



Agenda
City Council Regular Meeting
Tuesday, December 3, 2019
City Hall Council Chambers | 625 Swift Boulevard

City Council Workshop - 6:30 p.m. (Discussion Only – Council Chambers)

Agenda Item:

1. Executive Session per RCW 42.30.110(1)(g) Performance Review of Public Employee (55 minutes)
 - City Councilmembers
2. Discuss Meeting Agenda Items (5 minutes)
 - City Councilmembers

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

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

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

Public Hearing: Please limit public hearing comments to 3 minutes. Records intended for Council consideration must be given to the City Clerk.

4. Proposed Relinquishment of Utility Easement within 3077 and 3095 Kingsgate Way - Resolution No. 150-19
 - Pete Rogalsky, Public Works Director
5. Proposed Relinquishment of Waterline Easement within 2800 Polar Way - Resolution No. 151-19
 - Pete Rogalsky, Public Works Director
6. Proposed Relinquishment of a Utility Easement lying within 2800 Polar Way - Resolution No. 152-19
 - Pete Rogalsky, Public Works Director

Public Comments: Please limit public comments to 2 minutes. Records intended for Council consideration must be given to the City Clerk.

Consent Calendar: Approved by single vote; Councilmembers may transfer individual items to Items of Business.

Minutes - Approval:

7. Approval of the November 19, 2019 Council Meeting Minutes
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

8. Ordinance No. 62-19, Approving the 2023 Council Compensation Plan
 - Cathleen Koch, Administrative Services Director

Ordinances - Second Reading/Passage:

9. Ordinance No. 57-19, Amending Chapter 12.10 of the Richland Municipal Code related to Installation of Street Improvements
 - Heather Kintzley, City Attorney
10. Ordinance No. 58-19, Approving Amendments to the 2019 Budget
 - Cathleen Koch, Administrative Services Director
11. Ordinance No. 59-19, Repealing Chapter 23.34 of the Richland Municipal Code related to Floodplain Combining District and Adopting Chapter 22.16 of the Richland Municipal Code related to Floodplain Damage Prevention
 - Kerwin Jensen, Development Services Director
12. Ordinance No. 60-19, Amending Richland Municipal Code Section 23.26.030 related to Industrial Use Districts Permitted Land Uses
 - Kerwin Jensen, Development Services Director
13. Ordinance No. 61-19, Amending Chapter 3.24 of the Richland Municipal Code related to Miscellaneous Accounting Funds
 - Cathleen Koch, Administrative Services Director

Resolutions – Adoption:

14. Resolution No. 150-19, Authorizing the Relinquishment of Utility Easements within 3077 and 3095 Kingsgate Way
 - Pete Rogalsky, Public Works Director
15. Resolution No. 151-19, Authorizing the Relinquishment of a Waterline Easement lying within 2800 Polar Way
 - Pete Rogalsky, Public Works Director
16. Resolution No. 152-19, Authorizing the Relinquishment of a Utility Easement lying within 2800 Polar Way
 - Pete Rogalsky, Public Works Director
17. Resolution No. 153-19, Authorizing a Memorandum of Understanding with the Washington Traffic Safety Commission for Pedestrian Safety Grant Funding
 - John Bruce, Chief of Police
18. Resolution No. 154-19, Authorizing a Financial Advisory and Consulting Services Contract with PFM Financial Advisors, LLC
 - Cathleen Koch, Administrative Services Director
19. Resolution No. 155-19, Adopting the City of Richland's 2020 Legislative Priorities
 - Jon Amundson, Assistant City Manager

Items for Approval:

Expenditures - Approval:

20. Expenditures from October 28, 2019 - November 22, 2019 for \$22,771,757.47 including Check Nos. 273123-274194, Travel Check Nos. 19869-19888, Wire Nos. 7832-7893, Payroll Check Nos. 157312-158403, and Payroll Wire/ACH Nos. 11223-11256
- Cathleen Koch, Administrative Services Director

Items of Business:

21. Resolution No. 156-19, Adopting Priority Transportation System Improvements for Improving North-South Travel through Richland
- Pete Rogalsky, Public Works Director

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Adjournment

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/3/2019

Agenda Category: Agenda Item

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Executive Session per RCW 42.30.110(1)(g) Performance Review of Public Employee (55 minutes)

Department:

City Council

Ordinance/Resolution Number:

Document Type:

Executive Session Item

Recommended Motion:

None.

Summary:

Council will meet in executive session to conduct its annual City Manager performance review.

Fiscal Impact:

None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/3/2019

Agenda Category: Presentations

Subject:

New Hire/Retirements (5 minutes)

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

None.

Summary:

Newly hired employees and employee retirements that occurred within the last month will be presented to Council.

Any new employees able to attend the meeting will be introduced to Council.

Fiscal Impact:

None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/3/2019

Agenda Category: Public Hearing

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Proposed Relinquishment of Utility Easement within 3077 and 3095 Kingsgate Way - Resolution No. 150-19

Department:

Public Works

Ordinance/Resolution Number:

Document Type:

Public Hearing Item

Recommended Motion:

None.

Summary:

State law requires a public hearing prior to relinquishment of easements first obtained for utility purposes. Please see the staff report on tonight's agenda corresponding to Resolution No. 150-19 for more information.

Fiscal Impact:

None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/3/2019

Agenda Category: Public Hearing

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Proposed Relinquishment of Waterline Easement within 2800 Polar Way - Resolution No. 151-19

Department:

Public Works

Ordinance/Resolution Number:

Document Type:

Public Hearing Item

Recommended Motion:

None.

Summary:

State law requires a public hearing prior to relinquishment of easements first obtained for utility purposes. Please see the staff report on tonight's agenda corresponding to Resolution No. 151-19 for more information.

Fiscal Impact:

None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/3/2019

Agenda Category: Public Hearing

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Proposed Relinquishment of a Utility Easement lying within 2800 Polar Way - Resolution No. 152-19

Department:

Public Works

Ordinance/Resolution Number:

Document Type:

Public Hearing Item

Recommended Motion:

None.

Summary:

State law requires a public hearing prior to relinquishment of easements first obtained for utility purposes. Please see the staff report on tonight's agenda corresponding to Resolution No. 152-19 for more information.

Fiscal Impact:

None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/3/2019

Agenda Category: Minutes - Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Approval of the November 19, 2019 Council Meeting Minutes

Department:

City Attorney

Ordinance/Resolution Number:

Document Type:

Minutes

Recommended Motion:

Approve the minutes of the Council meeting held on November 19, 2019.

Summary:

Draft meeting minutes from the Richland City Council meeting held on November 19, 2019 are presented for Council's consideration and approval.

Fiscal Impact:

None.

Attachments:

- I. Draft November 19, 2019 Council Meeting Minutes



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Richland City Hall ~ 625 Swift Boulevard
Tuesday, November 19, 2019

City Council Workshop - 6:45 p.m.

Mayor Pro Tem Christensen called the workshop to order at 6:45 p.m. in the Council Chambers at City Hall.

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

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Police Captain Lee, Fire & Emergency Services Director Huntington, Development Services Director Jensen, Administrative Services Director Koch, Public Works Director Rogalsky, Parks & Public Facilities Director Schiessl, Energy Services Director Whitney and Acting Deputy City Clerk Fulton.

Agenda Item

1. Legislative Priorities

Assistant City Manager Jon Amundson briefly discussed the City's proposed 2020 legislative priorities and provided Council with a draft document capturing those priorities. A question and answer session followed.

2. Visit Tri-Cities Sports Tourism

Parks & Public Facilities Director Schiessl introduced Michael Novakavich from Visit Tri-Cities and Brandin Dowling and Collin Carrane from Johnson Consulting. Novakavich described Visit Tri-Cities' effort to study sports tourism across the Tri-Cities region. Dowling summarized a draft Sports Facilities Market Analysis & Feasibility Study. The Study recommends Hanford Legacy Park as Richland's potential investment in regional sports tourism facilities. Discussion ensued regarding the market analysis, projected profits and losses, and the consultant's recommended potential investments in Pasco and Kennewick.

3. Discuss Meeting Agenda Items

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

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

Mayor Pro Tem Christensen called the Council meeting to order at 7:30 p.m. in the Council Chambers at City Hall.

Welcome and Roll Call

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

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

MAYOR PRO TEM CHRISTENSEN MOVED AND COUNCILMEMBER ANDERSON SECONDED THE MOTION TO EXCUSE MAYOR THOMPSON AND COUNCILMEMBERS LEMLEY AND LUKSON. THE MOTION CARRIED 4-0.

Also present were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Police Captain Lee, Fire & Emergency Services Director Huntington, Development Services Director Jensen, Administrative Services Director Koch, Public Works Director Rogalsky, Parks & Public Facilities Director Schiessl, Energy Services Director Whitney and Acting Deputy City Clerk Fulton.

Pledge of Allegiance

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

COUNCILMEMBER KENT MOVED AND COUNCILMEMBER ALVAREZ SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 4-0.

Presentations

4. Special Olympics Washington: Fall State Games

Parks & Public Facilities Director Joe Schiessl introduced Donna Tracy, Arc of the Tri-Cities, who spoke about Special Olympics of Washington. Ms. Tracy advised that the Special Olympics Washington Fall Games were to be held in Richland on November 22-24, 2019. Ms. Tracy thanked the City for its support of Special Olympics Washington, which allowed children with disabilities to participate in sports. Ms. Tracy shared a PowerPoint presentation further depicting and describing how Richland's support of Special Olympics Washington has allowed the program to grow and thrive.

Public Hearing

Acting Deputy City Clerk Fulton read the Public Hearing and Public Comments procedures.

5. Proposed Amendments to the 2019 Budget - Ordinance No. 58-19

Mayor Pro Tem Christensen opened and closed the public hearing at 7:41 p.m.

Randy Slovic, 74 Newcomer, Richland WA, questioned whether the City continues to pay for medical insurance after employees retire based on her observation of the post-retirement medical fund in the proposed budget adjustment. Mayor Pro Tem Christensen notified Ms. Slovic that public hearings are not the opportunity for question and answer, and that if she has a question about a city function or issue, she should call the City Manager's Office to obtain information or understanding.

