.34
				UNASSIGNED TOTAL****	**$36.34**
Division: 308		CDBG PROGRAM			
BANK OF AMERICA		TXN00043778	266637	STAPLES - SHELF BINS, CALCULAT	$25.98
TRI CITY HERALD	S018258	I04109259	266865	2018 CAPER RAN ON 3/3/19	$175.00
	S018258			TRI CITIES HOME CONSORTIUM (HO	$137.50
				CDBG PROGRAM TOTAL****	**$338.48**
				COMMUNITY DEV BLOCK GRANT Total ***	**$374.82**
FUND 154		**HOME FUND**			
Division: 309		HOME PROGRAM			
TRI CITY HERALD	S018258	I04109259	266865	TRI CITIES HOME CONSORTIUM (HO	$137.50
	S018258			2018 CAPER RAN ON 3/3/19	$175.00
				HOME PROGRAM TOTAL****	**$312.50**
				HOME FUND Total ***	**$312.50**
FUND 301		**STREETS CAPITAL CONSTRUCTION**			
Division: 402		ARTERIAL STREETS			
BANK OF AMERICA		TXN00043946	266637	BENTON COUNTY AUDITOR - DUPORT	$522.52
CULBERT CONSTRUCTION INC	P059667	1317-18/PMT 3	266689	SWIFT BLVD CORRIDOR IMPROVEMEN	$188,626.78
DAILY JOURNAL OF COMMERCE	S018257	3345545	266690	CALL FOR BID 2019 ASPHALT	$298.20

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
IMT INC	P059084	10509	266583	DUPORTAIL BRIDGE - 2018 MATERI	$1,966.00
RICHLAND ACE HARDWARE		66594/1	266751	PATIO PAVERS	$25.96
TACOMA SCREW PRODUCTS INC		22237734	266771	BOLT/NUT/PRESSURE GAUGE	$12.77
		22238392	266862	STEEL HEAVY BOLTS	$282.46
WA STATE DEPT OF TRANSPORTATION	P058735	RE-313-ATB9021903	266539	SR 240/KINGSGATE TRAFFIC SIGNA	$2,020.17
				ARTERIAL STREETS TOTAL****	**$193,754.86**
				STREETS CAPITAL CONSTRUCTION Total ***	**$193,754.86**
FUND 385	**GENERAL GOVT CONSTRUCTION**				
Division: 000					
LEONE & KEEBLE INC		16-292 ESCROW #23	266498	11027513-RICHLAND CITY HALL	$49,013.03
		16-292 ESCROW #24		11027513-RICHLAND CITY HALL	$23,744.24
				UNASSIGNED TOTAL****	**$72,757.27**
Division: 900	NON-DEPARTMENTAL				
BANK OF AMERICA		TXN00043790	266637	EASYBADGES LLC - SECURITY BADG	$291.50
		TXN00043814		LOGMEIN GOTOMEETING - NEW CITY	$31.50
		TXN00043829		PORTER'S REAL B - NEW CITY HAL	$35.14
HILL INTERNATIONAL INC	P056666	0000033	266580	DESIGN-BUILD OVERSIGHT SERVICE	$1,362.07
				NON-DEPARTMENTAL TOTAL****	**$1,720.21**
				GENERAL GOVT CONSTRUCTION Total ***	**$74,477.48**
FUND 401	**ELECTRIC UTILITY FUND**				
Division: 000					
ANIXTER INC	P059996	4132603-00	266629	SPLICE, 3-M PRIMARY, #2-1/0,	$269.87
	P059996			TERM, JACKETED 750, 3M QT III	$3,811.86
	P059996			SPLICE, 3-M CONNECTOR, 1/0 STR	$48.33
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P060034	3627-604639	266685	PLUG, PVC, 6" POLY, FOR SCH 40	$76.89
	P060034			BELL END, PVC, 3", SCH 40	$165.62
	P060190	3627-606373		METER,SOCKET 13 TERM BLANK HUB	$2,831.20
VERIZON WIRELESS	P060161	9823154859	266536	CREDITS ENERGY FUND	($150.66)
				TOTAL****	**$7,053.11**
Division: 501	BUSINESS SERVICES				
ARBAUGH & ASSOCIATES INC		1732	266631	ARBAUGH CONTRACT FEES-JAN 19	$840.00
		1738		ARBAUGH CONTRACT FEES-FEB 19	$840.00
BANK OF AMERICA		TXN00043529	266637	TRIDEC - ECONOMIC OUTLOOK - C	$135.00
		TXN00043561		OFFICE DEPOT-FILE SORTERS	$11.38
		TXN00043606		ALASKA AIR - Bunch 19-088/PMP	$190.60
		TXN00043644		NWPPA - Engineering Webinars	$900.00
		TXN00043748		WLV ADV DEPOSIT -NAMCHEK IWCE	$123.58
		TXN00043759		WLV ADV DEPOSIT-CARMONA IWCE	$123.58

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00043777	266637	NWPPA - Credit XFER REG FEES/J	($390.00)
		TXN00043805		LOGMEIN GOTOMEETING - Purchase	$20.64
		TXN00043815		AMZN Mktp-STAMP	$10.77
		TXN00043906		NWPPA - Studdard E&O Conf Reg	$595.00
		TXN00043925		EFFICIENCY EXCHANGE CO - Steag	$245.00
		TXN00043927		EFFICIENCY EXCHANGE CO - Senge	$245.00
		TXN00043930		GOTPRINT.COM - BUSINESS CARDS	$18.09
		TXN00043933		CDA RESORT - Hotel Dep Steagal	$202.99
		TXN00043937		CDA RESORT - Hotel Dep Senger/	$202.99
CANON FINANCIAL SERVICES, INC		19883559	266802	CANON-IRC5550I-XLG04987-MAR	$87.17
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$774.37
		19-083 NYBY	266564	19-083 UTC LOC CERT	$403.02
		19-111 LARKIN		19-111 NEMS/NRU 3/5-6	$490.44
		19-112 WHITNEY	266807	19-112 NRU/PPC MEETINGS	$658.16
ENTERPRISE RENT A CAR		20380590	266698	19-050 EDGEMON	$191.81
HOOD RIVER ELECTRIC COOPERATIVE		050219/WHITNEY	266714	NEW MANAGERS MTNG/WHITNEY	$25.00
UNITED PARCEL SERVICE	S018260	000986641119	266780	GROUND PKG TO ITRON FOR ENERGY	$5.10
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$126.10
WATER SOLUTIONS INC		20768	266783	3 WTR MACHINES - FEB 2019	$30.97
				BUSINESS SERVICES TOTAL****	**$7,106.76**
Division: 502 ELECTRICAL ENGINEERING					
BANK OF AMERICA		TXN00043742	266637	BC Record - RES Utilities Ease	$239.90
		TXN00043946		BENTON COUNTY AUDITOR - ELECT	$104.88
CITY OF RICHLAND		19-089 CARMONA	266807	19-089 IWCE	$562.24
		19-090 NAMCHEK-		19-090 IWCE	$655.71
COMMONWEALTH ASSOCIATES INC	P058238	0056342	266479	TASK 4: FACILITY INSPECTIONS A	$1,365.00
	P058238	0056343		TASK 7: BENCHMARKING UNIT COST	$682.50
FRONTIER PRECISION, INC	P059977	187645	266488	RECEIVER, R10-001-60 TRIMBLE R	$13,500.00
NAMCHEK, MICHAEL		19-090 NAMCHEK	266846	19-090 IWCE	$11.25
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$445.96
				ELECTRICAL ENGINEERING TOTAL****	**$17,567.44**
Division: 503 POWER OPERATIONS					
A CORE INC	P059943	358204	266546	CONCRETE & PAVEMENT CUTTING PE	$238.92
BANK OF AMERICA		TXN00043574	266637	OFFICE DEPOT-PENS, POST IT NOT	$34.87
		TXN00043597		AMZN Mktp-PHONE CHARGERS	$51.20
		TXN00043655		STERLINGS-F161090	$51.00
		TXN00043676		TST HOPS N DROPS- B190003	$120.00
		TXN00043720		DENNY'S-F161090	$73.29
		TXN00043725		APPLEBEES-CO F161090	$74.82
		TXN00043726		ELEPHANT CAR WASH-TRUCK#2399	$6.00

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00043795	266637	STERLINGS-CO F161090	$35.54
		TXN00043799		AMZN Mktp-GLASSES WIPES	$28.22
		TXN00043880		FIESTA MEXICAN-HO F161090	$156.89
BENTON PUD		3/19-39091002	266669	(9) WYE LIGHTS-BADGER REPEATER	$16.74
BOYD'S TREE SERVICE LLC	P059899	6824	266671	TREE PRUNING AND VEGETATION MG	$7,978.48
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$176.79
				CITY UTILITY BILLS/FEB 2019	$2,649.88
CULBERT CONSTRUCTION INC	P059667	1317-18/PMT 3	266689	SWIFT BLVD CORRIDOR IMPROVEMEN	$25,783.27
EFC EQUIPMENT LLC		107347	266695	SPARK PLUG	$5.42
GENERAL PACIFIC INC	S018107	1331395	266709	DIE SET FOR BURNDY PATRIOT PRE	$278.07
GRAINGER	S018264	9104566592	266821	SPEED HANDLE ITEM #19C369	$109.54
	S018264	9107265168		SPEED HANDLE ITEM #19C367	($64.54)
HJ ARNETT INDUSTRIES LLC	S018227	INV70919	266581	WIRE CLAMPSTICK 6 CHANCE	$332.80
	S018227			FREIGHT FOR INV #INV70919	$27.62
	S018227			TAX ON INVOICE #INV70919	$31.00
PAPE' MATERIAL HANDLING		8118000	266741	BACKHOE RENTAL & DELIVERY	$952.42
PLATT ELECTRIC SUPPLY	S018242	U591776	266743	KLEIN #44006 LOCKBACK 2-5/8" K	$221.45
	S018242			KLEIN #44007 LOCKBACK 2/1/2" K	$181.96
RICHLAND ACE HARDWARE		217057/2	266751	TOOL BOX	$15.54
		217066/2		HEADLIGHT/IMPACT SET	$42.33
		217081/2		TAP TRIPLE GRND	$6.51
RICHLAND NAPA		428787	266752	RAIN-X	$8.89
STONEWAY ELECTRIC SUPPLY		S102673437.001	266770	WIRE CONNECTORS	$30.63
TRAFFIC MANAGEMENT INC		768	266775	C06-19 LESLIE TRAFFIC CNTRL	$1,489.00
US BANK		TXN33010185049683	266532	20 VOLT LITHIUM-LON FLASHLIGHT	$64.07
		TXN37100533605607		PLYWOOD	$88.13
		TXN39005977341379		RATCHET WRENCH	$174.69
		TXN43081176676958		STRIPPER, SPIRAL CUTER W/WEDGE	$311.26
		TXN43081184764150		BLADE WEDGE	$28.89
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$309.49
				POWER OPERATIONS TOTAL****	**$42,121.08**
Division: 504 SYSTEMS DIVISION					
BANK OF AMERICA		TXN00043654	266637	CABLES FOR LESS,METER FIBER	$76.88
		TXN00043662		THE HOME DEPOT-DOOR, TRASH, TP	$57.48
		TXN00043696		L&I LICENSES -EL LICENSE THOMA	$137.90
		TXN00043721		BATTERYGUY - METER BATTERIES	$139.62
		TXN00043791		DSD CAPITAL-BLUEROOM 1032 UNIV	$81.00
		TXN00043807		AMZN Mktp -PAPER	$29.74
		TXN00043938		SD MYERS LLC-PCB TESTING	$38.00
BATTERIES PLUS BULBS		250-P11819351	266667	12 V BATTERY	$23.84
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$1,477.33

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CROWN PAPER & JANITORIAL SUPPLY INC	S018225	258508	266688	DISPENSER FOR WYPALL RAG ON A	$32.58
	S018225			FUEL SURCHARGE	$5.43
SD MYERS LLC	S018200	790794	266762	CRITICALPAC ITEM #4000 TC #901	$210.00
	S018200			LTCPAC ITEM #4004 TC #9013	$85.00
	S018200	790795		LTCPAC TC #9013 ITEM #4004	$85.00
	S018200			CRITICAL PAC #4000 TC #18	$210.00
UNITED PARCEL SERVICE	S018260	000986641119	266780	WEIGHT CORRECTION FOR 2 GROUND	$2.38
	S018260			2 GROUND PKGS TO SD MYERS FOR	$7.26
UTILITIES UNDERGROUND LOCATION CENTER		9020218	266535	LOCATE SERVICE - FEB 2019	$65.78
UTILIWORKS CONSULTING LLC	P056517	5486	266622	AMENDMENT #6 - ADDITIONAL SERV	$3,150.00
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$282.57
				SYSTEMS DIVISION TOTAL****	**$6,197.79**
Division: 505 ENERGY POLICY MGMT					
ABSOLUTE POWER INC		ES11540FY20190025	266547	2424 ROBERTSON-REBATE-COMM LTG	$15,910.00
CITY OF RICHLAND		740240	266678	1415 CIMARRON - REBATE-HP	$1,000.00
		854130		1005 MOONSTONE - REBATE-HP	$1,000.00
DAYCO HEATING & AIR	P060102	76805	266483	WEATHERWISE LOAN: DELUNA, 1415	$9,246.20
	P060125	76816		WEATHERWISE LOAN: HAUGER, 1005	$16,672.27
		77756	266691	1715 DARBY-REBATE-HP	$1,000.00
DELTA HEATING & COOLING INC		25894	266693	1105 PUTNAM - REBATE-HP	$1,000.00
		25923		329 TIETON-REBATE-HP	$1,000.00
		25924		1412 FARRELL-REBATE-HP	$1,000.00
		25936	266813	905 WILLARD - REBATE-HP	$800.00
		25937		1306 KIMBALL - REBATE-HP	$1,000.00
ISLAND VIEW WORSHIP CENTER (IVWC)		ES11540FY20190023	266720	1520 FOWLER - REBATE COM LIGHT	$1,879.00
JACOBS & RHODES INC		40159	266721	450 CARNER - REBATE-HP	$1,000.00
M CAMPBELL & COMPANY INC		179609	266835	704 SNOW - REBATE-HP	$800.00
		244612	266730	4304 JASPER - REBATE-HP	$1,000.00
		245402		1947 HETRICK-REBATE-HP	$1,000.00
		245412		524 SAINT - REBATE-HP	$1,000.00
SMITH INSULATION INC		14391-COFR	266765	1025 BIRCH-REBATE-INSULATE	$368.00
TOTAL ENERGY MANAGEMENT INC		59414WWR	266774	619 BIRCH - REBATE-HP	$1,000.00
TRANS UNION LLC		02901977	266776	CREDIT REPORT FEBRUARY	$54.30
				ENERGY POLICY MGMT TOTAL****	**$57,729.77**
Division: 506 TECHNICAL SERVICES					
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$1,187.33
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$273.79
				TECHNICAL SERVICES TOTAL****	**$1,461.12**
				ELECTRIC UTILITY FUND Total ***	**$139,237.07**

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 402 WATER UTILITY FUND					
Division: 000					
CORE & MAIN LP	P060116	K193232	266686	ADJUST FOR TAX	($0.01)
	P060116			ANGLE METER COUPLING, 1" METER	$2,413.01
	P060116			ANGLE BALL METER VALVE 1",	$7,899.84
VERIZON WIRELESS	P060161	9823154859	266536	CREDITS WATER FUND	($61.08)
				UNASSIGNED TOTAL****	**$10,251.76**
Division: 410 WATER CAPITAL PROJECTS					
CULBERT CONSTRUCTION INC	P059667	1317-18/PMT 3	266689	SWIFT BLVD CORRIDOR IMPROVEMEN	$5,350.15
HD FOWLER COMPANY INC		I5073084	266712	HR IRR 400 CIRS PIVOT RPLCMNT	$5,597.43
RH2 ENGINEERING INC	P059490	72526	266854	WTP INTAKE SCREEN UPGRADE: 22	$5,670.42
				WATER CAPITAL PROJECTS TOTAL****	**$16,618.00**
Division: 411 WATER ADMINISTRATION					
ARBAUGH & ASSOCIATES INC		1732	266631	ARBAUGH CONTRACT FEES-JAN 19	$540.00
		1738		ARBAUGH CONTRACT FEES-FEB 19	$540.00
LAW OFFICE OF THOMAS M PORS		994	266598	WATER RIGHTS WAADVICE-FEB 2019	$350.00
				WATER ADMINISTRATION TOTAL****	**$1,430.00**
Division: 412 WATER OPERATIONS					
BANK OF AMERICA		TXN00043546	266637	STAPLES - Purchase	$38.10
		TXN00043583		OFFICE DEPOT #1078 - Purchase	$14.02
		TXN00043626		PAYPAL SPOKANEREGI - Purchase	$100.00
		TXN00043634		PAYPAL SPOKANEREGI - Purchase	$100.00
		TXN00043690		STAPLES - Purchase	$44.33
		TXN00043955		USA BLUE BOOK - Purchase	$1,424.22
		TXN00043973		USA BLUE BOOK - Purchase	$144.86
BENTON FRANKLIN HEALTH DISTRICT		10362	266798	WATER SAMPLES	$2,055.00
BENTON RURAL ELECTRIC ASSOCIATION		3/19-385100	266799	KENNEDY BOOSTER STATION	$2,664.65
CANON FINANCIAL SERVICES, INC		19883559	266802	CANON-IRC5550I-XLG04987-MAR	$3.39
CASCADE NATURAL GAS CORP		03/19-28638100009	266803	NAT GAS 110 SAINT 02/20-03/15	$14.11
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$45,221.74
COLUMBIA ELECTRIC SUPPLY	P059918	5858-426231	266681	Rockwell Automation upgrade fr	$2,598.26
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-606317	266685	CONNECTIONS	$18.90
FASTENAL COMPANY		WARIC82290	266815	SCREWS/WASHERS	$16.38
FERGUSON ENTERPRISES INC		7022429	266704	PVC UNION AND NIP	$7.65
GRAINGER	S018264	9114686653	266821	FLOWMETER ITEM #2KTX1	$185.38
KEMIRA WATER SOLUTIONS INC	S018240	9017624717	266723	ANNUAL PO FOR THE PURCHASE OF	$12,846.60
OXARC INC		60349770	266609	FEB CYLINDR RENTAL-WATER	$73.13
SCHINDLER ELEVATOR CORPORATION		8104998841	266617	MAR CHAIR LIFT INSPECTION	$102.65
STONEWAY ELECTRIC SUPPLY		S102686707.001	266861	FITTINGS/CONNECTORS	$177.60

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
UNITED PARCEL SERVICE	S018260	000986641119	266780	NDA PKG TO WATER MANAGEMENT LA	$27.28
	S018260			ADD'L HANDLING FOR NDA PKG TO	$9.72
US BANK		TXN28900010988787	266532	BACKFLOW ASSEMBLY TEST KIT	$928.43
		TXN32260327144556		WATER HEATER REPAIR PARTS	$344.66
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$170.50
WA STATE DEPARTMENT OF ECOLOGY		2019-WAG645000 2	266538	WTR PLANT WW PERMIT-2ND FY2019	$1,876.00
XEROX CORPORATION		096249268	266870	LX5-693082 BASE/PRINTS-FEB	$135.18
				WATER OPERATIONS TOTAL****	**$71,342.74**
Division: 413 WATER MAINTENANCE					
AMERICAN ROCK PRODUCTS INC	P060216	403601	266628	5/8 TOP COURSE, INV #403601	$330.88
	P060216			ADJUST FOR TAX	$0.01
	P060216	403748		5/8 TOP COURSE, INV #403748	$128.14
	P060216	403749		5/8 TOP COURSE, INV #403749	$489.68
	P060216			ADJUST FOR TAX	($0.01)
AT&T WIRELESS		02/19 28724328888	266633	287243288881 01/27/19-2/26/19	$59.51
BANK OF AMERICA		TXN00043940	266637	PANERA BREAD #601965 - Purchas	$64.18
		TXN00043971		USA BLUE BOOK - Purchase	$403.99
CANON FINANCIAL SERVICES, INC		19883559	266802	CANON-IRC5550I-XLG04987-MAR	$58.23
CENTRAL HOSE & FITTINGS INC		026980	266804	PRESSURE GAGES	$323.09
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$64.18
				CITY UTILITY BILLS/FEB 2019	$834.34
				CITY UTILITY BILLS/FEB 2019	$72.25
				CITY UTILITY BILLS/FEB 2019	$37.42
				CITY UTILITY BILLS/FEB 2019	$49.11
				CITY UTILITY BILLS/FEB 2019	$282.68
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-604594	266685	LIGHTING	$238.92
FASTENAL COMPANY		WARIC82204	266815	SAFETY GLASS-DUNCAN	$87.62
FERGUSON ENTERPRISES INC		6974620	266486	CEILING FLANGE/SPLIT RING HGR	$16.82
HD FOWLER COMPANY INC		I5070896	266578	AIR VALVE/MISC SMALLS	$1,009.22
		I5076965	266823	8" SLEEVE COMPACT	$439.13
KELLEY'S TELE-COMMUNICATIONS INC		276303012019	266497	ANSWERING SRVC CHARGES MAR	$69.05
MOTION INDUSTRIES INC		WA05-396596	266507	SILICON 156	$45.59
PORT OF BENTON		0045403-IN	266853	HORN RAPID IRRIGATION-2019	$1,128.40
PUMPTECH INC	S018229	0140294-IN	266744	ADJUST FOR TAX	($0.01)
	S018229			KIT, WEAR RING, L, 6095, VL,VS	$692.00
	S018229			GRP 91843812, 05017069B, BRONZ	$192.55
	S018229			GRP 91849028, 11012223X006, GA	$24.44
	S018229			17032665-G4, ORING	$18.57
	S018229			FREIGHT	$22.42
RICHLAND ACE HARDWARE		217125/2	266615	MINWX/SCRW RMVR/SAND SPNG	$65.00
		217207/2	266856	LANDSCAPE GLUE	$15.18

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		66724/1	266856	ELBOW/COUPL/NIPPLE	$43.78
TACOMA SCREW PRODUCTS INC		22236463	266526	HEX NUTS/PLUG TAP/GLOVES	$61.08
		22236563		DRIL SET/DEEP SOCKET/PLIERS	$229.74
TOTAL COLLISION AND INJURY CARE LLC		1650	266528	TOTAL CARE - DOT PHYSICALS	$200.00
US BANK		TXN46270465243262	266532	ISOLATED ANALOG SPLITTER/REPEA	$213.83
UTILITIES UNDERGROUND LOCATION CENTER		9020218	266535	LOCATE SERVICE - FEB 2019	$10.97
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$354.47
				WATER MAINTENANCE TOTAL****	**$8,376.45**
				WATER UTILITY FUND Total ***	**$108,018.95**
FUND 403	**WASTEWATER UTILITY FUND**				
Division: 000					
VERIZON WIRELESS	P060161	9823154859	266536	CREDITS WASTE WATER FUND	($52.93)
				UNASSIGNED TOTAL****	**($52.93)**
Division: 421	SEWER CAPITAL PROJECTS				
ASBESTOS AND MOLD SOLUTIONS INC		1715	266465	MOLD/ASBESTOS TESTING	$3,042.80
				SEWER CAPITAL PROJECTS TOTAL****	**$3,042.80**
Division: 422	SEWER OPERATIONS				
ABM JANITORIAL NORTHWEST		13587038	266792	JANITORIAL SRVCS-MARCH	$1,015.17
BANK OF AMERICA		TXN00043625	266637	AMZN - KEYBRD & MOUSE HILMES	$33.65
		TXN00043671		DOLLARTR - FORKS WWTP KITCHEN	$21.72
		TXN00043687		BMI SRPLS - DESICCTR CABNT LAB	$111.63
		TXN00043745		FSHRSCI - SWNGARM HLDR PIPET L	$286.05
		TXN00043749		HACH - CHEMS TNT-PLUS LAB	$381.87
		TXN00043761		FSHRSCI - MAGN FILTER FUNNEL L	$368.65
		TXN00043775		HACH - CHEMS TNT-PLUS LAB	$249.36
		TXN00043804		STPLES - PADS, LABL TPE, MSGBK	$97.22
		TXN00043889		AMZN - COMPUTER MICE (2)	$43.00
		TXN00043890		COMFORT SUITES - K. HIGGINS #1	$125.80
		TXN00043912		PROTRAIN - LAB ACCR CEU HIGGIN	$200.00
		TXN00043936		HMDPO - COMMR SHLVING LAB RELO	$184.58
		TXN00043948		HMDPO - SPRAYR FAUCET LAB RELO	$98.12
		TXN00043968		HMDPO - FLDG TBLS (2) 8 FT LAB	$202.89
CH2O INC		278782	266472	BOILER TESTING-FEB 19 BW LABOR	$64.49
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$22,212.49
		02/2019-16	266473	VACTRUCK LANDFILL FEES FEB	$1,035.81
		02/2019-25		#25 BIOSOLIDS LANDFILL FEES	$1,850.59
		02/2019-38		#38 GRIT DISP/HAULING	$1,043.98
COLUMBIA ELECTRIC SUPPLY	P059918	5858-426231	266681	Rockwell Automation upgrade fr	$2,598.25
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-603567	266480	LITHIUM LT CHORINE BLDG	$197.65

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FEDERAL EXPRESS CORP		6-469-47352	266485	FED EX SHIPPING CHARGES	$24.16
HACH COMPANY	P060136	1135393	266711	SHIPPING AND HANDLING (ESTIMAT	$102.84
	P060136			REACTOR ADAPTER, 16MM TO 13MM,	$18.62
	P060136			ADJUST TAX	$0.01
	P060136	11356003		DR3900 LABORATORY VIS	$4,999.94
HARRINGTON'S TROPHIES		79242	266490	SUMP PUMP TAG WWTF	$9.56
IDEXX DISTRIBUTION, INC.	P060119	3042955940	266717	FREIGHT	$43.60
	P060119			QUANTI-TRAY SEALER PLUS SYSTEM	$4,561.20
	P060121	3042955957		WQT2KC, PRE-DISP.QT 2000	$29.69
	P060121			WV120SBST-200, VESSELS W/ST AN	$154.83
	P060121			FREIGHT	$49.65
	P060121			FECAL TESTING PRODUCTS FOR WWT	$1,040.14
	P060119	3043007870		IDEXX SEALER CARE, MATERIAL ID	$814.50
KAMAN INDUSTRIAL TECHNOLOGIES		N940351	266496	V BELTS (4)	$67.42
		Q376625		BEARINGS PMP #3	$210.57
LINKO TECHNOLOGY INC	P059968	5738	266727	REMOTE INSPECTOR CIFS, CREATE	$1,020.00
MOON SECURITY SERVICES INC		966193	266505	WWTP-BASIC MONITORING	$118.32
MURRAYSMITH, INC	P060093	18-2330-3	266845	WWTF PROCESS MODELING - 321-18	$9,563.00
NORTH COAST ELECTRIC COMPANY		S9102049.001	266508	AUX CNTCT KIT GRIT AUGER	$119.37
		S9102761.001		CNTCT BLK MCC BLT PRS AUGER	$149.48
		S9102761.002		CNTCT BLK MCC BLT PRS AUGER	$99.65
OXARC INC		30586349	266509	FIRE EXTINGUISHER SVC-WWTP	$613.43
		60349769		CYLINDER RENTAL-FEBRUARY WWTF	$17.45
PARADISE BOTTLED WATER CO		02/19 WWTP	266610	BOTTLED WATER-FEBRUARY	$53.12
RICHLAND ACE HARDWARE		66347/1	266517	OFFICE ITEMS FOR MAP ROOM	$20.84
		66476/1		BATTERY ROOF HTCH SECURITY	$15.19
RICHLAND NAPA		430207	266518	FUNNEL & DISPNSR OPS PMS	$46.22
SERV-A-PURE COMPANY		121333	266522	MEMBRANE CARTRIDGE H20 PUR LAB	$191.24
STONEWAY ELECTRIC SUPPLY		S102608864.001	266523	HUB/CVRS NEW LIGHTS CHLR B	$72.22
		S102612092.001		CNDUIT & CPLRS GRUNFOS PMP	$207.81
		S102677667.001		ELEC CMPNTS PMP4 SEAL	$123.20
		S102680016.001		CORD CONNECTOR INFLU PMP4	$14.05
		S102683169.001		TERMINAL BLOCKS INFLU PMP4	$48.39
TACOMA SCREW PRODUCTS INC		22236135	266526	EXTENSION CORDS	$58.96
		22236317		HOLE HAWG DRILL/EXT CORD	$372.65
UNITED PARCEL SERVICE	S018250	000986641109	266531	GROUND PKG TO ALS FOR WWTP OPS	$19.98
	S018260	000986641119	266780	COLLECT PKG FROM KOCH FILTER F	$30.60
	S018260			NDA PKG TO ALS FOR WWTP OPS	$36.10
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$209.73
				SEWER OPERATIONS TOTAL****	**$57,770.70**

Division: 423 SEWER MAINTENANCE

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AT&T WIRELESS		02/19 28724328888	266633	287243288881 01/27/19-2/26/19	$44.18
BANK OF AMERICA		TXN00043585	266637	BCSALES - CL 3 SFTY VEST DESCH	$65.11
		TXN00043657		HMDPO - PVC TS, ELBWS, BUCKET	$92.31
		TXN00043918		BCSALES - CL 2 T-SH W/PCKTS HI	$32.53
BC SALES CO INC		B496854	266466	BOOTS - DECHANE	$130.27
KELLEY'S TELE-COMMUNICATIONS INC		276303012019	266497	ANSWERING SRVC CHARGES MAR	$69.05
MOON SECURITY SERVICES INC		966193	266505	WWTP-BASIC MONITORING	$56.37
TACOMA SCREW PRODUCTS INC		22235978	266526	RECHARGEABLE FLASHLIGHT	$176.04
		22235979		THREAD CHECKER FOR SHOP	$54.26
		22236549		BOLT CUTTER FOR SHOP	$235.03
US BANK		TXN53010182781705	266532	SHELF TRACK AND HANG TRACK	$57.38
		TXN53010182783404		WHITE EDGE TAPE	$6.43
UTILITIES UNDERGROUND LOCATION CENTER		9020218	266535	LOCATE SERVICE - FEB 2019	$10.97
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$243.51
				SEWER MAINTENANCE TOTAL****	**$1,273.44**
				WASTEWATER UTILITY FUND Total ***	**$62,034.01**
FUND 404	**SOLID WASTE UTILITY FUND**				
Division: 000					
VERIZON WIRELESS	P060161	9823154859	266536	CREDITS SOLID WASTE FUND	($32.57)
				UNASSIGNED TOTAL****	**($32.57)**
Division: 430	CAPITAL PROJECTS				
PARAMETRIX INC	P059350	08187	266512	DISPOSAL CAPACITY IMPROVEMENTS	$19,684.60
				CAPITAL PROJECTS TOTAL****	**$19,684.60**
Division: 431	SOLID WASTE ADMINISTRATION				
JOYCE ZIKER PARKINSON PLLC		50954	266495	LANDFILL CONTAM-INS COV AUG 18	$298.50
		52230		LANDFILL CONTAM-INS COV JAN 19	$711.00
		52231		LANDFILL CONTAM-INS COV JAN 19	$122.00
PARAMETRIX INC	P058444	08188	266512	LANDFILL MONITORING WORK PLAN	$1,214.59
				SOLID WASTE ADMINISTRATION TOTAL****	**$2,346.09**
Division: 432	SOLID WASTE COLLECTION				
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$192.54
CLAYTON WARD COMPANY		2711001	266566	DROPBOX RECYCLING FEB 2019	$10,742.03
		2711003		PAPER RECYCLING- FEB 2019	$307.34
		27201050	266477	CURBSIDE RECYCLING-FEBRUARY	$15,108.74
HERC RENTALS INC		30470103-003	266824	LIGHT TOWER	$230.77
MORROW, JERAMIE		030819	266844	REIMB CDL LIC FEE	$102.00
ROUTEWARE INC	P060084	100201	266760	Perpetual OBC Software License	$10,588.50
	P060084			SHIPPING	$16.29
	P060084			Q2 OBC SUPPORT FEE, CAMERA SYS	$1,081.66

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ROUTEWARE INC	P060084	100201	266760	Regular Duty Tablet 10.5" with	$2,339.24
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$187.39
				SOLID WASTE COLLECTION TOTAL****	**$40,896.50**
Division: 433 SOLID WASTE DISPOSAL					
ABM JANITORIAL NORTHWEST		13587038	266792	JANITORIAL SRVCS-MARCH	$877.41
BANK OF AMERICA		TXN00043673	266637	STAPLES -DUSTER,POST-ITS,LANDF	$112.68
		TXN00043926		DSD CAPITAL -LANDFILL PORT-O-L	$81.00
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$2,957.07
COYOTE RIDGE CORRECTIONS CENTER		CRCC1902.678	266810	WORK CREW FEBRUARY 2019	$92.37
HERC RENTALS INC		30470103-003	266824	LIGHT TOWER	$230.78
PARADISE BOTTLED WATER CO		01/19-LANDFILL	266610	BOTTLED WATER-JAN 2018	$100.51
		02/19-LANDFILL		BOTTLED WATER-FEB 2018	$87.09
PARAMETRIX INC	P059068	08213	266512	2018 LANDFILL MONITORING,SAMPL	$6,104.17
	P059068	08540	266849	2018 LANDFILL MONITORING,SAMPL	$7,360.87
PREMIER EXCAVATION INC	P059980	5066	266514	CO 1 - FIVE (5) HOURS ADDITION	$2,443.50
	P059980			2019 LANDFILL CONCRETE CRUSHIN	$29,324.43
RICHLAND ACE HARDWARE		66455/1	266517	FIX-A-FLAT TIRE SEAL	$21.70
		66604/1	266856	2 WAY RADIOS	$91.20
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$77.40
XEROX CORPORATION		096249213	266870	LX5-694777 BASE/PRINTS-FEB	$224.62
				SOLID WASTE DISPOSAL TOTAL****	**$50,186.80**
				SOLID WASTE UTILITY FUND Total ***	**$113,081.42**
FUND 405 STORMWATER UTILITY FUND					
Division: 000					
VERIZON WIRELESS	P060161	9823154859	266536	CREDITS STORM WATER FUND	($4.07)
				UNASSIGNED TOTAL****	**($4.07)**
Division: 440 STORMWATER CAPITAL PROJECTS					
ASPECT CONSULTING, LLC	P059877	32639	266795	KEENE RD CONVEYANCE IMPROVEMEN	$16,718.25
				STORMWATER CAPITAL PROJECTS TOTAL****	**$16,718.25**
Division: 441 STORMWATER					
ARROW CONSTRUCTION SUPPLY INC		234242	266464	COLD MIX	$708.29
BENTON FRANKLIN HEALTH DISTRICT		0033119	266557	2019 DECANT FACILITY OP PERMIT	$1,100.00
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$310.09
		02/2019-17	266473	#17 DROP BOX/STREET SWEEPINGS	$390.00
HERC RENTALS INC		30582298-001	266579	ELEC JACKHAMMER REPAIR	$107.51
KENNEWICK IRRIGATION DISTRICT		2019-102881040004	266828	2019 ASSESS-SELL LN SWP	$382.30
		2019-122983000005		2019 ASSESS-LARIAT LN SWP	$342.91
		2019-126983060002		2019 ASSESS-MELISSA ST SWP	$484.07
		2019-127982100001		2019 ASSESS-SHOCKLEY SWP	$388.39

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
KENNEWICK IRRIGATION DISTRICT		2019-135982030002	266828	2019 ASSESS-ANNA AVE SWP	$436.98
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$38.70
				STORMWATER TOTAL****	**$4,689.24**
				STORMWATER UTILITY FUND Total ***	**$21,403.42**
FUND 407	**MEDICAL SERVICES FUND**				
Division: 000					
VERIZON WIRELESS	P060161	9823154859	266536	CREDITS MEDICAL SREVICES	($101.80)
				UNASSIGNED TOTAL****	**($101.80)**
Division: 121 AMBULANCE					
BANK OF AMERICA		TXN00043683	266637	COSTCO - BATTERIES - SIM MAN	$52.11
		TXN00043781		WASTE MGMT - PHARM DISP	$23.27
		TXN00043782		WASTE MGMT - PHARM DISP	$23.27
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$946.62
COLUMBIA INDUSTRIES SUPPORT LLC		0078750	266682	ON SITE SHREDDING WO #0131785	$34.32
ENSEMBLE SOLUTIONS GROUP	P060080	1360	266697	DC POWER-DC POWER AND I/O	$15.20
	P060080			SHIPPING	$21.72
RINGOLD EMBROIDERY		928	266757	EMBROIDERY NEW RECRUIT	$355.75
SEW FABULOUS		1369	266763	PANTS HEMMED (X12)	$195.48
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$35.10
	P060161			VERIZON WIRELESS CHARGES JAN 2	$351.98
				AMBULANCE TOTAL****	**$2,054.82**
				MEDICAL SERVICES FUND Total ***	**$1,953.02**
FUND 408	**BROADBAND FUND**				
Division: 460 BROADBAND ADMINISTRATION					
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$436.13
				BROADBAND ADMINISTRATION TOTAL****	**$436.13**
				BROADBAND FUND Total ***	**$436.13**
FUND 501	**CENTRAL STORES FUND**				
Division: 000					
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P060034	3627-604639	266685	LAMP, FLR, 32W, 48" BIPIN T8	$137.49
	P060034			LAMP, INC 75W 130V ROUGH SERV	$36.49
	P060034			ADJUST TAX	($0.01)
	P060034			LAMP, FLR 32W 6" 4 PIN PLUGIN	$60.60
	P060034			LAMP, FLR, 13W,5" BIPIN PLUG	$42.90
FISHER SCIENTIFIC COMPANY, LLC	P060089	6377404	266705	GLOVES, DISPOSABLE NITRILE,LG	$2,021.59
HORIZON DISTRIBUTION INC	P060181	189201	266715	EYE WASH, 1 OZ, UNITIZED BOX,	$9.32
	P060181			DARK SAFETY GLASSES, NEMESIS	$323.71