No other public testimony was received on the topic of the public hearing. Mayor Pro Tem Christensen closed the public hearing at 7:45.

Public Comments

Julie Webb, 5918 W. 14th Court, Kennewick, WA advised that she is present to be the voice of the animal shelter community, and will continue to attend council meetings until a new shelter is constructed.

Veronika Pitkuff – 5310 W. 8th Avenue, Kennewick, WA spoke on behalf of construction of a new animal shelter. Ms. Pitkuff said the shelter has been the same since the 1950s, and is in desperate need of repair/remodel. Ms. Pitkuff asked Council to make the animal shelter a top priority in 2020.

Suzanne Tosten, 5918 W. 14th Court, Kennewick, WA spoke in favor of building a new animal shelter. Comments echoed the statements of the previous speaker.

Drew Proctor, 717 N. Irby Street, Kennewick, WA spoke in favor of building a new animal shelter. Comments echoed the statements of the previous speaker.

Robert Benedetti, 400 Broadmoor, Richland WA, congratulated Terry Christensen on being reelected to City Council. Mr. Benedetti also stated that the City will have a mess on its hands if it does not figure out how to solve the transportation problem created by passage of Initiative 976.

Isiah Chong, 48 Argon Lane, Richland WA, recently moved to the City of Richland, and stated that he is a disabled rights advocate speaking on behalf of disabled individuals attempting to wheelchairs and motorized assistance devices in the snow. Mr. Chong encouraged the City Council to ensure that sidewalks are cleared for disabled citizens and children in strollers if Richland experiences another significant snow event.

Consent Calendar

Acting Deputy City Clerk Fulton read the Consent Calendar.

COUNCILMEMBER KENT MOVED AND MAYOR PRO TEM CHRISTENSEN SECONDED THE MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. ALL THOSE IN FAVOR: CHRISTENSEN, ANDERSON, KENT, ALVAREZ. ALL THOSE OPPOSED: NONE. THE MOTION CARRIED 4-0.

Minutes - Approval

6. Approval of the November 5, 2019 Council Meeting Minutes

Ordinances - First Reading

7. Ordinance No. 57-19, Amending Chapter 12.10 of the Richland Municipal Code related to Installation of Street Improvements
8. Ordinance No. 58-19, Approving Amendments to the 2019 Budget
9. Ordinance No. 59-19, Repealing Chapter 23.34 of the Richland Municipal Code related to Floodplain Combining District and Adopting Chapter 22.16 of the Richland Municipal Code related to Floodplain Damage Prevention
10. Ordinance No. 60-19, Amending Richland Municipal Code Section 23.26.030 related to Industrial Use Districts Permitted Land Uses
11. Ordinance No. 61-19, Amending Chapter 3.24 of the Richland Municipal Code related to Miscellaneous Accounting Funds

Ordinances - Second Reading/Passage

12. Ordinance No. 55-19, Approving the 2020 Budget and the 2020-2025 Capital Improvement Plan
13. Ordinance No. 56-19, Amending the 2019 Budget in the Industrial Development Fund

Resolutions – Adoption

14. Resolution No. 148-19, Amending Exhibit A of the Compensation Plan for Unaffiliated Employees – 2015 and Continuing.
15. Resolution No. 149-19, Authorizing a Grant Agreement with the Washington Traffic Safety Commission for High Visibility Enforcement Funding

Items for Approval

None.

Expenditures - Approval

None. November 19, 2019 items will appear on the December 3, 2019 Council meeting agenda.

Items of Business

None.

Reports and Comments

City Manager

City Manager Reents commented on the passage of I-976 and AWC's developing approach to the loss of Richland's Transportation Benefit District (TBD). City Manager Reents also commented on the fact that the animal control facility is a priority, and has been for some time. City Manager Reents clarified that the city of Pasco is the host agency for animal control, so it is responsible for the physical structure used as the animal control shelter. Further, City Manager Reents shared that the approved budget for the new facility has been far exceeded by the proposal put forward for a new structure.

City Manager Reents also commented briefly on the responsibility of clearing sidewalks, and the actions the City takes to mitigate impacts from weather events.

City Council

Councilmember Anderson echoed many of the statements made by City Manager Reents. Councilmember Anderson also thanked Ms. Tracy for presenting on the Special Olympics Washington Fall Games. Councilmember Anderson then commented that there are a lot of competing priorities for Council to focus on (TBD, sidewalks, animal shelter, etc.), and they all cost money. Councilmember Anderson reassured the community that Council hears their concerns, and is doing its best to balance the priorities.

Councilmember Kent agreed Councilmember Anderson's comments, and spoke favorably about the benefit of providing public comment while reiterating that council meetings are not intended to be a dialogue with citizens. Councilmember Kent also spoke favorably about Ms. Tracy's presentation on the Special Olympics Washington Fall Games. Councilmember Kent briefly addressed the animal shelter advocates and indicated that she owes them a visit to the shelter. Finally, Councilmember Kent wished everyone a happy Thanksgiving, and encouraged everyone to be aware during the holiday season of those in our community who are fortunate.

Councilmember Alvarez thanked those in the audience for participating in the meeting, and spoke about being pro-youth. Councilmember Alvarez stated his belief that elected officials need to promote ethics, morals and professionalism to be better role models for the community's youth.

Mayor Pro Tem

Mayor Pro Tem Christensen reiterated Councilmember Kent's comments about the public comment section of the meeting not being structured for dialogue, and encouraged citizens to communicate through other channels (emails, call the City Manager's Office, etc.).

Mayor Pro Tem Christensen also commented on how I-976 is not resolved, and that court action will likely keep the law in limbo for the foreseeable future. Mayor Pro Tem Christensen shared that Council is concerned, and is studying the issue. Mayor Pro Tem Christensen also made reference to the city of Spokane's recent action to amend its charter to impose open bargaining and prohibiting an income tax. Mayor Pro Tem Christensen stated that perhaps Council should discuss taking similar action. Mayor Pro Tem Christensen also shared his recent experience at the ribbon cutting for Best Western Plus Columbia River Hotel & Conference Center (formerly the M Hotel), and complimented the owners on a tremendous remodel effort.

Adjournment

Mayor Pro Tem Christensen adjourned the meeting at 8.23 p.m.

APPROVED:

ATTESTED:

Robert J. Thompson, Mayor

Toni Fulton, Acting Deputy City Clerk

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/3/2019

Agenda Category: Ordinances - First Reading

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 62-19, Approving the 2023 Council Compensation Plan

Department:

Administrative Services

Ordinance/Resolution Number:

62-19

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 62-19, amending Section 2.32.040 of the Richland Municipal Code related to the 2023 Council Compensation Plan.

Summary:

Article II of the Richland City Charter allows Council to set its own compensation by ordinance. However, per RCW 35.27.130, Council may not set its own salaries during its current members' terms of office. Read together, these two laws grant Council the authority to set compensation to be realized by future councilmembers in subsequent years. Since 2002, Council has based the annual adjustment on the increase in the unaffiliated compensation plan or wage schedule.

On November 19, 2019, Resolution No. 148-19 was adopted to increase the unaffiliated wage schedule by 1.8%. The adjustment did not equate to actual pay increases, but was instead an increase in the wage ranges based on market conditions. Therefore, staff recommends applying the same 1.8% to Council compensation beginning in 2023. The monthly stipend for Councilmembers would increase from \$1,231 to \$1,253 per month in 2023. In addition to the monthly Council stipend, the Mayor receives another \$250 per month. A breakdown of the historical annual increases from 2002 to present is attached for Council review.

Staff recommends approval of Ordinance No. 62-19 for first reading, by title only.

Fiscal Impact:

Yes

Approval of Ordinance No. 62-19 will result in a 1.8% increase in expenses for Council compensation in 2023.

Attachments:

1. Ordinance No. 62-19
2. Council Compensation History

ORDINANCE NO. 62-19

AN ORDINANCE of the City of Richland amending Section 2.32 of the Richland Municipal Code related to the 2023 Council Compensation Plan.

BE IT ORDAINED by the City of Richland as follows:

Section 1. Section 2.32.040 of the Richland Municipal Code, as enacted by Ordinance No. 8, and last amended by Ordinance No. 67-18, is hereby amended to read as follows:

2.32.040 Councilmembers

The monthly compensation of each member of the council for the years 2002 and 2003 shall be established at \$825.00 for current and newly elected council, whether a new or incumbent member. For subsequent years, ~~2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, and 2022,~~ the following salary is established: 2004, \$875.00; 2005, \$900.00; 2006, \$927.00; 2007, \$964.00; 2008, \$1,003; 2009, \$1,013; 2010, \$1,028; 2011, \$1,038; 2012, \$1,069; 2013, \$1,090; 2014, \$1,090; 2015, \$1,112; 2016, \$1,123; 2017, \$1,123; 2018, \$1,143; 2019, \$1,160; 2020, \$1,177; 2021, \$1,195; ~~and 2022, \$1,231;~~ and 2023, \$1,253; provided, however, that nothing herein shall cause an increase or decrease to the compensation of any member of the council after his or her election or during the term of office or any unexpired term of office, to which such member of the council is appointed or elected. Beginning in 2002, city council shall establish council salary for 2006 and subsequent years as part of the annual approved compensation plan adjustment for unaffiliated staff, maintaining a four-year schedule.

All members of the council shall provide a written certification to human resources, based on a monthly calculation of the number of hours of service they provide to the city of Richland each year. This record shall be maintained in the human resources division for auditing purposes as generally required in Chapter 41.40 RCW.

Section 2. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

This space intentionally left blank.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 3rd day of December, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: _____

CITY OF RICHLAND
2023 COUNCIL COMPENSATION PLAN

Monthly Compensation History

<u>Year</u>	<u>Mayor</u>	<u>Council Member</u>	<u>% Increase by year</u>
2003	\$1,075	\$825	0.00%
2004	\$1,125	\$875	6.00%
2005	\$1,150	\$900	3.00%
2006	\$1,177	\$927	3.00%
2007	\$1,214	\$964	4.00%
2008	\$1,253	\$1,003	4.00%
2009	\$1,263	\$1,013	1.00%
2010	\$,,278	\$1,028	1.50%
2011	\$1,288	\$1,038	1.00%
2012	\$1,319	\$1,069	3.00%
2013	\$1,340	\$1,090	2.00%
2014	\$1,340	\$1,090	0.00%
2015	\$1,362	\$1,112	2.00%
2016	\$1,373	\$1,123	1.00%
2017	\$1,373	\$1,123	0.00%
2018	\$1,393	\$1,143	1.75%
2019	\$1,410	\$1,160	1.50%
2020	\$1,427	\$1,177	1.50%
2021	\$1,445	\$1,195	1.50%
2022	\$1,481	\$1,231	3.00%
2023	\$1,508	\$1,253	1.80%



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/3/2019

Agenda Category: Ordinances - Second Reading/Passage

Subject:

Ordinance No. 57-19, Amending Chapter 12.10 of the Richland Municipal Code related to Installation of Street Improvements

Department:
City Attorney

Ordinance/Resolution Number:
57-19

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 57-19, amending Chapter 12.10 of the Richland Municipal Code related to Installation of Street Improvements.

Summary:

The proposed amendments to Ordinance No. 57-19 are intended to bring the City's code into compliance with state and federal law.

Staff recommends approval of Ordinance No. 57-19 for second reading and passage.

Fiscal Impact:

None.

Attachments:

I. Ordinance No. 57-19

ORDINANCE NO. 57-19

AN ORDINANCE of the City of Richland amending Chapter 12.10 of the Richland Municipal Code related to installation of street improvements.

WHEREAS, the City has need, from time to time, to amend the Richland Municipal Code to bring it into compliance with state or federal law.

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

Section 1. Chapter 12.10 of the Richland Municipal Code, entitled Installment of Street Improvements, as first adopted by Ordinance No. 390, and last amended by Ordinance No. 25-19, is hereby amended as follows:

Chapter 12.10 INSTALLATION OF STREET IMPROVEMENTS

Sections:

- 12.10.010 Street improvements for new construction.**
- 12.10.020 Street improvements for existing improved property.**
- 12.10.030 Standards of construction.**
- 12.10.035 Sidewalks for new or improved streets.**
- 12.10.040 Permits.**
- 12.10.050 Waiver [or modification](#).**
- 12.10.060 Exemptions.**
- [12.10.070 Severability.](#)**

12.10.010 Street improvements for new construction.

A. Whenever a building permit application is made for construction of a new residential or commercial structure within the city, the person seeking such permit shall also make application for a permit as provided for under this chapter, and as a portion of such construction there shall be built street improvements on all sides of such property that may adjoin property dedicated as a public street right-of-way, in conformance herewith, and such street improvements shall extend the full distance that such property is sought to be occupied as a building site for residential or commercial construction, or as parking area for commercial construction, that may adjoin property dedicated as a public street right-of-way. "Street improvements" shall include all elements needed to complete the street in conformance with city standards, including but not limited to grading of land, subgrade preparation, crushed rock base, asphalt paving, curbs, gutters, sidewalks, storm drainage, and street light improvements.

B. If there are no existing street improvements, or if the paved width of the adjacent public street does not conform to city standards in accordance with the planned roadway width, as determined by the public works director and the city's street functional classification system as established in Chapter 12.02 RMC, the application

for right-of-way construction shall include such street improvements required by the public works director to achieve conformance with current city standards.

C. The street improvement requirements of this section may be waived by the public works director when application is made for the construction of a new residential or commercial structure on a previously improved street, which previously improved street does not include sidewalks or curbs and gutters. A waiver may be granted only if all of the following conditions exist:

1. The property is in a residential zone, or is a residential nonconforming use to another zoning classification.
2. The existing street is not included as a classified arterial or collector street in the city's street functional classification system as established in Chapter 12.02 RMC.
3. The existing street does not have concrete curbs along the property frontage for the property applying for the building permit.
4. The existing street does not have concrete curbs within 300 feet of the nearest property corner to the property applying for a building permit.
5. Less than 33 percent of the properties on the same block and side as the property applying for the building permit are undeveloped.
6. Construction of sidewalks along the property applying for the permit would result in no more than 20 percent of the frontage along the same side of the block including sidewalk.

If the above conditions are met, the public works director may grant a waiver to the requirements in this section subject to the property owner committing to fully fund and/or complete the improvements required under this section when the city forms a local improvement district to make these improvements or when development activity will result in at least 50 percent of the street frontage completing the improvements called for in this section. The property owner's commitment shall be in a form provided by the city and recorded against the property prior to occupancy of the site improvements.

12.10.020 Street improvements for existing improved property.

Whenever a building permit application is made for alterations or repairs to an existing building or structure on residential or commercial property within the city, the person seeking such a permit shall install improvements as required in RMC 12.10.010, except that the requirements for installation of such improvements shall be waived if one of the following criteria is met:

- A. The total alterations or repairs to an existing residential building or structure are less than 50 percent of the assessed valuation as determined by the Benton County assessor;

B. The total alterations or repairs to an existing commercial building or structure are less than 30 percent of the assessed valuation as determined by the Benton County assessor; [or](#)

[C. The alterations or repairs to the existing structure have no nexus to any articulable public impact as determined by the public works director or designee.](#)

12.10.030 Standards of construction.

All street improvements shall be constructed in accordance with city standards as established by the public works director. All sidewalks required to be constructed pursuant to the provisions of this chapter shall be five feet in width; provided, that C-2 and C-3 zones adjacent to a principal or minor arterial shall be eight feet in width if the sidewalk is constructed directly adjacent to the curb or six feet in width if constructed with a minimum of two feet separation from the curb; and all sidewalks within the CBD zone shall be at least eight feet in width, except Guyer Avenue, Corondolet Drive, Stevens Drive north of Marjorie Sutch Greenway and Harding Street, which shall be five feet in width. Except where identified in the Horn Rapids Industrial Master Plan, curb and gutters are not required to be constructed in industrial zoning districts. Sidewalks required to be constructed in industrial zoning districts may, as an alternative, consist of a widened, delineated hot mix asphalt (HMA) shoulder with restricted parking or a separated HMA pathway as approved by the public works director.

[A. If sidewalks are present and at least four \(4\) feet wide, widening to achieve a width of five \(5\) feet is not required.](#)

[B. If the City's Comprehensive Plan or Six-Year Transportation Improvement Plan includes a bicycle and/or pedestrian facility adjacent to the improved property, the applicant shall construct the portion of the City's planned improvement project adjacent to its property in lieu of the improvements specified above.](#)

12.10.035 Sidewalks for new or improved streets.

Whenever any street is constructed or improved in any area of the city zoned residential or commercial, whether such construction be by local improvement or otherwise, as a part of such construction or improvement there shall be included therein, on both sides of any such street that may abut on previously developed property, sidewalks, curbs, and gutters constructed in conformity with requirements of this chapter.

A. Sidewalks may be required on only one side of streets upon a determination by the public works director that occupied parcels are anticipated on only one side of the street, or when access is limited on one side of the street. In such a case, the street shall include sidewalk and intersection designs that establish connectivity to sidewalks on intersecting streets as required by the public works director.

B. The provisions of this section may be waived by the public works director upon a determination that implementing the provisions of this section would adversely impact existing development adjacent to the street and that waiving these provisions would not

adversely affect the uniform construction of sidewalks, curbs and gutters in the general area of the construction or improvement.

12.10.040 Permits.

Before constructing street improvements, a permit shall be obtained in the same manner as is provided in Chapter 12.08 RMC.

12.10.050 Waiver or modification.

The public works director or duly authorized representative may waive the requirements of this chapter upon a determination by the public works director that the street is scheduled to be improved with curbs, gutters, and sidewalks by a publicly funded improvement within the coming three years, as indicated by the six-year street improvement program and capital improvement plan. The public works director or designee may modify the requirements of this chapter such that mitigation for new construction or for alterations or repairs to existing improved property is roughly proportional to the potential impacts of the proposed development.

12.10.060 Exemptions.

The following streets, or portions of streets, are exempt from the requirements of RMC 12.10.010 and 12.10.020:

- A. Geneva Street west of Georgia Avenue.
- B. Carson Street.
- C. Denver Street.
- D. The south side of Aaron Drive between Jadwin Avenue and Adams Street.

12.10.070 Severability.

The provisions of this chapter are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this chapter to any person or circumstance shall not affect the validity of the remainder of this chapter or the validity of its application to other persons or circumstances.

Section 2. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 3. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

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PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 3rd day of December, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: December 8, 2019



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/3/2019

Agenda Category: Ordinances - Second Reading/Passage

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 58-19, Approving Amendments to the 2019 Budget

Department:

Administrative Services

Ordinance/Resolution Number:

58-19

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 58-19, amending the 2019 Budget.

Summary:

The proposed Ordinance No. 58-19 will amend the 2019 budget appropriations. Additional appropriations in the amount of \$1,514,813 are identified in the attached worksheet. The increases are primarily the result of additional expenditures in the General Fund, Streets Fund, Industrial Development Fund, Public Safety Sales Tax Fund, Electric Utility Fund, Water Utility Fund, Wastewater Utility Fund, Solid Waste Utility Fund, Medical Services Fund, Broadband Fund, Equipment Maintenance Fund, Police Pension Fund and in some of the funds, declaring that a public emergency exists because certain expenses were not originally anticipated in the 2019 operating budget.

New revenues support \$307,811 of the increase. The remaining \$1,207,002 is funded by use of existing fund balances. The attached document lists the increase in appropriations for each fund, with a brief description of the nature of the increase.

Staff recommends approval of Ordinance No. 58-19 for second reading and passage.

Fiscal Impact:

Yes The total increase in appropriations to the 2019 operating budget is \$1,514,813.