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HORIZON DISTRIBUTION INC	P060181	189201	266715	EAR PLUG, FOAM, NRR33, HOWARD	$69.17
	P060181			SUNSCREEN, 1-1/2 OR 2 OUNCE	$153.26
	P060181			GAS CAN, OSHA 1 GALLON SAFETY,	$118.92
				UNASSIGNED TOTAL****	**$2,973.44**
				CENTRAL STORES FUND Total ***	**$2,973.44**
FUND 502	**EQUIPMENT MAINTENANCE FUND**				
Division: 000					
VERIZON WIRELESS	P060161	9823154859	266536	CREDITS EQUIPMENT FUND	($32.57)
				UNASSIGNED TOTAL****	**($32.57)**
Division: 214	EQUIPMENT MAINTENANCE				
AUTOZONE		3733457083	266551	ROSIN SOL VEH 7113 WO 53734	$32.57
		3733457139		PUMP VEH 2345 WO 53732	$62.98
		3733457179		HOSE VEH 2345 WO 53732	$81.43
		3733459365	266634	DOOR LATCH VEH 2303 WO 53751	$133.56
		3733459597		PUMP VEH 2345 CREDIT FAULTY PA	($62.98)
		3733459902		WIPER BLADES VEH 3222 WO 53748	$29.30
		3733459981		WIND HAND VEH 2303 WO 53751 CR	($11.94)
		3733460495		WINDOW MTR VEH 2325 WO 53785	$198.72
		3733460498		SHOP SUPPLIES	$171.58
		3733460628		ACTUATOR VEH 2325 WO 53785	$194.38
		3733461970	266796	BRAKE PARTS VEH 2384 WO 53833	$348.60
		3733461982		BEARING VEH 2384 WO 53833	$34.73
		3733464446		LICENSE LGHT VEH 4107 WO 53190	$5.42
		3733464473		LIGHT KIT VEH 4107 WO 53190	$53.20
BANK OF AMERICA		TXN00043534	266637	WA DOL LIC - VEH#3349 LIC FEE	$2.00
		TXN00043545		UPS STORE - SHIPPING	$12.42
		TXN00043550		WA DOL LIC - VEH3349 LIC	$31.00
		TXN00043557		AMAZON - VEH4107 TOGGLE CLAMP	$25.76
		TXN00043564		OFFICEDEPOT - DESK SCANNERS	$542.98
		TXN00043620		AMAZON - VEH9000 STREAMLIGHT	$34.74
		TXN00043628		AMAZON - VEH4107 UBOLT LATCH	$48.93
		TXN00043642		AMAZON,WIRELESS KEYBOARD AND M	$65.15
		TXN00043660		AMAZON - VEH9000 STREAMLT	$111.85
		TXN00043663		HOMEDEPOT - VEH4115 WOOD BOARD	$152.74
		TXN00043668		STAPLES - SHOP SUPPLY	$18.01
		TXN00043716		STAPLES - SHOP SUPPLY	$49.04
		TXN00043783		FIRSTOUT RESCUE - VEH5051 BRAC	$313.14
		TXN00043785		AMAZON - CYLINDER	$421.00
		TXN00043800		PROFLAPS - VEH3343 MUDFLAPS	$110.61

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00043811	266637	ZEPHYR - VEH5051 HOLMATRO HOLD	$864.26
		TXN00043820		ROCKIT RADIO - BU CAMERA INSTA	$434.40
		TXN00043848		PROFLAPS - VEH3343 MUDFLAPS HA	$16.80
		TXN00043959		PASCO AUTOWRECKING - VEH2258 D	$21.72
BLUELINE EQUIPMENT CO LLC		30162P	266670	REPAIR VEH 6611 WO 53663	$214.59
		30163P		REPAIR VEH 7139 WO 53692	$729.62
CENTRAL HOSE & FITTINGS INC		C026946	266675	SHOP SUPPLIES	$101.03
		C026950		FLANGE KIT VEH 3340 WO 53830	$57.71
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$3,129.25
COLEMAN OIL COMPANY		0497709-IN	266680	LANDFILL DIESEL DYED	$4,776.30
		CL60865	266478	CARD LOCK FUEL 2/25-2/28/19	$10,634.17
		CL64566		CARD LOCK FUEL 3/1-3/03/19	$3,694.77
		CL65214	266680	CARD LOCK FUEL 3/4-3/10/19	$13,857.46
		CL66514	266808	CARD LOCK FUEL 3/11-3/17/19	$12,093.30
COMMERCIAL TIRE INC		19-262799	266683	TIRES VEH 3329 WO 53774	$3,366.33
		264159		CHAINS VEH 7136 WO 53230	$500.65
		264224		TIRE CHANGE VEH 3280 WO 53794	$44.53
		264225		FLAT REPAIR VEH 3289 WO 53798	$32.58
		264226		FLAT REPAIR VEH 3315 WO 53799	$52.67
		264397		TIRES VEH 2290 WO 53792	$1,166.19
		264398		FLAT REPAIR VEH 3283 WO 53801	$58.59
		264400		FLAT REPAIR VEH 3315 WO 53802	$99.91
		264401		FLAT REPAIR VEH 3341 WO 53803	$49.96
		264402		REPAIR VEH 3285 WO 53804	$244.21
		264403		TIRES VEH 1212 WO 53805	$742.49
CONNELL OIL INC		0021008-IN	266568	SHOP OIL/LUBE	$255.05
		C223301-IN	266684	SHOP OIL	$1,768.18
		C223754-IN		SHOP OIL	$121.63
		C224057-IN	266809	SHOP OIL	$1,382.75
CORWIN OF PASCO LLC		432976	266481	SOR CAP VEH 2478 WO 53669	$2.06
		433105		ELEMENT VEH 5043 WO 53673	$133.91
		433178		OIL VEH 3330 WO 53707	$137.00
		433218	266569	ROTORS VEH 2398 WO 53717	$771.35
		433268		WASHER VEH 2398 WO 53717	$3.82
		433283		CYLINDER VEH 2398 WO 53717	$113.88
		433294		RW WEATHTE VEH 3329 WO 53729	$94.49
		433396	266687	OIL VEH 2424 WO 53696	$59.25
		433445		SCREWS VEH 2414 WO 53362	$91.92
		433567		GASKET VEH 2446 WO 53787	$37.08
		433777		OIL VEH 1212 WO 53838	$59.25
		433778		OIL VEH 1385 WO 53842	$59.25

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CORWIN OF PASCO LLC		433779	266687	OIL VEH 2406 WO 53840	$59.25
		433780		OIL VEH 2412 WO 53839	$59.25
		433781		OIL VEH 2430 WO 53845	$59.25
		433782		OIL VEH 2445 WO 53844	$59.25
		433783		OIL VEH 2469 WO 53843	$59.25
		433861		GASKET VEH 3323 WO 53809	$4.32
		687052	266569	KEY FOB VEH 2472 WO 53750	$553.03
		CM432640	266481	SOR KIT VEH 2399 CREDIT	($96.93)
		CM433218	266569	CORE CREDIT VEH 2398	($108.60)
FAST SIGNS		139-58852	266573	VEH NUMBERS VEH 7161 WO 53747	$27.15
FINAL TOUCH UPHOLSTERY		033352	266487	CABLE CVR VEH 6610 WO 53666	$1,004.55
		033366		SEAT UPHOL VEH 2399 WO 53559	$374.67
GENUINE AUTO GLASS OF TRI CITIES LLC		636385	266710	WINDSHIELD VEH 3351 WO 53773	$194.74
HUGHES FIRE EQUIPMENT, INC.		535667	266716	HDWE PKG VEH 5051 WO 53570	$1,847.89
		C09965		SENSOR VEH 5047 WO 53813 CRED	($469.79)
JIM'S PACIFIC GARAGES INC		R100019119:01	266590	ALIGNMENT VEH 3339 WO 53728	$367.22
		X100160792:01		BEARINGS VEH 3306 WO 53740	$131.22
		X100164133:01	266494	SPRING KIT VEH 3248 WO 53657	$81.23
		X100164477:01		PAC.FS VEH 5047 WO 53677	$140.70
		X100164742:01	266590	BLOWER ASSY VEH 3292 WO 53719	$69.97
		X100164840:01		FUEL TANK VEH 3248 WO 53322	$264.80
		X100165772:01	266722	WASHER VEH 3248 WO 53657	$81.82
KENWORTH SALES COMPANY		PASIN3250540	266724	FILTER VEH 3333 WO 53689	$73.62
		PASIN3250705	266594	NOZZLE VEH 3296 WO 53082	$90.46
		PASIN3250715		FILTER VEH 3222 WO 53699	$73.62
		PASIN3250739		FILTER VEH 3280 WO 53700	$73.62
		PASIN3250744		FILTER VEH 3283 WO 53701	$73.62
		PASIN3250746		FILTER VEH 3284 WO 53702	$73.62
		PASIN3250751		FILTER VEH 3285 WO 53703	$73.62
		PASIN3250754		FILTER VEH 3296 WO 53704	$73.62
		PASIN3250757		FILTER VEH 3315 WO 53705	$73.62
		PASIN3250760		FILTER VEH 3320 WO 53706	$73.62
		PASIN3250765		FILTER VEH 3335 WO 53708	$73.62
		PASIN3250769		FILTER VEH 3336 WO 537009	$73.62
		PASIN3250772		FILTER VEH 3337 WO 53711	$73.62
		PASIN3250776		FILTER VEH 3339 WO 53712	$73.62
		PASIN3250799		FILTER VEH 3340 WO 53713	$73.62
		PASIN3250803		FILTER VEH 3341 WO 53714	$73.62
		PASIN3250805		FILTER VEH 3344 WO 53715	$73.62
		PASIN3250814		FILTER VEH 3351 WO 53716	$73.62
		PASIN3250815		FILTER VEH 3292 WO 53742	$73.62

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
KENWORTH SALES COMPANY		PASIN3259577	266724	PLUG VEH 3315 WO 53705	$41.25
		PASIN3261489		SWITCH VEH 3205 WO 53791	$17.70
		PASIN3264993		FILTER VEH 5051 WO 52928	$123.50
MCCURLEY CHEVROLET		960406	266500	SPEAKER VEH 3287 WO 53662	$34.75
		960408		SPEAKER VEH 2382 WO 53612	$48.71
		960588		FILTER VEH 2400 WO 53698	$69.05
		960776	266600	HOSE VEH 2411 WO 53743	$79.65
		960817	266731	PUMP VEH 2345 WO 53732	$261.52
		960860		MOTOR VEH 2387 WO 53781	$132.39
		960932		MOTOR VEH 2325 WO 53785	$122.33
		CM960291		MOTOR VEH 2387 WO 53810 CREDIT	($129.80)
		CM960817		OCORE VEH 2345 CREDIT	($21.72)
MOBILE FLEET SERVICE INC		01P104834	266736	VALVE VEH 3344 CREDIT	($907.71)
		01P104964	266504	CABLE VEH 02134 WO 53636	$193.65
		01P105246	266736	CABLE VEH 3212 WO 53378	$193.65
		01S102422		REPAIR VEH 3344 WO 53039	$1,430.17
MODERN MACHINERY CO INC		2453578 PS	266737	CUT EDGE VEH 0030 WO 53582	$934.06
MONARCH MACHINE & TOOL CO INC		A200922	266738	AR STRIP VEH 3222 WO 53748	$245.67
OXARC INC		60349772	266509	SHOP SUPPLIES	$150.01
PAPE' MATERIAL HANDLING		11356617	266510	COVER VEH 7151 WO 53670	$98.25
		11358656		HY GARD VEH 7151 WO 53670	$79.61
		11363001		NOZZLE KIT VEH 7120 WO 53671	$108.74
PLATT ELECTRIC SUPPLY		U610253	266611	15A PLUG VEH 3296 WO 53082	$21.06
		U619627		15 AMP CON VEH 3248 WO 53720	$70.96
RDO EQUIPMENT CO		P94460	266745	COMPRESSOR VEH 6594 WO 53453	$1,449.98
		P94533	266612	SHOP SUPPLIES	$8.99
		P94699	266745	SWITH ASSY VEH 6587 WO 53749	$580.83
REBUILDING & HARDFACING INC		61408	266746	SNOW BLDE VEH 6584 WO 53819	$698.25
		61409		FACE BLADE VEH 6581 WO 53820	$912.51
		61410		BLADES VEH 6582 WO 53818	$4,598.40
		61411		BLADES VEH 6596 WO 53817	$6,548.85
RICHLAND NAPA		4.31114e+006	266752	CONNECTOR VEH 4107 WO 53190	$11.94
		428704CR	266616	BATTERY VEH CREDIT WO FLEET	($396.14)
		428715		BATTERY VEH FLEET WO CHARGE	$484.11
		430146		FILTER VEH 2420 WO 53647	$17.53
		430147		FILTER VEH 2387 WO 53648	$21.54
		430148		FILTER VEH 3283 WO 53587	$171.33
		430330	266518	FILTERS VEH 6585 WO 52969	$38.75
		430341		FILTERS VEH 5039 WO 53675	$144.89
		430342		FILTERS VEH 5044 WO 53676	$14.28
		430343		FILTERS VEH 5047 WO 53677	$45.93

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RICHLAND NAPA		430347	266518	LIGHT VEH 3284 WO 52929	$13.51
		430377		PUMP VEH SHOP SUPPLY WO	$43.43
		430378		FILTERS VEH 2290 WO 53679	$16.00
		430379		ROLLPIN VEH 2290 WO 53680	$17.09
		430383		SOCKET VEH SHOP SUPPLY WO	$46.74
		430392		LIGHT VEH 3296 WO 53690	$59.78
		430393		GREASE VEH 3294 WO 53661	$53.84
		430408		TAPE VEH 5052 WO 53693	$4.93
		430418		ATF VEH 2303 WO 53697	$50.74
		430420		ATF VEH 2400 WO 53698	$63.42
		430428		GLOVES VEH 6611 WO 53663	$48.50
		430429	266616	DOOR CK KIT VEH 3296 WO 530	$53.91
		430433	266518	LIGHT VEH 5039 WO 53695	$9.44
		430435		TAPE VEH 5052 WO 53693	$45.04
		430465	266616	LAMP VEH 3212 WO 53732	$33.77
		430538		BRK FLUID VEH 2398 WO 53717	$46.92
		430626		FILTER VEH 2345 WO 53732	$108.20
		430627		PWR STR FL VEH 2345 WO 5373	$42.04
		430643	266752	50-1 PRE MIX VEH 4000 WO 53	$2,081.64
		430661	266616	BLADES VEH 2379 WO 53737	$21.70
		430663		BLADES VEH 2381 WO 53634	$10.85
		430664		75W90 OIL VEH 3277 WO 53731	$27.99
		430667	266752	BRAKE CLNR VEH 3335 WO 5373	$22.81
		430669		BRAKE CLNR VEH 2424 WO 5369	$19.01
		430676		LAMP VEH 3333 WO 53575	$32.24
		430678		INT DR HNDL VEH 2303 WO 537	$17.09
		430679		BLADES VEH 2382 WO 53777	$21.70
		430753		BRAKE CLNR VEH 6585 WO 5296	$45.61
		430754		FILTERS VEH 2303 WO 53697	$17.46
		430759		CONNECTOR VEH 6587 WO 53749	$50.73
		430773		FILTERS VEH 1203 WO 53754	$16.69
		430774		FILTERS VEH 1206 WO 53756	$16.69
		430775		FILTERS VEH 1204 WO 53755	$16.69
		430776		FILTERS VEH 1211 WO 53757	$14.78
		430777		FILTERS VEH 1212 WO 53758	$14.78
		430779		FILTERS VEH 1385 WO 53759	$14.78
		430780		FILTERS VEH 2406 WO 53760	$14.78
		430781		FILTERS VEH 2412 WO 53761	$14.78
		430782		FILTERS VEH 2441 WO 53772	$14.78
		430783		FILTERS VEH 2430 WO 53762	$14.78
		430784		FILTERS VEH 2444 WO 53763	$14.78

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RICHLAND NAPA		430785	266752	FILTERS VEH 2445 WO 53764	$14.78
		430786		FILTERS VEH 2468 WO 53766	$14.78
		430787		FILTERS VEH 2476 WO 53768	$14.78
		430788		FILTERS VEH 2469 WO 53767	$14.78
		430789		FILTERS VEH 2479 WO 53769	$14.78
		430790		FILTERS VEH 2480 WO 53770	$14.78
		430791		FILTERS VEH 3238 WO 53771	$14.77
		430799		FILTERS VEH 5047 WO 53677	$29.69
		430805		BLADES VEH 1207 WO 53041	$21.70
		430809		FILTERS VEH 5047 WO 53677	$12.71
		430810		EYE VEH 4171 WO 53738	$84.26
		430811		CIRCUIT BRKR VEH 3341 WO 53	$3.28
		430814		WINDOWS HNDL VEH 2303 WO 53	$16.60
		430818		FILTERS VEH 2401 WO 53779	$14.31
		430834		50/50 VEH SHOP WO SUPPLIES	$36.90
		430838		BLADES VEH 2401 WO 53779	$21.70
		430840		LAMP VEH 2314 WO 53741	$49.99
		430842		BLADES VEH 3248 WO 53720	$21.70
		430845		BLADES VEH 3327 WO 53784	$21.70
		430846		LAMP VEH 2314 WO 53741	$37.29
		430869		CAPSULE VEH 2432 WO 53788	$2.92
		430885		FILTERS VEH FLEET WO STOCK	$144.29
		430891		FILTERS VEH 3301 WO 53796	$14.98
		430892		FILTERS VEH 3323 WO 53797	$14.28
		430893		FILTERS VEH 2398 WO 53795	$14.28
		430894		FILTERS VEH FLEET WO STOCK	($192.15)
		430916		CONNECTOR VEH 4104 WO 53753	$30.33
		430921		BRAKE PADS VEH 3323 WO 5380	$119.15
		430928		GLUE VEH SHOP WO SUPPLIES	$8.57
		430963		DOOR STRUTS VEH 3319 WO 538	$77.08
		431023		LIC PLT LAMP VEH 5044 WO 53	$4.41
		431037		FILTERS VEH 5051 WO 52928	$162.16
		431044		OIL,TRAN FLD VEH 2350 WO 53	$57.98
		431062		BLADES VEH 3323 WO 53809	$44.50
		431064		WRENCH VEH SHOP WO SUPPLIES	$7.79
		431071		FILTERS VEH 2384 WO 53834	$14.38
		431073		FILTER VEH 2384 WO 53835	$102.25
		431074		OIL VEH 2384 WO 53833	$73.27
		431098		FILTERS VEH 7141 WO 53825	$341.92
		431109		TRA CBL VEH 4107 WO 53190	$97.20
		431112		FILTER VEH 2384 WO 53835	$28.49

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND NAPA		431129	266752	RTNR FILTER VEH 2384 WO 538	($64.19)
		431134		LAMP VEH 3344 WO 53837	$18.90
RMT EQUIPMENT		P02476	266759	AIR CLEANER VEH 7145 N/C	$0.00
SOLID WASTE SYSTEMS INC		0112122-IN	266619	FILTER VEH 3340 WO 53726	$428.61
		0112270-IN	266766	HOSE VEH 3336 WO 53807	$522.42
		0112304-IN		BELT VEH 3339 WO 53735	$54.66
SPECIAL ASPHALT PRODUCTS INC		INVC079845	266768	VMAC KIT VEH 6585 WO 52969	$443.11
STEEBER'S LOCK SERVICE		392268	266620	DUP KEYS VEH 2379 WO 53737	$10.86
TACOMA SCREW PRODUCTS INC		22236652	266526	SHOP SUPPLIES	$28.70
		22236653		SHOP SUPPLIES	$320.45
		22237582	266771	SCREW VEH 6587 WO 53749	$4.49
		22237583		WIRE ROPE VEH 3205 WO 53791	$6.58
TRUCKPRO HOLDING CORPORATION		06 267966	266530	GREASE PLUG VEH 6585 WO 52969	$6.11
		06 268207	266779	ODX1.719 VEH 4104 WO 53753	$4.34
US BANK		TXN52083323883539	266532	LUBRICANT	$151.10
US LINEN & UNIFORM		2305866-00	266534	UNIFORM SERVICES	$79.95
		2309586-00		UNIFORM SERVICES	$79.95
		2313371-00		UNIFORM SERVICES	$79.95
		2317070-00		UNIFORM SERVICES	$79.95
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$38.70
	P060161			VERIZON WIRELESS CHARGES JAN 2	$244.11
WESTERN PETERBILT INC		028P284294	266624	FILL-REMOTE VEH 3333 WO 53722	$27.71
		028P289706	266543	MOTER SHAFT VEH 3296 WO 53690	$233.37
		028P289946	266785	FAN DEFROST VEH 3341 WO 53778	$49.31
WESTERN STATES EQUIPMENT COMPANY		IN000881129	266544	SHOP TOOLS	$72.33
		IN000911260		COUPLING VEH 3315 WO 53585	$30.89
		IN000917209	266786	SOCKET VEH 3341 WO 53778	$20.16
WESTERN SYSTEMS & FABRICATION INC		25963	266625	TUBE VEH 3280 WO 53228	$116.00
		26003	266787	ALARM VEH 3285 WO 53745	$113.48
		26031		MICRON RPLC VEH 3296 WO 53806	$99.60
XEROX CORPORATION		096249257	266790	LX5-691298 BASE/PRINTS-FEB	$232.72
				EQUIPMENT MAINTENANCE TOTAL****	**$98,686.68**
				EQUIPMENT MAINTENANCE FUND Total ***	**$98,654.11**

FUND 503 EQUIPMENT REPLACEMENT FUND

Division: 215 EQUIPMENT REPLACEMENT

HUGHES FIRE EQUIPMENT, INC.	P059046	172479B	266716	ONE (1) NEW 2018 PIERCE PLATFO	$541,869.06
RMT EQUIPMENT	P059907	E00316	266759	SALES TAX @ 8.6%	$7,924.74
	P059907			ONE NEW 2019 JACOBSEN HR-800 1	$92,148.10
ZIONS BANK		2019/PYMT 9	266871	23636159001 LEASE PMT #9	$4,048.34
				23636159001 LEASE PMT #9	$40,237.64

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
				EQUIPMENT REPLACEMENT TOTAL****	**$686,227.88**
				EQUIPMENT REPLACEMENT FUND Total ***	**$686,227.88**
FUND 505	**PUBLIC WORKS ADMIN & ENGINEER**				
Division: 000					
VERIZON WIRELESS	P060161	9823154859	266536	CREDITS PUBLIC WORKS FUND	($57.02)
				UNASSIGNED TOTAL****	**($57.02)**
Division: 450	PW ADMIN & ENGINEERING				
AT&T WIRELESS		02/19 28724328888	266633	287243288881 01/27/19-2/26/19	$64.58
				287243288881 01/27/19-2/26/19	$94.98
BANK OF AMERICA		TXN00043528	266637	STAPLES -CRATE,FILEBOX,RUBBERB	$67.86
		TXN00043540		GRAND GOVERNOR HOTEL - DESKINS	$142.72
		TXN00043565		PP TC INK - "R" HATS-INSPECTIO	$260.64
		TXN00043742		BC Record - PW Waterline Easem	$125.00
		TXN00043846		BENTON COUNTY AUDITOR - PW REC	$1,123.40
		TXN00043917		NATIONAL STORMWATER CENT -CSI-	$824.00
		TXN00043935		AMZN Mktp US MI3SC96R1 -HEADSE	$28.22
		TXN00043945		GOTPRINT.COM - BUSINESS CARDS	$18.21
		TXN00043946		BENTON COUNTY AUDITOR - PW REC	$433.48
		TXN00043961		USA BLUE BOOK -MAG. PIPE LOCAT	$99.91
BENTON COUNTY AUDITOR		0254587	266467	BC IMAGES	$35.00
BENTON FRANKLIN WALLA WALLA COUNTIES		2019 DUES	266558	BFWWC 2019 DUES-ROGALSKY/C.MEM	$75.00
CITY OF RICHLAND		02/2019 JAN	266677	CITY UTILITY BILLS/FEB 2019	$1,078.59
FRONTIER PRECISION, INC	P059977	187645	266488	RECEIVER, R10-001-60 TRIMBLE R	$18,000.00
POPE, BRIAN		031419	266852	REIMB MEETING EXPENSE	$10.73
VERIZON WIRELESS	P060161	9823154859	266536	VERIZON WIRELESS CHARGES JAN 2	$446.23
WATER SOLUTIONS INC		20768	266783	3 WTR MACHINES - FEB 2019	$76.01
XEROX CORPORATION		096249242	266790	LX5-690835 BASE/PRINTS-FEB	$158.63
		096249243		LX5-692207 BASE/PRINTS-FEB	$79.27
		096249244		MX4-343197 BASE/PRINTS-FEB	$384.61
				PW ADMIN & ENGINEERING TOTAL****	**$23,627.07**
				PUBLIC WORKS ADMIN & ENGINEER Total ***	**$23,570.05**
FUND 520	**HEALTH CARE/BENEFITS PLAN**				
Division: 222	EMPLOYEE BENEFIT PROGRAM				
BANK OF AMERICA		TXN00043865	266637	FITBIT, INC. - EMPLOYEE BREAK	$162.85
MAGELLAN BEHAVIORAL HEALTH		MAR 2019	266836	EAP PREMIUMS-MARCH	$725.63
				EMPLOYEE BENEFIT PROGRAM TOTAL****	**$888.48**
				HEALTH CARE/BENEFITS PLAN Total ***	**$888.48**

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 641		**SOUTHEAST COMMUNICATIONS CTR**			
Division: 600	SECOMM OPERATIONS GENERAL				
BANK OF AMERICA		TXN00043617	266637	CBI CLEVERBRIDGE.NET/ROXIO LIC	$104.22
		TXN00043635		OFFICE DEPOT/PENS AND LABELS	$50.90
		TXN00043666		ACT ACCIS membership/ACCIS Mem	$75.00
		TXN00043771		STAPLES/STACK TRAYS	$35.65
		TXN00043898		WA PROFESSIONAL LICENSE/NOTARY	$15.00
		TXN00043928		WWW.NEWEGG.COM/CABLES	$16.29
		TXN00043952		COSTCO WHSE #0486/KITCHEN SUPP	$37.50
		TXN00043974		SMART FOODSERVICE 575/KITCHEN	$35.01
CENTURYLINK		0319/509-786-2112	266805	GENERAL 3/6-04/5/19	$98.81
CITY OF RICHLAND		5102725	266806	BCES UTILITY SRVC 2/02-3/01/19	$2,311.62
FRONTIER		03/19 5096281472	266819	GENERAL FOR 03/04-04/03/2019	$73.85
		03/19 5096282600		TELEPHONE CHARGE 03/10-4/9/19	$1,001.28
HP INC		0436575	266493	PRINTER SUPPORT 11/15-02/15/19	$212.27
INTERGRAPH CORPORATION	P059226	P190000284	266584	OFML DEVELOPMENT MAINTENANCE -	$1,780.00
	P059226			OFML DEVELOPMENT AND IMPLEMENT	$11,199.00
LANGUAGE LINE SERVICES LLC		4513976	266725	SERVICES FOR FEBRUARY 2019	$15.86
MOON, TAE-IM PHD		021919	266506	PSYCH EVALUATION-ZARAGOZA	$430.00
		02232019		PSYCH EVALUATION-GONZALEZ	$400.00
		02272019		PSYCH EVALUATION-GOSE	$400.00
PUBLIC SAFETY TESTING INC		PSTI19-0032	266515	BACKGROUND INVESTIGATIONS	$3,172.91
SMARSH, INC.	P060201	INV00469649	266764	SKYPE/EMAIL ARCHIVING	$3,486.00
SOLARWINDS INC	P060129	IN418932	266618	2019 SOLARWINDS MAINTENANCE	$331.95
VERIZON WIRELESS		9825584664	266867	CELL PHONES 02/07-03/06/19	$390.93
				SECOMM OPERATIONS GENERAL TOTAL****	**$25,674.05**
Division: 601	E911 OPERATIONS				
APOLLO SHEET METAL INC		940020252	266630	HVAC MAINTENANCE WINTER 2019	$1,430.40
BANK OF AMERICA		TXN00043635	266637	OFFICE DEPOT/PENS AND LABELS	$50.90
		TXN00043724		PP CHAPLAINSERVICES/OLLERMAN R	$275.00
		TXN00043732		PP CHAPLAINSERVICES/STANLEY RE	$275.00
		TXN00043740		ACT WA APCO/LETTRICK, OLLERMAN	$520.00
		TXN00043774		STAPLES/PRR SUPPLIES-CD ENVELO	$149.81
		TXN00043832		WA ASSN OF COUNTIES/DEGRAAF, H	$850.00
		TXN00043855		PP CHAPLAINSERVICESNET/LEHR RE	$275.00
		TXN00043899		APCO INTERNATIONAL INC/DIXON M	$69.00
		TXN00043907		APCO INTERNATIONAL INC/DIXON C	$419.00
		TXN00043910		APCO INTERNATIONAL INC/FOURNIE	$419.00
		TXN00043919		2019 APCO WRC/HAMILTON REGISTR	$309.70
CITY OF RICHLAND		19-120 DUNCAN	266564	19-120 STATE PUB ED SUB	$117.27

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HP INC		0436575	266493	PRINTER SUPPORT 11/15-02/15/19	$212.27
MOON, TAE-IM PHD		021919	266506	PSYCH EVALUATION-ZARAGOZA	$430.00
		02232019		PSYCH EVALUATION-GONZALEZ	$400.00
		02272019		PSYCH EVALUATION-GOSE	$400.00
PUBLIC SAFETY TESTING INC		PSTI19-0032	266515	BACKGROUND INVESTIGATIONS	$3,172.91
VERIZON WIRELESS		9825584664	266867	CELL PHONES 02/07-03/06/19	$102.92
				E911 OPERATIONS TOTAL****	**$9,878.18**
Division: 602 SECOMM AGENCY					
MID COLUMBIA CONSTRUCTION INC DBA		1071735	266502	DE-ICER APPLICATION	$59.73
		1071905	266841	DE-ICER APPLICATION	$371.96
				SECOMM AGENCY TOTAL****	**$431.69**
				SOUTHEAST COMMUNICATIONS CTR Total ***	**$35,983.92**
FUND 642 800 MHZ PROJECT					
Division: 610 800 MHZ					
KLICKITAT COUNTY PUD		02/19 69552623	266829	GOLGATHA UTILITIES 1/31-03/07	$51.42
MOTOROLA SOLUTIONS INC	P060193	8230206846	266606	2019 MOTOROLA MAINTENANCE RENE	$584,934.13
SMARSH, INC.	P060201	INV00469649	266764	SKYPE/EMAIL ARCHIVING	$3,486.00
SOLARWINDS INC	P060129	IN418932	266618	2019 SOLARWINDS MAINTENANCE RE	$331.95
				800 MHZ TOTAL****	**$588,803.50**
				800 MHZ PROJECT Total ***	**$588,803.50**
FUND 643 EMERGENCY MANAGEMENT					
Division: 620 STATE / LOCAL ASSISTANCE					
BANK OF AMERICA		TXN00043819	266637	OFFICE DEPOT #1078/LITERATURE	$12.80
		TXN00043952		COSTCO WHSE #0486/SNACKS FOR W	$57.93
CITY OF RICHLAND		5102725	266806	BCES UTILITY SRVC 2/02-3/01/19	$385.27
FRONTIER		03/19 5096282600	266819	TELEPHONE CHARGE 03/10-4/9/19	$250.32
MID COLUMBIA CONSTRUCTION INC DBA		1071735	266502	DE-ICER APPLICATION	$14.94
		1071905	266841	DE-ICER APPLICATION	$92.99
SMARSH, INC.	P060201	INV00469649	266764	SKYPE/EMAIL ARCHIVING	$871.50
SOLARWINDS INC	P060129	IN418932	266618	2019 SOLARWINDS MAINTENANCE RE	$82.99
VERIZON WIRELESS		9825584664	266867	CELL PHONES 02/07-03/06/19	$92.06
				STATE / LOCAL ASSISTANCE TOTAL****	**$1,860.80**
Division: 621 RADIOLOGICAL EMGCY PREPAREDNES					
APOLLO SHEET METAL INC		940020252	266630	HVAC MAINTENANCE WINTER 2019	$476.80
BANK OF AMERICA		TXN00043706	266637	National REP Conf/CALVERT REGI	$500.00
		TXN00043722		UNITED/CALVERT NATL REP CONF A	$683.00
		TXN00043819		OFFICE DEPOT #1078/JIC PENCIL	$25.56

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00043824	266637	YOKE'S FRESH MARKET/DONUTS FOR	$20.94
		TXN00043831		WAL-MART #3261/BEVERAGES FOR C	$22.70
		TXN00043870		PAYPAL EBAY INC/SALES TAX ON	$1.72
		TXN00043871		PAYPAL EBAY INC/SALES TAX FOR	$4.30
		TXN00043883		PAYPAL ESCRAPXINC/VIDEO CONTR	$19.99
		TXN00043884		PAYPAL TECHREDO/VIDEO CONTROL	$50.00
		TXN00043928		WWW.NEWEGG.COM/CABLES	$21.72
		TXN00043952		COSTCO WHSE #0486/KITCHEN SUPP	$4.69
		TXN00043974		SMART FOODSERVICE 575/KITCHEN	$4.38
CITY OF RICHLAND		5102725	266806	BCES UTILITY SRVC 2/02-3/01/19	$385.27
FRONTIER		03/19 5096282600	266819	TELEPHONE CHARGE 03/10-4/9/19	$250.32
HP INC		0436575	266493	PRINTER SUPPORT 11/15-02/15/19	$148.46
LUDLUM MEASUREMENTS INC	P060016	00466120	266728	TECHNICIAN LABOR #333	$108.60
	P060016			RECPT-81-35-311-55	$2.17
	P060016			FREIGHT	$18.46
	P060016			LUDLUM MODEL 12 CALIBRATION WI	$65.16
	P060016			GM TUBE-LND 7311 PANCAKE #01-5	$196.57
	P060016	00466197		GM TUBE-LND 7311 PANCAKE #01-5	$196.57
	P060016			LUDLUM MODEL 12 CALIBRATION WI	$586.44
	P060016			FREIGHT	$64.07
	P060016			TECHNICIAN LABOR #333	$54.30
MID COLUMBIA CONSTRUCTION INC DBA		1071735	266502	DE-ICER APPLICATION	$14.93
		1071905	266841	DE-ICER APPLICATION	$92.99
SMARSH, INC.	P060201	INV00469649	266764	SKYPE/EMAIL ARCHIVING	$871.50
SOLARWINDS INC	P060129	IN418932	266618	2019 SOLARWINDS MAINTENANCE RE	$82.99
VERIZON WIRELESS		9825584664	266867	CELL PHONES 02/07-03/06/19	$86.99
				RADIOLOGICAL EMGCY PREPAREDNES TOTAL****	**$5,061.59**
Division: 622 DOE EMERGENCY PREPAREDNESS					
APOLLO SHEET METAL INC		940020252	266630	HVAC MAINTENANCE WINTER 2019	$476.80
BANK OF AMERICA		TXN00043771	266637	STAPLES/P-TOUCH TAPE	$5.83
		TXN00043928		WWW.NEWEGG.COM/CABLES	$21.72
CITY OF RICHLAND		5102725	266806	BCES UTILITY SRVC 2/02-3/01/19	$385.27
FRONTIER		03/19 5096282600	266819	TELEPHONE CHARGE 03/10-4/9/19	$250.32
HP INC		0436575	266493	PRINTER SUPPORT 11/15-02/15/19	$148.46
MID COLUMBIA CONSTRUCTION INC DBA		1071735	266502	DE-ICER APPLICATION	$14.93
		1071905	266841	DE-ICER APPLICATION	$92.99
SMARSH, INC.	P060201	INV00469649	266764	SKYPE/EMAIL ARCHIVING	$871.50
SOLARWINDS INC	P060129	IN418932	266618	2019 SOLARWINDS MAINTENANCE RE	$82.99
VERIZON WIRELESS		9825584664	266867	CELL PHONES 02/07-03/06/19	$91.99
				DOE EMERGENCY PREPAREDNESS TOTAL****	**$2,442.80**

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 623 JURISIDICTION					
APOLLO SHEET METAL INC		940020252	266630	HVAC MAINTENANCE WINTER 2019	$476.80
BANK OF AMERICA		TXN00043580	266637	STAPLES/ERGONOMIC MOUSE AND KE	$30.94
		TXN00043591		STAPLES/MOUSE PAD FOR GEORGE	$10.85
		TXN00043771		STAPLES/P-TOUCH TAPE	$5.83
		TXN00043898		WA PROFESSIONAL LICENSE/NOTARY	$15.00
		TXN00043928		WWW.NEWEGG.COM/CABLES	$21.72
		TXN00043952		COSTCO WHSE #0486/KITCHEN SUPP	$4.68
		TXN00043974		SMART FOODSERVICE 575/KITCHEN	$4.37
CITY OF RICHLAND		5102725	266806	BCES UTILITY SRVC 2/02-3/01/19	$385.27
FRONTIER		03/19 5096282600	266819	TELEPHONE CHARGE 03/10-4/9/19	$250.31
HP INC		0436575	266493	PRINTER SUPPORT 11/15-02/15/19	$148.46
MID COLUMBIA CONSTRUCTION INC DBA		1071735	266502	DE-ICER APPLICATION	$14.93
		1071905	266841	DE-ICER APPLICATION	$92.98
SMARSH, INC.	P060201	INV00469649	266764	SKYPE/EMAIL ARCHIVING	$871.50
SOLARWINDS INC	P060129	IN418932	266618	2019 SOLARWINDS MAINTENANCE RE	$82.99
				JURISIDICTION TOTAL****	**$2,416.63**
Division: 628 PRE-DISASTER MITIGATION GRANT					
BANK OF AMERICA		TXN00043530	266637	SUBWAY 00434894/Lunch f	$156.35
TRI CITY HERALD	S018258	I04083096	266865	BENTON COUNTY EMERGENCY SERVIC	$116.20
				PRE-DISASTER MITIGATION GRANT TOTAL****	**$272.55**
				EMERGENCY MANAGEMENT Total ***	**$12,054.37**
FUND 803 UTILITY BILL CLEARING FUND					
Division: 000					
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY16416	266599	Customer Refund	$507.39
		CISPAY16417	266553	Customer Refund	$143.70
		CISPAY16418	266582	Customer Refund	$230.40
		CISPAY16419	266565	Customer Refund	$65.70
		CISPAY16420	266589	Customer Refund	$14.31
		CISPAY16421	266588	Customer Refund	$76.73
		CISPAY16422	266570	Customer Refund	$36.86
		CISPAY16423	266591	Customer Refund	$30.76
		CISPAY16424	266597	Customer Refund	$26.05
		CISPAY16425	266586	Customer Refund	$79.87
		CISPAY16426	266561	Customer Refund	$62.86
		CISPAY16427	266576	Customer Refund	$77.67
		CISPAY16428	266572	Customer Refund	$27.59
		CISPAY16429	266562	Customer Refund	$90.97

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY16430	266838	Customer Refund	$96.91
		CISPAY16431	266857	Customer Refund	$913.09
		CISPAY16432	266837	Customer Refund	$6.55
		CISPAY16433	266812	Customer Refund	$5.40
		CISPAY16434	266855	Customer Refund	$99.36
		CISPAY16435	266839	Customer Refund	$9.44
		CISPAY16436	266834	Customer Refund	$100.90
		CISPAY16437	266832	Customer Refund	$46.61
		CISPAY16438	266833	Customer Refund	$265.89
		CISPAY16439	266818	Customer Refund	$11.24
WASTEWORKS REFUND		3618WW	266475	MISAPLD PYMT-POST TO WW #3618	$4,525.62
				UNASSIGNED TOTAL****	**$7,551.87**
				UTILITY BILL CLEARING FUND Total ***	**$7,551.87**

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
				Invoice Total: ****	$2,883,176.46

	Number of Invoices	Amount
Vouchers In Richland	180	$70,650.15
Vouchers In Tri Cities	164	$534,635.22
Vouchers In WA	197	$333,558.60
Vouchers Outside WA	1128	$1,944,332.49
Vouchers Final Total.....	1669	$2,883,176.46

Ob ject Category	Title	Total	Percentage
1	SALARIES	$511.54	0.02%
2	BENEFITS	$6,988.92	0.24%
3	SUPPLIES	$360,647.67	12.51%
4	OTHER SERVICES & CHARGES	$1,346,944.71	46.72%
5	INTERGOVERNMENTAL SERVICES	$57,286.65	1.99%
6	CAPITAL PROJECTS	$268,203.33	9.3%
	MACHINERY & EQUIPMENT	$693,628.49	24.06%
7	DEBT SERVICE PRINCIPAL	$40,237.64	1.4%
8	INTEREST	$4,048.34	0.14%
	REFUNDS	$7,551.87	0.26%
9	INTERFUND SERVICES	$138.19	0%
	INVENTORY PURCHASES	$96,989.11	3.36%
	Total	$2,883,176.46	

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/2/2019

Agenda Category: Items of Business

Core Focus Area 3 - Economic Vitality

Subject:
Resolution No. 39-19, Approving the Preliminary Plat of Marcello Estates (Closed Record)

Department:	Ordinance/Resolution Number:	Document Type:
Development Services	39-19	Resolution

Recommended Motion:
Adopt Resolution No. 39-19, approving the preliminary plat of Marcello Estates.