Attachments:

1. Ordinance No. 58-19
2. 2019 Appropriation Changes

ORDINANCE NO. 58-19

AN ORDINANCE of the City of Richland amending the 2019 Budget to provide for additional appropriations in the City's General Fund, Streets Fund, Solid Waste Utility Fund, Medical Services Fund, Broadband Fund, Equipment Maintenance Fund, Firemen's Pension Fund, Police Relief and Pension Fund and, in certain of these funds, declaring that a public emergency exists.

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

WHEREAS, certain additional revenue sources have been identified that were not anticipated when the 2019 Budget was approved, the expenditure of which is not included in current appropriations; and

WHEREAS, certain additional expenditures have been identified as necessary or desirable in the current year that do not have a specific new revenue source; and

WHEREAS, no funds were appropriated for these expenditures; and

WHEREAS, sufficient unappropriated balances are available in the funds referred to in Section 2 to support the required budget adjustment; and

WHEREAS, pursuant to RCW 35.33.091, a duly noticed public hearing was held on November 19, 2019 regarding the increase in appropriations from beginning fund balance.

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

Section 1. Facts Constituting Emergency. The expenses contained within this ordinance were not anticipated when the 2019 Budget was approved.

Section 2. Declaration of Public Emergency. Due to circumstances described above, City Council declares that a public emergency exists in the City's General Fund, Streets Fund, Solid Waste Utility Fund, Medical Services Fund, Broadband Fund, Equipment Maintenance Fund, Fireman's Pension Fund and Police Pension Fund.

Section 3. Amendment of the 2019 Budget. The 2019 Budget is hereby amended to provide additional appropriations in the following funds, and from the following sources, as indicated:

2019 BUDGET AMENDMENTS

Fund	Fund Title	Current Appropriations	Change In Appropriations	Amended Appropriations	Source	
					Fund Balance	New Revenue
001	GENERAL FUND	\$ 60,774,623	\$ 743,318	\$ 61,517,941	\$ 743,318	\$ -
101	CITY STREETS FUND	3,616,855	63,478	3,680,333	63,478	-
404	SOLID WASTE UTILITY FUND	18,823,179	256,663	19,079,842	256,663	-
407	MEDICAL SERVICES FUND	4,806,640	50,068	4,856,708	-	50,068
408	BROADBAND FUND	866,890	41,282	908,172	41,282	-
502	EQUIPMENT MAINTENANCE FUND	4,144,926	257,743	4,402,669	-	257,743
611	FIREMEN'S PENSION FUND	381,000	34,568	415,568	34,568	-
612	POLICE PENSION FUND	430,650	67,693	498,343	67,693	-
TOTAL		\$ 93,844,763	\$ 1,514,813	\$ 95,359,576	\$ 1,207,002	\$ 307,811

Section 4. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 3rd day of December, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: December 8, 2019

2019 BUDGET AMENDMENTS

Fund Title	Revenue Acct#	Expense Acct#	Current Appropriations	Change In Appropriations	Amended Appropriations	Funding Source	
						Fund Balance	New Revenue
GENERAL FUND 001			\$ 60,774,623				
Small Tools & Equip - Patrol	00100.308000	L1212200.3501		24,557			
Expert Services - Financial Services		A2142000.4117		43,983			
Merchant Fees - Customer Service		A2148920.4207		147,594			
Outside Services Provided - Customer Service		A2148920.4911		32,255			
Replacement Comm Equip		IT188500.3515		62,706			
Software-Licensing & Upgrades		IT188900.3583		325,604			
Expert Services - HR		A6181000.4117		59,119			
LEOFF I Contribution-Police		M1172120.5205		47,500			
				<u>743,318</u>	\$ 61,517,941	743,318	
CITY STREETS FUND 101			\$ 3,616,855				
Operating Supplies & Materials	10100.308000	T1423000.3102		10,869			
Fleet M&O		T1429000.9848		52,609			
				<u>63,478</u>	\$ 3,680,333	63,478	
SOLID WASTE UTILITY FUND 404			\$ 18,823,179				
Fleet M&O	40400.308001	G3378100.9848		140,888			
Fleet M&O		G4378200.9848		115,775			
				<u>256,663</u>	\$ 19,079,842	256,663	
MEDICAL SERVICES FUND 407			\$ 4,806,640				
Small Tools & Equip		F2227000.3501		12,575			
Expert Services		F2227000.4117		15,602			
Repairs & Maint - Equipment		F2227000.4802		21,891			
				<u>50,068</u>	\$ 4,856,708		50,068
BROADBAND FUND 408			\$ 866,890				
Repairs & Maint - Equipment	40800.308001	N1013200.4802		39,952			
Fleet M&O		N1013200.9848		1,330			
				<u>41,282</u>	\$ 908,172	41,282	
EQUIPMENT MAINTENANCE FUND 502			\$ 4,144,926				
Oil - Resale	50200.348031	A4486800.3409		11,222			
Other Supplies & Material - Resale		A4486800.3411		227,115			
Capital - Shop Welder, Cycling Dryer		A4486800.6993		19,406			
				<u>257,743</u>	\$ 4,402,669		257,743
FIREMEN'S PENSION FUND 611			\$ 381,000				
Medical Services - Pension	61100.311100	B1172810.2402		26,239			
Medicare Premium		B1172810.2403		8,329			
				<u>34,568</u>	\$ 415,568	34,568	
POLICE PENSION FUND 612			\$ 430,650				
Medicare Premium	61200.308000	B2172820.2403		17,355			
Employee Retirement		B2172820.2406		50,338			
				<u>67,693</u>	\$ 498,343	67,693	
TOTAL			<u>\$ 93,844,763</u>	<u>\$ 1,514,813</u>	<u>\$ 95,359,576</u>	<u>\$ 1,207,002</u>	<u>\$ 307,811</u>



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/3/2019

Agenda Category: Ordinances - Second Reading/Passage

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 59-19, Repealing Chapter 23.34 of the Richland Municipal Code related to Floodplain Combining District and Adopting Chapter 22.16 of the Richland Municipal Code related to Floodplain Damage Prevention

Department:

Development Services

Ordinance/Resolution Number:

59-19

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 59-19, repealing Chapter 23.34 RMC related to Floodplain Combining District, adopting Chapter 22.16 RMC related to Floodplain Damage Prevention, and amending Chapter 23.06 RMC related to Definitions, Section 22.10.010 RMC related to Critical Areas, and RMC Section 26.60.072 related to the Shoreline Master Program.

Summary:

In November 2018, the City was subject to a Community Assistance Visit (CAV) by the Washington State Department of Ecology. The purpose of the CAV was to review the community procedures for administering and enforcing Richland's local flood damage prevention ordinance.

The results of the CAV determined that the City's current floodplain management program is difficult to understand and implement. It also determined that the City's use of density fringe standards instead of state and federal floodway standards was never officially approved by FEMA, and as a result, amendments to the Richland Municipal Code are necessary to bring the City's flood damage prevention regulations into compliance with state and federal floodway standards.

The Planning Commission held a public hearing on October 23, 2019, and recommended approval of the draft updates to the Richland Municipal Code.

Staff recommends approval of Ordinance No. 59-19 for second reading and passage.

Fiscal Impact:

The adoption of these code amendments will have no fiscal impact.

Attachments:

1. Ordinance No. 59-19
2. Staff Report to the Planning Commission

ORDINANCE NO. 59-19

AN ORDINANCE of the City of Richland repealing Chapter 23.34 of the Richland Municipal Code related to Floodplain Combining District; adding a new Chapter 22.16 of the Richland Municipal Code entitled Flood Damage Prevention; amending Chapter 23.06 of the Richland Municipal Code related to Definitions; amending Section 22.10.010 of the Richland Municipal Code related to Critical Areas; and amending Section 26.60.072 of the Richland Municipal Code related to the Shoreline Master Program.

WHEREAS, The Washington State Department of Ecology conducted a Community Assistance Visit in November, 2018; and

WHEREAS, the primary purpose of the Community Assistance Visit is to review the community procedures for administering and enforcing local flood damage prevention regulations; and

WHEREAS, continued enforcement of the floodplain management regulations allows the Federal Emergency Management Agency (FEMA) to continue to make federally backed flood insurance available to property owners in the City of Richland; and

WHEREAS, following the Community Assistance Visit, the Washington State Department of Ecology determined that the City of Richland adopted the use of a density fringe standard in 1981 instead of state and federal floodway standards; and

WHEREAS, density fringe is an alternative method of calculating the one-foot rise by allowing a certain percentage of obstruction throughout the full width of the floodplain; and

WHEREAS, the density fringe method does not delineate a floodway; and

WHEREAS, pursuant to RCW 86.16.041, Washington law prohibits new or substantially improved residential structures in the floodway; and

WHEREAS, in 1981, the United States Army Corps of Engineers recommended against using density fringe in Richland due to the safety hazard presented by flood depths; and

WHEREAS, on March 1, 1984, FEMA issued updated Flood Insurance Rate Maps (FIRMS) and Floodway Maps for Richland; and

WHEREAS, the 1984 FIRMS make no reference to density fringe, and the density fringe would need to be published on the effective FIRMS for it to be used; and

WHEREAS, neither FEMA nor the City of Richland are able to locate any final approval documentation; and

WHEREAS the effective FIRMS show a mapped floodway, which is further evidence that the density fringe was never successfully approved or adopted by Richland; and

WHEREAS the Washington State Department of Ecology has given the City until December 31, 2019 to update its flood damage prevention regulations to be in compliance with state and federal floodway standards.

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

Section 1. Chapter 23.34 of the Richland Municipal Code, entitled Floodplain Combining District, as enacted by Ordinance No. 28-05, is hereby repealed in its entirety.