Summary:
RP Development filed a preliminary plat application to divide 17.62 acres of land into 55 residential lots. The site is located southwest of Keene Road at the terminus of Keene Court and directly north of the terminus of Sequoia Avenue. The site is zoned R-1-10 (Low-Density Residential), which allows residential densities up to 5.4 dwelling units per acre.

Concerns about the proposed plat have been expressed by the owners of the eight properties located immediately west of the site that are located within unincorporated Benton County and which currently receive their potable water from a community well system located on the subject property. The adjoining property owners expressed concerns regarding how and where their potable water would come from should the proposed plat be approved. During the public hearing, the applicant indicated that it intended to work with the adjoining land owners and do whatever is necessary to connect each property to the City's water system; however, since the adjoining properties are located in the county, the eight adjoining lots would first need to be annexed into the City to receive city water. The Hearing Examiner's decision indicates that the preliminary plat should be approved, and that it is ultimately up to the applicant and adjoining property owners to come to a resolution regarding any future annexation. Should the adjoining property owners decide to not annex into Richland, the Hearing Examiner's recommendation indicates that the approved number of residential lots would need to be decreased and the preliminary plat re-designed to include the existing community water well.

The open record public hearing was conducted on January 14, 2019. The Hearing Examiner has recommended that Council approve the proposed preliminary plat subject to the conditions of approval indicated in the TAC Report dated January 14, 2019.

Fiscal Impact:	Approval of the proposed preliminary plat of Marcello Estates will result in the creation of 55 new residential lots, which in turn, will result in additional property tax revenue generated by the City as well as add additional demand on city services.

Attachments:
1. Resolution No. 39-19
2. S2018-103 Staff Report for Hearing Examiner

RESOLUTION NO. 39-19

A RESOLUTION of the City of Richland approving the preliminary plat of Marcello Estates subject to the conditions contained in Technical Advisory Committee Report S2018-103, adopting the written findings and conclusions of the Hearing Examiner as the findings and conclusions of the Richland City Council, and directing staff to provide notice of this decision.

WHEREAS, on January 14, 2019, the Richland Hearing Examiner held an open record public hearing to consider the preliminary plat application of Marcello Estates, submitted by RP Development; and

WHEREAS, the Hearing Examiner recommended that City Council approve the preliminary plat of Marcello Estates subject to the conditions contained in the accompanying Technical Advisory Committee Report; and

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

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

Section 1. The preliminary plat of Marcello Estates, attached hereto as **Exhibit A** and incorporated by this reference, is hereby approved subject to the conditions of approval contained in Technical Advisory Committee Report S2018-103, attached hereto as **Exhibit B** and incorporated by this reference.

Section 2. The written findings and conclusions identified in the Hearing Examiner Report dated March 8, 2019, attached as **Exhibit C** and incorporated herein by this reference, are adopted as the written findings and conclusions of the City Council.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 2nd day of April, 2019.

_____
ROBERT J. THOMPSON
Mayor

ATTEST:

_____
DEBBY BARHAM, Deputy City Clerk

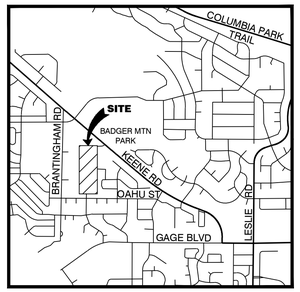
APPROVED AS TO FORM:

_____
HEATHER KINTZLEY, City Attorney

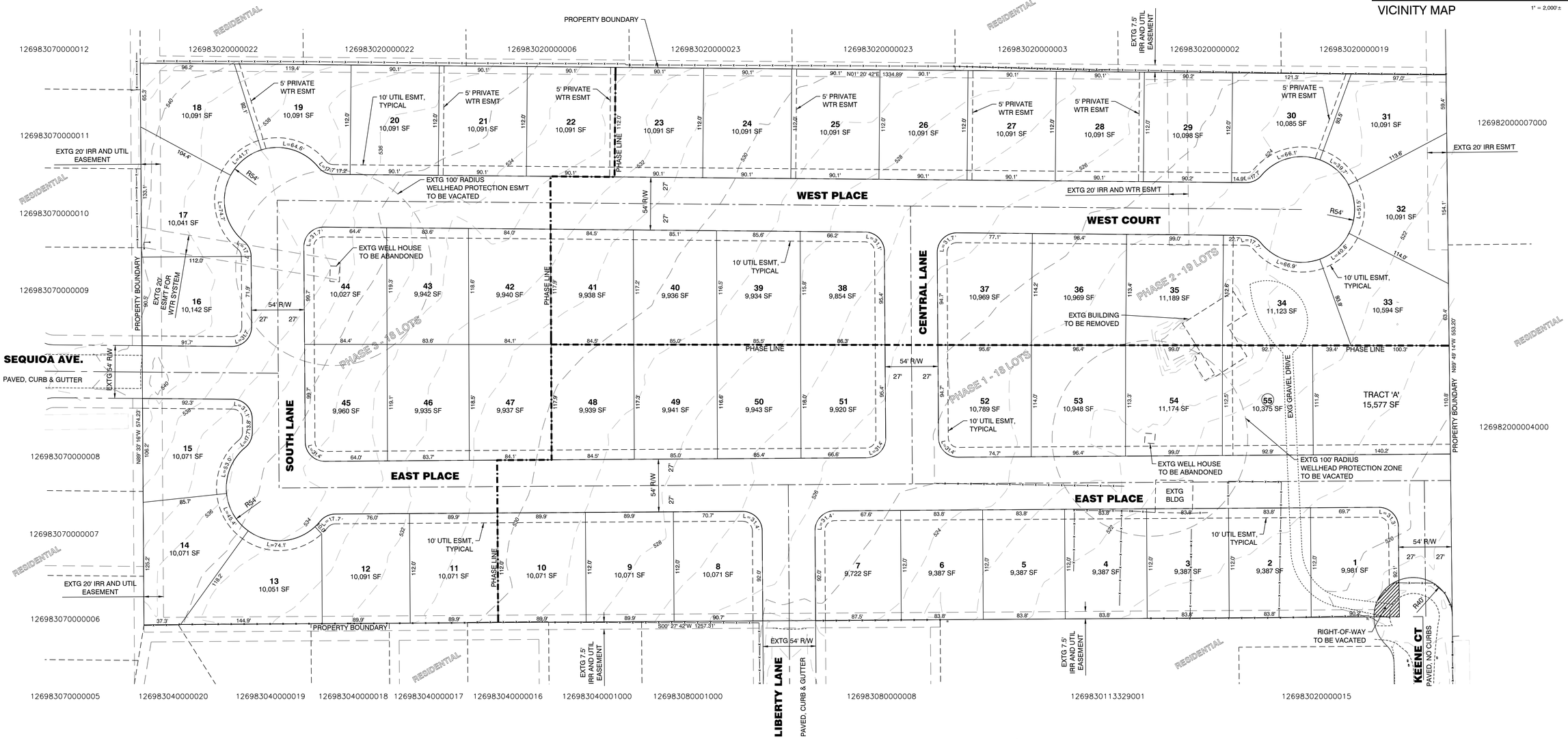
Exhibit A to Resolution No. 39-19

MARCELLO ESTATES

LOCATED WITHIN THE NW 1/4 OF THE SW 1/4 OF SECTION 26, T 9 N, R 29 E OF THE WILLAMETTE MERIDIAN



VICINITY MAP 1" = 2,000'±



PROPERTY AND PLAT STATISTICS

PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY PBS ENGINEERING AND ENVIRONMENTAL, INC., 2018.

BASIS OF BEARINGS:
NAD83 WASHINGTON STATE PLANE, SOUTH ZONE. A GRID BEARING OF N1°19'48"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, T.9N, R.28E, W.M. WAS HELD BETWEEN FOUND MONUMENTS.

VERTICAL DATUM:
CITY OF RICHLAND DATUM, NAVD88

SUBJECT PARCEL:
LOT 9, BADGER MOUNTAIN ESTATES

TAX ID # OF SUBJECT PARCEL:
126983020000018

COMPREHENSIVE PLAN DESIGNATION:
LOW-DENSITY RESIDENTIAL

LAND USE ZONING DESIGNATION:
R-1-10 (10,000 SF AVERAGE)

CURRENT PROPERTY OWNER:
P&R Construction, LLC.
6159 W Deshcutes Ave, Suite 508
Kennewick, WA 99336

CURRENT PROPERTY USE: RESIDENTIAL
TOTAL PROJECT AREA: 17.24 Ac
PROPOSED # LOTS: 55
AVERAGE LOT SIZE: 10,110 SF
MIN. LOT SIZE: 9,387 SF (LOTS 2-6)
LARGEST LOT SIZE: 11,189 SF (LOT 35)
R/W AREA: 179,996 SF

ANTICIPATED TO BEGIN CONSTRUCTION SPRING 2019 AND COMPLETE BY MID 2020

0 5 20 50 100
1"=50'

LEGEND

28 — LOT #
10,091 SF — LOT TOTAL AREA
118982020000003 — CO TAX ID #
RESIDENTIAL — ADJACENT USE

Know what's below. Call before you dig.

JOHN ERIC FETTEROLF, STATE OF WASHINGTON, 38322, REGISTERED PROFESSIONAL ENGINEER
11/2/18

JF ENGINEERING, PLLC
CIVIL ENGINEERING
PLANNING
PROJECT MANAGEMENT
5220 S. Auburn Pl
(509) 551-8174 PHN
Kennewick, WA 99337
www.JFengineering.pro

Preliminary plat for:
Marcello Estates
A project in the City of Richland, WA

Drawn by: KWE
Checked by: JEF

JF Eng. Job #
0069.00

Scale H: 1"=50'
Scale V: N/A

Date:
Nov 2, 2018

C100

Exhibit B to Resolution No. 39-19

(S2018-103 – Marcello Estates)

RICHLAND HEARING EXAMINER
TECHNICAL ADVISORY COMMITTEE REPORT
JANUARY 14, 2019

APPLICANT: RP DEVELOPMENT

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 17.62 ACRES INTO 55 LOTS

LOCATION: SOUTHWEST OF KEENE ROAD AT THE TERMINUS OF KEENE COURT AND DIRECTLY NORTH OF THE TERMINUS OF SEQUOIA AVENUE (APN 126983020000018)

SURVEYOR: PBS

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

The Technical Advisory Committee conducted a review of the request and recommends that if the binding site plan is approved, such approval be subject to 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 full size (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide paper and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic as-built record drawings shall be submitted in an 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 final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

2. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.

3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.

4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. This fee will be different for commercial projects versus subdivision projects. Please visit the Public Works Private Development page on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction 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 approved plan submittal.

5. When the construction is substantially complete a review 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 review copy, a final copy of the record drawings shall be submitted along with a CAD copy. The electronic as-built record drawings shall be submitted in an 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 plat acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for plat acceptance.

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 Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.

8. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.

9. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: http://www.call811.com/

10. An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. *Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer.* The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.

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.

12. A wetland delineation/rating report addressing impacts to the roadside wetland(s) adjacent to Keene Road as a result of the improvements required to Keene Court shall be submitted to, and approved by, the Development Services Department Planning Manager prior to the issuance of any construction permits.

13. A geotechnical investigation report shall be conducted in accordance to the 2015 IBC Section 1803. A grading permit shall be issued with final observation by COR and Geotechnical Engineer of Record completed. Any specific geo-technical requirements regarding foundation footings and site slopes shall be noted on the plat along with reference to geotechnical engineer and report date.

14. The following note shall be placed upon the final plat:
"Addresses shown in brackets are subject to change by the City of Richland. Zip code: 99352."

15. Street designations shall be as set forth in RMC 12.01.060. North-South directional shall be 'Avenue'; East-West shall be 'Street'.

16. Provide a minimum of eight (8) street names for segments labeled: South Lane, East Place, West Place and Central Lane.

17. Omit street name 'West Court': this street segment shall be an extension of 'West Place'.

18. The existing single-family dwelling and accessory structure shall be demolished with final inspection for (Permit DM-18-02616) completed prior to plat recording.

Design Standards:

19. Public improvement design shall follow the following general format:
    - A. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
    - B. Sanitary sewer shall be aligned on the north and west side of street centerlines.
    - C. Storm sewer shall be aligned on the south and east side of street centerlines.
    - D. 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.
    - E. 10-feet horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
    - F. Water lines shall be aligned on the south and east side of street centerlines.
    - G. Watermains larger than 8-inches in diameter shall be ductile iron.
    - H. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
    - I. All watermains outside areas zoned R1 shall be ductile iron.
    - J. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
    - K. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC or C900 PVC. 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.
    - L. Water valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
    - M. All utilities shall be extended to the adjacent property (properties) at the time of construction.
    - N. 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.
    - O. The minimum centerline radius for local streets shall be 100-feet.
    - P. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
    - Q. An 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.
    - R. A detailed grading plan shall be included in the submitted plan set.
    - S. 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.
    - T. 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.
    - U. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
    - V. 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.
    - W. 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.
    - X. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
    - 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.

20. 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.

21. 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.

22. <u>SURVEY MONUMENT DESTRUCTION</u>:

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

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

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and the file a permit with the DNR.
It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

23. The Marcello Estates preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA).

24. As Keene Court will be the primary access for this plat, the frontage along both sides of it shall be completed to City standards at the time that the first phase of this project is developed. These frontage improvements shall consist of curb, gutter and sidewalk installed per the City's "local street" detail, storm drainage and street lights per city standards. These improvements need to extend from the existing curb & sidewalk at the Keene Road intersection to the plat. The north side of Keene Court shall be improved up to the curb returns of the road extension into the north property.

25. The portion of right-of-way containing the Keene Court cul-de-sac "to be vacated" will be vacated concurrently with the phase that constructs the extension of Keene Court into this property and dedicates that extension of Keene Court as new right-of-way.

26. During project construction the developer and his contractor shall make provisions for vehicles that need to use the Keene Court cul-de-sac to turn around (solid waste trucks, emergency vehicles, etc.). An alternative way to turn around shall be provided until the new roadway is constructed and open for use.

27. Sidewalks shall be installed along all public Right of Way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, etc.).

28. Pedestrian ramps shall be designed to current City standard details and A.D.A. guidelines. Adequate Right-of-Way shall be provided at corners to allow for at least 1-foot of ROW behind the ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City guidelines and A.D.A. guidelines. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profile shall be designed to accommodate this.

29. The vision-clearance triangle needs to be shown on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

30. 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:

31. The proposed preliminary plat is located entirely within the Tapteal 1 water pressure zone. The closest Tapteal 1 water main is located in Liberty Lane to the east, Sequoia Ave. to the south, and Keene Court to the north. The developer shall extend and connect each of these water mains to his project at the time of plat construction. Looping all of these mains together will provide redundancy, help with fire flows and also eliminate stagnant water.

32. The proposed pre-plat indicates that the existing well houses on the property are to be abandoned. It appears that a number of properties adjacent to and west of this parcel rely on a domestic water source located on this property. If this project intends to compromise the water supply to these adjacent properties it shall be the developer's responsibility to provide a replacement domestic water source meeting the requirements of applicable regulations. These parcels are also required to have a source of irrigation water

separate from city domestic water, per Richland Municipal Code. A copy of the development plan agreed to by the applicant and adjacent property owners (Badger Mountain Estates Association) shall be provided to the City as part of the construction plan submittal.

33. The proposed preliminary plat shows seven "5-foot private water easements" extending from West Place to the existing residential lots to the west. The intended use of these easements is unclear. The City will not accept side yard easements for water services from the City's potable water system to these properties. In addition, a proposal to provide City potable water service to the adjacent lots must comply with Richland Municipal Code Sections 18.34.010 and Section 18.16.080 and other applicable federal, state or local regulations.

34. 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.

35. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

36. The closest sanitary sewer available for this development is located to the north in Keene Court. It shall be the responsibility of the developer to extend a sewer main throughout this property to serve sanitary sewer at the time of plat construction.

37. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.

Ground Water:

38. A Right-of-Way Construction permit cannot be issued for this project until a full geohydrology report is received. Given the amount of groundwater encountered in this area (in both developed and undeveloped areas), the possibility of an underdrain system being required is very high. Please have test pits and/or bore-holes dug by a geotech engineer, and an evaluation from said engineer prior to permit application. If an underdrain system is not required, the geohydrology report needs to state so. Also, if groundwater is encountered within 5-feet during construction, an underdrain system will be required.

39. The grading plan for this project shall make provisions for any impacts to the existing neighboring homeowners that the proposed grading may have on them. It shall include a means for managing groundwater or subsurface springs if any are encountered during grading or construction.

Storm Water:

40. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.

41. 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.

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

43. 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.

44. 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.

45. 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").

46. 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.

47. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity.

48. 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.

52. Stormwater runoff from the proposed improvements to Keene Court shall not be directed into the adjacent wetland area(s) located along Keene Road. Deviations to this standard may be approved by the administrator; provided, that a study undertaken by a qualified professional in accordance with the provisions of RMC 22.10.140 indicates that the potential discharge of stormwater runoff from a development site into a wetland is adequately mitigated to protect the functions and values of the wetland (RMC 22.10.125).

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. 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 final acceptance. Off-site ("third party") easements for City infrastructure are the responsibility of the developer to obtain. 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 vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

58. The final plat shall include notes identifying all common areas including private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association.

59. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain.

60. The intended use and ownership of all tracts within the plat shall be noted on the final plat.

61. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

62. Any restricted parking areas shall be indicated on the final plats.

Irrigation Requirements:

63. The plat shall include the following irrigation easements consistent with KID requirements:
    a. Dedicate to KID an irrigation easement 10 feet in width via a recorded deed to match irrigation system components, centered on an irrigation pipeline.
    b. On all lots within the plat, dedicate to KID an irrigation easement 10 feet in width, or five (5) feet in width if adjacent to a utility easement, located along the road frontage of each lot. An irrigation easement may be included within the 'sidewalk and utility' easement if one is proposed, denoting the easement as a "Sidewalk, Utility, and Irrigation Easement."

64. The Applicant is required to install an irrigation system that conforms to the most recent edition of the KID Standard Specifications pursuant to Resolution 86-15-A. This includes providing distribution pipelines adequate to provide individual pressurized irrigation services to each lot within the preliminary plat. This system will be dedicated to the KID upon completion, at the time of final plat.

   a. Kid Standard Specifications require a storage pond facility be constructed and sized appropriately for this plat application. Please dedicate this storage facility as a tract of land deeded to the KID. In addition, the KID Standard Specifications require a pump station facility be constructed and sized appropriately for this plat application.
      i. The KID point connection or irrigation water source for this development will be at the Badger East Canal, milepost 9.8. Please refer to the attached Exhibit A.
   b. As an alternative to a pond, pump station, and other "on-site" construction requirements per KID Standards Specifications, the Applicant and KID may mutually agree that it is in each of their best interests that other "off-site" improvements may be made to allow for the delivery of pressurized irrigation water to the plat. The other improvements would be proportionate and equal to the "on site" requirements and may include:
      i. Contributions made towards a regional pump facility.
      ii. The installation of pipelines "off-site".

65. Design of the required irrigation system must be approved by KID prior to installation. The Applicant is required to submit an irrigation plan designed by a professional engineer for review and approval by the KID. The plan may be hand drawn or computer drafted. The plan shall be accurate and to a scale not to exceed one (1) inch = 50 feet. This is a vital step of the approval process. IN addition to compliance with Condition 58 above, the Plan must ensure all reasonable measures are taken to protect any easements, right-of-ways, and facilities. Please contact KID at 586-6012 for more information regarding this irrigation plan.

66. Completion of all the facilities, consistent with irrigation plan approved by KID, is required prior to KID signature on the Final Plat.

   a. In the event any KID facilities are damaged during construction, the damage must be fully repaired to KID's then-existing standards.
   b. For each phase of the plat, KID review and approval of construction and grading plans is required to allow KID to assure all reasonable measures to protect any easements and right-of-ways. Such review and approval will be coordinated as part of the City of Richland review and the Final Plat approval process.
   c. The KID must inspect any new irrigation system installations or modifications. The Applicant shall contact the KID to arrange an inspection at least 48 hours in advance of the desired inspection date.
   d. As an alternative to immediate construction prior to approval of the Final Plat, the Applicant may choose to delay installation of the irrigation system by entering into a facilities installation agreement with the KID. The Applicant must still provide the KID with an irrigation system design that conforms to the most recent addition of the KID standard specifications. This irrigation system may be bonded and delayed up to five years. The facility installation agreement charge is $350.00. The Applicant must establish an approved bonding mechanism with the KID in an amount approved by KID.

67. For each phase of the Project, KID/USBR review and approval of grading and construction plans is required to allow KID to assure all reasonable measures to protect any easements and ROWs. Such review and approval will be coordinated as part of the City's review and Final Plat approval process.

68. The Applicant shall include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.0SS(l)(r), which requires a public offering statement to include "[a] list of any physical hazards known to the developer which particularly affect the development or the immediate vicinity in which the developer is located and which are not readily ascertainable by the purchaser."

69. Prior to approval of each phase, the current year's assessment must be paid. If the final plat is submitted for review after May 3p t of a given year or submitted for review prior to May 31st but not submitted for final approval prior to June 15th, the next year's estimated assessment (125% of the current year's assessment) must be paid prior to plat approval.

70. Prior to approval of the first phase, the USBR construction loan for **all parcels** owned by the property owner within the boundaries of the KID must be paid and all other USBR requirements associated with this payout must be completed.

71. The Review and Inspection fees in place at the time of each review request must be paid. At the time of application the review fees are as follows:
    a. Preliminary Plat review fee of $825.00 which must be paid prior to scheduling for final plat approval at a KID Board meeting for the first phase.
    b. For each Phase an inspection fee $350 for the first 20 lots/tracts plus $25 per lot/tract after 20 lots/tracts.
    c. Final Plat review fee for each phase of $225.00.

72. Per KID Policy 4.17, "Irrigable Land Recalibration Principles," as land within the plat is subdivided or developed; KID will remove the irrigation water allocation from the impermeable surfaces, such as streets, from the plats.

73. In order to receive KID irrigation water delivery, a water master (or point of contact) for the subdivision must be appointed. This water master can be appointed by the Homeowners Association (or similar organization) officers, or must be elected from among the property owners within the boundary of this proposed subdivision. If no HOA (or similar organization) is organized, than an election method similar to the attached document is required.

74. Prior to approval of each phase, an electronic file (AutoCAD 2004 format) and hard copy (6-mil mylar, sealed by a professional engineer) of construction as-builts must be provided to KID.

75. All subdivisions of land are required to be approved by the KID Board of Directors during a KID Board Meeting. KID Board Meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of two weeks prior to a regularly scheduled Board Meeting in order to be considered at that meeting.

76. KID reserves the right to provide review comments under RCW 58.17.330(1) and RCW 58.17.330(2) in response to future design submittals by the Applicant prior to final plat approval. The scope of these reviews will be limited to Phases that are adjacent to the District's Rights of Way. KID review of construction plans will be consistent with the City of Kennewick's plan review timelines.

77. KID reserves the right to review and comment on the Applicant's plat line revisions for potential additional revisions to protect KID system components for Phases that are adjacent to KID's easements or ROWs.

78. KID reserves the right to review and comment on the Applicant's covenants, conditions, and restrictions to evaluate whether they should include any terms regarding protection of KID system components after construction and fencing requirements.

79. KID reserves the right to submit additional comments during the City's review process under the State Environmental Policy Act (SEPA).

Exhibit C to Resolution No. 39-19

BEFORE THE HEARING EXAMINER
FOR THE
CITY OF RICHLAND

RECOMMENDATION OF APPROVAL
RE: APPLICATION FOR THE PRELIMINARY PLAT OF MARCELLO ESTATES

FILE NUMBER: S2018-103

APPLICANT: RP DEVELOPMENT

APPLICATION: TO SUBDIVIDE 17.62 ACRES INTO 55 SINGLE FAMILY RESIDENTIAL LOTS

LOCATION: SINGLE PARCEL, LOCATED SOUTHWEST OF KEENE ROAD AT THE TERMINUS OF KEENE COURT AND DIRECTLY NORTH OF THE TERMINUS OF SEQUOIA AVENUE.

PARCEL NUMBER: BENTON COUNTY ASSESSOR PARCEL NO. 126983020000018

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

RECOMMENDATION: *APPROVAL – SUBJECT TO CONDITIONS.*

DATE: MARCH 8, 2019

I. CONTENTS OF RECORD.

Exhibits: Staff Report. City of Richland Development Services Division Staff Report and recommendation of approval, subject to conditions, to the Hearing Examiner regarding "Marcello Estates" Preliminary Plat, File No. S2018-103, dated January 14, 2019;

1. Application;
2. Preliminary Plat site plan;
3. Urban Growth Area Residential District Zoning Regulations;
4. R-1-10 zoning district regulations;
5. Public Notice and affidavits confirming same;
6. SEPA Environmental Checklist and Determination of Non-Significance (DNS);
7. Agency and public comments;
8. Technical Advisory Committee Report.

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

1. Mike Stevens, Planning Manager for the City of Richland;
2. Paul Lavrentiev, for the property owner(s), who also own the applicant-entity, RP Development;
3. Ed McClellan, Project Manager, represented applicant (RP Development) through application process;
4. Ben Woodard, with the Kennewick Irrigation District (KID), confirmed that KID's written comments are part of the record, see KID letter dated Dec. 4, 2018, included as part of comment letters in Exhibit 7; and
5. Jon Guymon, neighboring resident, spoke on behalf of the Executive Committee of the Badger Mountain Estates homeowners association (See Ex. 7, BMEA letter dated Dec. 9, 2018).

II. ISSUES PRESENTED.

1. Whether substantial evidence demonstrates that the applicant has met its burden of proof to satisfy the criteria for preliminary plat approval?

Short Answer: Yes, subject to appropriate conditions of approval.

III. FINDINGS OF FACT.

1. Any statements in previous or following sections of this document that are deemed findings of fact are hereby adopted as such and incorporated by this reference.

2. RP Development, the applicant in this matter, submitted the underlying application to subdivide a 17.62-acre property on or about October 11, 2018. *(Exhibit 1, Preliminary Plat Application cover page; Staff Report, page 6).*

3. The Staff Report explains that the proposed subdivision would divide the 17+ acre parcel into a development site with 55 single family residential lots known as the Marcello Estates Preliminary Plat, which will be served by City utilities.

4. There is no dispute that the proposed plat, with an overall density of just over 3 units per acre, is well within applicable density limits for the property, which is zoned (Single Family, Low-Density Residential) R-1-10 allowing for up to 5 units per acre. The average lot size would be 10,110 sq.ft. (43,560sq.ft. = 1 acre). *(Staff Report, page 12; and Exhibit 2, Preliminary Plat Site Plan).*

SEPA Compliance.

5. *Exhibit 6* includes the SEPA DNS issued for the application on December 14, 2018. *(Staff Report, page 7, re: SEPA discussion; Ex. 5).* No one appealed the DNS. Because it was not appealed, it stands as issued. Appropriate conditions of approval will only serve to prevent and minimize potential impacts by mandating compliance with existing city development regulations, meaning there is no basis or need to revise or update the DNS issued for his application.

Public Hearing, city utility connection issue.

6. The open-record public hearing for the application occurred on January 14, 2019. All persons wishing to provide comments were heard, providing testimony under oath. City staff, Applicant representatives and interested citizens appeared at the hearing or submitted written comments regarding the proposed plat. The Examiner visited the site of the proposed project and public roads leading to and from the vicinity of the proposed plat, on the day of the hearing, and on previous occasions as part of other project reviews in the vicinity.

7. The Examiner held the record open to allow additional time for staff and applicant representatives to address utility connection requirements. Mr. Stevens provided regular updates to the Examiner. It appears that discussions between the applicant and staff have reached the point where no one feels the need to submit any additional proposed language on the subject of utility connections and the potential need for adjacent properties to annex into the City of Richland in order to receive city utility services, noting that whatever city requirements might apply to requests to extend city utilities will apply to all portions of this project.

8. This Recommendation and potential plat approval in no way waives or modifies existing city policies, codes, or requirements associated with requests to extend city utility services, including without limitation possible annexation of properties that seek such connections.

9. As noted by Mr. Stevens at the public hearing and in the Staff Report, the project site is a single, large 17+ acre tax parcel located just southwest of Keene Road at the current terminus of Keene Court and directly north of the current terminus of Sequoia Avenue. Both Keene Court and Sequoia Avenue will be extended into the new plat, providing two access/exit points, appropriate circulation, and connectivity with surrounding neighborhoods and existing city transportation facilities. The existing home on the site is said to be in poor condition, and will be demolished as the new plat is developed.

10. The project site currently includes an existing on-site septic system, a private water well and a community water well, a "Group B" water system, which serves as the source of potable water for the eight (8) residential lots that area located immediately west of the new plat, within an unincorporated "island" area that is outside the Richland City limits, but within the city's urban growth boundary in Benton County.

11. As part of this proposal, the new plat is designed and planned to decommission the current on-site septic system and abandon the two on-site well-houses and then connect all new lots within the plat to water and sewer service provided by the City of Richland. If the current wells were to be maintained, the plat layout would most likely need to be redesigned so as to protect groundwater supplies, greatly reducing the lot-count for the new plat. So, because the new plat would most likely compromise the well-water supply for the 8 lots to the west, Staff's recommended conditions of approval (particularly No. 32) include(s) provisions that would require appropriate agreements to be reached with the affected homeowners' association (identified in TAC Report as the "Badger Mountain Estates Association") to address city water utility service extensions into the affected 8-lots, with appropriate connection costs (including potential annexation processing costs) to be borne by the developer and not the affected property owners. *(Staff Report; testimony of Mr. Stevens, Mr. Lavrentiev and Mr. McMillan).*

12. At the public hearing, the applicant representatives, Mr. Lavrentiev and Mr. McMillan did not request any changes to the Staff's recommendation, and indicated their full understanding that they would be responsible for all costs involved in connecting the 8 neighboring lots to city utility service. (See part of Condition No. 32, which reads in relevant part: *"it shall be the developer's responsibility to provide a replacement domestic water source meeting the requirements of applicable regulations"*). Mr. Guymon appeared and spoke at the public hearing for the neighbors to the west. He expressed his satisfaction with recommended condition 32, asking that the costs associated with new utility connections should be paid by the developer and not neighboring homeowners who may have to see their existing services modified to facility the new plat development. Obviously, a neighbor's request for elaborate landscape features, precious metal piping and the like would not be reasonable. All parties are presumed to be willing to work together in good faith moving forward, to accomplish the utility service extensions needed to fully develop the new plat as currently proposed.

KID comments.

13. The Kennewick Irrigation District (KID) submitted written comments regarding the application and again at the public hearing, in response to which Staff included appropriate conditions of approval requiring irrigation water service from KID, because the site is within its service area. Recommended conditions based on KID comments are included in the TAC Report under "Irrigation Requirements," and numbered 63 through 79. *(Ex. 8, TAC Report).*

As conditioned, the proposed plat complies with city development regulations and the Comprehensive Plan.

14. As conditioned, the proposed plat has been designed to comply with city development regulations, so the new plat will achieve consistency with the Comprehensive Plan. RMC 24.04.020 explains that the purpose of the City's platting and subdivision codes is *"in furtherance of the comprehensive plan of the city"* and that such regulations contained in the city's platting and subdivision codes *"are necessary for the protection and preservation of the public health, safety, morals and the general welfare, and are designed, among other things, to encourage the most appropriate use of land throughout the municipality; to lessen traffic congestion and accidents; to secure safety from fire; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to promote the coordinated development of unbuilt areas; to secure an appropriate allotment of land area in new developments for all the requirements of community life; to conserve and restore natural beauty and other natural resources; and to facilitate the adequate provision of transportation, water, sewerage and other public uses and requirements."* The effect of this provision boils down to this: compliance with the City's Comprehensive Plan can be established, or at least partially established, through compliance with the city's platting and subdivision regulations found in Title 24 of the Richland Municipal Code.

Proposed plat will provide public benefits.

15. The applicant's submittals established that some aspects of the new subdivision will provide a public benefit, including without limitation, new housing inventory and options fulfilling the city's goals and policies set forth in the Comprehensive Plan, construction of a new road extension with sidewalks to serve the new plat and promote connectivity and pedestrian safety, and other features that will serve to promote health benefits of a walkable, connected and pedestrian-friendly community.

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

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

A. The public health, safety, and general welfare: *See Staff Report; all Findings; Exhibits 2, 6, and 8.*

B. Open Spaces: *Staff Report, page 9, describing parks and fields within 2 miles of the new plat; See discussion in item H.*

C. Drainage Ways: the project will be consistent with all applicable standards for stormwater system design, including without limitation the Department of Ecology Stormwater Management Manual for Eastern Washington. *Staff Report, page 10; Ex. 8, TAC Report, pages 6 – 8, recommended Storm Water conditions, numbered 40-52.*

D. Streets or roads, alleys, other public ways: the proposed plat has been reviewed by the City for compliance with applicable street system design requirements, and if conditioned to comply with city codes by building the Penny Lane extension as a city right of way with sidewalks and other standard features, can be deemed consistent with all applicable city standards for city roads, streets, driveways, access, circulation, transportation concurrency and the like. *Staff Report; Exhibit 2, site plans; Exhibit 8, Technical Advisory Committee report and proposed conditions, particularly those labeled 'Traffic & Streets' on page 5, numbered 23-30.*

E. Transit stops: To the extent transit stops are or may be located nearby to serve residents of the proposed plat, or Richland residents generally, the subdivision design, access and internal circulation patterns, as conditioned, are appropriate to allow for pedestrians and vehicles to access arterials and other routes that could direct users to existing or future transit stops and facilities. The proposed plat is within the Ben Franklin Transit service area. Bus Route 123 runs along Keene Road, well-within walking distance to/from the new plat.

F. Potable water supplies: As explained above, the new subdivision will receive its domestic water supply from the City of Richland.

G. Sanitary system: The City's sewer system will serve the proposed plat. *Ex. 4, SEPA Checklist, page 10, re: Utilities; Staff Report, at page 7; Ex. 8, TAC Report, page 6, recommended Sanitary Sewer conditions 36-37.*

H. Parks and recreation, playgrounds, schools: The Staff Report describes parks and fields within 2 miles of the new plat, and notes Orchard Elementary School is located just a few hundred feet west of the site.

I. Planning features to assure safe walking conditions for students: As conditioned, the proposed plat will include sidewalks. The new sidewalks included in the plat will connect with existing sidewalks leading to/from the school, thereby enhancing safety for children and other pedestrians in the new neighborhood. *Staff Report, page 9.*

17. Except as modified in this Recommendation, all Findings, and statements of fact contained in the Staff Report and TAC Report, are incorporated herein by reference as Findings of the undersigned hearing examiner.[1]

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

IV. CONCLUSIONS OF LAW.

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

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

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

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

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

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

Approval Criteria for Preliminary Plat Application.

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

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

5. And, RMC 19.60.095 mandates the following additional findings:

> ***19.60.095 Required findings.***
>
> *No development application for a Type II or Type III permit shall be approved by the city of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:*
>
> *A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.*
>
> *B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.*
>
> *C. The development application is beneficial to the public health, safety and welfare and is in the public interest.*

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

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

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

Burden of Proof.

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

As conditioned, the proposed plat meets applicable approval criteria.

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

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

9. Any Finding or other statements in previous or following sections of this document that are deemed Conclusions of Law are hereby adopted as such and incorporated by this reference.

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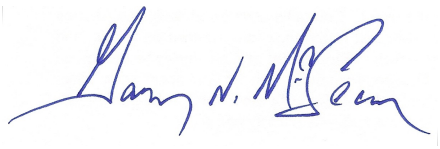
V. RECOMMENDATION and CONDITIONS of APPROVAL.