Section 2. A new Chapter 22.16 of the Richland Municipal Code, entitled Flood Damage Prevention, is hereby established to read as follows:

Chapter 22.16 **Flood Damage Prevention**

22.16.010 Authority, findings of fact, purpose and objectives.

22.16.020 Definitions.

22.16.030 General provisions.

22.16.040 Administration.

22.16.050 Provisions for flood hazard reduction.

22.16.060 Variances.

22.16.010 Authority, findings of fact, purpose and objectives.

A. Statement of Authority. The Legislature of the State of Washington has delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Consistent with this authority, the Richland City Council finds that:

1. The flood hazard areas of Richland are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.

2. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards that increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately flood-proofed, elevated, or otherwise protected from flood damage also contribute to the flood loss.

B. Statement of Purpose. The purpose of this chapter is to promote the public health, safety, and general welfare; reduce the annual cost of flood insurance; and minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1. Protect human life and health;

2. Minimize expenditure of public money for costly flood control projects;

3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

4. Minimize prolonged business interruptions;

5. Minimize damage to public facilities and utilities, such as water and gas mains; electric, telephone, and sewer lines; and streets and bridges located in flood hazard areas;

6. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas so as to minimize blight areas caused by flooding;

7. Notify potential buyers that the property is in a Special Flood Hazard Area;

8. Notify those who occupy flood hazard areas that they assume responsibility for their actions; and

9. Participate in and maintain eligibility for flood insurance and disaster relief.

C. Methods of Reducing Flood Losses. In order to accomplish its purposes, this chapter includes methods and provisions for:

1. Restricting or prohibiting uses that are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;

2. Requiring that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;

3. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;

4. Controlling filling, grading, dredging, and other development, which may increase flood damage; and

5. Preventing or regulating the construction of flood barriers that unnaturally divert floodwaters or may increase flood hazards in other areas.

22.16.020 Definitions.

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

“Alteration of watercourse” means any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.

“Appeal” means a request for a review of the interpretation of any provision of this chapter or a request for a variance.

“Area of shallow flooding” means a designated zone AO, AH, AR/AO or AR/AH (or VO) on a community’s Flood Insurance Rate Map (FIRM) with a one percent (1%) or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Also referred to as the sheet flow area.

“Area of special flood hazard” means the land in the floodplain within a community subject to a one percent (1%) or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as zone A, AO, AH, A1-30, AE, A99, AR (V, VO, V1-30, VE). “Special flood hazard area” is synonymous in meaning with the phrase “area of special flood hazard.”

“Base flood” means any flood having a one percent (1%) chance of being equaled or exceeded in any given year (also referred to as the “100-year flood”).

“Base Flood Elevation (BFE)” means the elevation to which floodwater is anticipated to rise during the base flood.

“Basement” means any area of the building having its floor sub-grade (below ground level) on all sides.

“Building”: See “Structure.”

“Breakaway wall” means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting

foundation system.

“Community” means a county or city government, as well as a tribal, federal, or state agency with permitting or project approval authority within Special Flood Hazard Areas.

“Critical facility” means a facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, and installations which produce, use, or store hazardous materials or hazardous waste.

“Development” means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

“Elevation certificate” means an administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

“Elevated building” means for insurance purposes, a non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

“Existing manufactured home park or subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the adopted floodplain management regulations adopted by the community.

“Expansion to an existing manufactured home park or subdivision” means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

“Farmhouse” means a single-family dwelling located on a farm site where resulting agricultural products are not produced for the primary consumption or use by the occupants and the farm owner.

“Flood” or “flooding” means:

A. A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters;

2. The unusual and rapid accumulation or runoff of surface waters from any source; or

3. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (A)(2) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

B. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (A) of this definition.

"Flood elevation study" means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).

"Flood Insurance Rate Map (FIRM)" means the official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

"Floodplain" or "flood-prone area" means any land area susceptible to being inundated by water from any source. See "Flood" or "flooding."

"Floodplain administrator" means the community official designated by title to administer and enforce the floodplain management regulations.

"Floodplain management regulations" means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinance, grading ordinance and erosion control ordinance) and other application of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

"Flood-proofing" means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Flood-proofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.

“Floodway” means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height (not more than one foot). Also referred to as “regulatory floodway.”

“Functionally dependent use” means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

“Highest adjacent grade” means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

“Historic structure” means any structure that is:

A. Listed individually in the National Register of Historic Places or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or

D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

1. by an approved state program as determined by the Secretary of the Interior; or

2. directly by the Secretary of the Interior in states without approved programs.

“Lowest floor” means the lowest floor of the lowest enclosed area, including the basement. An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building’s lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this chapter (i.e. provided there are adequate flood ventilation openings).

“Manufactured home” means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does

not include a “recreational vehicle.”

“Manufactured home park or subdivision” means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

“Mean sea level for purposes of the National Flood Insurance Program” means the vertical datum to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

“New construction for the purposes of determining insurance rates” means structures for which the “start of construction” commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, “new construction” means structures for which the “start of construction” commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

“One-hundred-year flood” or “100-year flood”: See “Base flood.”

“New manufactured home park or subdivision” means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations adopted by the community.

“Reasonably safe from flooding” means development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable data known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, reasonably safe from flooding means that the lowest floor is at least two feet above the highest adjacent grade.

“Recreational vehicle” means a vehicle:

A. Built on a single chassis;

B. 400 square feet or less when measured at the largest horizontal projection;

C. Designed to be self-propelled or permanently towable by a light duty truck; and

D. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

“Start of construction” means and includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

“Structure for floodplain management purposes” means a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.

“Substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

“Substantial improvement” means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage,” regardless of the actual repair work performed. The term does not, however, include either:

A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions;
or

B. Any alteration of a “historic structure,” provided that the alteration will not preclude the structure's continued designation as a “historic structure.”

“Variance” means a grant of relief by a community from the terms of a floodplain management regulation.

“Violation” means the failure of a structure or other development to be constructed or implemented in conformance with the community's applicable floodplain development regulations.

“Water surface elevation” means the height, in relation to the vertical datum utilized in the applicable flood insurance study of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

“Water dependent” means a structure for commerce or industry that cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

22.16.030 General provisions.

A. Lands to which this chapter applies. This chapter shall apply to all special flood hazard areas within the boundaries of the City of Richland, Washington.

B. Basis for establishing the areas of special flood hazard. The special flood hazard areas identified by the Federal Insurance Administrator in scientific and engineering reports entitled “The Flood Insurance Study (FIS) for the City of Richland, Washington” dated December 1979, and the “Flood Insurance Study for Benton County, Washington” dated June 1994, and any revisions thereto, with accompanying Flood Insurance Rate Maps (FIRMs) and Floodway maps, and any revisions thereto, are hereby adopted by reference and declared to be a part of this chapter. The FIS and the FIRM are on file at the City of Richland Development Services Department. The best available information for flood hazard area identification as outlined in RMC 22.16.040(C)(2) shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under RMC 22.16.040(C)(2).

C. Compliance. All development within special flood hazard areas is subject to the terms of this chapter and other applicable regulations.

D. Penalties for Non-compliance. No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this chapter and other applicable regulations. Violations of the provisions of this chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions), shall be a civil violation punishable as set forth in chapter 1.30 of the Richland Municipal Code; provided, however, that all remedies available to the City for violation of this chapter are cumulative, and nothing herein contained shall prevent the City from taking such other lawful action as is necessary to prevent or remedy any violation.

E. Abrogation and greater restrictions. Nothing contained herein is intended to repeal, abrogate, or impair any existing easements, covenants or deed restrictions. However, where this chapter and another regulation, easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

F. Interpretation. In the interpretation and application of this chapter, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body; and
3. Deemed neither to limit nor repeal any other powers granted under state statutes.

G. Warning and disclaimer of liability. The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This chapter shall not create liability on the part of the City, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this chapter or any administrative decision lawfully made hereunder.

H. Severability. This chapter and the various parts thereof are hereby declared to be severable. Should any section of this chapter be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the chapter as a whole, or any portion thereof other than the section so declared to be unconstitutional or invalid.

22.16.040 Administration.

A. Establishment of development permit.

1. Development permit required. A development permit shall be obtained before construction or development begins within any area of special flood hazard established in RMC 22.16.030(B). The permit shall be for all structures including manufactured homes, as defined in this chapter, and for all development including fill and other activities, also as defined in this chapter.

2. Application for development permit. Application for a development permit shall be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

a. Elevation in relation to NAVD-88, of the lowest floor (including basement) of all structures, both prior to (pre-construction), and once construction is complete (post construction), but prior to the City issuing a formal certificate of occupancy;

b. Elevation in relation to mean sea level to which any structure has been flood-proofed;

c. Where a structure is to be flood-proofed, certification by a registered professional engineer or architect that the flood-proofing methods for any non-residential structure meet flood-proofing criteria in RMC 22.16.050(B)(3);

d. Description of the extent to which a watercourse will be altered or relocated as a result of proposed development. Additional information prepared by a registered professional engineer regarding the volumes of fill, amount of floodplain displacement, anchorage of structures or other technical issues not readily apparent at the time of application may be required as the review process proceeds;

e. Where development is proposed in a floodway, an engineering analysis indicating no rise of the base flood elevation; and

f. Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application.

B. Designation of Floodplain Administrator. The Development Services Director is hereby appointed to administer, implement, and enforce this chapter by granting or denying development permits in accordance with its provisions. The Floodplain Administrator may delegate authority to implement these provisions.

C. Duties and responsibilities of the Floodplain Administrator. Duties of the Floodplain Administrator shall include, but not be limited to:

1. Permit review. Review all development permits to determine that:

a. The permit requirements of this chapter have been satisfied;

b. All other required state and federal permits have been obtained;

c. The site is reasonably safe from flooding;

d. In areas where a floodway has not been designated, require that no new construction, substantial improvements or other development (including fill) shall be permitted within zoned A1-30 and AE unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

e. The proposed development is not located in the floodway. If located in the floodway, assure the encroachment provisions of RMC 22.16.050(D)(1) are met.

2. Use of other base flood data (in A and V zones). When base flood elevation data has not been provided (in A or V zones) in accordance with RMC 22.16.030(B), the Floodplain

Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source in order to administer RMC 22.16.050(B) related to specific standards, and RMC 22.16.050(D) related to floodways.

3. Information to be obtained and maintained.

a. Where base flood elevation data is provided through the FIS, FIRM, or required as in RMC 22.16.040(C)(2), obtain and record the actual (as-built) elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement (44 CFR 60.3(b)(5)(i)).

b. Documentation of the bottom of the lowest horizontal structural member in V or VE zones.

c. For all new or substantially improved flood-proofed non-residential structures where base flood elevation data is provided through the FIS, FIRM, or as required in RMC 22.16.040(C)(2):

i. Obtain and record the elevation (in relation to mean sea level) to which the structure was flood-proofed (44 CFR 60.3(b)(5)(ii)); and

ii. Maintain the flood-proofing certifications required in RMC 22.16.040(A)(2)(C) (44 CFR 60.3(b)(5)(iii));

d. Certification required by RMC 22.16.050(D) (floodway encroachments).

e. Records of all variance actions, including justification for their issuance.

f. Improvement and damage calculations.

g. Maintain for public inspection all records pertaining to the provisions of this chapter (44 CFR 60.3(b)(5)(iii)).

4. Notification to other entities. Whenever a watercourse is to be altered or relocated:

a. Notify adjacent communities and the Department of Ecology prior to such alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administrator through appropriate notification means; and

b. Assure that the flood carrying capacity of the altered or relocated portion of said watercourse is maintained.

5. Interpretation of FIRM boundaries. Make interpretations where needed, as to exact

location of the boundaries of the areas of special flood hazards (e.g. where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation. Such appeals shall be granted consistent with the standards of Section 60.6 of the Rules and Regulations of the NFIP (44 CFR 59-76).

6. Review of building permits. Where elevation data is not available either through the FIS, FIRM, or from another authoritative source (see RMC 22.16.040(C)(2)), applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available.

Note: Failure to elevate at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.

7. Changes to special flood hazard areas.

a. If a project will alter the BFE or boundaries of the SFHA, then the project proponent shall provide the community with engineering documentation and analysis regarding the proposed change. If the change to the BFE or boundaries of the SFHA would normally require a Letter of Map Change, then the project proponent shall initiate, and receive approval of, a Conditional Letter of Map Revision (CLOMR) prior to approval of the development permit. The project shall be constructed in a manner consistent with the approved CLOMR.

b. If a CLOMR application is made, then the project proponent shall also supply the full CLOMR documentation package to the Floodplain Administrator to be attached to the floodplain development permit, including all required property owner notifications.

22.16.050 Provisions for flood hazard reduction.

A. General standards. In all areas of special flood hazards, the following standards are required:

1. Anchoring.

a. All new construction and substantial improvements, including those related to manufactured homes, shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy.

b. All manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top

or frame ties to ground anchors.

2. Construction materials and methods.

a. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

b. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

c. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

3. Storage of materials and equipment.

a. The storage or processing of materials that could be injurious to human, animal, or plant life if released due to damage from flooding is prohibited in special flood hazard areas.

b. Storage of other material or equipment may be allowed if not subject to damage by floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after flood warning.

4. Utilities.

a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;

b. Water wells shall be located on high ground that is not in the floodway;

c. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;

d. Onsite waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

5. Subdivision proposals and development greater than 50 Lots or 5 Acres. All subdivisions, as well as new development greater than 50 lots or 5 acres, whichever is the lesser, shall:

a. Be consistent with the need to minimize flood damage;

b. Have public utilities and facilities, such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;

c. Have adequate drainage provided to reduce exposure to flood damage.

d. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments that contain at least 50 lots or 5 acres (whichever is less).

B. Specific standards. In all areas of special flood hazards where base flood elevation data has been provided as set forth in RMC 22.16.030(B), Basis for establishing the areas of special flood hazard, or RMC 22.16.040(C)(2) Use of other base flood data, the following provisions are required:

1. Residential construction.

a. In AE and A1-30 zones or other A zoned areas where the BFE has been determined, new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one (1) foot or more above the BFE. Mechanical equipment and utilities shall be waterproofed or elevated at least one (1) foot above the BFE.

b. New construction and substantial improvement of any residential structure in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two (2) feet above the highest adjacent grade.

c. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

i. Have a minimum of two (2) openings with a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding.

ii. The bottom of all openings shall be no higher than one (1) foot above grade.

iii. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.

iv. A garage attached to a residential structure, constructed with the garage flood slab below the BFE, must be designed to allow for the automatic entry and exit of flood waters.

2. Additional requirements for below-grade crawlspaces:

a. The interior grade of a crawlspace below the base flood elevation (BFE) must not be more than two (2) feet below the lowest adjacent exterior grade (LAG), shown as D in Figure 1;

b. The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall, must not exceed four (4) feet (shown as L in Figure 1) at any point. The height limitation is the maximum allowable unsupported wall height according to the engineering analyses and building code requirements for flood hazard areas. This limitation will also prevent these crawlspaces from being converted into habitable spaces;

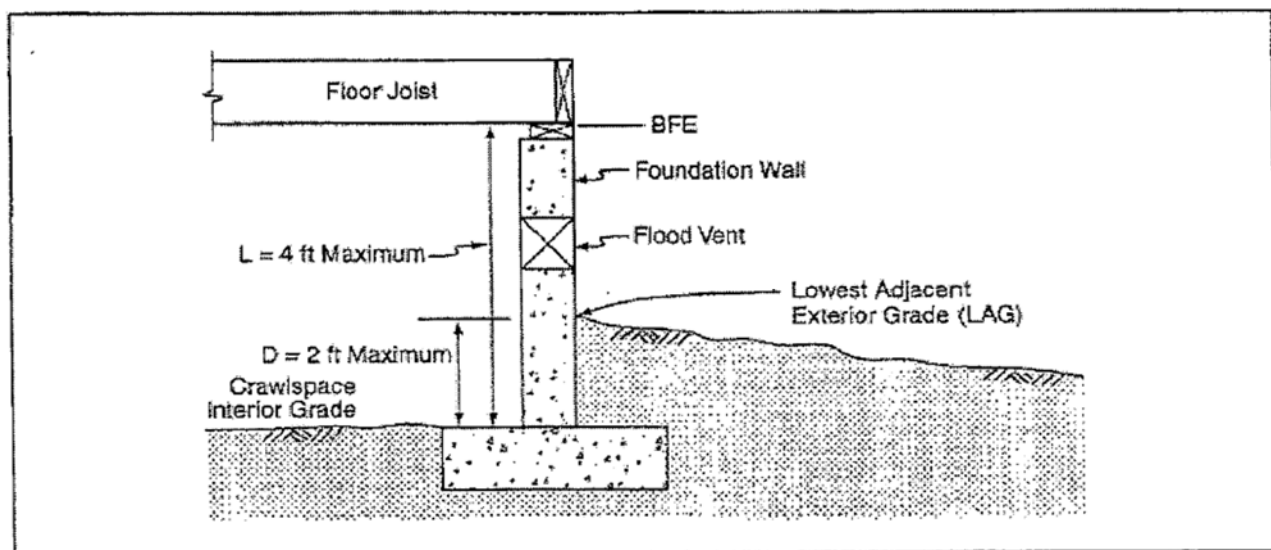


Figure 1

c. There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. The enclosed area should be drained within a reasonable time after a flood event. The type of drainage system will vary due to variations in the site gradient and other drainage characteristics, such as soil types. Possible options include natural drainage through porous, well-drained soils and drainage systems such as perforated pipes, drainage tiles, or gravel or crushed stone drainage by gravity or mechanical means;

d. The velocity of floodwaters at the site should not exceed five (5) feet per second for any crawlspace. For velocities in excess of five (5) feet per second, other foundations should be used;

e. Any building utility systems within the crawlspace must be elevated above BFE or

designed so that floodwaters cannot enter or accumulate within the system components during flood conditions. Ductwork, in particular, must either be placed above the BFE or sealed from floodwaters; and

f. Below grade crawlspace construction in accordance with the requirements listed above will not be considered basements.

3. Non-residential construction. New construction and substantial improvement of any commercial, industrial or other non-residential structure shall meet the requirements of subsection a. or b., below.

a. New construction and substantial improvement of any commercial, industrial or other non-residential structure shall meet all of the following requirements:

i. In AE and A1-30 zones or other A zoned areas where the BFE has been determined or can be reasonably obtained, new construction and substantial improvement of any commercial, industrial, or other non-residential structure shall have the lowest floor, including basement, elevated one (1) foot or more above the BFE, or elevated as required by ASCE 24, whichever is greater. Mechanical equipment and utilities shall be waterproofed or elevated at least one (1) foot above the BFE, or as required by ASCE 24, whichever is greater.

ii. If located in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained, the structure shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two (2) feet above the highest adjacent grade.

iii. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

1. Have a minimum of two openings with a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding.

2. The bottom of all openings shall be no higher than one (1) foot above grade.

3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.

4. A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of flood waters.

Note: alternatively, a registered engineer or architect may design and certify engineered openings.

b. If the requirements of RMC 22.16.050(B)(3)(a) are not met, then new construction and substantial improvement of any commercial, industrial or other non-residential structure shall meet all of the following requirements:

i. Be dry flood-proofed so that below one (1) foot or more above the base flood level the structure is watertight with walls substantially impermeable to the passage of water or dry flood-proofed to the elevation required by ASCE 24, whichever is greater;

ii. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;

iii. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in RMC 22.16.040(C)(3)(B).

4. Manufactured homes. All manufactured homes to be placed or substantially improved on sites shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one (1) foot or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

5. Recreational vehicles. Recreational vehicles placed on sites are required to either:

a. Be on the site for fewer than 180 consecutive days, or

b. Be fully licensed and ready for highway use, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or

c. Meet the requirements of RMC 22.16.050(B)(3).