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

Recommendation issued: March 8, 2019



Gary N. McLean
Hearing Examiner for the City of Richland

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

GENERAL INFORMATION:

PROPOSAL NAME:	Marcello Estates - Preliminary Plat
LOCATION:	The project site is located southwest of Keene Road at the terminus of Keene Court and directly north of the terminus of Sequoia Avenue (APN 126983020000018).
APPLICANT:	RP Development
FILE NO.:	S2018-103
DESCRIPTION:	Request to subdivide 17.62 acre site into 55 residential lots
PROJECT TYPE:	Type III Preliminary Plat
HEARING DATE:	January 14, 2018
REPORT BY:	Mike Stevens, Planning Manager
RECOMMENDED ACTION:	Approval subject to completion of proposed conditions

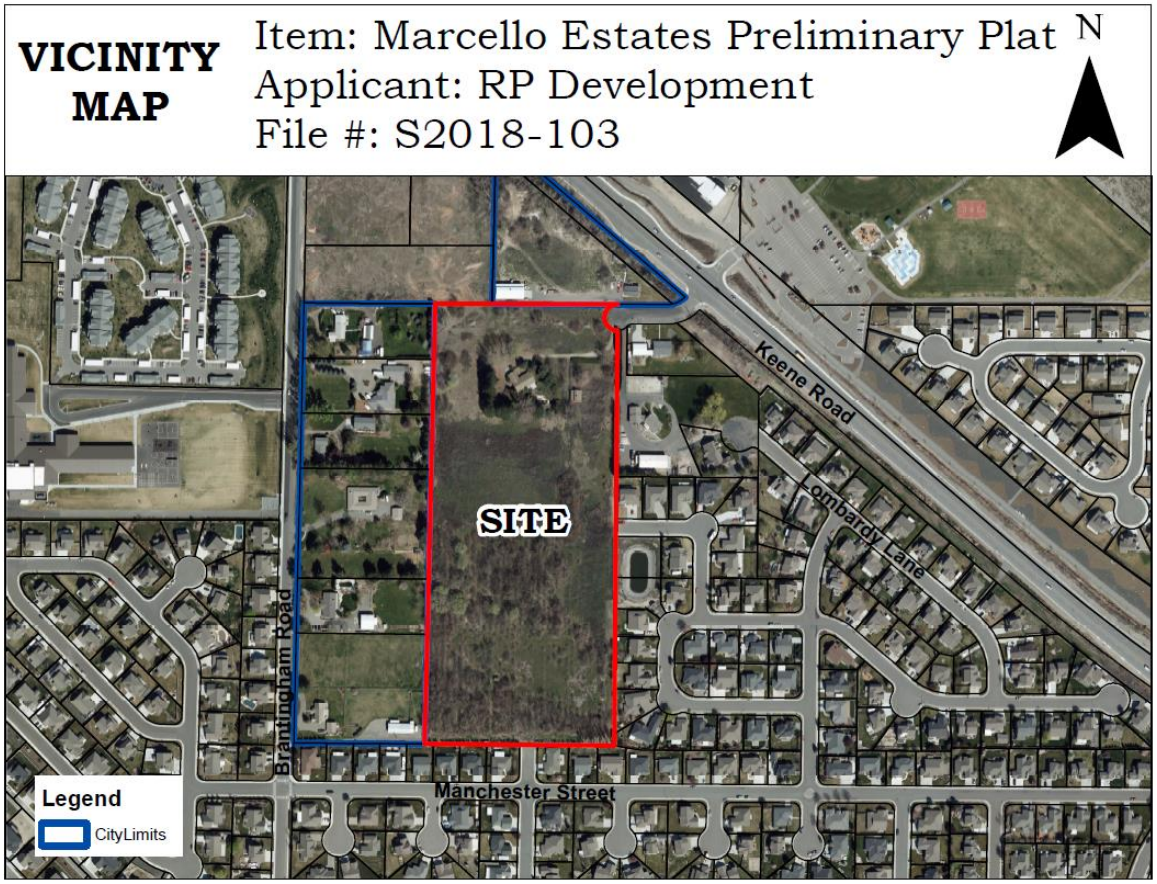


Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

RP Development has filed a preliminary plat application (Exhibit 1) to divide approximately 17.62 acres into 55 single family residential lots with an average lot area of 10,110 square feet (0.23 acres), known as the plat of Marcello Estates (Exhibit 2).

This plat site contains an existing single-family home which is currently accessed via Keene Court. The existing home is in poor condition and is proposed to be demolished as part of the construction of the subdivision. The site also contains an existing on-site septic system, a private water well and a community water well (Group B System) which serves the eight (8) lots located immediately west of the subject property. The applicants are proposing to decommission the septic system and the on-site wells and provide each of the newly created lots with municipal water and sewer.

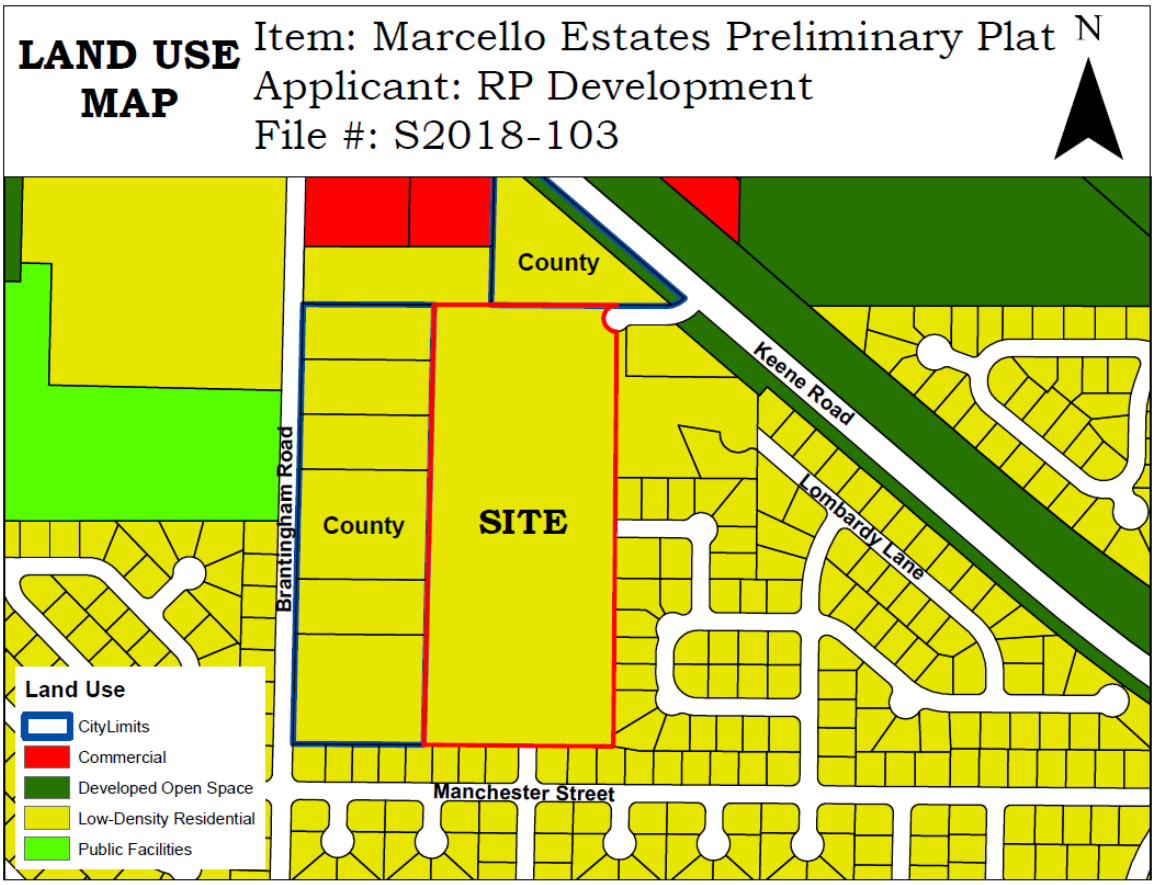


Figure 2 – Comprehensive Plan Map

COMPREHENSIVE PLAN

Richland's Comprehensive Plan assigns a low-density residential land use designation to the site. The low-density residential designation allows for a residential density range of up to 5 dwelling units per acre. The plat of Marcello Estates proposes an overall density of 3.12 units/acre which is within the allowable range provided by the low-density residential land use designation.

GOALS & POLICIES

The following Comprehensive Plan land use goals and policies are found to be in general support of the proposed preliminary plat:

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

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

Land Use Goal 2: Establish land uses that are sustainable and create a live-able and vibrant community.

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

Land Use Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

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

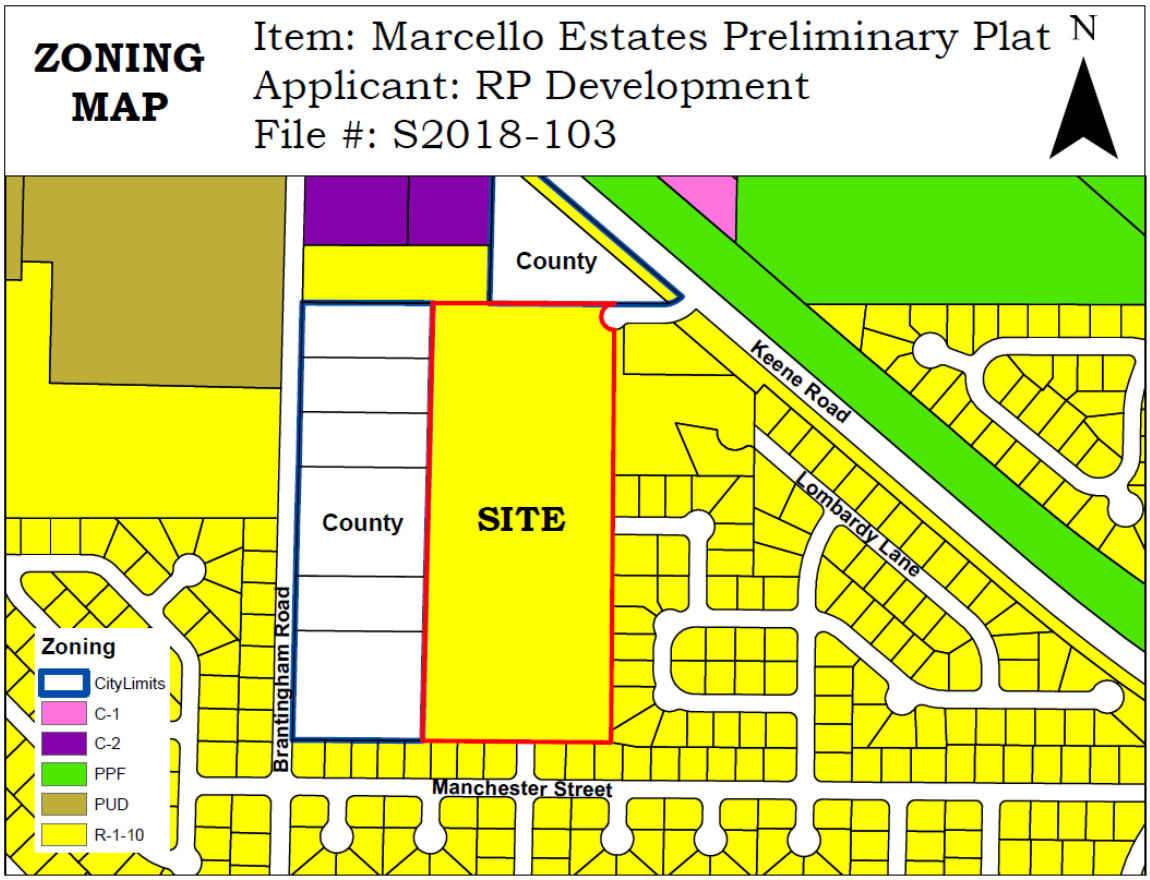


Figure 3 – Zoning Map

<u>ZONING</u>

The site is currently assigned R-1-10 (Low-Density Residential) zoning which allows development of residential densities up to 5.4 dwelling units per acre. Under R-1-10 zoning the proposed residential density of 3.12 units/acre, is compliant.

It should be noted that there are eight (8) lots located immediately west and one lot located to the northeast of the subject property that are within the jurisdiction of Benton County and have yet to be annexed by the city. These properties are all zoned Urban Growth Area Residential District (UGAR) by the County and are designated as such in order to accommodate the land use needs of a city's

projected future population growth. The UGAR District allows for higher densities and a variety of uses similar to those typically found in the adjacent cities. The densities, uses and development provisions allowed within the UGAR District assure that development prior to annexation by a city results in densities, land uses and development patterns that are consistent with that city's Comprehensive Plan. The minimum parcel size that may be created in the UGAR District is seven thousand five hundred (7,500) square feet with duplexes being allowed on parcels of at least fifteen thousand (15,000) square feet. A copy of the UGAR District regulations are included (Exhibit 3).

Land Uses and Dimensional Standards
The following R-1-10 standards apply to the proposed plat:

Uses Permitted:	Single Family Homes (detached)
Front yard setback:	20 feet minimum
Side yard setback:	10 feet minimum
Rear yard setback:	25 feet minimum
Maximum building height:	30 feet

SITE DESCRIPTION & ADJACENT LAND USES
The subject property is located southwest of Keene Road at the terminus of Keene Court and directly north of the terminus of Sequoia Avenue (APN 126983020000018).

The site gradually slopes from south to north with an overall elevation change of approximately 20' (over 1,330 lineal feet). The site currently contains an existing single-family home which is currently accessed via Keene Court. The existing home is in poor condition and is proposed to be demolished as part of the construction of the subdivision. The site also contains an existing on-site septic system, a private water well and a community water well (Group B System) which serves the eight (8) lots located immediately west of the subject property. The applicants are proposing to decommission the septic system and the on-site wells and provide each of the newly created lots with municipal water and sewer.

The site is bordered along the east and west property lines by existing single-family neighborhoods belonging to the plats of Liberty Lane and Badger Mountain Estates. Portions of at least seven (7) lots associated with the Plat of Aspen Meadows No. 3 are located directly south of the subject property, while two (2) separate tax lots are located to the north. All of the existing homes would share either a rear or side yard with newly created lots as proposed.

Access to the proposed plat will come from Keene Court (Northeast), Liberty Lane (East) and Sequoia Avenue (South).

Vegetation on-site is comprised primarily of tall/weedy plants, although the site used to contain an apple orchard.

CRITERIA FOR PRELIMINARY PLAT APPROVAL

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

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

A. The preliminary plat conforms to the requirements of this title (Title 24 Plats and Subdivisions);

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

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

D. The application is consistent with the requirements of RMC 19.60.095

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

PUBLIC NOTICE

Application Date:	October 11, 2018
Notice of Hearing Mailed:	November 16, 2018
Notice of Hearing Posted:	November 16, 2018
Notice of Hearing Published:	November 25, 2018
Public Hearing:	January 14, 2019

A combined notice of application, public hearing and Optional DNS (SEPA) was provided by mailing notices to property owners within 300 feet, posting of the property, posting on the City's Website and at City Hall and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 5.

UTILITY AVAILABILITY

Site specific development conditions contained in the attached TAC report (Exhibit 8) address extension of off-site utilities to the site and construction of private on-site utilities.

SEWER

The closest sanitary sewer available for this development is located to the north in Keene Court. It shall be the responsibility of the developer to extend a sewer main throughout this property to serve sanitary sewer at the time of plat construction.

WATER

The proposed preliminary plat is located within the Tapteal 1 water pressure zone. The closest Tapteal 1 water main is located in Liberty Lane to the East, Sequoia Avenue to the South, and Keene Court to the North. Looping of these water mains together will provide redundancy, improve fire flows and also prevent stagnation.

The proposed pre-plat indicates that the existing well houses on the subject property are to be abandoned. It appears that a number of properties adjacent to and west of this parcel rely on a domestic water source located on this property. If this project intends to compromise the water supply to these adjacent properties it shall be the developer's responsibility to provide a replacement domestic water source meeting the requirements of applicable regulations. These parcels are also required to have a source of irrigation water separate from city domestic water, per Richland Municipal Code.

The proposed preliminary plat shows seven "5-foot private water easements" extending from West Place to the existing residential lots to the west. The intended use of these easements is unclear. The City will not accept side yard easements for water services from the City's potable water system to these properties. In addition, a proposal to provide City potable water service to the adjacent lots must comply with Richland Municipal Code Sections 18.34.010 and Section 18.16.080 and other applicable federal, state or local regulations.

TRANSPORTATION

Technical Advisory Committee report (Exhibit 8) contains development and platting conditions as set forth by the City Public Works Department.

SEPA

Included in this pre-plat application submittal was a SEPA checklist addressing potential impacts of site development (Exhibit 6). The city utilized the Optional DNS process (WAC 197-11-355). The comment period for the public notice and Optional DNS process expired on December 14, 2018. After comments were received and analyzed by staff and legal counsel, the city issued a Determination of Non-Significance (DNS) for the proposal on December 31, 2018 (Exhibit 6).

CRITICAL AREAS

The subject property does not contain any critical areas as designated by the City of Richland Critical Areas Ordinance (Chapter 22, RMC). There is a linear wetland located adjacent to Keene Road; however, the wetland is located approximately 150' from the edge of the subject property. Based upon staff experience and the City's wetland buffer requirements, the maximum buffer that would be required from the edge of the wetland area is 150' (likely less). It should be noted that the buffer area was previously disturbed when the site was permitted for the installation of a manufactured home (including lawn, accessory building, graveled parking area/driveway and placement of a 6' tall wood fence (within Benton County jurisdiction). The functions/value of the wetland buffer area were largely removed when the development occurred on the property located between the subject property and the Keene Road wetland area. A wetland delineation/mitigation report was not required.

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments from the Richland Public Works Department, Richland Building Division, and Energy Services Department have been incorporated into the TAC Report (Exhibit 8). In response to said noticing city staff received a comment letter from Kennewick Irrigation District relative to the installation of an irrigation system serving the plat. That letter has a number of requested conditions of approval which have been included into the TAC Report. A copy of the comment letter is included in the appendices of this report as part of Exhibit 7. Irrigation system permitting will occur directly between the applicant and the irrigation district.

PUBLIC COMMENTS

Owners of all properties within 300-feet of the plat site were directly notified of the project by way of USPS mailing.

It should be noted that the subject property is part of a homeowner's association (Badger Mountain Estates Association, BMEA) which includes the eight (8) lots located immediately west of the site. As indicated previously, the subject property currently contains an existing water well that provides drinking water for each of the lots within the plat of Badger Mountain Estates. As the issues raised between BMEA and RP Development are primarily civil in nature and not something that the city can regulate/enforce, the owners of the other eight (8) lots have provided a letter indicating concerns associated with:

1. Domestic Water;
2. Irrigation;
3. Lot size; and
4. Disturbances.

A copy of this letter, as well as all other public comment letters are attached to this report as part of Exhibit 7.

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

City staff has prepared a list of recommended conditions for the application contained in the Technical Advisory Committee (TAC) Report (Exhibit 8).

ANALYSIS

The criteria approval of a preliminary plat application (RMC 24.12.053) are reprinted here, with a summary of how the application complies with the standard:

A. The preliminary plat conforms to the requirements of this title (RMC Title 24);

The City's subdivision regulations set forth specific requirements for the filing of an application, how notice of the application is to be provided and requires that the Hearing Examiner conduct a public hearing and make recommendation to the City Council. These steps have been followed to date. Staff has reviewed the plat survey provided against the provisions of RMC 24.12.010 thru 24.12.040 and finds the plat to be compliant.

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

A public road system serving the plat with three (3) access points will be designed to City right-of-way construction standards. Municipal utility extensions (sewer, water and electrical power) are planned to serve the plat within road rights-of-way or utility easements. Building permits for homes within the plat will be subject to payment of park fees to contribute to development of open spaces and parks in the vicinity.

Orchard Elementary School is located several hundred feet west of the site. Sidewalks connecting from the proposed plat to existing sidewalks already constructed will provide safe walking routes for children.

Additionally, the following points address criteria B:

- Keene Road is part of the Benton-Franklin Transit bus route #123. Keene Road lies approximately 150 feet from the plat site.
- The larger 41.5-acre Badger Mountain Park is located less than two miles from the proposed plat site. Badger Mountain Park contains outdoor sports fields and courts able to serve recreational needs of the broader surrounding vicinity.

- The plat would be served by City domestic water and sewer lines. Water and sewer lines have capacity to provide for the proposed project.
- The plat would be served by Richland Energy Services electrical power by way of service line extension.
- In accordance with City development standards, storm water drainage must be retained and managed on-site. Site drainage will rely on storm water drainage facilities designed and constructed for the plat.
- Richland School District was given the opportunity to comment. Following their review of the proposed preliminary plat the District provided no response which generally indicates they have no specific concerns or requirements relative to the plat.

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

The proposed project is consistent with the Comprehensive Plan, in terms of the proposed density of the plat.

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

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

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

The proposed plat is consistent with the intent of city Zoning (R-1-10) and the low-density residential land use designation assigned to the site in the city's Comprehensive Plan.

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

Impact fees for traffic and parks infrastructure improvements will be charged to the development at the building permit stage in the development process. The Marcello Estates preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA).

Chapter 22.09 is the City's adoption of the State Environmental Policy Act provisions. The applicants filed an environmental checklist for which the City solicited comments and ultimately issued a Determination of Non-Significance which completed the SEPA review process. The City has not imposed additional mitigation measures beyond of the payment of standard impact fees for new homes.

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

Planning staff views the proposal a beneficial to the public at large based on its consistency with the Comprehensive Plan and City Zoning. Appropriate infrastructure meeting city standards is planned and will be required by the city to ensure the development will not be a detriment to public health, safety and welfare.

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

The Marcello Estates preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Because the project lies within the impact fee area, traffic studies are not required to prove level of service or identify mitigation. The fee becomes the mitigation; thereby fulfilling concurrency requirements. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA). The project would add 55 new residential lots that would be accessed from existing city rights-of-way.

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

Development conditions contained in the TAC Report (Exhibit 8) are intended to mitigate potential impacts of the development. No unique

mitigation measures are being imposed as a direct result of the SEPA review and determination process. The conditions of approval recommended for this project are as a direct result of imposing City development standards as contained in City Code and are directly related to the development proposal. All such conditions are iterated in the TAC report.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the preliminary plat application for the preliminary plat of Marcello Estates (S2018-103) and recommends approval of the request subject to conformance with the conditions of approval included in the attached Technical Advisory Committee Report (Exhibit 8) based on the following findings:

Findings of Fact:

1. The plat conforms to the low-density residential land use designation assigned to the site by the Comprehensive Plan in that said land use allows for residential development of 0-5 dwelling units per acre and the plat proposes 3.12 dwelling units per acre;
2. The proposed preliminary plat consists of 55 lots averaging 10,110 square feet in area, representing a net density of 3.12 units per acre which falls below the maximum allowable density;
3. The Marcello Estates preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA).

Conclusion of Law:

The proposed preliminary plat is consistent with and would provide for development of the subject property in conformance with the density and type of land use envisioned in the land use and transportation elements of the adopted Comprehensive Plan.

Findings of Fact:

4. The site is currently zoned R-1-10 (Single-Family Residential);
5. R-1-10 zoning imposes a minimum average lot size requirement of 10,000 square feet. The plat of Marcello Estates proposes an 10,110 square foot average lot size which exceeds the minimum land area requirement;
6. All proposed lots exceed the 8,000 square foot minimum lot size requirement of the R-1-10 zone;
7. All lot frontage dimensions exceed the 70-foot minimum imposed by the R-1-10 zone.

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

Findings of Fact:

8. Section 24.12.053 of the RMC sets forth standards for review of preliminary plats that require the Hearing Examiner to consider whether appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;
9. Public domestic water, sewer, irrigation water and electrical power lines will be extended to each new lot from within established easements or city owned rights-of-way;
10. The proposed improvements serving the platted area are generally consistent with the City's development standards;
11. Building permits for homes within the plat will be assessed parks fees to contribute to the development of open spaces needed in the vicinity of the plat as determined by the City of Richland Parks and Public Facilities Department;
12. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in the Technical Advisory Committee report.

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

Findings of Fact:

13. A SEPA checklist was provided with the plat application analyzing the site's capacity for residential development. Based on information included in the checklist and comments received city staff issued a Determination of Non-Significance on December 31, 2018.
14. Project application and public hearing notice was distributed and advertised in conformance with requirements set forth in RMC 24.12.040.

Conclusion of Law:
Pursuant to Chapters 22.09 and 22.10 of the RMC, the procedures required under the State Environmental Policy Act and the City's Critical Areas Ordinance have been completed.

Findings of Fact:

15. RMC 19.60.095(D) requires that development not lower the level of service standard for transportation facilities below a level of service D.
16. The proposed project would add 55 single-family lots that would have direct access onto existing public roadways;
17. According to the ITE Trip Generation Manual 9th edition, a single-family home is projected to generate an average of 9.5 vehicle trips per day; equating to approximately 522 vehicle trips per day being generated from a 55-lot plat.
18. The Marcello Estates preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA).

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

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

EXHIBIT LIST

1. Application Materials
2. Preliminary Plat Map
3. Urban Growth Area Residential District Zoning Regulations
4. R-1-10 District Zoning Regulations
5. Public Notice
6. DNS and SEPA Checklist
7. Agency and Public Comments
8. Technical Advisory Committee Report

Exhibit 1 - Application Materials

Richland Washington

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

PRELIMINARY PLAT APPLICATION

EMAIL: edm.PRconstruction@gmail.com

Applicant's Section			
Applicant or Sponsor: RP DEVELOPMENT			
Address: 6159 W DESHCUTES AVE Suite 509	City: KENNEWICK	State: WA	Zip: 99336
Phone Number: 509-440-1555	Fax Number: Ø	Other: Ø	
Proposed Subdivision Name: MARCELLO	Legal Description: PARCEL # 1269830200000018		
Average Size Lots: 10,125 SF	Proposed Number of Tracts: 1		
Average Lot Size (Residential Lots): 10,101 Ø	Area in Acres: 17.62		
Proposed Number of Lots: 55	Proposed Number of Blocks: NA		
Name of Surveyor Platting Subdivision: PBS			
Address: 400 BRADLEY BLVD STE 106	City: Richland	State: WA	Zip: 99352
Phone Number: 509-942-1600	Fax Number: Ø	Other: Ø	

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

ED McClellan
Applicant's Signature

10-11-18
Date

OFFICE USE ONLY

Filed on _____ Signature _____

Case File No. _____ Date of Planning Commission Hearing _____

Action by Planning Commission - Minutes _____

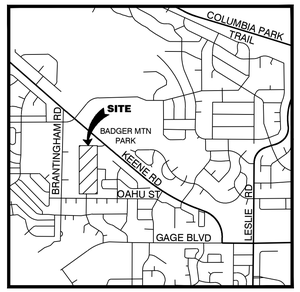
RECEIVED
OCT 11 2018
Planning & Development Services

Attach:
1. 6 Full-Size Copies + the .pdf file
2. 11" x 17" Reduction
3. Ownership Report from Title Company listing all Owners within 300-feet.

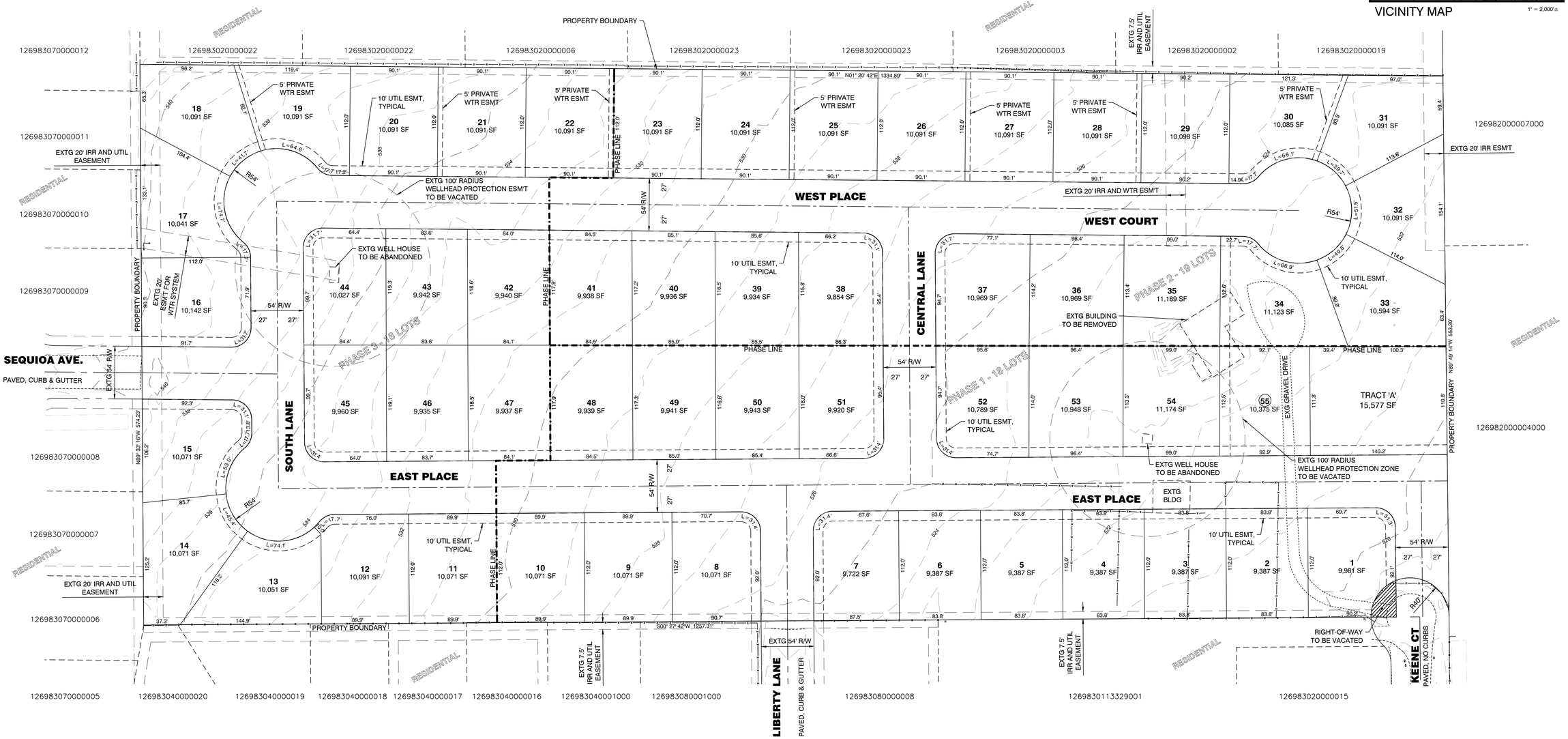
Exhibit 2 - Preliminary Plat Map

MARCELLO ESTATES

LOCATED WITHIN THE NW 1/4 OF THE SW 1/4 OF SECTION 26, T 9 N, R 29 E OF THE WILLAMETTE MERIDIAN



VICINITY MAP 1" = 2,000'±



PROPERTY AND PLAT STATISTICS

PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY PBS ENGINEERING AND ENVIRONMENTAL, INC., 2018.

BASIS OF BEARINGS:
NAD83 WASHINGTON STATE PLANE, SOUTH ZONE. A GRID BEARING OF N1°19'48"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, T.9N, R.28E, W.M. WAS HELD BETWEEN FOUND MONUMENTS.

VERTICAL DATUM:
CITY OF RICHLAND DATUM, NAVD88

SUBJECT PARCEL:
LOT 9, BADGER MOUNTAIN ESTATES

TAX ID # OF SUBJECT PARCEL:
126983020000018

COMPREHENSIVE PLAN DESIGNATION:
LOW-DENSITY RESIDENTIAL

LAND USE ZONING DESIGNATION:
R-1-10 (10,000 SF AVERAGE)

CURRENT PROPERTY OWNER:
P&R Construction, LLC.
6159 W Deshcutes Ave, Suite 508
Kennewick, WA 99336

CURRENT PROPERTY USE: RESIDENTIAL
TOTAL PROJECT AREA: 17.24 Ac
PROPOSED # LOTS: 55
AVERAGE LOT SIZE: 10,110 SF
MIN. LOT SIZE: 9,387 SF (LOTS 2-6)
LARGEST LOT SIZE: 11,189 SF (LOT 35)
R/W AREA: 179,996 SF

ANTICIPATED TO BEGIN CONSTRUCTION SPRING 2019 AND COMPLETE BY MID 2020

0 5 20 50 100
1"=50'

LEGEND

28 — LOT #
10,091 SF — LOT TOTAL AREA
118982020000003 — CO TAX ID #
RESIDENTIAL — ADJACENT USE

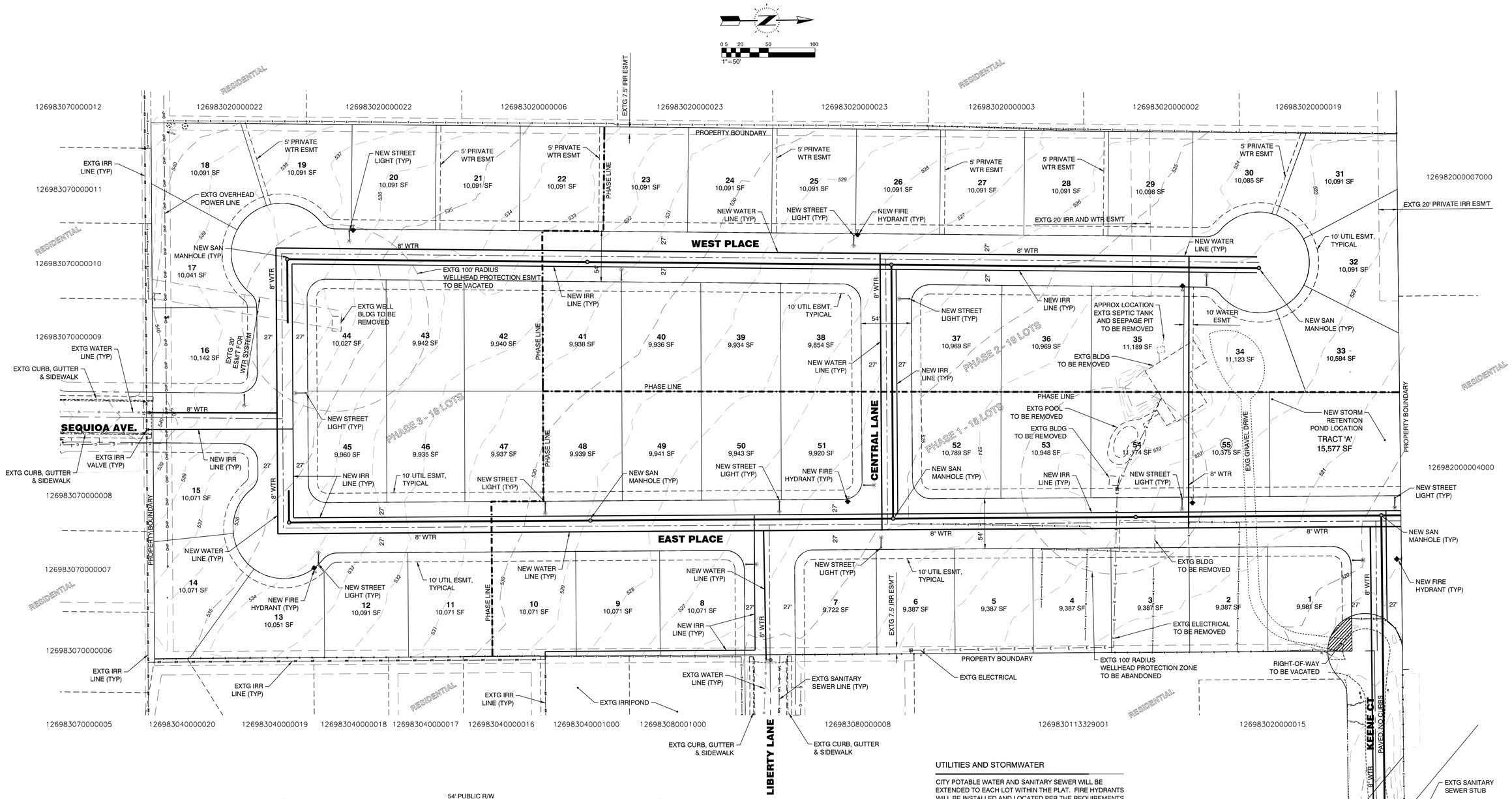
811 Know what's below. Call before you dig.

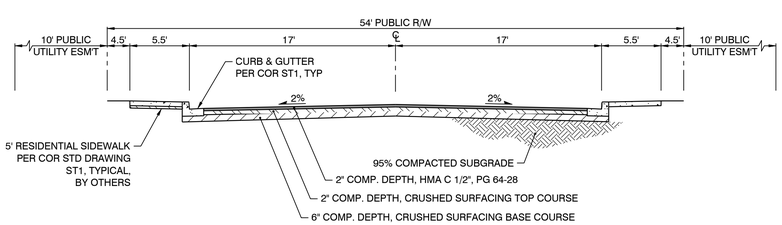
JOHN ERIC FETTEROLF, STATE OF WASHINGTON, 38322, REGISTERED PROFESSIONAL ENGINEER
11/2/18

JF ENGINEERING, PLLC
CIVIL ENGINEERING
PLANNING
PROJECT MANAGEMENT
5220 S. Auburn Pl
(509) 551-8174 PHN
Kennewick, WA 99337
www.JFengineering.pro

Preliminary plat for:
Marcello Estates
A project in the City of Richland, WA

Drawn by: KWE Checked by: JEF	
JF Eng. Job # 0069.00	
Scale H: 1"=50' Scale V: N/A	
Date: Nov 2, 2018	
C100	





TYPICAL ROAD SECTION (INTERIOR STREETS)

NTS (COR ST13)

UTILITIES AND STORMWATER

CITY POTABLE WATER AND SANITARY SEWER WILL BE EXTENDED TO EACH LOT WITHIN THE PLAT. FIRE HYDRANTS WILL BE INSTALLED AND LOCATED PER THE REQUIREMENTS OF THE CITY FIRE CHIEF.

WATER SERVICES WILL BE EXTENDED TO EXISTING LOTS TO THE EAST OF THIS PROJECT WHICH FRONT ON BRANTINGHAM ROAD. THE EXISTING WELL SERVING THESE LOTS WILL BE ABANDONED IN ACCORDANCE WITH STATE REQUIREMENTS.

KENNEWICK IRRIGATION DISTRICT IRRIGATION WATER WILL BE EXTENDED TO THE PLAT AND TO EACH LOT WITHIN THE PLAT.

SANITARY SEWER EXISTS IN THE PLAT TO THE EAST, ASPEN MEADOWS NO. 1, AND NORTH OF THE PLAT IN KEENE COURT. CONNECTION TO THE EXISTING SANITARY SEWER LINE IN KEENE COURT WILL BE UTILIZED TO SERVE THIS PROJECT.

STORMWATER RUNOFF WILL BE COLLECTED FROM PUBLIC STREETS AND DISPOSED OF, ONSITE, WITHIN A RETENTION POND.

STREET LIGHTS WILL BE INSTALLED PER THE CITY OF RICHLAND STANDARDS.

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Preliminary utility plan for:

Marcello Estates

A project in the City of Richland, WA

Drawn by: KWE
Checked by: JEF

JF Eng. Job # 0069.00

Scale H: 1"=50'
Scale V: N/A

Date: Nov 2, 2018

C200

Exhibit 3 - Urban Growth Area Residential District Zoning Regulations

CHAPTER 11.13

URBAN GROWTH AREA RESIDENTIAL DISTRICT (UGAR)

SECTIONS:

11.13.010	Purpose
11.13.020	Applicability
11.13.030	Allowable Uses
11.13.040	Uses Subject to Planning Director Review and Approval
11.13.050	Uses Requiring a Conditional Use Permit
11.13.060	Uses Prohibited
11.13.070	Property Development Standards--General Standards
11.13.080	Property Development Standards--Setback Requirements
11.13.090	Home Occupation--General Criteria
11.13.100	Home Occupation Permit--Application
11.13.110	Home Occupation--Uses Not Allowed
11.13.120	Home Occupation Permit--Decision
11.13.130	Effective Date

11.13.010 PURPOSE. The Urban Growth Area Residential District (UGAR) are lands within Urban Growth Areas (UGAs) that have been designated to accommodate the land use needs of a city's projected future population growth. The UGAR District allows higher densities and a variety of uses similar to those typically found in the adjacent cities. The densities, uses and development provisions allowed within this district assure that development prior to annexation by a city results in densities, land uses and development patterns that are consistent with that city's Comprehensive Plan.
[Ord. 490 (2011) § 2]

11.13.020 APPLICABILITY. Provided all applicable code provisions are satisfied, the provisions of this chapter shall apply to the areas designated as an Urban Growth Area Residential District (UGAR) on the official zoning maps of Benton County and located within an Urban Growth Area of the unincorporated Benton County.
[Ord. 490 (2011) § 3]

11.13.030 ALLOWABLE USES. The following uses are allowed within the Urban Growth Area Residential District (UGAR) on a single parcel of record:

(a) Single Family Dwelling (SFD).

(b) Duplex.

(c) One or more accessory buildings and uses commonly appurtenant to a single family dwelling.

(d) On any tract of land having an area of one (1) acre or more, the keeping of one animal unit equivalent per one-half acre of ground, exclusive of suckling animals.

(e) Church.

(f) Adult Family Home.

(g) Crisis residential center.

(h) Kennel, private.

(i) Yard sales occurring for no more than three (3) consecutive days on two (2) different occasions during a calendar year.
[Ord. 490 (2011) § 4]

11.13.040 USES SUBJECT TO PLANNING DIRECTOR REVIEW AND APPROVAL. The following uses may be allowed within the Urban Growth Area Residential District (UGAR) on a single parcel of record upon the review and approval of the Planning Director:

(a) Temporary Dwelling, subject to BCC 11.52.091 and 11.52.0941.

(b) Home Occupation, subject to the provisions of BCC 11.13.090 through BCC 11.13.120, involving business activities not otherwise expressly allowed or requiring a permit under BCC 11.13.050.

(c) Child Day Care Facility, Type A, subject to the provisions of BCC 11.52.067.
[Ord. 490 (2011) § 5]

11.13.050 USES REQUIRING A CONDITIONAL USE PERMIT. The following uses may be permitted on a single parcel of record within the Urban Growth Area Residential District (UGAR) if a conditional use permit is issued by the Hearings Examiner after notice and public hearing as provided in BCC 11.52.090:

(a) School, library, community clubhouse, grange hall, senior center and/or other non-profit organizational hall.

(b) Fire department facility, law enforcement facility, and/or medical facility.

(c) Child Day Care Facility, Type B, subject to the provisions of BCC 11.52.068.

(d) Public transit center.

(e) Bed and Breakfast Establishment.

(f) Home occupation involving the display and/or sale of products on the premises; provided, a home occupation permit is also required under BCC 11.13.090 through BCC 11.13.120.

(g) Nursery.

(h) Park.

(i) Hiking and non-motorized biking trails.

(j) Utility substation facility.
[Ord. 490 (2011) § 6; Ord. 512 (2011) § 1; Ord. 544 (2014) § 1]

11.13.060 USES PROHIBITED. Any use not authorized or approved pursuant to BCC 11.13.030, BCC 11.13.040, or BCC 11.13.050 is prohibited within the Urban Growth Area Residential District (UGAR).
[Ord. 490 (2011) § 7]

11.13.070 PROPERTY DEVELOPMENT STANDARDS--GENERAL STANDARDS. All lands, structures and uses in the Urban Growth Area Residential District (UGAR) shall conform to the following general standards, and if applicable, to the standards set forth in Title 15 BCC (Protection of Critical Areas and Resources).

(a) Minimum parcel size. Except as otherwise set forth herein, the minimum parcel size that may be created in the UGAR District is seven thousand five hundred (7,500) square feet; provided, the Benton-Franklin Health District may require a larger parcel size as necessary to meet on-site sanitary well and sewer provisions. Duplexes may only be located on parcels of at least fourteen thousand (14,000) square feet; provided, the Benton-Franklin Health District may require a larger parcel size as necessary to meet on-site sanitary well and sewer provisions.

(b) Lot Width. Each parcel shall have an average lot width of no less than seventy (70) feet.
[Ord. 490 (2011) § 8]

11.13.080 PROPERTY DEVELOPMENT STANDARDS--SETBACK REQUIREMENTS. All lands, structures, and uses in the Urban Growth Area Residential (UGAR) shall meet the following setback requirements, and if applicable, the setback requirements set forth in Title 15 BCC (Protection of Critical Areas and Resources).

(a) Setback Requirements. The following minimum setbacks shall apply:

(1) Each dwelling unit, accessory building, and accessory use on a parcel shall have a setback of twenty-five (25) feet from the property line bordering any public road right-of-way; and a setback of twenty-five (25) feet from the closest edge of any legally-established boundary line of a private access easement.

(2) Each dwelling unit shall have a setback of twenty-five (25) feet from the rear parcel lines.

(3) Each accessory building and accessory use shall have a setback of ten (10) feet from all alleys and the rear parcel lines.

(4) Each dwelling unit, accessory building, and accessory use on a parcel shall have a setback of ten (10) feet from the side parcel lines.

(5) All shelters, coops, or other structures used for the habitation of livestock shall have a setback of at least thirty (30) feet from every property line of the parcel on which it is located, unless a greater setback is otherwise required under the Benton County Code.

(6) All dwelling units and swimming pools shall have a setback of one hundred fifty feet (150) from any parcel located partially or wholly within the Growth Management Act Agricultural District (GMAAD) and from any adjacent orchard, hop yard, or vineyard (or combination thereof) of ten (10) acres or more on one parcel or on contiguous parcels under common ownership.

(7) Cornices, eaves, belt courses, sills, fireplace chimneys, and open, unenclosed stairways or balconies not covered by a roof or canopy may extend or project from a building three (3) feet into any required setback area. However, none of these architectural features may be located within any easements.

(8) Ground floor uncovered, unenclosed porches, platforms, or landings may extend or project from a building six (6) feet into the setback area but no closer than five (5) feet from any parcel line; provided, none of these architectural features may be located within any easements.
[Ord. 490 (2011) § 9]

11.13.090 HOME OCCUPATION—GENERAL CRITERA. Except for those types of activities identified in BCC 11.13.110 all home occupations that meet the following criteria are allowed within a legally existing dwelling unit upon issuance of a home occupation permit by the Planning Department:

(a) There must be a dwelling unit on the parcel, and a proprietor of the home occupation must reside in the dwelling unit.

(b) No more than two (2) non-resident persons, whether they work on site or not, may be employed by, or be partners or shareholders in the home occupation.

(c) The total area for all home occupations on the premises, including all storage spaces used for such home occupations, shall not occupy more than the lesser of: (i) thirty (30) percent of the dwelling unit's floor area and any attached garage; or (ii) six hundred (600) square feet within a dwelling unit or attached garage.

(d) No more than one (1) non-illuminating sign, with a maximum area of four (4) square feet, extending a maximum height of six (6) feet above grade, shall be permitted in connection with the home occupation. The posting of such sign is limited to the parcel on

which the home occupation is located. On-street (inside the road right-of-way) sign posting and any sign posting that interferes with the line-of-sight for road intersections are prohibited.

(e) Noise, lighting, dust, smoke and other potential off-site impacts of the home occupation shall be controlled as follows: noise shall not exceed sixty-five (65) decibels at any property line; smoke, spray, airborne dust, noxious odors or other particulate materials shall not migrate to adjacent properties; lights must be hooded to illuminate downward and minimize the impact to adjacent properties; interference with neighborhood radio, TV, or phone reception and transmission shall not occur.

(f) Only one (1) vehicle marked to identify the home occupation is allowed on the parcel at any one time, excluding vehicles parked within an enclosed structure. No other on-site, outside storage of vehicles, equipment, and/or supplies (including building materials and equipment such as lumber, plasterboard, pipe, paint, and heavy equipment) is allowed in connection with a home occupation.

(g) Once a home occupation permit is issued, the Benton County Fire Marshall may require that the parcel be placed on the Fire Marshall's Annual Inspection List.
[Ord. 490 (2011) § 10]

11.13.100 HOME OCCUPATION PERMIT—APPLICATION. Any person seeking a home occupation permit in accordance with BCC 11.13.090 shall submit the following information to the Planning Department:

(a) A completed application on a form supplied by the Planning Department;

(b) A non-refundable application fee as established by resolution of the Board of County Commissioners;

(c) A scaled site plan detailing the outer boundary and dimensions of the property, all structures located on the property, the

location of the home occupation within the dwelling unit, the square footage of the area (including all storage areas) to be used for the home occupation, and a description of the home occupation; and,

(d) Any additional information as required by the Planning Administrator, in accordance with Title 17 BCC (Permit Review Process).
[Ord. 490 (2011) § 11]

11.13.110 HOME OCCUPATION--USES NOT ALLOWED. The following types of home occupations are not allowed:

(a) Repair, bodywork, or painting services on automobiles, motorcycles, marine, off-road vehicles, trailers, heavy equipment, recreational vehicles, or semi-trucks for persons not residing on the premises.

(b) Cabinetwork and mill work.

(c) Veterinary clinic or hospital.

(d) Appliance repair.

(e) Machine and sheet metal shop.
[Ord. 490 (2011) § 12]

11.13.120 HOME OCCUPATION PERMIT--DECISION. The Planning Administrator shall issue or deny the permit. If the Planning Administrator determines that the proposed use is not consistent with BCC 11.13.090 through 11.13.110, the Administrator shall deny the request and inform the applicant in writing the reasons for the denial.
[Ord. 490 (2011) § 13]

11.13.130 EFFECTIVE DATE. This chapter shall take effect and be in full force on September 1, 2011.
[Ord. 490 (2011) § 15]

For purposes of Benton County, the following equivalents apply:

ANIMAL UNIT EQUIVALENT CONVERSION TABLE

Type of Livestock	Animal Unit Equivalent
Cattle:	
1 slaughter steer, or bull, or dairy cow, or heifer.....	1.0
2 weaned calves to yearlings.....	1.0
Horses:	
1 horse.....	1.0
Sheep:	
2 ewes, with or without unweaned lambs at side.....	1.0
1 ram.....	1.0
4 weaned lambs.....	1.0
Swine:	
2 brood sows.....	1.0
5 feeder pigs (up to 200 lbs.).....	1.0
1 boar.....	1.0
Other:	
2 goats.....	1.0
2 llamas.....	1.0
3 alpacas.....	1.0
1 ostrich.....	1.0
3 emus.....	1.0
5 rhea.....	1.0
40 ducks or geese.....	1.0
20 turkeys.....	1.0
50 chickens.....	1.0
50 rabbits.....	1.0
Other animals, not listed above.....	As may be determined by the Planning Administrative Official

(BCC 09/20/11)

Exhibit 4 - R-1-10 Zoning Regulations

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]
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
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
2. RMC 23.42.045
3. RMC 23.42.080
4. RMC 23.18.025
5. RMC 23.42.090
6. RMC 23.42.140
7. RMC 23.42.300
8. RMC 23.42.210
9. RMC 23.42.050
10. RMC 23.42.200
11. RMC 23.42.250
12. RMC 23.42.220
13. RMC 23.18.020(B)(4)
14. Accessory buildings and structures are subject to RMC 23.38.020 – 23.38.070

[Ord. 28-05 § 1.02; Ord. 04-09].

23.18.040 Site requirements for residential use districts.

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

Standard	R-1-12	R-1-10	R-2	R-2S	R-3
Minimum Lot Area Requirement – One-Family Detached Dwelling	10,000 feet[1]	8,000 feet	6,000 feet	4,000 feet	4,000 feet
Minimum Lot Area Requirement – Two-Family Detached Dwelling	N/A	N/A	10,000 feet	7,000 feet	7,000 feet
Minimum Lot Area Requirement – One-Family Attached Dwellings	N/A	N/A	N/A	3,000 feet	3,000 feet
Maximum Density – Multifamily Dwellings (Units/Square Foot)	N/A	N/A	N/A	N/A	1:3,000
Minimum Lot Width – One-Family Detached Dwelling	90 feet	70 feet	50 feet	42 feet	42 feet
Minimum Lot Width – Two-Family Detached Dwelling	N/A	N/A	70 feet	64 feet	64 feet
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	30 feet	30 feet
Average Lot Size Requirement[2]	12,000	10,000	None	None	None
Minimum Front Yard Setback[3]	20 feet	20 feet	20 feet	15 feet/18 feet[4]	20 feet[6,10]
Minimum Side Yard Setback	10 feet	10 feet	6 feet	6 feet[5]	[6,10]
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.

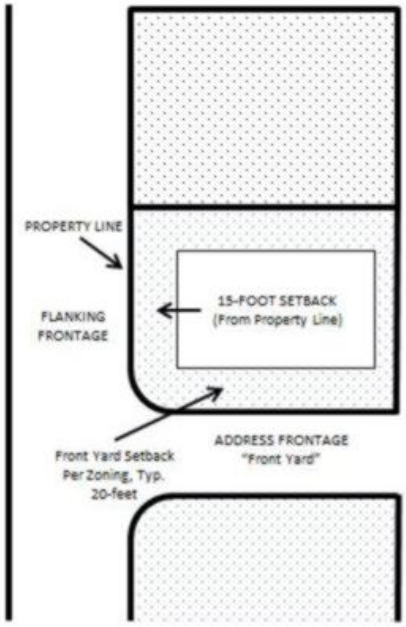
7. Rear yards shall be not less than 20 feet in back of living areas and three feet in back of garages or carports up to a maximum of 60 percent of the rear lot line for the garage or carport portion of the rear yard.

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].

Exhibit 5 - Public Notice

CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (S2018-103 & EA2018-124)

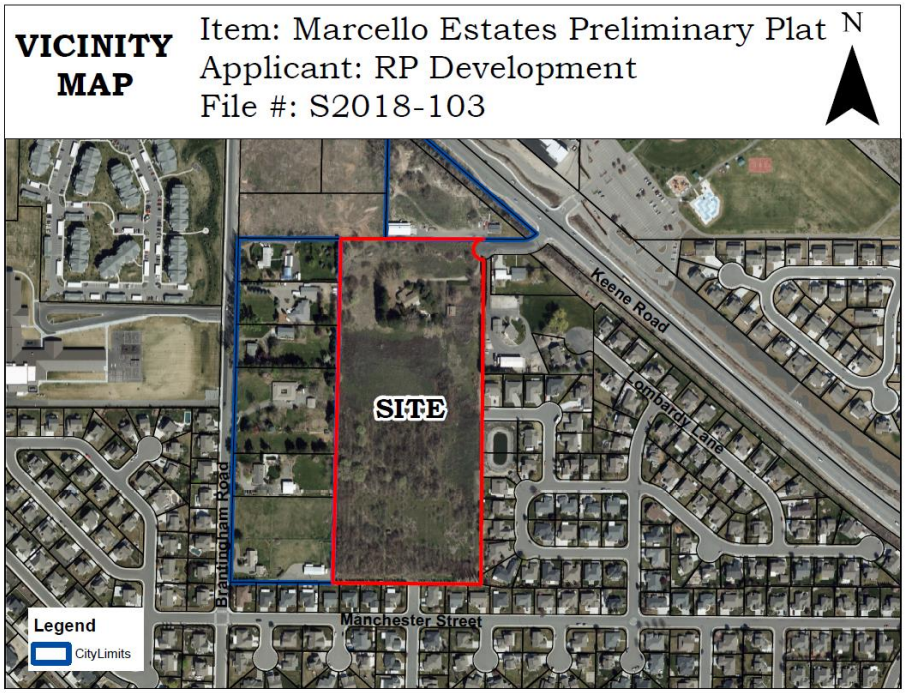
Notice is hereby given that RP Development has filed an application for preliminary plat approval to subdivide a 17.62 acre site into 55 residential lots (Preliminary Plat of Marcello Estates). The project site is located southwest of Keene Road at the terminus of Keene Court and directly north of the terminus of Sequoia Avenue (APN 126983020000018). The proposed plat will have an average lot size of 10,110 square feet.

The Richland Hearings Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, January 14, 2019 in the Richland City Hall Council Chambers, 505 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development**.** The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us .

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 840 Northgate Drive, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Friday, December 14, 2018 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

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



CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (S2018-103 & EA2018-124)

Date Notice Issued: November 14, 2018
File #'s: S2018-103
Proponent: RP Development
Proposal: Preliminary plat approval to subdivide a 17.62 acre site into 55 residential lots (Preliminary Plat of Marcello Estates)
Hearing Examiner Public Hearing: January 14, 2019, 6:00 p.m. in the in the Council Chambers, 505 Swift Blvd., Richland WA 99352
Public Comments Due: December 14, 2018
Contact: Mike Stevens, Planning Manager
PO Box 190, MS-35
Richland, WA 99352
mstevens@ci.richland.wa.us.

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Tracey L. Peloquin, 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 16th day of November, 2018, I mailed a copy of the attached NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS to the attached list of individuals via regular USPS on the date indicated above. The Notice of Application and Public Hearing which has been filed for a preliminary plat approval to subdivide a 17.62 acre site into 55 residential lots (Preliminary Plat of Marcello Estates). The project site is located southwest of Keene Road at the terminus of Keene Court and directly north of the terminus of Sequoia Avenue (APN 126983020000018). The proposed plat will have an average lot size of 10,110 sq. ft.

Tracey L Peloquin
Signed: Tracey L. Peloquin

SIGNED AND SWORN to before me this 16th day of November, 2018 by Tracey L Peloquin.

OCTOBER L FOLLETT
Commission Expires
NOTARY
PUBLIC
11-01-2020
STATE OF WASHINGTON

October Follett
Notary Public in and for the State of Washington,

October L. Follett
Print Name
Residing at Benton County
My appointment expires: 11-1-2020

Owner	APN	Mail Address	City	State	Zip
CLARK LAURE	126983070000011	530 OAHU ST	RICHLAND	WA	99352
PARROTT JOSHUA S & KIMBERLY D	126983080000001	433 LIBERTY LN	RICHLAND	WA	99352
KENNEWICK IRRIGATION DISTRICT	126983080001000	2015 S ELY ST BLDG A	KENNEWICK	WA	99337
BOWERS DANA & TOBY	126983080000005	444 LIBERTY LN	RICHLAND	WA	99352
REEVES KENNETH E	126983080000007	482 LIBERTY LN	RICHLAND	WA	99352
HAMPTON WALT & BETH	126983080000008	490 LIBERTY LN	RICHLAND	WA	99352
BURGER SCOTT C	126983080000006	466 LIBERTY LN	RICHLAND	WA	99352
DONCASTER SEAN & GINA	126983080000004	432 LIBERTY LN	RICHLAND	WA	99352
THOMPSON SHAWN D & ANDREA M	126983080000003	416 LIBERTY LN	RICHLAND	WA	99352
MCELROY MELVIN L & CHRISTINA L	126983070000009	506 OAHU ST	RICHLAND	WA	99352
KORTEN DOUGLAS W & BARBARA A	126983070000016	590 OAHU ST	RICHLAND	WA	99352
SWANSON DAVID M & MICHELLE A	126983070000023	1771 SYCAMORE CT	RICHLAND	WA	99352
AALSETH CRAIG E	126983070000035	1773 ELDER CT	RICHLAND	WA	99352
ALDOUS JOSHUA A & ANDREA M	126983070000040	1772 ELDER CT	RICHLAND	WA	99352
EADIE DOUGLAS R & KELLI L	126983070000041	1777 ROWAN CT	RICHLAND	WA	99352
ALVERSON DEAN F	126983070000021	1705 E PIRATE LAN	MOSES LAKE	WA	98837
DAY JEFFREY W	126983070000022	1766 LARCH CT	RICHLAND	WA	99352
OCHS MICHAEL G & HEATHER B	126983070000024	1789 SYCAMORE CT	RICHLAND	WA	99352
SALAZAR MICHAEL A	126983070000027	1788 SYCAMORE CT	RICHLAND	WA	99352
JOHNSON LEROY G & JOSEPHINE E	126983070000028	1770 SYCAMORE CT	RICHLAND	WA	99352
CONLIN KENNETH & LAVON	126983070000029	1707 SEQUOIA AVE	RICHLAND	WA	99352
VELASQUEZ JR DAGOBERTO	126983070000030	340 SOARING HAWK ST	RICHLAND	WA	99352
HILGERS GORDON & MILDRED M	126983070000033	1712 SEQUOIA AVE	RICHLAND	WA	99352-7833
VINNECOUR ARDIS DENISE	126983070000034	1706 SEQUOIA AVE	RICHLAND	WA	99352
RITENOUR GERALD P & ARLENE A	126983070000036	1781 ELDER CT	RICHLAND	WA	99352-7835
PIATT CHRIS M & JULIE A	126983070000039	1780 ELDER CT	RICHLAND	WA	99352
BARR PHILLIP Y & ROCHELLE	126983070000002	428 OAHU ST	RICHLAND	WA	99352
NUGENT PATRICK J	126983070000003	440 OAHU ST	RICHLAND	WA	99352
KOOIKER NICOLAS & MANDY	126983070000004	PO BOX 2365	RICHLAND	WA	99352-0107
HAMILTON TRUSTEE DIANA R	126983070000005	464 OAHU ST	RICHLAND	WA	99352
DOMBROWSKY TRUSTEE TIMOTHY A	126983070000006	4109 LYNN DR APT 111	ANCHORAGE	AK	99508
STAIRET DOLORES A	126983070000007	484 OAHU ST	RICHLAND	WA	99352
KAMBERG LAWRENCE D & MARIKO	126983070000008	1692 SEQUOIA AVE	RICHLAND	WA	99352

HERRINGTON LISA E	126983070000010	518 OAHU ST	WEST RICHLAND	WA	99353
BENNETT ERIN M	126983080000002	408 LIBERTY LANE	RICHLAND	WA	99352
JOHNSTONE RICHARD D & BARBARA L	126983070000012	542 OAHU ST	RICHLAND	WA	99352
KINZER DOUGLAS B & CHRISTINE A	126983070000013	554 OAHU ST	RICHLAND	WA	99352
PARKER JAMES A & JOAN M	126983070000014	566 OAHU ST	RICHLAND	WA	99352
WAGGONER CARL B & JANET A	126983070000015	578 OAHU ST	RICHLAND	WA	99352
AQUA VENTURES LLC	126982000006000	159 HILLS WEST WAY	RICHLAND	WA	99352
MCDONALD TRUSTEES STEVEN R & SUSAN K	126983013329001	371 KEENE CT	RICHLAND	WA	99352-7695
LANE JOSEPH L & COLLEEN	126983020000019	1560 BRANTINGHAM RD	RICHLAND	WA	99352-7605
FLATEN WAYNE L	126983020000002	1570 BRANTINGHAM RD	RICHLAND	WA	99352-7605
BUCKMASTER MARK A	126983020000003	1600 BRANTINGHAM RD	RICHLAND	WA	99352-7626
FENTON GREGORY A	126983020000015	365 KEENE CT	RICHLAND	WA	99352
CALDWELL JAMES M & KASANDRA L	126983040000015	426 PALM DR	RICHLAND	WA	99352
JENSEN RICHARD A & GLENORA S	126983040000021	468 PALM DR	RICHLAND	WA	99352
TAYLOR JANET LEE	126983040000020	462 PALM DR	RICHLAND	WA	99352
JENSON JOHN R & KRISTEN A	126983040000019	456 PALM DR	RICHLAND	WA	99352
EDWARDS RYAN A & KAREN W	126983040000018	450 PALM DRIVE	RICHLAND	WA	99352
LEGLER MORRIS	126983040000022	474 PALM DR	RICHLAND	WA	99352
GOSSELL VIRGINIA M	126983040000053	415 PALM DR	RICHLAND	WA	99352
ALDERSON VALIANT	126983040000054	425 PALM DR	RICHLAND	WA	99352
OBERLANDER DEAN B & TERRI A	126983040000055	469 PALM DR	RICHLAND	WA	99352
BONO PETER & SHAYNE	126983040000056	481 PALM DR	RICHLAND	WA	99352
CARTER DONALD MARK & VIRGINIA M	126983040000016	438 PALM DR	RICHLAND	WA	99352
HARE CURTIS G & SHERRY	126983040000013	414 PALM DR	RICHLAND	WA	99352
PESICKA CHRISTINA	126983040000017	444 PALM DR	RICHLAND	WA	99352-7672
LUKE BRADLEY & JULIE	126982000004000	1495 BADGER MTN LOOP	RICHLAND	WA	99352
SUMMERS KENNETH M & DENISE M	126983013329002	437 LOMBARDY LN	RICHLAND	WA	99352
MARLIN BLAINE & TAMARA	126982000007000	159 HILLS WEST WAY	RICHLAND	WA	99352-9418
GUYMON TRUSTEES JON & NATALIE MICHELLE	126983020000006	1640 BRANTINGHAM RD	RICHLAND	WA	99352
BECKER DANIEL P & CLAUDIA M	126983020000022	1660 BRANTINGHAM RD	RICHLAND	WA	99352-7626
VAN MASON ERIC J & GLORIA E	126983020000023	1620 BRANTINGHAM RD	RICHLAND	WA	99352-7626
P & R CONSTRUCTION LLC	126983020000018	6159 W DESCHUTES AVE #508	KENNEWICK	WA	99336

Tri-City Herald
tricityherald.com
VOICE OF THE MID-COLUMBIA

LEGAL PROOF OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
450543	0003960409	CITY OF RICHLAND NOTICE OF APPLICATION	001-301-0074-558600-4401	$46.96	1	19

Attention: Marcia Hopkins

RICHLAND CITY OF/LEGALS
505 SWIFT BLVD
RICHLAND, WA 99352

CITY OF RICHLAND
NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS
(S2018-103 & EA2018-124)
Date Notice Issued: November 14, 2018 **File #'s:** S2018-103 **Proponent:** RP Development **Proposal:** Preliminary plat approval to subdivide a 17.62 acre site into 55 residential lots (Preliminary Plat of Marcello Estates) **Hearing Examiner Public Hearing:** January 14, 2019, 6:00 p.m. in the In the Council Chambers, 505 Swift Blvd., Richland WA 99352 **Public Comments** Due: December 14, 2018 **Contact:** Mike Stevens, Planning Manager, 505 Swift Blvd. MS-35, Richland, WA 99352 or mstevens@ci.richland.wa.us.
#3960409 12/02/21018

AFFIDAVIT OF PUBLICATION

COUNTY OF BENTON)
.SS
STATE OF WASHINGTON)

Chera Cortez, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran **1** time(s) commencing on **11/18/2018**, and ending on **11/18/2018**, and that said newspaper was regularly distributed to its subscribers during all of this period.

(Signature of Legals Clerk)

SUBSCRIBED AND SWORN BEFORE ME THIS **20th** DAY OF **November, 2018**

Notary Public in and for the State of Washington residing in Benton County

COMMISSION EXPIRES: **3/1/2019**

LOUANN HUG
NOTARY
PUBLIC
STATE OF WASHINGTON

File No. EA2018-124

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: RP Development has filed an application for preliminary plat approval to subdivide a 17.62 acre site into 55 residential lots (Preliminary Plat of Marcello Estates).

Proponent: RP Development

Location of Proposal: The project site is located southwest of Keene Road at the terminus of Keene Court and directly north of the terminus of Sequoia Avenue (APN 126983020000018).

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.

( ) 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.

(**X**) 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: Mike Stevens
Position/Title: Planning Manager
Address: 505 Swift Blvd., MS #35, Richland, WA 99352
Date: December 31, 2018

Signature_____

Richland
www.ci.richland.wa.us

Development Permitting Division
840 Northgate Drive
Richland, WA 99352
Telephone 509-942-7794

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: MARCELLO

2. Name of applicant: RP DEVELOPMENT

3. Applicant contact information:
   Address: 6159 W DESHUTES AVE SUITE 509
   KENNEWICK WA 99336
   Phone #: 509-440-1555
   email address: edm.PRconstruction@gmail.com

4. Date checklist prepared: 10-11-18

5. Agency requesting checklist: C/O Richland

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

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

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. NONE KNOWN

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. NONE KNOWN

10. List any government approvals or permits that will be needed for your proposal, if known. NONE KNOWN

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.)
PROPOSED SUBDIVISION OF 55 LOTS ON PARCEL # 1269830200000018 ON 17.62 ACRES

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. LOCATED AT 425 KEENE COURT RICHLAND WA
LOCATED AT NW 1/4 OF THE SW 1/4 OF SECTION 26, T9 N, R 29 E OF THE WILLAMETTE MERIDIAN

...location cont'd:

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)? 0 - 1 %

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. SOIL ON SITE ARE SANDY SILT. SOILS ON SITE WERE CLASSIFIED (D)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. NONE KNOWN

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.
GRADING & EXCAVATION WILL TAKE PLACE THROUGH OUT THE 17.6 ACRES. ANY FILL NEEDED WILL BE PER C/O RICHLAND SPEC

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. WIND EROSION COULD OCCUR DURING THE CONSTRUCTION PROCESS. WILL FOLLOW CITY SPEC ON THIS ISSUE

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 30-50 %

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
WILL FOLLOW C/O RICHLAND GUIDELINES & SPECS - SILT FENCE & WATER TRUCK

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. EMISSIONS FROM CONSTRUCTION EQUIPMENT USE DURING BUSINESS HRS ONLY.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. NONE KNOWN

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
NONE KNOWN

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.
NO WATER ON PROPERTY

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. NONE

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, NO
describe the type of waste and anticipated volume of discharge.

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

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. city SEWER IS AVAILL

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 collected PER c/o Richland specs.

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: A GEO REPORT was completed for this PROPERTY. Will follow engineer & city guidelines

4. Plants

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

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

b. What kind and amount of vegetation will be removed or altered?
TREES, SHRUBS - GRASS

c. List threatened and endangered species known to be on or near the site.
NONE KNOWN

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: PER c/o RICHLAND SPECS

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

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: SQUIRREL, RABBIT

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.
NONE KNOWN

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:
follow c/o Richland specs

e. List any invasive animal species known to be on or near the site.
NONE KNOWN

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. All listed above could be used as houses ARE Built. During contstuction The Electricity will be used.

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:
NONE KNOWN

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. Possible fire during construction.

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

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. NON KNOWN

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. Would use gas/oil / Diesel during construction

4) Describe special emergency services that might be required. Fire / EMT /

5) Proposed measures to reduce or control environmental health hazards, if any: NONE KNOWN

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Existing TRAFFIC NOISE. We will have operation NOISE ongoing DURING BUISNESS hrs of city.

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. SHORT TERM - construction & operation noise. 7-5 PM.

3) Proposed measures to reduce or control noise impacts, if any: NONE KNOWN

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. HOUSING - SINGLE FAMILY

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? NOT KNOWN

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. EXISTING single family house, BARN, WELL

d. Will any structures be demolished? If so, what? YES, All STRUCTURES will be REMOVED SEO 10.10.18
A SINGLE-FAMILY HOME W/ ACCESSORY STRUCTURE

e. What is the current zoning classification of the site? R-1-10

f. What is the current comprehensive plan designation of the site? LOW DENSITY RESIDENTIAL

g. If applicable, what is the current shoreline master program designation of the site? NONE KNOWN SEO
NA

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? 55 LOTS.
AVERAGE household AT 4.2 = 231 TOTAL RESIDENTS

j. Approximately how many people would the completed project displace? NONE

k. Proposed measures to avoid or reduce displacement impacts, if any: NONE

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: follow c/o Richland specs

CITY PRELIMINARY PLAT REVIEW PROCESS SEO 10.10.18

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: NA SEO

~~follow c/o Richland spec~~

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 55 unit - Middle To high income

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. NONE

EXISTING HOME IS VACANT SEO

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

~~PER c/o Richland spec~~ IMPACT FEE PAYMENT SEO

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? 20-35 feet on a two story house

The EXTERIOR of houses will be WOOD, STUCCO BRICK

b. What views in the immediate vicinity would be altered or obstructed? NONE KNOWN

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

~~PER c/o Richland specs~~ NONE SEO

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 STREETlights when finished. And GLARE FROM CAR HEADlights. At night

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 KNOWN

d. Proposed measures to reduce or control light and glare impacts, if any: PER c/o Richland specs

12. Recreation

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

youth BASEBALL, DOG PARK & PLAYGROUND ACROSS street. schools IN NEIBORHOOD

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: NONE KNOWN

PAYMENT OF PARKS IMPACT FEES SEO

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

EXISTING HOME IS 43 YEARS OLD

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. NO

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. NONE at This time

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. NONE KNOWN - Will follow City spec on any ISSUE

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. MAIN ROAD JUST NORTH IS KEENE Rd The TWO ROADS TO PROVIDE ACCESS ARE SEQUIOA AVE & LIBERTY LANE

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 There IS PUBLIC TRANSPORTATION on Keene Rd

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? NO Additional PARKING SPACES PROPOSED. All UNITS WILL HAVE DRIVEWAYS

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). YES There will be new ROADS PAVED inside the NEW SUBDIVISION. WEST PLACE & EAST PLACE.

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

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? NOT KNOWN on how MANY TRIPS would be GENERATED. PEAK Times will be in The A.M going to WORK/School & coming home FROM WORK & school

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: NONE KNOWN

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. This PROJECT will be Adding 55 houses. This will INCREASE TRAFFIC for Public SERVICES

b. Proposed measures to reduce or control direct impacts on public services, if any. NONE KNOWN

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. electricity, gas, water, Phone/TV, SEWER, IRRIGATION

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: ED McClellan

Name of signee: Ed Mcclellan

Position and Agency/Organization: PROJECT MANAGER

Date Submitted: 10-11-18

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 Date

D. supplemental sheet for nonproject actions

CITY OF RICHLAND
PUBLIC WORKS ENGINEERING
DEVELOPMENT COMMENTS

DATE: December 13, 2018

TO: MIKE STEVENS, PLANNING MANAGER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4
PETE ROGALSKY, PUBLIC WORKS DIRECTOR
JOHN DESKINS, TRAFFIC ENGINEER

PROJECT NAME: MARCELLO ESTATES (S2018-103)

PROJECT LOCATION: PART OF BADGER MOUNTAIN ESTATES, LOCATED NORTH OF ASPEN MEADOWS PH.3, WEST OF LIBERTY LANE, EAST OF BRANTINGHAM ROAD

The Public Works Engineering Division has reviewed the preliminary plat received in this office on November 16, 2018 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 full size (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide paper and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic as-built record drawings shall be submitted in an 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 final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

2. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.

3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.

4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. This fee will be different for commercial projects versus subdivision projects. Please visit the Public Works Private Development page on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction 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 approved plan submittal.

5. When the construction is substantially complete a review 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 review copy, a final copy of the record drawings shall be submitted along with a CAD copy. The electronic as-built record drawings shall be submitted in an 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 plat acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for plat acceptance.

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 Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.

8. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.

9. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: http://www.call811.com/

10. An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. *Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer.* The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.

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. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
    - B. Sanitary sewer shall be aligned on the north and west side of street centerlines.
    - C. Storm sewer shall be aligned on the south and east side of street centerlines.
    - D. 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.
    - E. 10-feet horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
    - F. Water lines shall be aligned on the south and east side of street centerlines.
    - G. Watermains larger than 8-inches in diameter shall be ductile iron.
    - H. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
    - I. All watermains outside areas zoned R1 shall be ductile iron.

J. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.

K. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC or C900 PVC. 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.

L. Water valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.

M. All utilities shall be extended to the adjacent property (properties) at the time of construction.

N. 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.

O. The minimum centerline radius for local streets shall be 100-feet.

P. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.

Q. An 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.

R. A detailed grading plan shall be included in the submitted plan set.

S. 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.

T. 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.

U. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.

V. 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.

W. 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.

X. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).

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

Traffic & Streets:

16. The Marcello Estates preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA).

17. As Keene Court will be the primary access for this plat, the frontage along both sides of it shall be completed to City standards at the time that the first phase of this project is developed. These frontage improvements shall consist of curb, gutter and sidewalk installed per the City's "local street" detail, storm drainage and street lights per city standards. These improvements need to extend from the existing curb & sidewalk at the Keene Road intersection to the plat. The north side of Keene Court shall be improved up to the curb returns of the road extension into the north property.

18. The portion of right-of-way containing the Keene Court cul-de-sac "to be vacated" will be vacated concurrently with the phase that constructs the extension of Keene Court into this property and dedicates that extension of Keene Court as new right-of-way.

19. During project construction the developer and his contractor shall make provisions for vehicles that need to use the Keene Court cul-de-sac to turn around (solid waste trucks, emergency vehicles, etc.). An alternative way to turn around shall be provided until the new roadway is constructed and open for use.

20. Sidewalks shall be installed along all public Right of Way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, etc.).

21. Pedestrian ramps shall be designed to current City standard details and A.D.A. guidelines. Adequate Right-of-Way shall be provided at corners to allow for at least 1-foot of ROW behind the ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City guidelines and A.D.A. guidelines. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profile shall be designed to accommodate this.

22. The vision-clearance triangle needs to be shown on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document. pf

23. 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:

24. The proposed preliminary plat is located entirely within the Tapteal 1 water pressure zone. The closest Tapteal 1 water main is located in Liberty Lane to the east, Sequoia Ave. to the south, and Keene Court to the north. The developer shall extend and connect each of these water mains to his project at the time of plat construction. Looping all of these mains together will provide redundancy, help with fire flows and also eliminate stagnant water.

25. The proposed pre-plat indicates that the existing well houses on the property are to be abandoned. It appears that a number of properties adjacent to and west of this parcel rely on a domestic water source located on this property. If this project intends to compromise the water supply to these adjacent properties it shall be the developer's responsibility to provide a replacement domestic water source meeting the requirements of applicable regulations. These parcels are also required to have a source of irrigation water separate from city domestic water, per Richland Municipal Code.

26. The proposed preliminary plat shows seven "5-foot private water easements" extending from West Place to the existing residential lots to the west. The intended use of these easements is unclear. The City will not accept side yard easements for water services from the City's potable water system to these properties. In addition, a proposal to provide City potable water service to the adjacent lots must comply with Richland Municipal Code Sections 18.34.010 and Section 18.16.080 and other applicable federal, state or local regulations.

27. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.

28. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

29. The closest sanitary sewer available for this development is located to the north in Keene Court. It shall be the responsibility of the developer to extend a sewer main throughout this property to serve sanitary sewer at the time of plat construction.

30. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.

Ground Water:

31. A Right-of-Way Construction permit cannot be issued for this project until a full geohydrology report is received. Given the amount of groundwater encountered in this area (in both developed and undeveloped areas), the possibility of an underdrain system being required is very high. Please have test pits and/or bore-holes dug by a geotech engineer, and an evaluation from said engineer prior to permit application. If an underdrain system is not required, the geohydrology report needs to state so. Also, if groundwater is encountered within 5-feet during construction, an underdrain system will be required.

32. The grading plan for this project shall make provisions for any impacts to the existing neighboring homeowners that the proposed grading may have on them. It shall include a means for managing groundwater or subsurface springs if any are encountered during grading or construction.

Storm Water:

33. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.

34. 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.

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

36. 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.

37. 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.

38. 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").

39. 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.

40. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity.

41. The amount of post-development storm runoff from the proposed site shall not exceed the amount of pre-development runoff.

42. 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.

43. 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.

44. 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.

Final Platting / Project Acceptance Requirements:

45. 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. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

46. 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 final acceptance. Off-site ("third party") easements for City infrastructure are the responsibility of the developer to obtain. 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.

47. 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.

48. 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.

49. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

50. The final plat shall include notes identifying all common areas including private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association.

51. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain.