6. Appurtenant structures (detached garages and small storage structures) for A Zones (A, AE, A1-30, AH, AO):

a. Appurtenant structures used solely for parking of vehicles or limited storage may be constructed such that the floor is below the BFE, provided the structure is designed and constructed in accordance with the following requirements:

i. Use of the appurtenant structure must be limited to parking of vehicles or limited storage;

ii. The portions of the appurtenant structure located below the BFE must be built using flood resistant materials;

iii. The appurtenant structure must be adequately anchored to prevent flotation, collapse, and lateral movement;

iv. Any machinery or equipment servicing the appurtenant structure must be elevated or flood-proofed to or above the BFE;

v. The appurtenant structure must comply with floodway encroachment provisions in RMC 22.16.050(D);

vi. The appurtenant structure must be designed to allow for the automatic entry and exit of flood waters in accordance with RMC 22.16.050(B)(1)(c);

vii. The structure shall have low damage potential; and

viii. The structure shall not be used for human habitation.

ix. If the structure is converted to another use, it must be brought into full compliance with the standards governing such use.

b. Detached garages, storage structures, and other appurtenant structures not meeting the above standards must be constructed in accordance with all applicable standards in RMC 22.16.050(B)(1).

c. Upon completion of the structure, certification that the requirements of this section have been satisfied shall be provided to the Floodplain Administrator for verification.

C. AE and A1-30 Zones with base flood elevations but no floodways. In areas with BFEs (but a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

D. Floodways. Located within areas of special flood hazard established in RMC 22.16.030(B) are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that can carry debris, and increase erosion potential, the following provisions apply:

1. No rise standard. Prohibit encroachments, including fill, new construction, substantial improvements, and other development, unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.

2. Residential construction in floodways. Construction or reconstruction of residential structures is prohibited within designated floodways, except for (i) repairs, reconstruction, or improvements to a structure that do not increase the ground floor area; and (ii) repairs, reconstruction, or improvements to a structure, the cost of which does not exceed fifty percent (50%) of the market value of the structure either, (A) before the repair or reconstruction is started, or (B) if the structure has been damaged, and is being restored, before the damage occurred. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions, or to structures identified as historic places, may be excluded in the fifty percent (50%).

a. Replacement of farmhouses in floodway. Repairs, reconstruction, replacement, or improvements to existing farmhouse structures located in designated floodways and that are located on lands designated as agricultural lands of long-term commercial significance under RCW 36.70A.170 may be permitted subject to the following:

i. The new farmhouse is a replacement for an existing farmhouse on the same farm site;

ii. There is no potential building site for a replacement farmhouse on the same farm outside the designated floodway;

iii. Repairs, reconstruction, or improvements to a farmhouse shall not increase the total square footage of encroachment of the existing farmhouse;

iv. A replacement farmhouse shall not exceed the total square footage of encroachment of the farmhouse it is replacing;

v. A farmhouse being replaced shall be removed, in its entirety, including foundation, from the floodway within ninety days after occupancy of a new farmhouse;

vi. For substantial improvements and replacement farmhouses, the elevation of the lowest floor of the improvement and farmhouse respectively, including basement, is a minimum of one foot higher than the BFE;

vii. New and replacement water supply systems are designed to eliminate or

minimize infiltration of flood waters into the system;

viii. New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of flood water into the system and discharge from the system into the flood waters; and

ix. All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

b. Substantially damaged residences in floodway.

i. For all substantially damaged residential structures, other than farmhouses, located in a designated floodway, the Floodplain Administrator may make a written request that the Department of Ecology assess the risk of harm to life and property posed by the specific conditions of the floodway. Based on analysis of depth, velocity, flood-related erosion, channel migration, debris load potential, and flood warning capability, the Department of Ecology may exercise best professional judgment in recommending to the local permitting authority repair, replacement, or relocation of a substantially damaged structure consistent with WAC 173-158-076. The property owner shall be responsible for submitting to the local government and the Department of Ecology any information necessary to complete the assessment. Without a favorable recommendation from the department for the repair or replacement of a substantially damaged residential structure located in the regulatory floodway, no repair or replacement is allowed per WAC 173-158-070(1).

ii. Before the repair, replacement, or reconstruction is started, all requirements of the NFIP, the state requirements adopted pursuant to chapter 86.16 RCW, and all applicable local regulations must be satisfied. In addition, the following conditions must be met:

1. There is no potential safe building location for the replacement residential structure on the same property outside the regulatory floodway.

2. A replacement residential structure is a residential structure built as a substitute for a legally existing residential structure of equivalent use and size.

3. Repairs, reconstruction, or replacement of a residential structure shall not increase the total square footage of floodway encroachment.

4. The elevation of the lowest floor of the substantially damaged or replacement residential structure is a minimum of one foot higher than the BFE.

5. New and replacement water supply systems are designed to eliminate or minimize infiltration of flood water into the system.

6. New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of flood water into the system and discharge from the system into the flood waters.

7. All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

c. All other building standards apply in a floodway. If RMC 22.16.050(D)(1) is satisfied or construction is allowed pursuant to RMC 22.16.050(D)(2), all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of RMC 22.16.050.

E. General requirements for other development. All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in this ordinance, shall:

1. Be located and constructed to minimize flood damage;

2. Meet the encroachment limitations of this chapter if located in a regulatory floodway;

3. Be anchored to prevent flotation, collapse, or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;

4. Be constructed of flood damage-resistant materials; and

5. Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

F. Critical facility. Construction of new critical facilities shall be, to the extent possible, located outside the limits of the SFHA (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three (3) feet above BFE or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the BFE shall be provided to all critical facilities to the extent possible.

22.16.060 Variances.

A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this chapter would create an exceptional

hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners.

A. Requirements for variance.

1. Variances shall only be issued:

a. Upon a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;

b. For the repair, rehabilitation, or restoration of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure;

c. Upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief;

d. Upon a showing of good and sufficient cause;

e. Upon a determination that failure to grant the variance would result in exceptional hardship to the applicant;

f. Upon a showing that the use cannot perform its intended purpose unless it is located or carried out in close proximity to the water. This includes only facilities defined in RMC 22.16.020 of this ordinance in the definition of "Functionally Dependent Use."

2. Variances shall not be issued within any floodway if any increase in flood levels during the base flood discharge would result.

3. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the BFE, provided the procedures of RMC 22.16.040 and 22.16.050 of this ordinance have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.

B. Variance criteria.

1. In considering variance applications, the City of Richland shall consider all technical

evaluations, all relevant factors, all standards specified in other sections of this chapter, and

a. The danger that materials may be swept onto other lands to the injury of others;

b. The danger to life and property due to flooding or erosion damage;

c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

d. The importance of the services provided by the proposed facility to the community;

e. The necessity to the facility of a waterfront location, where applicable;

f. The availability of alternative locations for the proposed use, which are not subject to flooding or erosion damage;

g. The compatibility of the proposed use with existing and anticipated development;

h. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

i. The safety of access to the property in time of flood for ordinary and emergency vehicles;

j. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and

k. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities, such as sewer, gas, electrical, water system, and streets and bridges.

C. Additional requirements for the issuance of a variance.

1. Any applicant to whom a variance is granted shall be given written notice over the signature of a community official that:

a. The issuance of a variance to construct a structure below the BFE will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage; and

b. Such construction below the BFE increases risks to life and property.

2. The Floodplain Administrator shall maintain a record of all variance actions, including

justification for their issuance.

2. The Floodplain Administrator shall condition the variance as needed to ensure that the requirements and criteria of this chapter are met.

3. Variances as interpreted in the NFIP are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. The need to prevent flooding is so compelling, and the implications of the cost of insuring a structure built below the base flood elevation are so serious that variances from the flood elevation or from other requirements in this chapter are rare.

Section 3. Chapter 23.06 of the Richland Municipal Code, entitled Definitions, as enacted by Ordinance No. 28-05, and last amended by Ordinance No. 40-19, is hereby amended to read as follows:

Chapter 23.06 DEFINITIONS

Sections:

- 23.06.010 Definitions – Introductory.**
- 23.06.020 Accessory apartment unit.**
- 23.06.025 Accessory dwelling unit.**
- 23.06.027 Adult family home.**
- 23.06.030 Adult use establishment.**
- 23.06.035 Agriculture.**
- 23.06.040 Airport commercial.**
- 23.06.045 Airport industrial.**
- 23.06.050 Alley.**
- 23.06.053 Amendment.**
- 23.06.055 Animal shelter.**
- 23.06.065 Apparel and accessory stores.**
- 23.06.070 Apartment.**
- 23.06.071 Apartment, studio.**
- 23.06.075 Arcade.**
- ~~**23.06.080 Area of special flood hazard.**~~
- 23.06.085 Art galleries.**
- 23.06.090 Assisted living facility.**
- 23.06.095 Auto parts sales.**
- 23.06.100 Automobile repair.**
- 23.06.105 Automobile service station.**
- 23.06.110 Automobile wrecking.**
- ~~**23.06.115 Base flood.**~~

23.06.117 Basement.
23.06.120 Bed and breakfast.
23.06.125 Block front.
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23.06.010 Definitions – Introductory.

For the purpose of this title, certain terms and words are defined in this chapter. When not inconsistent with the context, words used in the present tense shall include the future; the singular number shall include the plural, and the plural, the singular; the word “shall” is always mandatory and the word “may” denotes a use of discretion in making a decision. The words “used” or “occupied,” unless the context otherwise requires, shall be considered as though followed by the words “or intended, arranged or designed to be used or occupied.”

23.06.020 Accessory apartment unit.

An “accessory apartment unit” is located within or adjacent to a detached one-family dwelling, located on the same lot and is a habitable living unit that provides the basic requirements of shelter, heating, cooking, and sanitation subject to the provisions of RMC 23.42.020.

23.06.025 Accessory dwelling unit.

“Accessory dwelling unit” means a dwelling unit located within a building that contains a nonresidential main or primary use. Occupancy of accessory dwelling units is reserved for the manager or owner of the main or primary use of the building.

23.06.027 Adult family home.

“Adult family home” means a facility licensed pursuant to Chapter 70.128 RCW, or the regular family dwelling of a person or persons who are providing personal care, special care, and/or room and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services.