52. The intended use and ownership of all tracts within the plat shall be noted on the final plat.

53. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

54. Any restricted parking areas shall be indicated on the final plats.

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Kennewick, WA 99337
Phone 509-586-9111
FAX 509-586-7663
www.kid.org

December 4, 2018

Mike Stevens
City of Richland Planning Department
P.O. Box 190
Richland, WA 99352

Subject: Review Comments Pre Plat S2018-103 – Marcello Estates

Dear Mr. Stevens:

This letter provides Kennewick Irrigation District (KID) review comments on Pre Plat No. S2018-103 – Marcello Estates submitted by RP Development, 6159 W. Deschutes Ave., Ste. 509, Kennewick, WA 99336 ("Applicant"[1]). The properties are generally located at 425 Keene Ct., Richland, WA 99352 and includes the following parcels:

- 1-2698-302-0000-018 (17.06 irrigable acres)

The properties identified on the proposed preliminary plat are located within the KID boundaries. The properties within this preliminary plat are classified as irrigable land and consist of 17.06 irrigable acres. Accordingly, KID provides the following comments to be included as required conditions of approval by the legislative authority under RCW 58.17.310(2):

1) The plat shall include the following irrigation easements consistent with KID requirements:
    a. Dedicate to KID an irrigation easement 10 feet in width via a recorded deed to match irrigation system components, centered on an irrigation pipeline.
    b. On all lots within the plat, dedicate to KID an irrigation easement 10 feet in width, or five (5) feet in width if adjacent to a utility easement, located along the road frontage of each lot. An irrigation easement may be included within the 'sidewalk and utility' easement if one is proposed, denoting the easement as a "Sidewalk, Utility, and Irrigation Easement."

2) The Applicant is required to install an irrigation system that conforms to the most recent edition of the KID Standard Specifications pursuant to Resolution 86-15-A. This includes providing distribution pipelines adequate to provide individual pressurized irrigation

[1] Reference to the "Applicant" throughout this comment letter shall refer to the property owner and/or developer of the proposed plat.

services to each lot within the preliminary plat. This system will be dedicated to the KID upon completion, at the time of final plat.

a. KID Standard Specifications require a storage pond facility be constructed and sized appropriately for this plat application. Please dedicate this storage facility as a tract of land deeded to the KID. In addition, the KID Standard Specifications require a pump station facility be constructed and sized appropriately for this plat application.
    i. The KID point connection or irrigation water source for this development will be at the Badger East Canal, milepost 9.8. Please refer to the attached Exhibit A
b. **As an alternative** to a pond, pump station, and other "on-site" construction requirements per KID Standards Specifications, the Applicant and KID may mutually agree that it is in each of their best interests that other "off-site" improvements may be made to allow for the delivery of pressurized irrigation water to the plat. The other improvements would be proportionate and equal to the "on site" requirements and may include:
    i. Contributions made towards a regional pump facility.
    ii. The installation of pipelines "off-site".

3) Design of the required irrigation system must be approved by KID prior to installation. The Applicant is required to submit an irrigation plan designed by a professional engineer for review and approval by the KID. The plan may be hand drawn or computer drafted. The plan shall be accurate and to a scale not to exceed one (1) inch = 50 feet. This is a vital step of the approval process. In addition to compliance with Condition 2 above, the Plan must ensure all reasonable measures are taken to protect any easements, right-of-ways, and facilities. Please contact me at 586-6012 for more information regarding this irrigation plan.

4) Completion of all the facilities, consistent with irrigation plan approved by KID, is required prior to KID signature on the Final Plat.
    a. In the event any KID facilities are damaged during construction, the damage must be fully repaired to KID's then-existing standards.
    b. For each phase of the plat, KID review and approval of construction and grading plans is required to allow KID to assure all reasonable measures to protect any easements and right-of-ways. Such review and approval will be coordinated as part of the City of Richland review and the Final Plat approval process.
    c. The KID must inspect any new irrigation system installations or modifications. The Applicant shall contact the KID to arrange an inspection at least 48 hours in advance of the desired inspection date.
    d. As an alternative to immediate construction prior to approval of the Final Plat, the Applicant may choose to delay installation of the irrigation system by

entering into a facilities installation agreement with the KID. The Applicant must still provide the KID with an irrigation system design that conforms to the most recent addition of the KID standard specifications. This irrigation system may be bonded and delayed up to five years. The facility installation agreement charge is $350.00. The Applicant must establish an approved bonding mechanism with the KID in an amount approved by KID.

In addition, pursuant to RCW 58.17.310 (1), KID would like to inform the City of Richland of the following information regarding the proposed preliminary plat upon the structural integrity, including lateral support, of KID's facilities, other risk exposures, and the safety of the public and irrigation district, and conditions of approval that KID deems to be necessary as a result:

5) For each phase of the Project, KID/USBR review and approval of grading and construction plans is required to allow KID to assure all reasonable measures to protect any easements and ROWs. Such review and approval will be coordinated as part of the City's review and Final Plat approval process.

6) The Applicant shall include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.055(1)(r), which requires a public offering statement to include "[a] list of any physical hazards known to the developer which particularly affect the development or the immediate vicinity in which the developer is located and which are not readily ascertainable by the purchaser."

Finally, KID requests the following additional conditions of final plat approval:

7) Prior to approval of each phase, the current year's assessment must be paid. If the final plat is submitted for review after May 31st of a given year or submitted for review prior to May 31st but not submitted for final approval prior to June 15th, the next year's estimated assessment (125% of the current year's assessment) must be paid prior to plat approval.

8) Prior to approval of the first phase, the USBR construction loan for **all parcels** owned by the property owner within the boundaries of the KID must be paid and all other USBR requirements associated with this payout must be completed.

9) The Review and Inspection fees in place at the time of each review request must be paid. At the time of application the review fees are as follows:
    a. A Preliminary Plat review fee of $825.00 which must be paid prior to scheduling for final plat approval at a KID Board meeting for the first phase.
    b. For each Phase an inspection fee $350 for the first 20 lots/tracts plus $25 per lot/tract after 20 lots/tracts.

c. Final Plat review fee for each phase of $225.00.

10) Per KID Policy 4.17, "Irrigable Land Recalibration Principles," as land within the plat is subdivided or developed; KID will remove the irrigation water allocation from the impermeable surfaces, such as streets, from the plats.

11) In order to receive KID irrigation water delivery, a water master (or point of contact) for the subdivision must be appointed. This water master can be appointed by the Homeowners Association (or similar organization) officers, or must be elected from among the property owners within the boundary of this proposed subdivision. If no HOA (or similar organization) is organized, than an election method similar to the attached document is required.

12) Prior to approval of each phase, an electronic file (AutoCAD 2004 format) and hard copy (6-mil mylar, sealed by a professional engineer) of construction as-builts must be provided to KID.

13) All subdivisions of land are required to be approved by the KID Board of Directors during a KID Board Meeting. KID Board Meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of two weeks prior to a regularly scheduled Board Meeting in order to be considered at that meeting.

KID reserves the following rights regarding future review of the plat:

14) KID reserves the right to provide review comments under RCW 58.17.330(1) and RCW 58.17.330(2) in response to future design submittals by the Applicant prior to final plat approval. The scope of these reviews will be limited to Phases that are adjacent to the District's Rights of Way. KID review of construction plans will be consistent with the City of Kennewick's plan review timelines.

15) KID reserves the right to review and comment on the Applicant's plat line revisions for potential additional revisions to protect KID system components for Phases that are adjacent to KID's easements or ROWs.

16) KID reserves the right to review and comment on the Applicant's covenants, conditions, and restrictions to evaluate whether they should include any terms regarding protection of KID system components after construction and fencing requirements.

17) KID reserves the right to submit additional comments during the City's review process under the State Environmental Policy Act (SEPA).

Please provide notice to KID of any Public meeting or hearing where this project will be an agenda item. If you have any questions regarding these comments, please contact me at the address/phone number listed below.

Sincerely,

Jason McShane, P.E.
Engineering/Operations Manager

Enc: Sample Water Master Information
Enc: Exhibit A
C: LB\correspondence\File: [26-9-28]

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

December 14, 2018

Mike Stevens
City of Richland
PO Box 190
Richland, WA 99352

Re: S2018-103, EA2018-124

Dear Mike Stevens:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the subdivision of 17.62 acres into 55 lots, proposed by RP Development. We have reviewed the documents and have the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site
If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/. Please submit an application or contact **Lloyd Stevens, Jr.** at the Dept. of Ecology, (509) 574-3991, with questions about this permit.

Sincerely,

Gwen Clear

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

201806420

Stevens, Mike

From: Buechler, Ken
Sent: Friday, November 16, 2018 2:03 PM
To: Stevens, Mike; Aaron Lambert; Lopez, Brandin; Somers, Cindi; Penwell, Dan; gonsetp@wsdot.wa.gov; Husa, Ivar; rhiles@kid.org; Reathaford, Jason; rittemwr@dfw.wa.gov; richard.krasner@rsd.edu; robin.priddy@bentoncleanair.org; sepaunit@ecy.wa.gov; separegister@ecy.wa.gov; segregations@co.benton.wa.us; Husa, Ivar; ina.n.beutler@usps.gov; Reathaford, Jason; Schiessl, Joe; jecottrell@bpa.gov; Boring, Michael; Penwell, Dan; rhiles@kid.org; rittemwr@dfw.wa.gov; richard.krasner@rsd.edu; Seth Defoe; West, Julie; bmid@pocketinet.com; rickd@bfhd.wa.gov; dxrodgers@bpa.gov; carrie.thompson@bnsf.com; william.simpson@commerce.wa.gov; reviewteam@commerce.wa.gov; sepa@dahp.wa.gov; darrick@basindisposal.com; jmcshane@kid.org; steve.conrads@cngc.com; segregations@co.benton.wa.us; richard.krasner@rsd.edu; marcia.matson@ftr.com; florinda_paez@co.benton.wa.us; gcle461@ecy.wa.gov; lopezlal@dfw.wa.gov; kelly.cooper@doh.wa.gov; anthony.vonmoos@co.benton.wa.us; steve.conrads@cngc.com; mjdeklyne@bpa.gov; kevin.knodel@rsd.edu; dean.kelley@chartercom.com; clark.posey@co.benton.wa.us; sepacenter@dnr.wa.gov; webmaster@KID.org; rickd@bfhd.wa.gov; commissioners@co.benton.wa.us; gregory.l.goodwin@ftr.com; bbarlow@bft.org; BCES Map
Subject: RE: S2018-103 Preliminary Plat of Marcello Estates

I have reviewed these and access, turning radiuses and hydrants look good.
Have we moved out of the 80's and gone paperless now..?
If so, I like it..!
Have a good weekend..! ☺

Kenneth L. Buechler

Kenneth L. Buechler
Assistant Fire Marshal
Richland Fire & Emergency Services
City of Richland
kbuechler@ci.richland.wa.us
(509) 578-9321

From: Stevens, Mike
Sent: Friday, November 16, 2018 8:55 AM
To: Aaron Lambert <alambert@westrichland.org>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Lopez, Brandin <blopez@CI.RICHLAND.WA.US>; Somers, Cindi <CSomers@CI.RICHLAND.WA.US>; Penwell, Dan <DPenwell@CI.RICHLAND.WA.US>; gonsetp@wsdot.wa.gov; Husa, Ivar <ihusa@CI.RICHLAND.WA.US>; rhiles@kid.org; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; rittemwr@dfw.wa.gov; richard.krasner@rsd.edu;

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

505 SWIFT BLVD · RICHLAND, WA 99352 · CI.RICHLAND.WA.US · 509-942-7390

DATE: December 13, 2018

TO: Mike Stevens

REVIEW BY: Cindi Somers

PROJECT NAME: Marcello Estates

1. **Prior to plat recording:** A geotechnical investigation shall be conducted in accordance to the 2015 IBC Section 1803. A grading permit shall be issued with final observation by CoR and Geotechnical Engineer of Record completed. Any specific geo-technical requirements regarding foundation footings and site slopes shall be noted on the plat along with reference to geotechnical engineer and report date.
2. **Prior to plat recording:** the developer shall provide the City of Richland Development Services with CBU placement and installation approval from USPS Growth Management. Current USPS contact - joseph.e.spry@usps.gov, 509-967-0500.
3. Add following plat note: *'Addresses shown in brackets are subject to change by the City of Richland. Zip code: 99352'.*
4. Street designations shall be as set forth in RMC 12.01.060. North-South directional shall be 'Avenue'; East-West shall be 'Street'.
5. Provide a minimum of eight (8) street names for segments labeled: South Lane, East Place, West Place and Central Lane.
6. Omit street name 'West Court'; this street segment shall be an extension of 'West Place'.
7. Existing SFD and accessory structure to be demolished with final inspection for Permit DM-18-02616 completed prior to plat recording. Alternately, add a note to face of plat stating structures will be demolished.

CRANE BERGDAHL

ATTORNEY AT LAW

PO Box 2755
Pasco, WA 99302
Phone (509) 545-4950
Fax (509) 545-4959
cranelaw@msn.com

Via USPS and e-mail

December 13, 2018

Mike Stevens
Planning Manager
City of Richland
840 Northgate Drive
Richland, WA 99352

Re: ***Badger Mountain Estates, Lot Owners 1-8, Benton County, Washington***

Dear Mr. Stevens,

I am responding on behalf of my client, Badger Mountain Estates, to City of Richland's Notice of Application and Request for Environmental Determination of DNS to the preliminary plat approval submitted by P & R Construction, LLC d.b.a. RP Development. The application is for preliminary plat approval to subdivide residential Lot 9, Badger Mountain Estates into 55 residential lots.

It is the request of my clients, owners of Lots 1-8, Badger Mountain Estates that the request for DNS under the State Environmental Policy Act (SEPA) be denied.

It is highly probable that this contractor-developer's plan for 55 residential lots, 10,000 +/- sq. ft. each on 17.62 acres will have an extremely detrimental negative impact on my clients.

Historically, Badger Mountain Estates was created in April 1973, and the creators enacted Protective Covenants at that date. See Benton County Auditor filing No. 648191. The covenants proclaim in part:

> *This declaration of restriction, reservation and protective covenant... is made for the purpose of enhancing and protecting the value, desirability and attractiveness of said real property. This declaration shall run with the land and the terms hereof shall be binding upon all purchasers and landowners, whether holding legal or equitable title, whom shall purchase or acquire by any means whatsoever any lot, tract or parcel of real property located within Badger Mountain Estates.*

Each lot was/is to have one residence per lot, regardless of size; has one vote within the association as to governing matters; has irrigation with KID; has well water rights for the well on the property and is obligated for 1/9th of well expenses.

The well is located on Lot 9 with a 100' radius sanitary easement. There is a Community Well Agreement signed and agreed to by all nine (9) lot owners.

Badger Mountain Estates has always been a treasured place to live. Every home sits on a one or two acre land plot with Lot 9 being 17+ acres. The homes are well maintained, nicely landscaped and larger acreages are orderly and neat. Lot 9 used to have an orchard and ornamental trees. Small critters and creatures with lots of song birds were common.

Now, Lot 9 has been cleared, except for remaining slash piles. My clients wish the new owner would have been at least slightly selective, but what is done is done – after all it is the property of P & R Construction, LLC, BUT

> ***P & R Construction has to live with the Protective covenants and Community Well Agreement currently in full force and effect.***

In order for the application to receive an NSD Stamp of approval – effectively eliminating the requirement for an environmental impact statement, it must satisfy the State of Washington Environmental Policy Act (SEPA).

The primary purpose for requiring an environmental impact statement is assurance that compliance with state policies, and by adoption City of Richland policies, are adhered to.

There is a blatant omission of any information (zero) from the applicant what it is going to attempt to accomplish and perform regarding discontinuance of well water and irrigation water for Lots 1-8, Badger Mountain Estates. When it purchased Lot 9 it became contractually bound by the Protective Covenants and Community Well Agreement.

Applicant has not addressed increased vehicle travel, estimated in excess of 100 vehicles daily; increased population, probably 220 or more people within 17 acres; noise; possible pollution; and other factors common to densely populated small acreage lots.

Factually, at this date representatives from P & R Construction have told my clients Charter Communication dba Spectrum, will stub communication wires to property lines. Big deal! Nothing Else!

My clients and the predecessor owners of Lot 9 paid their dollars and got their land and homes with special unique accompaniments; i.e. Restrictive covenants and their very own private well water agreement. They also knew exactly what environmental conditions existed.

Now, without really addressing environmental conditions on their own 17+ acre development and not even giving any thought at all to changed environmental matters for the remaining Badger Mountain Estates landowners, this applicant has not satisfied SEPA criteria sufficient for Richland to issue a DNS ruling that compliance with environment criteria has occurred.

The City of Richland is the decision maker and the applicant is bound statutorily and under the state administrative code to present a full and complete resolution to all significant environmental impacts, reasonable alternatives, and mitigation measures where applicable to the end of avoiding or minimizing adverse impacts.

Applicant cannot limit environmental matters to only its project, which it has not really done, but must address the carnage it causes to the neighbors.

Thank you for your courtesy and consideration.

Respectfully yours,

Crane Bergdahl
Attorney at Law

CC: Lot 1-8 Home Owners

Stevens, Mike

From: Melvin McElroy <mlmcwa@icloud.com>
Sent: Friday, December 14, 2018 4:37 PM
To: Stevens, Mike
Subject: DNS (S2018-103 & EA2018-124)

Follow Up Flag: Follow up
Flag Status: Flagged

As the owner of the parcel directly west of the current north terminus of Sequoia Avenue I have several concerns with the preliminary plat and SEPA environmental checklist.

The plat drawings depict well houses common to lots 44 and 55 and notes that both buildings will be removed. Will the electrical feed to the well house common to lot 44 be removed? The response to item 3.b.1) indicates that water will not be withdrawn. What steps will be taken to mitigate hazards of ground water pollution and public safety with regard to the abandoned wells?

The response to item 4.a. does not note apple trees exist at that are remnants of the old orchard.

Also item 4.e. Response states no invasive species are known. Are Russian Olive trees invasive? A number survive after the vegetation removal in 2018.

The response to Item 5.a. Indicates only songbird as known to be on or near the site. I have recently also seen a large number of Chukar partridge congregating north of the terminus of Sequoia Avenue. Also wood ducks have been commonly seen in the area.

The response to item 5.b. notes only squirrel and rabbit on or near the site. I have observed coyotes crossing the street near the northern end of Brantingham Drive and entering the adjacent property. In the past year the local press and media outlets have reported the sighting of a cougar crossing Keene Road near the Yokes store north of the proposed development.

The response to item 7.a.1) states no known or possible soil contaminants. Can no contaminate be assumed in old orchard land given the enduring contaminates associated with old orchards?

The response to item 14.a states the two roads to provide access are Sequoia Avenue and Liberty Lane. The plat map also shows East Drive connecting to Keene Court which would provide connection to Keene Road. Can this be clarified? If Keene Court access to Keene Road is utilized (and I believe it must be) will there be traffic lights and left turn lanes added?

With regard to Item 14.d., improvements to crosswalks and signage will be needed at the traffic circles on Oahu Street at Sequoia and Citrus (which is the outlet used by the Liberty Lane access). Currently the crosswalks are in the traffic lane of the circles which will pose increased risk for children from the new development crossing Oahu to the school bus stop on the southwest corner of the intersection with Sequoia, also there may be some increased usage by children at Citrus. Missing signage is already a problem with confusion leading to frequent turns against traffic.

With regard to item 14.f., why is there no estimate of traffic offered? The applicant was able to provide an estimate for number of residents in item 8.i., with due diligence surely a model could be found to proved an estimate.

Thank You,

Melvin McElroy

RECEIVED
DEC 13 2018
Planning &
Development Services

December 6, 2018

City of Richland, WA
Mr. Mike Stevens
Planning Manager
840 Northgate Dr.
Richland, WA 99352

Dear Mr. Stevens

Subject: Notice of Application for Preliminary Plat of Marcello Estates – S2018-103)

We are writing in response to the application for the preliminary plat (Preliminary Plat of Marcello Estates – S2018-103 & EA2018-124) southwest of Keene Rd in South Richland. We are adjacent property owners located to the west of the proposed subdivision at 1600 Brantingham Rd.

The application has not taken into account protection of the assets of the adjacent landowners on Brantingham Rd. Our domestic water well, irrigation system and associated utilities are located within the proposed development. Easements for these resources are identified in the Deed of Trust for the property. The proposed preliminary plat does identify that "water services will be extended to existing lots east of this project which front on Brantingham Road. The existing well serving these lots will be abandon....." There is no information provided for protection of the current irrigation system. Property owners have met with the developer a couple of times to discuss impacts of the development. However, no formal agreements have been made to abandon our assets within the proposed development. Additional details were requested of the developer but none were provided until we were notified by the City of Richland of the "Notice of Application".

In addition, the environmental assessment does not adequately address impacts to adjacent properties. The developer's responses in the environmental checklist do not mitigate increased noise, light, land considerations, protection of existing wildlife and aesthetics. The proposed development was rezoned as residential while the property to the west is zoned agriculture. A buffer (e.g., permanent solid fence or green area) should be established between these properties to help maintain the quality of life of the land owners west of the development.

We are not opposed to the development of the subject property but do want to protect our investment and maintain our quality of life. Thank you for your consideration.

Sincerely

Mark A. Buckmaster / Barbara L. Buckmaster

Mark & Barb Buckmaster
1600 Brantingham Rd
Richland, WA 99352

Stevens, Mike

From: Susan McDonald <ssmcdon@msn.com>
Sent: Monday, November 26, 2018 4:16 PM
To: Stevens, Mike
Subject: Marcello Estates (off Keene Court)

We are writing in regard to this application, and comments you are recruiting.

We are not opposed to this development, but do have a concern of issue to do with possible consideration of exit/entrance use of Keene Court, in addition to Liberty Lane and Sequoia.

We have owned (along with our now deceased parents) this property since the mid 70's and have been denied access (from Keene Court) to property that we owned, at two different occasions. According to specific rules of the City of Richland Planning. This denial was very costly to us, first one, to the tune of $38,000 to buy a lot in order to obtain access to our 3 acres which became Liberty Lane (2003-2004) Then again in 2011-12 time frame in order to gain access to the NE portion of our property. We had to obtain a Lombardy Lane address, along with provide a large cul-de-sac and eventually we will have to pave it, as well. This special rule, which we have fought to obtain access to our property for two generations now, has a current/potential price tag of $88,000++ not counting property tax we are paying on the large cul-de-sac, and misc. fees and footwork

So as you can see, to learn of potential opening up Keene Court to a 55 home development, leaves a very deep gouge and insult to our compliance with a 44 year old standing rule, made by city predecessors. In addition to this, our intersection of Keene and Badger Mt. Park is a very busy intersection. We appreciate the left turn lane put in during the last road revision, but as it sits now, we have waited 10 minutes on a regular basis (to turn left) in order to get out of our cul-de-sac. Our UPS driver will not make drops at our residence between the times of 4-5 PM --as is impossible to gain access out of the cul-de-sac. We feel that traffic needs funneled over to Brantingham Road (N &W) as the third exit/entrance route. If not an addition traffic light at Keene Ct. intersection, should make a safer scenario for all involved, although Keene Court doesn't seem to have good angles to be entering Keene Road.

We hope to see a taller than normal block wall on the eastern boundary (if not all the way around) Marcello Estates.

If you have any further questions with regard to this, please call me at 509-948-0390

Thanks, Susan & Steven McDonald

Stevens, Mike

From: mandg78@yahoo.com
Sent: Monday, November 26, 2018 2:46 PM
To: Stevens, Mike
Subject: Marcello Estates File# S2018-103

Mr. Mike Stevens,

I live adjacent to the Marcello Estates site and would like to be notified as this process progresses.

My desire is for a buffer, such as a green belt, between existing residences and the new development and would like an opportunity to express my concerns.

Thank-you,

D Mark Carter

438 Palm Dr.
mandg78@yahoo.com
509-539-4039

E. Van Mason comments on RP Development proposal for preliminary plat application

Reference: https://www.ci.richland.wa.us/home/showdocument?id=8142

Comment

Concern City has not followed SEPA procedures.

I am an Environmental Professional with significant experience applying NEPA/SEPA on behalf of a Lead Agency. I also happen to be an adjacent landowner to proposed plat. I am concerned the City of Richland has committed procedural errors in implementation of SEPA with regards to this project. As you know, the goal of SEPA is to ensure environmental amenities are given consideration in lead agency decision making [RCW 43.21C.030].

Prior to receipt of this application, the City provided an approval to the applicant to clear the proposed project site (prior to April 13, 2018 – see attached email). The developer immediately proceeded to remove approximately 17 acres of habitat, prior to the City conducting a complete environmental review, or allowing opportunity for public comment.

The City may have performed some level of internal review, such as determining whether the project site included any designated critical habitat. This was a great step, however, it's only a portion of what needs to be reviewed under SEPA for a major connected project action like clearing land for development. It is not only the impacts to designated critical habitats that matter.

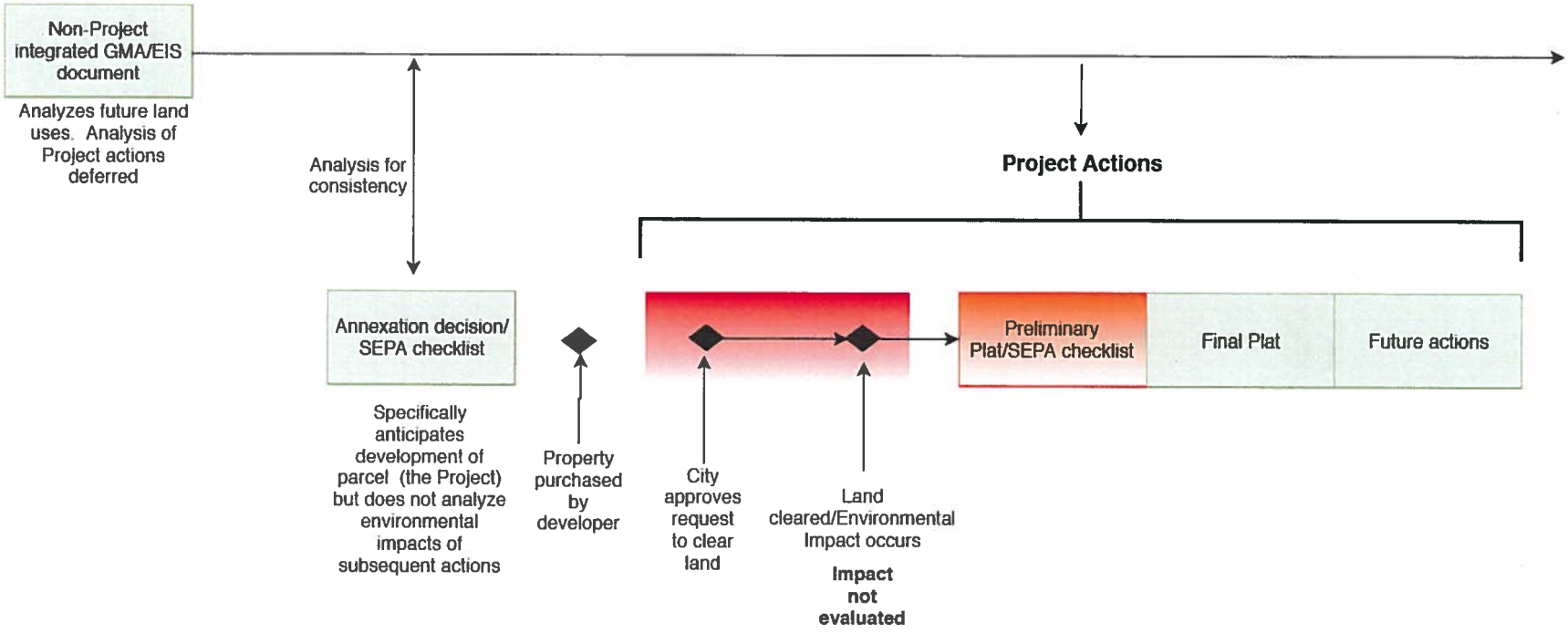
Procedurally, WAC 197-11-055 specifies the lead agency will prepare a threshold determination "at the earliest possible point in the planning and decision-making process, when the principal features of a proposal and its environmental impacts can be reasonably identified". The owner and applicant for this project is a construction and development company. The City had significant opportunity to recognize the goal of the current property owner was to develop the site. There was reasonable basis to recognize that clearing of land is a connected project action which is inexorably linked to development and construction on the Site.

City staff have proposed to me that "a landowner is free to clear their land if they wish". I generally agree with this statement, and I am not proposing that the RP Development did anything improper when they cleared the land (they were given permission by the City). I am, however, proposing <u>the City bypassed SEPA procedures in approving the land clearing</u>. I have attached a diagram that helps visualize this concept.

Unfortunately, this situation has the appearance of "improper segmentation". As I'm sure you are aware, a Lead Agency cannot improperly segment the "action" (residential development in this case) into parts, so as to avoid or minimize identification of environmental impacts as a whole or to avoid mitigation. We now find ourselves at the point with this Preliminary Plat application where the City is requesting public comment <u>after</u> many environmental impacts have already occurred.

I recommend City staff consult with the State of Washington Department of Ecology and the City Attorney on proper application of SEPA for projects like these and develop appropriate corrective actions to avoid segmentation. Please understand I am not against development; it's a function of a healthy city/community. I am, however, interested in seeing the City making informed decisions on

projects so that proper mitigation actions can be determined. I am happy to discuss my concern with you further if you would like.


Non-Project integrated GMA/EIS document
Analyzes future land uses. Analysis of Project actions deferred
Analysis for consistency
Project Actions
Annexation decision/ SEPA checklist
Specifically anticipates development of parcel (the Project) but does not analyze environmental impacts of subsequent actions
Property purchased by developer
City approves request to clear land
Land cleared/Environmental Impact occurs
Impact not evaluated
Preliminary Plat/SEPA checklist
Final Plat
Future actions

From: ONeill, Shane <soneill@CI.RICHLAND.WA.US>
Sent: Friday, April 13, 2018 1:58:46 PM
To: Eric v
Subject: RE: SEPA Plans?

Eric,

To clarify, our Building Official advised the property owner that the cutting down of any remaining apple trees, clearing of brush, anything "above" grade is allowable, but not any grading or moving of dirt, which I did tell him a grading permit would need to be issued.

Shane O'Neill

Interim Planning Manager
942-7587

From: Eric v [mailto:evanmason@msn.com]
Sent: Friday, April 13, 2018 11:44 AM
To: ONeill, Shane <soneill@CI.RICHLAND.WA.US>
Subject: SEPA Plans?

Hi Shane,

I am a neighbor to the development that will be going on by 'RJ Development' near the Brantingham-Oahu-Keene area. I am curious how you envision the SEPA process will be carried out for this project. Will the public have opportunity to comment?

Also, I noticed that some land clearing is going on right now. It would seem to me that this is a connected action to the ultimate decision that will be made on whether to approve a development plan. I'm not aware of a CX that would allow this to proceed, without prior environmental review of the impact. Could you enlighten me?

Thank you,

Eric Van Mason, 1620 Brantingham RD

Comments on SEPA checklist

Sections of the checklist are referenced, followed by the comment:

2.a. Dust may be emitted during the project. Benton County Clean Air Authority (BCAA) requirements for dust control will apply (PM 2.5 and PM 10). Emissions of dust could occur at any time of day, not only business hours.

2.c. Dust control per BCAA requirements will be required. The site has been cleared prior to SEPA and no controls are currently implemented.

3.a.1. Surface waters is present in the immediate vicinity to the north of the site, as an irrigation wasteway along the Keene corridor.

3.a.2. The site boundary is located less than 100 feet from the waters indicated in comment 3.a.1

3.c.1 The source of runoff is not described as required by the checklist. Expected runoff could include stormwater and concrete rinsate. The project may be subject to the Washington State General Stormwater Construction Permit. I recommend reviewing that permit to determine applicability during the various future stages of development.

3.c.2 It's inaccurate to indicate no waste materials could enter ground or surface waters on a construction site. If hazardous materials such as diesel were to spill, it <u>could</u> happen.

3.c.3 Answer is incorrect. The actions already taken on the proposal, land clearing (connected action), have already altered drainage patterns.

4.a The site is historically an apple orchard.

4.b Destruction of vegetation has already occurred (prior to consideration of environmental impacts). Primarily the slash piles remain to be removed.

4.e Tumbleweeds and giant knotweed are present on the site. Other noxious weed species are likely.

5.a Birds observed on the site within the last year include redtail hawk, flicker, sapcsucker, quail, bald eagle, great horned owl. Mammals include deer, gopher, cottontail, coyote, badger.

5.d What "specifications" does the city of Richland have to preserve or enhance wildlife?

7.a.1 The site is a former orchard and therefore should be evaluated for soil contaminants such as arsenic and lead. Numerous other orchards in the state are currently cleanup sites because of this.

7.a.3 Concrete rinsate is caustic and could be produced during construction.

7.a.5. Please propose controls.

7.b.2. Short term noise will include construction noise. Long term noise is not mentioned. The addition of 231 residents in this 17.2 acre parcel will result in additional noise not currently present and affect current residents adjacent to the property. Example: lawnmowers.

7.b.3. Please propose measures to control noise impacts, including the long term impacts.

8.b The site has been used as an orchard. An estimate needs to be provided for the amount of land being converted.

8.b.i Yes. My adjacent parcels are used for small scale agricultural purposes. Impacts have already occurred due to clearing of the land. Displaced wildlife now consumes crops and is stripping bark off of many of my 50 year old fruit trees. Construction is expected to disturb livestock. Livestock are expected to continue generating noise.

8.c. Structures also include the active Group B water system well pumphouse structure.

9.b The fact the existing housing unit is vacant is irrelevant to the question being asked. One residence is being removed.

10.b. Views from residences on the east side of the site may have views of Badger mountain eliminated.

11.a Additional glare and light pollution will occur from houses at night.

13.b. Any evidence of historic use or occupation of cultural significance will have been already disturbed due to the land clearing that has already taken place.

Comment

Nearby wetlands

The Keene corridor has several wetland-like areas that serve as irrigation and stormwater return to Amon Creek. Within 100 feet of the subject property, there is an irrigation discharge area on the south side of Keene, across from the Yokes. The City should ensure that there is some evidence of a wetland delineation for this area (i.e., basis for its designation on WDFW maps), as it could be delineated per RCW 36.70A.175 to be a "man-induced wetland" or "water of the state", and be subject to RMC 22.10.185 requirements. Extra caution is recommended here, given the recent Growth Management Hearings Board decision on this Code, and the corrective actions the City is currently working on.

RECEIVED

DEC 13 2018

Planning &
Development Services

Jon & Natalie Guymon

1640 Brantingham Rd.
Richland, WA 99352
509-947-4794
jwguymon@gmail.com

December 12, 2018

Mr. Mike Stevens
Planning Manager
City of Richland, Washington
840 Northgate Drive
Richland, WA 99352

Dear Mr. Stevens,

We are writing to express our concerns over the Preliminary Plot Plan of Marcello Estates which is Lot 9 of our HOA, Badger Mountain Estates, and located behind our 1.5 acre property. Badger Mountain Estates is a pocket of land zoned county in the Keene corridor and was established before 1980, and at the time was surrounded only by apple orchards and sagebrush. When the HOA was established Lot 9 was large enough that the owners negotiated a domestic well agreement & easements within it to supply themselves and Lots 1-8 with needed utilities. Little has changed since and these agreements are still in place today.

Our only domestic water source, a class-B well, is located within a legally protected 100' easement located on this property. The plot plan the developers of Marcello Estates (RP Development) submitted indicates they intend to decommission and remove that well. RP has not been in contact or negotiated for an alternative means of water for our community, and does not have consent to remove our well.

In Addition, our irrigation weir, pumps and distribution lines are also located within protected easements along the perimeter of this property. The plot plan seems to indicated removal of our irrigation equipment without consent.

As permitted with our county zoning, some of the BME residents, including ourselves, maintain livestock in our back pastures which share a boarder with Lot 9. During the spring of this year, without notice, RP brought in heavy equipment and ripped out all the trees behind us. This disruption sent our animals into a desperate state. For the first time we had chickens jumping fences, and they spread hundreds of yards across the neighborhood as they went looking to escape the perceived danger. It took us several days and phone calls to the neighbors to round them all up. We foresee much future

disruption along our property line during construction of roads, utilities, and homes that will cause similar anxiety to our animals. It is for this reason we ask that it somehow be required that RP build a noise dampening brick wall between Lots 1-8 and Marcello Estates prior to major development. A wall similar to those surrounding nearby Applewood & Cherrywood Estates would be beneficial to not only to Lots 1-8 but future residents of Marcello Estates who will share a property line with our pastures.

Lastly, the plot plan shows 55 future plots of approximately one-quarter acre in size. Our original covenants, which also apply to Lot 9, have restrictions of one-half acre minimum lot size per residential home. This is in place to maintain our lifestyle and feel of the rural neighborhood. RP Development needs to negotiate their removal from the HOA and covenants if they insist on lots smaller than one-half acre.

BME covenants, and domestic well agreement were disclosed by the seller and auctioneer prior to sale; therefore, the circumstances stated above should have come as no surprise to RP Development. It is for these reasons we feel RP is not ready to move forward with the development of Marcello Estates and hope the City of Richland will ask that these matters vital to our way of life be settled prior.

Sincerely yours,

Jon & Natalie Guymon

Owners of Lot 6 BMEA

BADGER MOUNTAIN ESTATES HOA

RECEIVED
DEC 13 2018
Planning & Development Services

December 9, 2018

Mr. Mike Stevens
Planning Manager
City of Richland, Washington
840 Northgate Drive
Richland, WA 99352

RE: Comments on RP Development application for preliminary plat approval to subdivide a 17.62 acre site into 55 residential lots, received by the City of Richland October 11, 2018.

Dear Mr. Stevens:

The Executive Committee of the Badger Mountain Estates home owner association (BMEA) and its membership have reviewed RP Development's application for preliminary plat approval and would like to express several comments and concerns.

The 17.62-acre site identified in this application is identified as Lot 9 of BMEA and is currently subject to all covenants, restrictions, easements, and agreements as indicated in the title information attached to the application. On April 10, 2018 the members of BMEA held a meeting with the representatives of Lot 9 to discuss several issues regarding their anticipated development proposal. Lot 9 representatives indicated they would develop a proposal to begin addressing these concerns, however, BMEA has yet to receive a proposal. Repeated attempts to contact Lot 9 representatives have been met with no response.

Unresolved issues, concerns, and comments relevant to RP Development's application include the following:

1. **Domestic Water**:

The six existing households of lots 1 through 8 currently receive all domestic water from a Group B community well located on Lot 9. Owners of Lot 9 are subject to the protective covenants specified in the Well Agreement which apply to a 100-foot radius from the well. These protective covenants limit the construction that may occur within this boundary (e.g., no sewer may be constructed within this radius). BMEA has not agreed to release interest in the community well and RP Development has made no provisions to ensure the households of BME are provided with an alternate supply of domestic water. Current residents of BME expect the owners of Lot 9 will bear the full cost of this transition as the developer, should they desire to eliminate residents current source of water.

2. **Irrigation**:

Lots 1 through 8 of BMEA currently receive irrigation water from the Kennewick Irrigation District (KID) via a weir located in the southwest corner of Lot 9. A pump and distribution system is installed from this weir through an easement along the western side of Lot 9. KID has indicated to BMEA their preference is to convert BMEA to a pressurized system in order to accommodate development of Lot 9. Current residents of BMEA are concerned with

maintaining continued access to irrigation and expect the owners of Lot 9 will bear the full cost of any work needed to ensure this happens.

3. **Lot Size:**

Condition 11 of BMEA covenants state "No more than one (1) residence shall be maintained on any one-half acre tract". This condition is not legible in the application materials the City provided due to poor copy quality, however, BMEA expects the owners of Lot 9 to comply with this condition, nonetheless. The preliminary plat application indicates a plat inconsistent with this requirement.

4. **Disturbances:**

Current residents of BMEA are concerned with the disturbance that will be caused during construction, as well as disturbance that will be caused after homes are constructed. Lots 1 through 8 are unincorporated portions of Benton County and currently conduct activities such as keeping of livestock that will be disturbed. BMEA recommends the City require mitigation such as construction of a wall along the western side of the proposed development, and a limit on the height of homes along this wall. This would mutually benefit the residents of Lots 1 through 8 as well as future residents of new lots. In addition, the additional traffic that would be expected on Brantingham Road associated with 55 new lots should be considered. A portion of these 55 new residences could be expected to have children attending Orchard Elementary, which may contribute to the already significant congestion on Brantingham Road during school drop off and pickup times.

Along with these specific concerns, BMEA is concerned with the approach being taken by RP Development in applying for a preliminary plat, without being willing to address or communicate regarding known issues that affect the well being of Lots 1 through 8 residents. Resolution of issues such as access to domestic water and irrigation should be addressed now, rather than later.

RMC 24.12.053 states;

"**The hearing examiner shall not recommend approval of any preliminary plat application, unless** the approval is accompanied by written findings that: B. **Appropriate provisions are made for the public health, safety and general welfare** and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, **potable water supplies**, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;" [emphasis added]

BMEA recommends "appropriate provisions" in this case mean the owners of Lot 9 must negotiate an agreement with BMEA that ensures Lots 1 through 8 are provided with essential services prior to the hearing examiner recommending approval.

Thank you for the opportunity to comment on this application. If you have any questions regarding these comments or matters regarding development of Lot 9, please contact BMEA President, Jon Guymon, at 509-947-4794 or BMEA Vice President, Eric Van Mason, at 509-374-4005.

Sincerely,

Badger Mountain Estates Association

Lots 7 & 8

Dan Becker

Claudia Becker

Lot 3

Mark Buckmaster

Barbara Buckmaster

Lot 6

Jon Guymon

Natalie Guymon

Lot 2

Wayne Flaten

Sue Flaten

Lots 4 & 5

Eric Van Mason

Gloria Van Mason

Lot 1

Colleen Lane

Joe Lane

Exhibit 8 - TAC Report

(S2018-103 – Marcello Estates)

RICHLAND HEARING EXAMINER
TECHNICAL ADVISORY COMMITTEE REPORT
JANUARY 14, 2019

APPLICANT: RP DEVELOPMENT

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 17.62 ACRES INTO 55 LOTS

LOCATION: SOUTHWEST OF KEENE ROAD AT THE TERMINUS OF KEENE COURT AND DIRECTLY NORTH OF THE TERMINUS OF SEQUOIA AVENUE (APN 126983020000018)

SURVEYOR: PBS

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

The Technical Advisory Committee conducted a review of the request and recommends that if the binding site plan is approved, such approval be subject to 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 full size (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide paper and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic as-built record drawings shall be submitted in an 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 final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

2. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.

3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.

4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. This fee will be different for commercial projects versus subdivision projects. Please visit the Public Works Private Development page on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction 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 approved plan submittal.

5. When the construction is substantially complete a review 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 review copy, a final copy of the record drawings shall be submitted along with a CAD copy. The electronic as-built record drawings shall be submitted in an 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 plat acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for plat acceptance.

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 Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.

8. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.

9. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: http://www.call811.com/

10. An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. *Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer.* The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.

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.

12. A wetland delineation/rating report addressing impacts to the roadside wetland(s) adjacent to Keene Road as a result of the improvements required to Keene Court shall be submitted to, and approved by, the Development Services Department Planning Manager prior to the issuance of any construction permits.

13. A geotechnical investigation report shall be conducted in accordance to the 2015 IBC Section 1803. A grading permit shall be issued with final observation by COR and Geotechnical Engineer of Record completed. Any specific geo-technical requirements regarding foundation footings and site slopes shall be noted on the plat along with reference to geotechnical engineer and report date.

14. The following note shall be placed upon the final plat:
"Addresses shown in brackets are subject to change by the City of Richland. Zip code: 99352."

15. Street designations shall be as set forth in RMC 12.01.060. North-South directional shall be 'Avenue'; East-West shall be 'Street'.

16. Provide a minimum of eight (8) street names for segments labeled: South Lane, East Place, West Place and Central Lane.

17. Omit street name 'West Court': this street segment shall be an extension of 'West Place'.

18. The existing single-family dwelling and accessory structure shall be demolished with final inspection for (Permit DM-18-02616) completed prior to plat recording.

Design Standards:

19. Public improvement design shall follow the following general format:
    - A. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
    - B. Sanitary sewer shall be aligned on the north and west side of street centerlines.
    - C. Storm sewer shall be aligned on the south and east side of street centerlines.
    - D. 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.
    - E. 10-feet horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
    - F. Water lines shall be aligned on the south and east side of street centerlines.
    - G. Watermains larger than 8-inches in diameter shall be ductile iron.
    - H. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
    - I. All watermains outside areas zoned R1 shall be ductile iron.
    - J. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
    - K. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC or C900 PVC. 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.
    - L. Water valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
    - M. All utilities shall be extended to the adjacent property (properties) at the time of construction.
    - N. 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.
    - O. The minimum centerline radius for local streets shall be 100-feet.
    - P. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
    - Q. An 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.
    - R. A detailed grading plan shall be included in the submitted plan set.
    - S. 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.
    - T. 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.
    - U. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
    - V. 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.
    - W. 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.
    - X. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
    - 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.

20. 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.

21. 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.

22. <u>SURVEY MONUMENT DESTRUCTION</u>:

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

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

When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and the file a permit with the DNR.
It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

Traffic & Streets:

23. The Marcello Estates preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA).

24. As Keene Court will be the primary access for this plat, the frontage along both sides of it shall be completed to City standards at the time that the first phase of this project is developed. These frontage improvements shall consist of curb, gutter and sidewalk installed per the City's "local street" detail, storm drainage and street lights per city standards. These improvements need to extend from the existing curb & sidewalk at the Keene Road intersection to the plat. The north side of Keene Court shall be improved up to the curb returns of the road extension into the north property.

25. The portion of right-of-way containing the Keene Court cul-de-sac "to be vacated" will be vacated concurrently with the phase that constructs the extension of Keene Court into this property and dedicates that extension of Keene Court as new right-of-way.

26. During project construction the developer and his contractor shall make provisions for vehicles that need to use the Keene Court cul-de-sac to turn around (solid waste trucks, emergency vehicles, etc.). An alternative way to turn around shall be provided until the new roadway is constructed and open for use.

27. Sidewalks shall be installed along all public Right of Way frontages that building lots do not front on during construction of those phases (e.g., storm drainage ponds, parks, etc.).

28. Pedestrian ramps shall be designed to current City standard details and A.D.A. guidelines. Adequate Right-of-Way shall be provided at corners to allow for at least 1-foot of ROW behind the ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City guidelines and A.D.A. guidelines. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profile shall be designed to accommodate this.

29. The vision-clearance triangle needs to be shown on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

30. 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:

31. The proposed preliminary plat is located entirely within the Tapteal 1 water pressure zone. The closest Tapteal 1 water main is located in Liberty Lane to the east, Sequoia Ave. to the south, and Keene Court to the north. The developer shall extend and connect each of these water mains to his project at the time of plat construction. Looping all of these mains together will provide redundancy, help with fire flows and also eliminate stagnant water.

32. The proposed pre-plat indicates that the existing well houses on the property are to be abandoned. It appears that a number of properties adjacent to and west of this parcel rely on a domestic water source located on this property. If this project intends to compromise the water supply to these adjacent properties it shall be the developer's responsibility to provide a replacement domestic water source meeting the requirements of applicable regulations. These parcels are also required to have a source of irrigation water

separate from city domestic water, per Richland Municipal Code. A copy of the development plan agreed to by the applicant and adjacent property owners (Badger Mountain Estates Association) shall be provided to the City as part of the construction plan submittal.

33. The proposed preliminary plat shows seven "5-foot private water easements" extending from West Place to the existing residential lots to the west. The intended use of these easements is unclear. The City will not accept side yard easements for water services from the City's potable water system to these properties. In addition, a proposal to provide City potable water service to the adjacent lots must comply with Richland Municipal Code Sections 18.34.010 and Section 18.16.080 and other applicable federal, state or local regulations.

34. 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.

35. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

36. The closest sanitary sewer available for this development is located to the north in Keene Court. It shall be the responsibility of the developer to extend a sewer main throughout this property to serve sanitary sewer at the time of plat construction.

37. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.

Ground Water:

38. A Right-of-Way Construction permit cannot be issued for this project until a full geohydrology report is received. Given the amount of groundwater encountered in this area (in both developed and undeveloped areas), the possibility of an underdrain system being required is very high. Please have test pits and/or bore-holes dug by a geotech engineer, and an evaluation from said engineer prior to permit application. If an underdrain system is not required, the geohydrology report needs to state so. Also, if groundwater is encountered within 5-feet during construction, an underdrain system will be required.

39. The grading plan for this project shall make provisions for any impacts to the existing neighboring homeowners that the proposed grading may have on them. It shall include a means for managing groundwater or subsurface springs if any are encountered during grading or construction.

Storm Water:

40. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.

41. 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.

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

43. 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.

44. 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.

45. 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").

46. 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.

47. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity.

48. 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.

52. Stormwater runoff from the proposed improvements to Keene Court shall not be directed into the adjacent wetland area(s) located along Keene Road. Deviations to this standard may be approved by the administrator; provided, that a study undertaken by a qualified professional in accordance with the provisions of RMC 22.10.140 indicates that the potential discharge of stormwater runoff from a development site into a wetland is adequately mitigated to protect the functions and values of the wetland (RMC 22.10.125).

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. 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 final acceptance. Off-site ("third party") easements for City infrastructure are the responsibility of the developer to obtain. 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 vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

58. The final plat shall include notes identifying all common areas including private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association.

59. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners to maintain.

60. The intended use and ownership of all tracts within the plat shall be noted on the final plat.

61. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

62. Any restricted parking areas shall be indicated on the final plats.

Irrigation Requirements:

63. The plat shall include the following irrigation easements consistent with KID requirements:
    a. Dedicate to KID an irrigation easement 10 feet in width via a recorded deed to match irrigation system components, centered on an irrigation pipeline.
    b. On all lots within the plat, dedicate to KID an irrigation easement 10 feet in width, or five (5) feet in width if adjacent to a utility easement, located along the road frontage of each lot. An irrigation easement may be included within the 'sidewalk and utility' easement if one is proposed, denoting the easement as a "Sidewalk, Utility, and Irrigation Easement."

64. The Applicant is required to install an irrigation system that conforms to the most recent edition of the KID Standard Specifications pursuant to Resolution 86-15-A. This includes providing distribution pipelines adequate to provide individual pressurized irrigation services to each lot within the preliminary plat. This system will be dedicated to the KID upon completion, at the time of final plat.

   a. Kid Standard Specifications require a storage pond facility be constructed and sized appropriately for this plat application. Please dedicate this storage facility as a tract of land deeded to the KID. In addition, the KID Standard Specifications require a pump station facility be constructed and sized appropriately for this plat application.
      i. The KID point connection or irrigation water source for this development will be at the Badger East Canal, milepost 9.8. Please refer to the attached Exhibit A.
   b. As an alternative to a pond, pump station, and other "on-site" construction requirements per KID Standards Specifications, the Applicant and KID may mutually agree that it is in each of their best interests that other "off-site" improvements may be made to allow for the delivery of pressurized irrigation water to the plat. The other improvements would be proportionate and equal to the "on site" requirements and may include:
      i. Contributions made towards a regional pump facility.
      ii. The installation of pipelines "off-site".

65. Design of the required irrigation system must be approved by KID prior to installation. The Applicant is required to submit an irrigation plan designed by a professional engineer for review and approval by the KID. The plan may be hand drawn or computer drafted. The plan shall be accurate and to a scale not to exceed one (1) inch = 50 feet. This is a vital step of the approval process. IN addition to compliance with Condition 58 above, the Plan must ensure all reasonable measures are taken to protect any easements, right-of-ways, and facilities. Please contact KID at 586-6012 for more information regarding this irrigation plan.

66. Completion of all the facilities, consistent with irrigation plan approved by KID, is required prior to KID signature on the Final Plat.

   a. In the event any KID facilities are damaged during construction, the damage must be fully repaired to KID's then-existing standards.
   b. For each phase of the plat, KID review and approval of construction and grading plans is required to allow KID to assure all reasonable measures to protect any easements and right-of-ways. Such review and approval will be coordinated as part of the City of Richland review and the Final Plat approval process.
   c. The KID must inspect any new irrigation system installations or modifications. The Applicant shall contact the KID to arrange an inspection at least 48 hours in advance of the desired inspection date.
   d. As an alternative to immediate construction prior to approval of the Final Plat, the Applicant may choose to delay installation of the irrigation system by entering into a facilities installation agreement with the KID. The Applicant must still provide the KID with an irrigation system design that conforms to the most recent addition of the KID standard specifications. This irrigation system may be bonded and delayed up to five years. The facility installation agreement charge is $350.00. The Applicant must establish an approved bonding mechanism with the KID in an amount approved by KID.

67. For each phase of the Project, KID/USBR review and approval of grading and construction plans is required to allow KID to assure all reasonable measures to protect any easements and ROWs. Such review and approval will be coordinated as part of the City's review and Final Plat approval process.

68. The Applicant shall include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.0SS(l)(r), which requires a public offering statement to include "[a] list of any physical hazards known to the developer which particularly affect the development or the immediate vicinity in which the developer is located and which are not readily ascertainable by the purchaser."

69. Prior to approval of each phase, the current year's assessment must be paid. If the final plat is submitted for review after May 3p t of a given year or submitted for review prior to May 31st but not submitted for final approval prior to June 15th, the next year's estimated assessment (125% of the current year's assessment) must be paid prior to plat approval.

70. Prior to approval of the first phase, the USBR construction loan for **all parcels** owned by the property owner within the boundaries of the KID must be paid and all other USBR requirements associated with this payout must be completed.

71. The Review and Inspection fees in place at the time of each review request must be paid. At the time of application the review fees are as follows:
    a. Preliminary Plat review fee of $825.00 which must be paid prior to scheduling for final plat approval at a KID Board meeting for the first phase.
    b. For each Phase an inspection fee $350 for the first 20 lots/tracts plus $25 per lot/tract after 20 lots/tracts.
    c. Final Plat review fee for each phase of $225.00.

72. Per KID Policy 4.17, "Irrigable Land Recalibration Principles," as land within the plat is subdivided or developed; KID will remove the irrigation water allocation from the impermeable surfaces, such as streets, from the plats.

73. In order to receive KID irrigation water delivery, a water master (or point of contact) for the subdivision must be appointed. This water master can be appointed by the Homeowners Association (or similar organization) officers, or must be elected from among the property owners within the boundary of this proposed subdivision. If no HOA (or similar organization) is organized, than an election method similar to the attached document is required.

74. Prior to approval of each phase, an electronic file (AutoCAD 2004 format) and hard copy (6-mil mylar, sealed by a professional engineer) of construction as-builts must be provided to KID.

75. All subdivisions of land are required to be approved by the KID Board of Directors during a KID Board Meeting. KID Board Meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of two weeks prior to a regularly scheduled Board Meeting in order to be considered at that meeting.

76. KID reserves the right to provide review comments under RCW 58.17.330(1) and RCW 58.17.330(2) in response to future design submittals by the Applicant prior to final plat approval. The scope of these reviews will be limited to Phases that are adjacent to the District's Rights of Way. KID review of construction plans will be consistent with the City of Kennewick's plan review timelines.

77. KID reserves the right to review and comment on the Applicant's plat line revisions for potential additional revisions to protect KID system components for Phases that are adjacent to KID's easements or ROWs.

78. KID reserves the right to review and comment on the Applicant's covenants, conditions, and restrictions to evaluate whether they should include any terms regarding protection of KID system components after construction and fencing requirements.

79. KID reserves the right to submit additional comments during the City's review process under the State Environmental Policy Act (SEPA).

COUNCIL AGENDA ITEM COVERSHEET

Council Date: 4/2/2019

Agenda Category: Items of Business

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Subject:
Resolution No. 45-19, Approving the Preliminary Plat of Goose Ridge Estates (formerly Monson Family Estates) (Closed Record)

Department:	Ordinance/Resolution Number:	Document Type:
Development Services	45-19	Resolution

Recommended Motion:
Adopt Resolution No. 45-19, approving the preliminary plat of Goose Ridge Estates.

Summary:
The plat of Goose Ridge Estates is a 106-lot preliminary plat within the Badger Mountain South master planned community.

The plat also contains twelve (12) tracts; eight (8) open space tracts; and four (4) tracts for stormwater and utility infrastructure.

Initially proposed to allow for single-family home construction only, the Hearing Examiner has further conditioned the development to contain a minimum of two (2) housing types (i.e. single-family and duplexes) per block as required by the Land Use and Development Regulations (LUDR).

New plats and developments proposed in the Badger Mountain South Area are subject to third party review and approval coming in the form of a Master Agreement Consistency Determination (MACD). The Master Plan Administrator (MPA) refused to issue a MACD based on the original plat design on the stated basis of not fulfilling density requirements of the LUDR. Once the plat was revised, adding three lots, and after significant debate, the MPA issued a MACD approving the plat. It was further found by the Hearing Examiner that the issue of debate was more than one of density but was also an issue of building type (i.e. single-family residential vs. duplexes, etc.) as required by the LUDR. To resolve the matter, the Hearing Examiner entered the aforementioned condition of approval relating to housing type.

Staff recommends adoption of the Hearing Examiner's recommendation of conditional approval of the preliminary plat of Goose Ridge Estates through adoption of Resolution No. 45-19.

Fiscal Impact: Preliminary plats, generally, foster the creation of additional residential lots for future development which adds to the City's total assessed value.

Attachments:
1. Resolution No. 45-19

RESOLUTION NO. 45-19

A RESOLUTION of the City of Richland approving the preliminary plat of Goose Ridge Estates subject to the conditions contained in the revised Technical Advisory Committee Report dated February 1, 2019 and the Hearing Examiner's additional conditions of approval, adopting the written findings and conclusions of the Hearing Examiner as the findings and conclusions of the Richland City Council, and directing staff to provide notice of this decision.

WHEREAS, on January 14, 2019, the Richland Hearing Examiner held an open-record public hearing to consider the preliminary plat application of Goose Ridge Estates, submitted by Monson Development Washington LLC; and

WHEREAS, the Hearing Examiner recommended that City Council approve the preliminary plat of Goose Ridge Estates subject to the conditions contained in the revised Technical Advisory Committee Report dated February 1, 2019, and additional conditions of approval contained in the Hearing Examiner's March 13, 2019 written report; and

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

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

Section 1. The preliminary plat of Goose Ridge Estates (formerly "Monson Family Estates"), attached hereto as **Exhibit A**, is hereby approved subject to the conditions of approval contained in the revised Technical Advisory Committee Report dated February 1, 2019, attached hereto as **Exhibit B** and incorporated by this reference, and the additional conditions of approval contained in the Hearing Examiner's March 13, 2019 written report (**Exhibit C**).

Section 2. The written findings and conclusions identified in the Hearing Examiner Report S2018-104 dated March 13, 2019, attached as **Exhibit C** and incorporated herein by this reference, are adopted as the written findings and conclusions of the City Council.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 2nd day of April, 2019.

_____
ROBERT J. THOMPSON
Mayor

ATTEST:

_____
DEBBY BARHAM, Deputy City Clerk

APPROVED AS TO FORM:

_____
HEATHER KINTZLEY, City Attorney

GOOSE RIDGE ESTATES AT BADGER MOUNTAIN SOUTH

NE 1/4 SEC. 32, TWP. 9 N., RGE. 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

Know what's **below.** **Call** before you dig.

Exhibit A to Resolution No. 45-19

OWNER/APPLICANT

MONSON DEVELOPMENT WASHINGTON, LLC.
63615 EAST JACOBS ROAD
BENTON CITY, WA 99320

CIVIL ENGINEER

AHBL INC.
827 WEST FIRST AVENUE, SUITE 220
SPOKANE, WA 99201-0518
PH: 509.252.5019
CONTACT: ERICK FITZPATRICK, PE

SURVEYOR

AHBL INC.
5804 ROAD 90, SUITE H
PASCO, WA 99301
PH: 509.380.5883
CONTACT: JOHN BECKER, PLS

BASIS OF BEARING

DATUM - NAD 83/91
BASIS OF BEARING - NORTH 77°19'12" EAST ALONG A LINE BETWEEN THE FOLLOWING TWO POINTS: WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, MONUMENT DESIGNATED AS "ERIE AZI", POINT IDENTIFICATION NUMBER 2668. BRASS DISK STAMPED "ERIE" SET AT GROUND LEVEL, ATOP FIRST SADDLE EASTERLY OF RADIO TOWERS AT THE PEAK OF BADGER MOUNTAIN, APPROXIMATELY 10 FEET NORTH OF THE GRAVEL ACCESS ROAD.
N = 330320.261'
E = 1940161.471'

VERTICAL DATUM

NAVD 88
BENCHMARK 1 - ELEVATION = 801.875' PER CITY OF RICHLAND SURVEY DEPARTMENT. SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN. BRASS DISK WITH "X" IN CASE, CENTERLINE OF DALLAS ROAD, APPROXIMATELY 0.75 MILES NORTH OF INTERSTATE 82, EXIT 104.
BENCHMARK 2 - ELEVATION = 1489.377' PER WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, ALSO DESIGNATED AS "ERIE AZI", POINT IDENTIFICATION NUMBER 2668. BRASS DISK STAMPED "ERIE" SET AT GROUND LEVEL, ATOP FIRST SADDLE EASTERLY OF RADIO TOWERS AT THE PEAK OF BADGER MOUNTAIN, APPROXIMATELY 10 FEET NORTH OF THE GRAVEL ACCESS ROAD.

UTILITIES / SERVICES

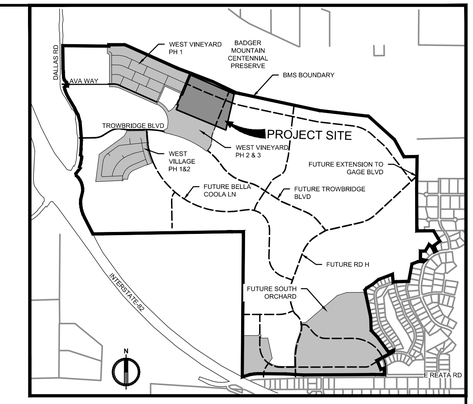
WATER	CITY OF RICHLAND	509-942-7670
SEWER	CITY OF RICHLAND	509-942-7480
POWER	CITY OF RICHLAND	509-912-7403
IRRIGATION	BADGER MOUNTAIN IRRIGATION DISTRICT	509-628-0777
REFUSE	CITY OF RICHLAND SOLID WASTE DEPT	509-942-7700
NATURAL GAS	CASCADE NATURAL GAS	206-624-3900
COMMUNICATION	CHARTER	833-267-6097

NOTES

1. ALL RESIDENTIAL STRUCTURES LOCATED WITHIN THIS PLAT SHALL CONFORM TO THE BUILDING STANDARDS CONTAINED IN SECTIONS 2 AND 3 OF THE LAND USED AND DEVELOPMENT REGULATIONS FOR THE BADGER MOUNTAIN SOUTH COMMUNITY (LUDR).
2. ALL RESIDENTIAL STRUCTURES LOCATED WITHIN THIS PLAT SHALL CONFORM TO THE SUSTAINABILITY STANDARDS CONTAINED IN SECTION 12 OF THE LUDR.

TOPOGRAPHIC NOTE

THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, AHBL CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWING AS A RESULT.



VICINITY MAP

NOT TO SCALE

INDEX

#	TITLE
C1.0	COVER & INDEX SHEET
C1.1	STREET SECTIONS
C2.0	HORIZONTAL CONTROL & LOT LAYOUT
C3.0	CONCEPT GRADING PLAN
C4.0	CONCEPT UTILITY PLAN

OVERALL LAND USE TABLE

TOTAL SITE AREA	44.81 ACRES
ROW DEDICATION	8.14 ACRES
TOTAL LOT AREA	30.53 ACRES
NUMBER OF SINGLE FAMILY LOTS	106
AVERAGE LOT SIZE	12,547 SF
MINIMUM LOT SIZE	7,853 SF (LOT 101)
MAXIMUM LOT SIZE	28,211 SF (LOT 44)
TRACT 1 (STORM)	0.18 ACRES
TRACT 2 (STORM/OPEN SPACE)	2.06 ACRES
TRACT 3 (STORM)	0.37 ACRES
TRACT 4 (STORM)	0.61 ACRES
TRACT 5 (OPEN SPACE)	0.83 ACRES
TRACT 6 (OPEN SPACE)	1.39 ACRES
TRACT 7 (WATER)	0.08 ACRES
TRACT 8 (OPEN SPACE)	0.27 ACRES
TRACT 9 (OPEN SPACE)	0.12 ACRES
TRACT 10 (OPEN SPACE)	0.07 ACRES
TRACT 11 (OPEN SPACE)	0.12 ACRES
TRACT 12 (OPEN SPACE)	0.04 ACRES
ACCESS & UTILITY EASEMENTS	3.20 ACRES

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509.380.5883 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:
GOOSE RIDGE ESTATES - BMS

Client:
MONSON DEVELOPMENT WASHINGTON, LLC

63615 E JACOBS ROAD
BENTON CITY, WA 99320

PHONE 509.627.1618

Job No.
2180330.10

Issue Set & Date:
PRELIMINARY PLAT

01/23/2019

ERICK MATTHEW FITZPATRICK
STATE OF WASHINGTON
51506
REGISTERED
PROFESSIONAL ENGINEER
01/23/2019

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Revisions:

Sheet Title:
COVER & INDEX SHEET

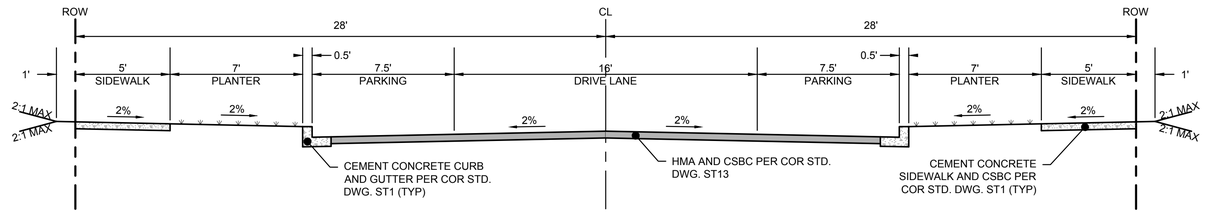
Designed by:	Drawn by:	Checked by:
EMF	EMF	EMF/JWB

Sheet No.
C1.0

GOOSE RIDGE ESTATES AT BADGER MOUNTAIN SOUTH

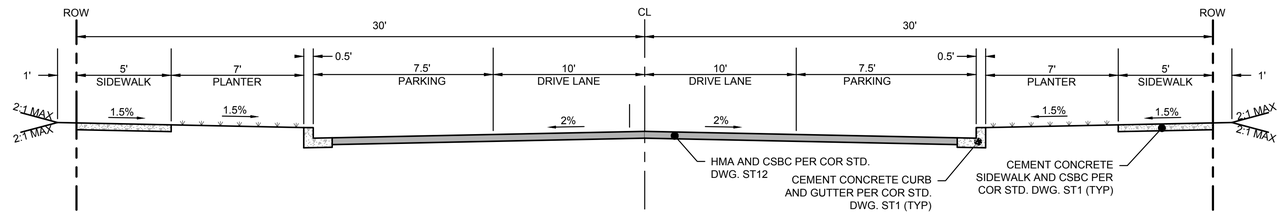
NE 1/4 SEC. 32, TWP. 9 N., RGE. 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

Know what's **below.** **Call** before you dig.



1 LOCAL STREET WITH EDGE TYPE A

NOT TO SCALE



2 COLLECTOR STREET WITH EDGE TYPE A

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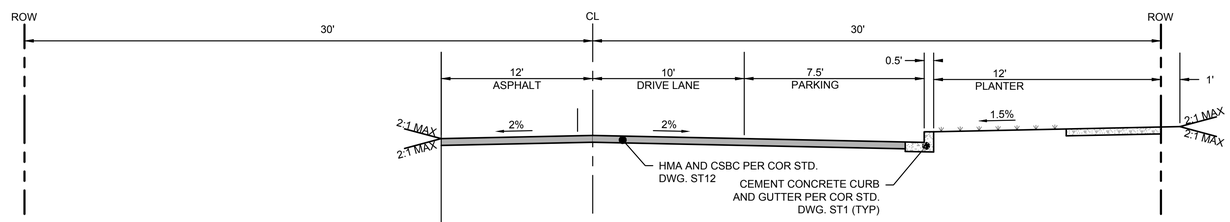

3 PARTIAL COLLECTOR STREET WITH EDGE TYPE A

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Project Title:
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Client:
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63615 E JACOBS ROAD
BENTON CITY, WA 99320

PHONE 509.627.1618

Job No.
2180330.10

Issue Set & Date:
PRELIMINARY PLAT

01/23/2019

ERICK MATTHEW FILIPP TRUCK
STATE OF WASHINGTON
51556
REGISTERED
PROFESSIONAL ENGINEER
01/23/2019

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Revisions:

Sheet Title:
STREET SECTIONS

Designed by:	Drawn by:	Checked by:
EMF	EMF	EMF/JWB

Sheet No.
C1.1

GOOSE RIDGE ESTATES AT BADGER MOUNTAIN SOUTH

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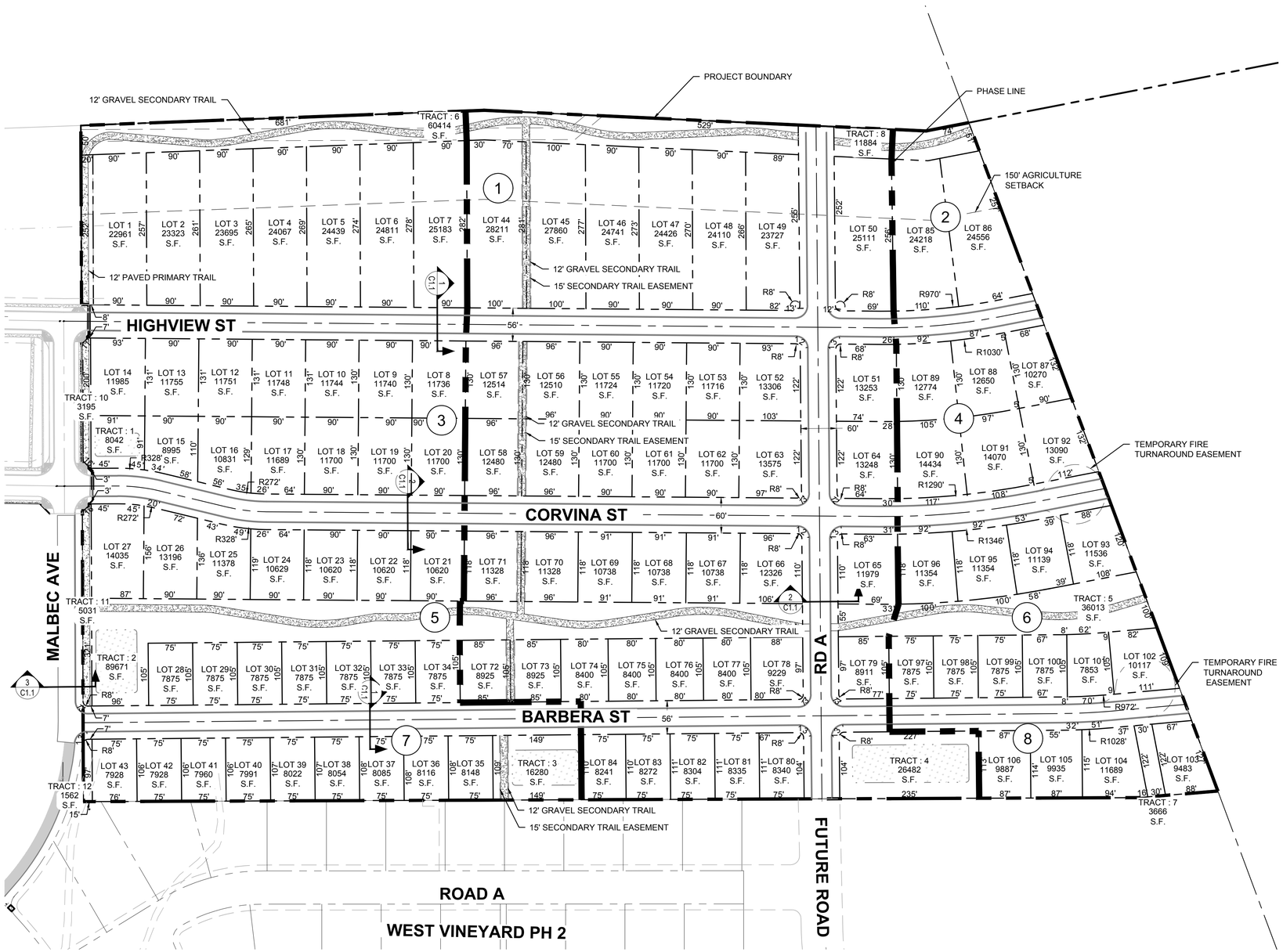

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GOOSE RIDGE ESTATES - BMS

Client:
MONSON DEVELOPMENT WASHINGTON, LLC

63615 E JACOBS ROAD
BENTON CITY, WA 99320

PHONE 509.627.1618

Job No.
2180330.10

Issue Set & Date:
PRELIMINARY PLAT

01/23/2019

ERICK MATTHEW FITZPATRICK
STATE OF WASHINGTON
51556
REGISTERED PROFESSIONAL ENGINEER
01/23/2019

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2
1
Revisions:

Sheet Title:
HORIZONTAL CONTROL & LOT LAYOUT

Designed by:	Drawn by:	Checked by:
EMF	EMF	EMF/JWB

Sheet No.
C2.0

GOOSE RIDGE ESTATES AT BADGER MOUNTAIN SOUTH

NE 1/4 SEC. 32, TWP. 9 N., RGE. 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

811 Know what's **below.** **Call** before you dig.

GRADING QUANTITIES

TOTAL CUT (cy)	100,000
TOTAL FILL (cy)	100,000
EXPORT QUANTITY (cy)	0

GRADING NOTES:

GRADING QUANTITIES ARE ESTIMATES ONLY INTENDED FOR THE PERMITTING PROCESS. DO NOT USE FOR BID PURPOSES. THE QUANTITIES DO NOT ACCOUNT FOR STRIPPINGS, COMPACTIONS OR CUT/FILL ADJUSTMENT FACTORS.

NOTES:

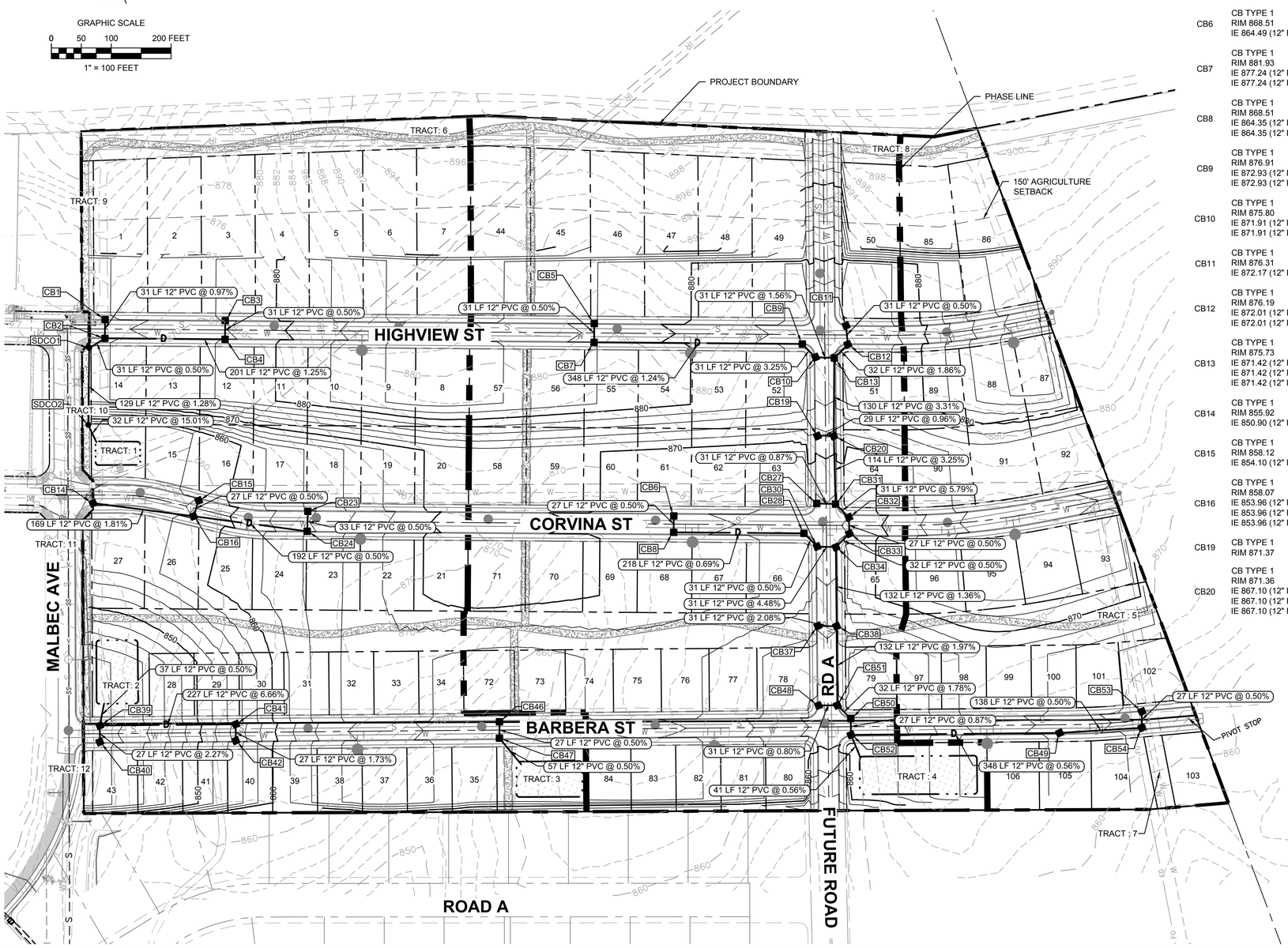
1. CONTOURS ARE SHOWN AT 2' AND 10' INTERVALS.

N

GRAPHIC SCALE

0 50 100 200 FEET

1" = 100 FEET



STORM STRUCTURE TABLE

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CB1	CB TYPE 1 RIM 875.77 IE 871.24 (12" PVC SW)
CB2	CB TYPE 1 RIM 875.77 IE 870.94 (12" PVC SE) IE 870.94 (12" PVC NE) IE 870.94 (12" PVC W)
CB3	CB TYPE 1 RIM 878.13 IE 873.60 (12" PVC SW)
CB4	CB TYPE 1 RIM 878.13 IE 873.45 (12" PVC NE) IE 873.45 (12" PVC NW)
CB5	CB TYPE 1 RIM 881.93 IE 877.40 (12" PVC SW)
CB6	CB TYPE 1 RIM 868.51 IE 864.49 (12" PVC SW)
CB7	CB TYPE 1 RIM 881.93 IE 877.24 (12" PVC NE) IE 877.24 (12" PVC SE)
CB8	CB TYPE 1 RIM 868.51 IE 864.35 (12" PVC NE) IE 864.35 (12" PVC SE)
CB9	CB TYPE 1 RIM 876.91 IE 872.93 (12" PVC S) IE 872.93 (12" PVC NW)
CB10	CB TYPE 1 RIM 875.80 IE 871.91 (12" PVC N) IE 871.91 (12" PVC SE)
CB11	CB TYPE 1 RIM 876.31 IE 872.17 (12" PVC S)
CB12	CB TYPE 1 RIM 876.19 IE 872.01 (12" PVC N) IE 872.01 (12" PVC W)
CB13	CB TYPE 1 RIM 875.73 IE 871.42 (12" PVC E) IE 871.42 (12" PVC SW) IE 871.42 (12" PVC NW)
CB14	CB TYPE 1 RIM 855.92 IE 850.90 (12" PVC SE)
CB15	CB TYPE 1 RIM 858.12 IE 854.10 (12" PVC SW)
CB16	CB TYPE 1 RIM 858.07 IE 853.96 (12" PVC NE) IE 853.96 (12" PVC NW) IE 853.96 (12" PVC SE)
CB19	CB TYPE 1 RIM 871.37
CB20	CB TYPE 1 RIM 871.36 IE 867.10 (12" PVC NE) IE 867.10 (12" PVC S) IE 867.10 (12" PVC NW)
CB23	CB TYPE 1 RIM 863.59 IE 855.09 (12" PVC SW)
CB24	CB TYPE 1 RIM 863.57 IE 854.92 (12" PVC NE) IE 854.92 (12" PVC NW)
CB27	CB TYPE 1 RIM 867.70 IE 863.67 (12" PVC SE)
CB28	CB TYPE 1 RIM 866.96 IE 862.85 (12" PVC NW) IE 862.85 (12" PVC S)
CB30	CB TYPE 1 RIM 867.13 IE 862.70 (12" PVC N) IE 862.70 (12" PVC SE)
CB31	CB TYPE 1 RIM 867.67 IE 863.40 (12" PVC N) IE 863.40 (12" PVC S) IE 863.40 (12" PVC NW)
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CB38	CB TYPE 1 RIM 864.16 IE 859.50 (12" PVC NE) IE 859.50 (12" PVC SW) IE 859.50 (12" PVC NW)
CB39	CB TYPE 1 RIM 840.83 IE 834.88 (12" PVC E) IE 834.88 (12" PVC SW) IE 834.88 (12" PVC NE)
CB40	CB TYPE 1 RIM 840.82 IE 835.50 (12" PVC NE)
CB41	CB TYPE 1 RIM 854.51 IE 850.00 (12" PVC SW) IE 850.00 (12" PVC W)
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CB51	CB TYPE 1 RIM 861.17 IE 856.90 (12" PVC NE) IE 856.90 (12" PVC SE) IE 856.90 (12" PVC W)
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TACOMA · SEATTLE · SPOKANE · TRI-CITIES
5840 Road 90, Suite H Pasco, WA 99301
509.380.5883 TEL 253.383.2572 FAX www.ahbl.com WEB

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01/23/2019

ERICK MATTHEW FILIPPI-TRUCK
STATE OF WASHINGTON
51556
REGISTERED
PROFESSIONAL ENGINEER

01/23/2019

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Revisions:

Sheet Title:

CONCEPT GRADING PLAN

Designed by:	Drawn by:	Checked by:
EMF	EMF	EMF/JWB

Sheet No.

C3.0

GOOSE RIDGE ESTATES AT BADGER MOUNTAIN SOUTH

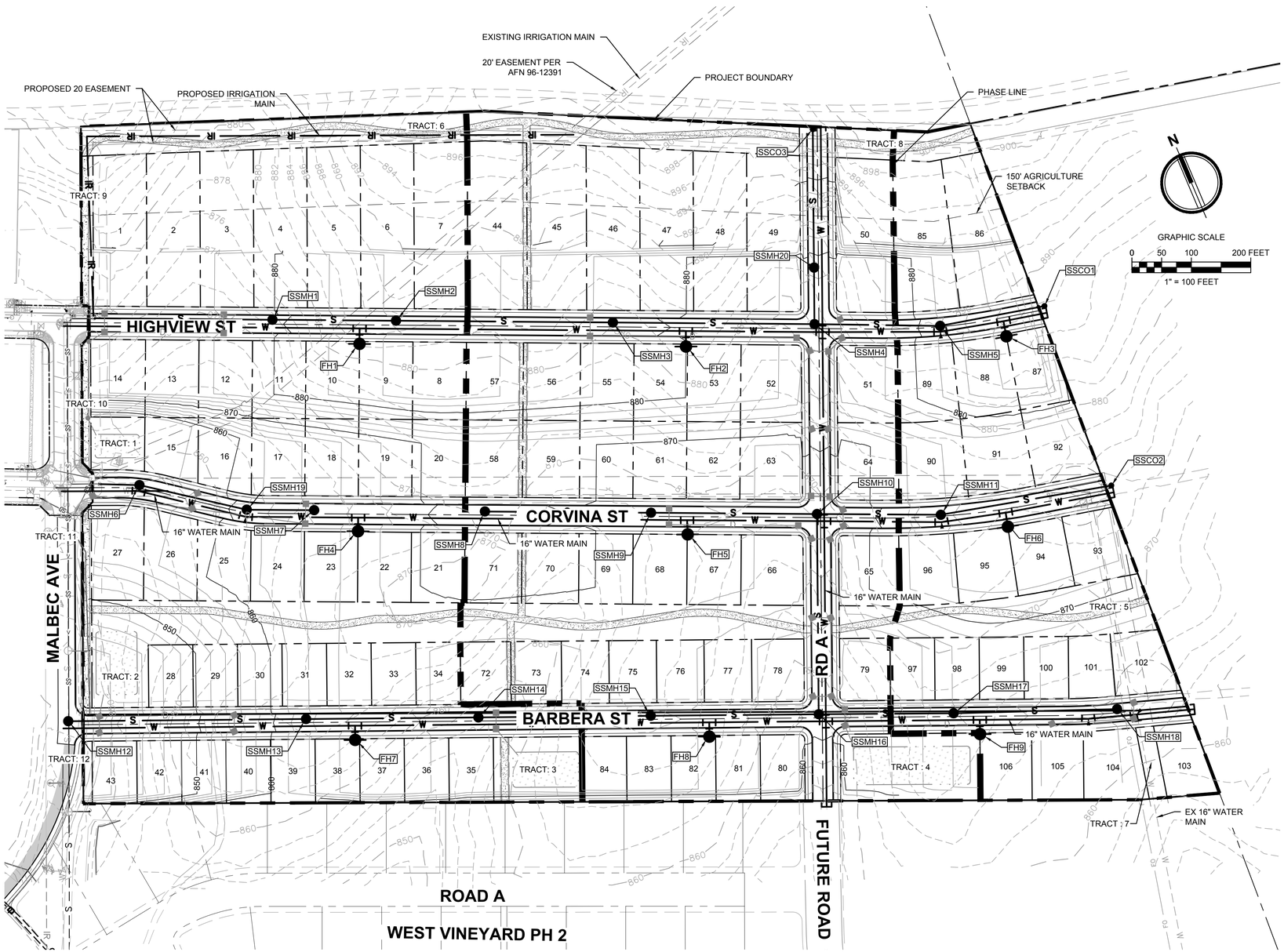
NE 1/4 SEC. 32, TWP. 9 N., RGE. 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF RICHLAND, BENTON COUNTY, WASHINGTON.

811 Know what's below. Call before you dig.

NOTES

WA MAIN TO BE 8" C900 UNLESS OTHERWISE NOTED.

SS MAIN TO BE 8" UNLESS OTHERWISE NOTED.



SEWER STRUCTURE TABLE

EX-SSC01	SSCO EXIST RIM 875.26 IE 860.52 (8" PVC SE)
EX-SSCO2	SSCO EXIST RIM 856.19 IE 843.25 (8" PVC SE)
SSCO1	SSCO RIM 874.58 IE 873.05 (8" PVC W)
SSCO2	SSCO RIM 871.16 IE 868.18 (8" PVC W)
SSCO3	SSCO RIM 896.44 IE 890.31 (8" PVC SW)
SSMH1	48" SSMH RIM 879.45 IE 866.04 (8" PVC NW) IE 866.14 (8" PVC SE)
SSMH2	48" SSMH RIM 883.95 IE 867.18 (8" PVC NW) IE 867.28 (8" PVC SE)
SSMH3	48" SSMH RIM 881.10 IE 869.20 (8" PVC NW) IE 869.30 (8" PVC SE)
SSMH4	48" SSMH RIM 876.57 IE 870.92 (8" PVC NW) IE 871.02 (8" PVC SE) IE 871.12 (8" PVC NE)
SSMH5	48" SSMH RIM 881.91 IE 872.16 (8" PVC NW) IE 872.26 (8" PVC E)
SSMH6	48" SSMH RIM 856.85 IE 846.70 (8" PVC SE) IE 846.60 (8" PVC NW)
SSMH7	48" SSMH RIM 864.23 IE 859.16 (8" PVC NW)
SSMH8	48" SSMH RIM 870.91 IE 863.27 (8" PVC SE)
SSMH9	48" SSMH RIM 868.89 IE 861.88 (8" PVC NW) IE 861.78 (8" PVC SE)
SSMH10	48" SSMH RIM 867.32 IE 860.10 (8" PVC NW) IE 860.10 (8" PVC SE) IE 860.00 (8" PVC SW)
SSMH11	48" SSMH RIM 873.37 IE 863.72 (8" PVC NW) IE 863.82 (8" PVC E)
SSMH12	48" SSMH RIM 841.20 IE 832.59 (8" PVC E)
SSMH13	48" SSMH RIM 863.29 IE 850.45 (8" PVC W) IE 850.55 (8" PVC E)
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SSMH17	48" SSMH RIM 865.62 IE 856.30 (8" PVC NW) IE 856.40 (8" PVC E)
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SSMH20	48" SSMH RIM 878.69 IE 871.70 (8" PVC NE) IE 871.60 (8" PVC SW)

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Revisions:

Sheet Title:
CONCEPT UTILITY PLAN

Designed by:	Drawn by:	Checked by:
EMF	EMF	EMF/JWB

Sheet No.
C4.0

Exhibit B to Resolution No. 45-19

RICHLAND HEARING EXAMINER
TECHNICAL ADVISORY COMMITTEE REPORT
FEBRUARY 1, 2019

APPLICANT: BILL MONSON C/O MONSON DEVELOPMENT WASHINGTON, LLC

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 35.88 ACRES INTO 106 SINGLE-FAMILY RESIDENTIAL LOTS AND 12 TRACTS, (THE PLAT OF GOOSE RIDGE ESTATES AT BADGER MOUNTAIN SOUTH)

LOCATION: IMMEDIATELY EAST OF THE INTERSECTION OF MALBEC AVENUE AND HIGHVIEW STREET WITHIN THE BADGER MOUNTAIN SOUTH SUB-AREA

ENGINEER: AHBL ENGINEERING (JOHN BECKER)

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

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

General Conditions:

1. 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 full size (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide paper and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic as-built record drawings shall be submitted in an 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 final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

2. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.

3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.

4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. This fee will be different for commercial projects versus subdivision projects. Please visit the Public Works Private Development page on the City's webpage to find

the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction 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 approved plan submittal.

5. When the construction is substantially complete a review 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 review copy, a final copy of the record drawings shall be submitted along with a CAD copy. The electronic as-built record drawings shall be submitted in an 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 plat acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for plat acceptance.

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 Public Works 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. An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. *Construction plans will not be accepted for review until adequate and viable proof of an irrigation source is made available by the developer*. The designing Engineer shall submit plans for the proposed irrigation system to the Irrigation District with jurisdiction over the property at the same time that they are submitted to the City for construction review. Plans shall be reviewed and accepted by said irrigation district prior to issuance of a Right-of-Way permit by the City. Easements shall be provided on the final plat for this system where needed.

12. 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:

13. Public improvement design shall follow the following general format:
    A. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
    B. Sanitary sewer shall be aligned on the north and west side of street centerlines.

C. Storm sewer shall be aligned on the south and east side of street centerlines.
D. 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.
E. 10-feet horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
F. Water lines shall be aligned on the south and east side of street centerlines.
G. Watermains larger than 8-inches in diameter shall be ductile iron.
H. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
I. All watermains outside areas zoned R1 shall be ductile iron.
J. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
K. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC or C900 PVC. 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.
L. Water valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
M. All utilities shall be extended to the adjacent property (properties) at the time of construction.
N. 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.
O. The minimum centerline radius for local streets shall be 100-feet.
P. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
Q. An 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.
R. A detailed grading plan shall be included in the submitted plan set.
S. 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.
T. 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.
U. All public improvements shall comply with the State of Washington and City of Richland requirements, standards and codes.
V. 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.
W. 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.
X. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
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.

14. 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.

15. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
    A. 2-inches compacted gravel, minimum (temp. SEVA only).
    B. 2% cross-slope, maximum.
    C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
    D. Be 20-feet in width.
    E. Have radii that are accommodating with those needed for City Fire apparatus.

    Secondary emergency vehicles accesses (SEVA's) shall be 20-feet wide, as noted. Longer secondary accesses can be built to 12-feet wide with the approval of the City of Richland Fire Marshal, however turn-outs are required at a spacing acceptable to the Fire Dept. Temporary SEVA's shall be constructed with 2-inches of compacted gravel, at a minimum. Permanent SEVA's shall be paved with 2-inches of asphalt over 4-inches of gravel, at a minimum.

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

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

    When a monument must be removed during an activity that might disturb or destroy it, a licensed Engineer or Land Surveyor must complete, sign, seal and the file a permit with the DNR.
    It shall be the responsibility of the designing Engineer to identify the affected monuments on the project plans and include a construction note directing them to the DNR permit.

<u>Traffic & Streets:</u>

17. The "Goose Ridge Estates" Preliminary Plat is identified as generating 103 PM peak hour trips. These peak hour trips shall count toward all other Master Agreement Exhibit, Section 5.1 improvements that are triggered by a specific number of traffic PM peak hour trips.

18. The Goose Ridge Estates preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered

by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA).

19. "Road A" shall be extended to the north plat boundary as a collector street as required in the Badger Mountain Subarea Plan.

20. Corvina Street shall be constructed as a collector through the plat to the eastern boundary.

21. Malbec Ave. shall be constructed full width including curb, gutter and provisions for storm drainage from Ava Way to Highview Street concurrent with the first phase of development. Sidewalk and street lights are required along the east side of Malbec at the time of construction. A ten-foot public utility easement along these roadways shall be provided on the face(s) of the final plats.

22. A traffic signal shall be constructed at the Dallas Road/Trowbridge Blvd. intersection concurrent with the project that generates the 600th PM peak-hour trip for the entire Badger Mountain South Development. This requirement is applied to enforce the provisions of the Badger Mountain South Master Agreement. The City is tracking the accumulation of approved trip generating projects according to the approval date of the development.

23. Pedestrian ramps shall be designed to current City standard details and A.D.A. guidelines. Adequate Right-of-Way shall be provided at corners to allow for at least 1-foot of ROW behind the ped. ramp landing. Crosswalks between pedestrian ramps shall be designed to City guidelines and A.D.A. guidelines. Crosswalks at stop-controlled intersections shall have cross-slopes less than 2%. Crosswalks crossing thru-streets shall have cross-slopes less than 5%. The road profile shall be designed to accommodate this.

24. The vision-clearance triangle needs to be shown on all corner lots on both the construction plans and the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

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, parks, tracts, etc.).

26. 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:

27. Any grading operations that take place near or over the top of the existing 16-inch domestic water main shall ensure that adequate cover remains over the water main so as to protect it from breakage or freezing. It shall be the responsibility of the developer to re-install any water mains that have too little (or too much) cover over them as a result of grading operations, or that will result in this water main being in a building lot. This water main needs to be within the roadway whenever possible. The existing main shall be exposed and surveyed at multiple locations as part of the grading permit application.

28. Domestic water shall be extended to the adjoining properties adjacent to the plat.

29. 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.

30. The fire hydrant layout shall be approved by the City Fire Marshal.

Sanitary Sewer:

31. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. Wider easements are required for mains that are buried deeper than 10-feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.

32. Sanitary sewer shall be extended to the adjoining properties adjacent to the plat.

Storm Water:

33. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.

34. 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.

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

36. 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.

37. 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.

38. 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").

39. 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.

40. As per RMC chapter 24.20.070, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity.

41. Stormwater collection pipes shall be extended to the adjoining properties adjacent to the plat.

42. 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.

43. 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 homeowner's 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.

44. 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.

<u>Final Platting / Project Acceptance Requirements:</u>

45. 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. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

46. 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 final acceptance. Off-site ("third party") easements for City infrastructure are the responsibility of the developer to obtain. 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.

47. 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.

48. 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.

49. The vision-clearance triangle needs to be shown on all corner lots on the final plat document, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines. This information may need to be designed by the engineer of record and supplied to the surveyor of record for inclusion into the final plat document.

50. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the property owners to maintain.

51. The intended use and ownership of all tracts within the plat shall be noted on the final plat.

52. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.

53. Any restricted parking areas shall be indicated on the final plats.

Building & Planning Requirements:

54. The use (single-family or duplex) of each lot shall be noted on the face of all subsequent final plats.

55. Prior to final plat submittal a geotechnical investigation shall be conducted in accordance to the 2015 IBC Section 1803. A grading permit shall be issued and final observation by the City of Richland and Geotechnical Engineer of Record. Any specific geo-technical requirements regarding foundation footings and site slopes shall be noted on the plat along with reference to geotechnical engineer and report date.

56. All final plats shall contain following plat note: "*Addresses shown in brackets are subject to change by the City of Richland. Zip code: 99352"*.

57. Upon or before final plat submittal please supply five (5) name options for street segments labeled Rd A & B.

58. Prior to submitting final plats, indicate which lots, if any, will allow construction of 2-family dwellings (duplex). Address numbers, if any, shall be added to the final plat for approval prior to recording.

Exhibit C to Resolution No. 45-19

BEFORE THE HEARING EXAMINER
FOR THE
CITY OF RICHLAND

FINDINGS, CONCLUSIONS AND RECOMMENDATION OF APPROVAL "GOOSE RIDGE ESTATES" PRELIMINARY PLAT
(PUBLICLY NOTICED AS "MONSON FAMILY ESTATES")

FILE NUMBER: S2018-104

APPLICANT/OWNER: BILL MONSON C/O MONSON DEVELOPMENT WASHINGTON LLC

APPLICATION: TO SUBDIVIDE 35.88 ACRES INTO 106 RESIDENTIAL LOTS

LOCATION: PART OF THE BADGER MOUNTAIN SOUTH SUB-AREA, EAST OF THE INTERSECTION OF MALBEC AVENUE AND HIGHVIEW STREET.

PARCEL NUMBERS: THE PROPOSED PLAT APPEARS TO LIE ENTIRELY WITHIN AND COMPRISE THE ENTIRETY OF BENTON COUNTY ASSESSOR PARCEL NO. 132983000003005, ALL OF WHICH IS OWNED BY THE APPLICANT, MONSON DEVELOPMENT WASHINGTON LLC

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

SUMMARY OF RECOMMENDATION: *APPROVE,* SUBJECT TO CONDITIONS

DATE OF RECOMMENDATION: MARCH 13, 2019

CONTENTS OF RECORD

Exhibits: Staff Report. City of Richland Development Services Division Staff Report and recommendation of approval to the Hearing Examiner regarding the "Monson Family Estates" Preliminary Plat, File No. S2018-104, dated January 14, 2019;

1 – 13. As described and indexed on page 18 of the Staff Report.

In advance of hearing, items added to record:

14. Letter from Larry White (Master Plan Administrator) denying the request for a Master Agreement Consistency Recommendation (MACR);

15. Email correspondence between Mr. White and Mr. O'Neill regarding Master Plan Administrator review for the proposed plat;

16. Applicant response to MACR Denial from Master Plan Administrator, Mr. White;

17. Letter from applicant suggesting different Master Plan Administrator;

18. a. Letter, with redline comments, referenced by applicant's representative, Mr. Becker, at the public hearing;
    b. Materials attached to and referenced in Mr. Becker's letter;

Post-hearing materials provided to the Examiner and included in the record:

19. Map of BMS community, from older version of LUDR;

20. Letter from Larry White, Master Plan Administrator, indicating consistency of revised "Goose Ridge Estate" preliminary plat with master agreement for the BMS community;

21. Revised plat site plan, renamed "Goose Ridge Estates";

22. Post-hearing Staff memo, summarizing the applicant's proposed plat revisions, and communications with Master Plan Administrator and applicant representatives;

23. REVISED TAC Report, generated to address revised plat materials for the "Goose Ridge Estates" proposal; and

24. E-mail from applicant representatives with AHBL.

Testimony/Comments: Staff and an applicant representative provided sworn testimony at the public hearing. A digital recording of the public hearing is maintained by staff and is included as part of the file for this matter.

APPLICABLE LAW

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

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

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

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

The City's decision criteria for preliminary plat approval are substantially similar to state subdivision mandates found in RCW 58.17.110(2)[1] and reads as follows:

[1] "A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds

Richland Municipal Code 24.12.053 Preliminary plat – Required findings.

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

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

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

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

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

And RMC 19.60.095 mandates the following additional findings:

19.60.095 Required findings.

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

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

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

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

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

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

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

ISSUE PRESENTED

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

Short Answer: Yes, subject to conditions.

FINDINGS of FACT

1. Upon consideration of the Staff Report, exhibits, public hearing testimony, and the Badger Mountain South LUDR provisions, this Recommendation is now in order. Based on all the evidence, testimony, codes, policies, regulations, and other information contained in the Record, the Examiner issues the following findings, conclusions and Recommendation to approve the preliminary plat as set forth below.

2. Any statements in previous or following sections of this document that are deemed findings are hereby adopted as such.

3. Bill Monson, dba Monson Development Washington LLC, of Benton City, Washington, is the applicant and owner of the parcel of property addressed in this preliminary plat application. *(Exhibit 1; Ex. 2, initial site plan, page C1.0).*

4. The project site is currently planted with grape vines, as shown in Exhibit 11. The existing neighborhood known as West Vineyard 1, Phase 1 is located immediately west of the site. The applicant also owns a much larger parcel of property immediately east of the proposed plat, which is also within the Badger Mountain South master planned community. *(Assessor records).*

5. The city received the pending application for preliminary plat approval on or about November 1, 2018. *(Staff Report, page 9; Ex. 1, Preliminary Plat Application Form cover sheet for a project identified as 'Monson Family Estates, Phase 1').* Following initial review, which did not include any submittal from the applicant to verify the Master Plan Administrator's determination regarding the application's consistency with the current

Land Use and Development Regulations (LUDR) for the Badger Mountain South master-planned community, city staff mailed and published Notices of the Application and Public Hearing for the matter on or about November 1, 2018. *(Staff Report, page 9; Ex. 3).* All written comments received prior to the hearing from members of the public or interested agencies are included in the record as part of Exhibit 9.

6. This proposed subdivision is part of the Badger Mountain South Subarea Plan and is part of the master planned community of Badger Mountain South, which is intended to be a "walkable and sustainable community" with a range of housing types, mixed-use neighborhoods, up to 5,000 dwelling units, businesses and other commercial activities, all subject to specially adopted Land Use and Development Regulations (LUDR) for the area. *(Staff Report, page 3; LUDR, 1.A, Intent, and 1.B, Purpose).* The project will have convenient access to/from Interstate 82, via Dallas Road, which intersects with Ava Way and Trowbridge Blvd. *(Ex. 2, page C1.0, vicinity map).*

7. The initial application materials and all public notices issued for this matter referenced the underlying project as the "Monson Family Estates" Preliminary Plat. After the public hearing, in submittals and revisions offered on behalf of the applicant and received by the Examiner in February, the project changed. Among other things, the proposed name of the new plat is now "Goose Ridge Estates," and the number of lots requested has increased from 103 to 106, in order to move further to achieving the density requirements applicable to the Badger Mountain South Master Plan. Other changes are noted elsewhere in this recommendation and file materials.

8. The proposed subdivision would divide almost 36 acres into a development site with 106 residential lots.

9. The Master Agreement Consistency Recommendation (MACR) Supplement to the application (included in the record as Exhibit 4) was not revised and notes that the project is located within the Neighborhood Edge and Neighborhood General Districts of the Badger Mountain South area *(Ex. 4, on page 2, items 5 and 6).* The MACR Supplement also explains that the building types likely to be developed in the project are *"Single-family Street Access, Duplex or Accessory Units." (Ex. 4, on page 2, item 8, citing to LUDR p.2-4).* The Examiner finds that this listing of possible building types for the proposed plat is consistent with the "Building Type Table" found in Sec. 2.D of the LUDR.

10. The same exhibit expressly provides that: *"In the ... Neighborhood General (NG) Districts, two (2) building types [are] required on each block; see Section 2.D [of the LUDR] for Building Type Table";* and goes on to observe that: *"The plat contains lots with a variety of sizes. Thus, a number of different building types may be accommodated. This variety is intended to encourage a mix of housing price points" (See Ex. 4, item 9.3).*

11. While the Staff Report (on page 7) explains that the applicant's submittals indicate an intent to develop the entire plat exclusively with single-family homes without any variety of housing types as required by the LUDR, the Examiner does not have authority or

discretion to ignore a provision of any applicable development regulation that is "required". For instance, Sec. 7.B(5)(a) of the LUDR, captioned "Block Standards", expressly provides that *"In order to create neighborhood diversity, a minimum number of Building Types per block are required"* – showing *"2 Types/Block"* for lands located in the Neighborhood General (BMS-NG) District. *(See LUDR, at Sec. 7.B(5)(a)(3), emphasis added).*

12. Based on such requirement, this Recommendation includes a new condition that would direct attention to controlling provisions of the LUDR that mandate at least two (2) types of Building Types per block in all portions of the new plat that fall within the "Neighborhood General" land use designation of the Badger Mountain South area. The area is depicted on page 3 of the Staff Report, in Figure 2. Comparing proposed (and revised) plat maps with Figure 2, it appears as though only lots that front the new extension of Highview Street would be excluded from this two-building type per block requirement, so all other blocks fronting the new extensions of Corvina and Barbera Streets in the new plat must do so.

13. Consistent with LUDR Sec. 1.G(5), 7.B(5)(a)(3), and recommended TAC Condition of Approval No 56 (renumbered 54 in the revised TAC Report received by the Examiner in February), the face of the final plat documents must identify the building type(s) that will be allowed on each lot, and demonstrate that there will be two building types per block for all blocks of the proposed plat that are within the BMS-NG District.

SEPA Compliance.

14. The City of Richland's Planned Action Ordinance adopted for the Badger Mountain master planned community covers development within the Badger Mountain South Subarea. The Supplemental Final Environmental Impact Statement issued for the Planned Action Ordinance covers the site of this proposed plat. Accordingly, standard SEPA review is not required, so long as the project is consistent with the master plan and mitigation measures adopted and identified in applicable SEPA documentation for the master planned area. *(Staff Report discussion, at pages 10 and 11; and Ex. 5, Planned Action Consistency Determination).* With such documentation, and so long as the project is developed in a manner that meets the requirements found in the LUDR provisions applicable to the BMS master planned community, the pending application satisfies(ied) applicable SEPA review requirements.

Public Hearing.

15. The open-record public hearing for the application occurred on January 14, 2019, wherein the undersigned Examiner presided, and all persons wishing to provide comments were heard, providing testimony under oath. The Examiner visited the site of the proposed project, and public roads leading to and from the vicinity of the proposed plat, several weeks before the hearing and is familiar with the Badger Mountain South area from previous visits in connection with other applications over the last few years.

16. Shortly before the public hearing, the Examiner was informed that the Master Plan Administrator for the Badger Mountain South master planned community, Lawrence J. White, could not/would not be able to issue a favorable Master Plan Consistency Determination for the project. *(Staff Report, page 8; Ex. 12, pre-hearing correspondence between staff and Mr. White).*

17. The hearing went forward on the noticed-date, at which time the Examiner noted the missing pieces and parts of a standard preliminary plat application for properties located in the BMS community, like this one. The applicant representative asserted that the application should move forward as submitted, while Staff requested additional time to see if the Master Plan Administrator, Mr. White, could review the materials and issue a letter regarding the application's compliance with the Master Agreement and LUDR provisions for the BMS community. Given the materials and evidence in the record at the time of the hearing, the Examiner would have recommended denial of the pending application because the applicant failed to demonstrate compliance with applicable development regulations, particularly those found in the LUDR. Instead of recommending denial, the Examiner held the record open to provide the staff and applicant teams to address outstanding issues, including submittal of a plat design that complies with LUDR provisions, like other projects in the BMS community are required to do.

18. In February, staff forwarded revised plat designs prepared by the applicant and recommendations regarding the pending preliminary plat, now known as "Goose Ridge Estates."

19. While the TAC report includes a recommended condition of approval under which all final plat maps must indicate "single-family or duplex" building types on each lot within the development, the language should be clearer, to ensure that the developer and regulatory-staff responsible for final reviews needed to obtain final plat approval from the city, fully recognize that the condition arises from a requirement – not an option or suggestion – included in the LUDR. Again, Sec. 7.B(5)(a) of the LUDR, captioned "Block Standards", expressly provides that *"In order to create neighborhood diversity, a minimum number of Building Types per block <u>are required</u>"* – showing *"2 Types/Block"* for lands located in the Neighborhood General (BMS-NG) District. *(See LUDR, at Sec. 7.B(5)(a)(3), emphasis added).*

20. The Staff Report and recommendation of approval *(Ex. A),* includes a number of specific findings and conditions that establish how the underlying plat application, as conditioned, satisfies provisions of applicable law, is consistent with the city's Comprehensive Plan, and is designed or conditioned to comply with applicable development standards and guidelines. It points out some requirements found in the LUDR that the final plat must reflect, such as providing at least two building types on blocks within certain land use districts (as discussed above). Because this application appears to have been submitted in haste, and without adequate focus on requirements found in the LUDR, an additional condition of approval should be added to ensure that all staff and future developer representatives fully understand and appreciate that the burden is on the applicant to show

compliance with applicable provisions of the LUDR and the Richland Municipal Code at every stage of development, whether or not such provisions are enumerated or referenced in the approved preliminary plat plans, in the staff report, in this Recommendation, or in the City Council's possible action to approve this preliminary plat as conditioned.

21. In previous public hearings before the Examiner on applications involving properties located within the Badger Mountain South master planned community, local residents expressed general frustration about the need for more retail services in the neighborhood and about rosy statements that realtors or developers made to buyers about upcoming retail venues that would soon be built in the BMS community to serve local residents, making the neighborhood a place where people can easily walk to and from appealing stores and businesses. Each time, such residents were reminded by applicant and developer representatives that retailers want density and proximity to collections of potential customers, which will not materialize until more of the BMS community is developed to increase density and population figures. Obviously, if new plats are allowed to move forward by ignoring requirements to include more than one building type in certain land use districts, the density goals will grow harder and harder to achieve.

22. In some hearings, people opposed rental apartments in the area, failing to appreciate the density mandates included in the LUDR provisions for the greater BMS community.

23. In this application, the applicant's plat drawings submitted thus far omit reference to requirements in the LUDR that at least two building types must be provided on most blocks in the new plat, excluding only those fronting Highview Street, which appear to lie outside the Neighborhood General (BMS-NG) land use district. Obviously, options in housing types, with more than just single-family detached dwelling units, is the goal explained in the LUDR requirements for the community. Conditions of approval must be included to ensure the final plat and all phases of the proposed plat comply with all provisions found in the LUDR, not just those that the current applicant prefers at this moment.

Compliance with city development regulations achieves consistency with the Comprehensive Plan

24. RMC 24.04.020 explains that the purpose of the City's platting and subdivision codes is *"in furtherance of the comprehensive plan of the city"* and that such regulations contained in the city's platting and subdivision codes *"are necessary for the protection and preservation of the public health, safety, morals and the general welfare, and are designed, among other things, to encourage the most appropriate use of land throughout the municipality; to lessen traffic congestion and accidents; to secure safety from fire; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to promote the coordinated development of unbuilt areas; to secure an appropriate allotment of land area in new developments for all the requirements of community life; to conserve and restore natural beauty and other natural resources; and to facilitate the adequate provision of transportation, water, sewerage and other public*

uses and requirements." The effect of this provision boils down to this: compliance with the City's Comprehensive Plan can be established, or at least partially established, through compliance with the city's platting and subdivision regulations found in Title 24 of the Richland Municipal Code. In this matter, substantial evidence in the record clearly establishes compliance by the proposed plat (as conditioned herein) with the city's land platting regulations that are applicable to this project, including without limitation those reflected in the LUDR for Badger Mountain South, thus implementing and complying with the City's Comprehensive Plan. (*See Staff Report, all Findings).* Obviously, if the proposed plat is not designed and/or conditioned to demonstrate compliance with all applicable LUDR provisions, then the application would NOT be compliant with the city's comprehensive plan.

As Conditioned, and if developed in compliance with requirements in applicable LUDR provisions, the proposed plat will provide public benefits

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

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

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

    A. The public health, safety, and general welfare: See Staff Report; all Findings. ;

    B. Open Spaces: *Staff Report, page 12, noting green-space tracts within the proposed plat totaling about 2.5 acres; also see trails and sidewalks that are part of the project, all of which are consistent with the LUDR; See discussion in item H.*

    C. Drainage Ways: the project will be consistent with all applicable standards for stormwater system design, including without limitation the Department of Ecology Stormwater Management Manual for Eastern Washington. *Staff Report, page 12; TAC Report, recommended Storm Water conditions.*

    D. Streets or roads, alleys, other public ways: the proposed plat has been reviewed by the City for compliance with applicable street system design requirements, and has been deemed consistent with all applicable LUDR and city standards for city roads, streets, driveways, access, circulation, transportation concurrency and the like. *Staff Report; Technical Advisory Committee report and proposed conditions, noting that the applicant questioned the connection of Malbec with Ava roadways, and that staff*

correctly included the connection so as to reduce new traffic flowing into the existing neighborhood to the west of the proposed plat.

E. Transit stops: To the extent transit stops are or may be located nearby to serve residents of the proposed plat, or Richland residents generally, the subdivision design, access and internal circulation patterns, as conditioned, are appropriate to allow for pedestrians and vehicles to access arterials and other routes that could direct users to existing or future transit stops and facilities. The proposed plat is within the Ben Franklin Transit service area, though no bus service is currently provided for the neighborhood. The transit agency was given lawful notice of the proposed plat and did not provide any comments or feedback for consideration as part of the record in this matter. *Staff Report, page 12.*

F. Potable water supplies: The new subdivision will receive its domestic water supply from the City of Richland. Staff confirms that adequate capacity is available within the city's water supply system to provide both domestic water and fire flow service to the new plat. Irrigation water will continue to be available within the plat, as provided by the Badger Mountain Irrigation District. *Staff Report, page 12; TAC Report, recommended Domestic Water conditions.*

G. Sanitary systems: The City's sewer system has capacity to serve the proposed plat, and will do so. *Staff Report, at page 12; TAC Report, recommended Sanitary Sewer conditions.*

H. Parks and recreation, playgrounds, schools: The Staff Report and site plans show that the project includes provisions for new open space, advancing the Badger Mountain South vision of urban trails throughout the master planned community. The Staff Report explains that the park mitigation fees will be paid for each dwelling unit constructed within the plat. School needs for future residents are adequately addressed in the LUDR for the Badger Mountain South master planned community. *Staff Report, pages 12 and 13.*

I. Planning features to assure safe walking conditions for students: The proposed plat includes walking paths and sidewalks that will adequately provide safe walking routes and conditions for school children.

27. Except as modified in this Recommendation, including without limitation any language that might be read to excuse or waive the applicant's obligation to comply with all requirements and standards set forth in applicable development regulation for the property, particularly the LUDR, all Findings, and statements of fact contained in the Staff Report are incorporated herein by reference as Findings of the undersigned hearing examiner.[2]

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

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

CONCLUSIONS of LAW

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

2. The proposed conditions of approval as set forth in the REVISED Technical Advisory Committee Report included in the Record as Exhibit 23, are reasonable, supported by the evidence, and capable of accomplishment. Additional or modified conditions should be included in the City Council's action to approve this preliminary plat, to ensure that provisions of the LUDR are followed as the project moves forward.

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

RECOMMENDATION

Based upon the preceding Findings of Fact and Conclusions of Law, evidence presented through the course of the open record hearing, all materials contained in the contents of the record, and the Examiner's site visit, **the undersigned Examiner recommends that the City Council APPROVE** the **"Goose Ridge Estates" Preliminary Plat** application, subject to the Additional Conditions of Approval set forth below and all Conditions of Approval set forth in the City's REVISED Technical Advisory Committee Report, a copy of which is included in the Record as *Exhibit 23*, and adopted herein by reference.

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Additional Conditions of Approval

A. The preliminary plat of Goose Ridge Estates shall comply with all applicable provisions of the Richland Municipal Code (RMC) and LUDR provisions for the Badger Mountain South community where this plat is located, whether or not such provisions are enumerated or referenced in the approved preliminary plat plans, in the staff report or in this Recommendation. The burden is on the applicant to show compliance with applicable provisions of the RMC and LUDR at every stage of development.

B. Consistent with LUDR Sec. 1.G(5), 7.B(5)(a)(3), and recommended TAC Condition of Approval No. 56 (renumbered 54 in the revised TAC Report received by the Examiner in February), the face of the final plat documents for all phases of the project must identify the building type(s) that will be allowed on each lot, and demonstrate that there will be two building types per block for all blocks of the proposed plat that are within the BMS-NG District.

Recommendation issued: March 13, 2019.

Gary N. McLean
Hearing Examiner for the City of Richland