23.06.030 Adult use establishment.

“Adult use establishment” means any adult motion picture theater, adult panoram establishment, adult retail establishment or live adult entertainment establishment, as defined herein, or any establishment which provides one or more of the activities listed herein.

A. “Adult motion picture theater” means any commercial establishment where films, motion pictures, video cassettes, computer images or other similar photographic reproductions depict specified sexual activities or specified anatomical areas to patrons for a payment of a fee, membership fee, or other charge.

B. Adult Panoram Establishment. “Adult panoram” means a commercial establishment where one or more motion picture projectors, slide projectors, computers or similar devices are used to show films, video cassettes, slides, or other forms of photographic reproductions depicting specified sexual activities or specified anatomical areas to patrons for a payment of a fee, membership fee, or other charge.

C. “Live adult entertainment establishment” means any commercial establishment featuring go-go dancers, exotic dancers, strippers, male or female impersonators, or similar entertainers that emphasize specified anatomical areas and/or whose performances or other activities include or mimic specified sexual activities.

D. “Adult retail establishment” means any retail establishment which, for money or any other form of consideration either:

1. Has as one of its principal purposes to sell, exchange, rent, loan, trade, transfer, and/or provide for viewing, off the premises, any adult-oriented merchandise, as defined in RMC 5.21.010; or
2. Provides, as its substantial stock-in-trade, for the sale, exchange, rental, loan, trade, transfer and/or viewing or use, off of the premises, any adult-oriented merchandise as defined in RMC 5.21.010.

23.06.035 Agriculture.

“Agriculture” means the tilling of the soil, the raising of crops, horticulture, floriculture, viticulture, apiculture, small livestock farming, dairying, livestock or animal husbandry, and sod farming, including all uses incidental thereto, including the sale of the agricultural products grown or raised upon the site. “Agriculture” excludes the following activities: hog farm, livestock feed lot, poultry farm, slaughterhouse, fertilizer works, bone yard, plant for the reduction or processing of animal matter, or similar manufacturing, processing, warehousing, storage, and related industrial and commercial activities whether or not dependent upon or closely allied to the agriculture industry.

23.06.040 Airport commercial.

“Airport commercial” means the retail sale of aviation-related products and services including aircraft service and rental, air passenger services, and air terminal activities including passenger ticketing, baggage, taxi service, car rental, restaurants, hotels and gift shops.

23.06.045 Airport industrial.

“Airport industrial” means research, design, fabrication and assembly of aircraft, aircraft parts, airfreight terminals and aviation-related products. This use also includes storage and wholesale trade of aviation-related products and air cargo operations and associated storage and processing.

23.06.050 Alley.

“Alley” means a passage or way open to public travel, affording generally a secondary means of vehicular access to abutting lots, but not intended for the general traffic circulation and including vehicular ways satisfying this definition but designated by some other name.

23.06.053 Amendment.

“Amendment” means a change to the text of the city’s zoning regulations.

23.06.055 Animal shelter.

“Animal shelter” means a service use maintained and operated primarily for the impounding, holding and/or disposal of lost, stray, unwanted, or injured animals.

23.06.065 Apparel and accessory stores.

“Apparel and accessory stores” means stores primarily engaged in selling new clothing, shoes, jewelry, and related articles for personal wear and adornment and stores that rent clothing such as costumes or formal wear.

23.06.070 Apartment.

“Apartment” means a room or suite of two or more rooms, which is designed for, intended for, or occupied by one family, with facilities for cooking therein.

23.06.071 Apartment, studio.

“Apartment, studio” means a self-contained, small apartment which combines living room, kitchenette and bedroom into a single room.

23.06.075 Arcade.

“Arcade” means a commercial establishment containing six or more video, pinball, pool tables or other games, or a business with more than one game per 500 square feet of gross floor area.

~~23.06.080 Area of special flood hazard.~~

~~“Area of special flood hazard” means the land in the floodplain subject to one percent or greater chance of flooding in any given year as identified in the official scientific and engineering report adopted in RMC 23.34.050. [Ord. 28-05 § 1.02; amended during 2011 recodification].~~

23.06.085 Art galleries.

“Art galleries” means establishments or other private or public places intended primarily for art exhibitions where people may view and/or purchase paintings, sculptures, or other works.

23.06.090 Assisted living facility.

“Assisted living facility” means an establishment which provides living quarters and a variety of limited personal care and supportive health care to individuals who are unable to live independently due to infirmity of age, physical or mental handicap, but who do not need the skilled nursing care of a convalescent or nursing home. These facilities may consist of individual dwelling units of a barrier-free design, with separate bathroom facilities, a full kitchen or no kitchen. The facility may provide a minimal amount of supportive health care monitoring, such as assistance with medication, but is limited to health care services which do not require state or federal licensing. In addition, these facilities may have a communal dining area, recreation facilities (library, lounge, game room), laundry facilities and open space.

23.06.095 Auto parts sales.

“Auto parts sales” means a commercial establishment primarily engaged in the retail sale of new auto parts, automobile accessories and tools, where no automobile maintenance or repair services are provided.

23.06.100 Automobile repair.

“Automobile repair” means an establishment which provides major automobile repair, minor automobile repair or an automobile repair specialty shop as defined herein.

A. “Major automobile repair” means general repair, engine rebuilding, rebuilding or reconditioning of motor vehicles or trailers; collision service, including body, frame or fender straightening or repair; overall painting or paint shop or other major repair or

maintenance, including operations which may require open flame or welding.

B. "Minor automobile repair" means minor repairs, replacement of minor parts to passenger automobiles and trucks not exceeding one and one-half tons capacity, including any auto lubrication services and engine tune-up services but specifically excluding operations specified under "automobile repair, major" and "automobile repair, specialty shop."

C. "Automobile repair specialty shop" means a retail and service place of business engaged primarily in light repair and sale of goods and services for automotive vehicles including brakes, muffler and tire shops, and their accessory uses. Major automobile repair is excluded from this definition.

23.06.105 Automobile service station.

"Automobile service station" means a retail place of business for the servicing or fueling of motor vehicles, including tube and tire repairs, battery charging, storage of merchandise and supplies related to the servicing of motor vehicles, sale of gasoline and other fuel and lubricants, and minor motor vehicle repairs. Such use excludes items constituting "major automobile repair."

23.06.110 Automobile wrecking.

"Automobile wrecking" means the dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts.

~~**23.06.115 Base flood.**~~

~~"Base flood" means the flood having a one percent chance of being equaled or exceeded in any given year.~~

23.06.117 Basement.

"Basement" means any area of a building having its floor subgrade (below ground level) on all sides.

23.06.120 Bed and breakfast.

"Bed and breakfast" means a one-family detached dwelling unit occupied by a resident owner/manager within which up to four rental bedrooms are made available for overnight accommodation.

23.06.125 Block front.

"Block front" means that property abutting on one side of a street and lying between the two nearest intersecting or intercepting streets or nearest intersecting or intercepting streets and railroad right-of-way, waterway, or subdivided acreage.

23.06.130 Book, stationery and art supply store.

“Book, stationery and art supply store” means an establishment engaged in the retail sale of books and magazines, stationery, CDs, record and tapes, video and art supplies.

23.06.135 Building.

“Building” means any structure having a roof supported by columns or by walls and intended for the shelter, housing, or enclosure of any person, animal, or chattel. When any portion thereof is completely separated from every other portion thereof by a masonry division or fire wall without any window, door or other opening therein, which wall extends from the ground to the upper surface of the roof at every point, then each such portion shall be deemed to be a separate building.

23.06.140 Building, accessory.

“Building, accessory” means a detached subordinate building, the use of which is necessary and incidental to that of a main building on the same lot, and which does not change or alter the character of the premises.

23.06.145 Building, main.

“Building, main” means a building in which is conducted the principal use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be a main building on the lot on which the same is situated.

23.06.150 Building, hardware and garden supply store.

“Building, hardware and garden supply store” means an establishment engaged in selling lumber and other building materials such as paint, glass, wallpaper, tools, seeds, and fertilizer.

23.06.155 Bus station.

“Bus station” means an establishment for the storage, dispatch, repair and maintenance of coaches and other vehicles of a public transit system.

23.06.160 Bus terminal.

“Bus terminal” means an establishment that sells tickets, provides scheduling information and serves as a point of arrival and departure for an inter-city bus line.

23.06.165 Bus transfer station.

“Bus transfer station” means land in a centralized location used by a municipal bus service as a point of departure for multiple bus routes and where bus passengers transfer from one bus to another.

23.06.170 Cafeteria.

“Cafeteria” means an enclosed building or portion thereof used for the preparation, sale, and consumption of food and beverages. Typically, food services offered in a cafeteria are provided as an accessory use to employees or other groups of people and are not

generally offered to the general public.

23.06.175 Car wash.

“Car wash” means a facility designed for the cleaning of automobiles, of which there are two types:

A. “Car wash, automatic” means a tunnel-like structure through which cars are pulled or driven and in which high-pressure sprays and brushes clean, dry and may wax vehicles.

B. “Car wash, self-service” means a coin-actuated, self-service washing system enclosed in a walled bay, open front and rear, of not less than eight feet in height. The pumps, water heaters and like equipment are completely housed. Additional facilities may include drying material dispensers and vacuum cleaners.

23.06.180 Carport.

“Carport” means a covered space for the housing primarily of motor vehicles and enclosed on no more than two sides by walls, screens, cabinets, or other type of enclosures.

23.06.185 Cemetery.

“Cemetery” means land used or intended to be used for the burial of the dead and dedicated for cemetery purposes including columbariums, crematoriums, mausoleums, and funeral establishments, when operated in conjunction with and within the boundary of such cemetery.

23.06.190 Church.

“Church” means a structure, group of structures, or portion thereof which is utilized for the purpose of conducting religious worship, services or ceremonies. A church may contain facilities such as a sanctuary or chapel, assembly rooms, offices, kitchen, parsonage, or multi-purpose facilities. Graded educational facilities, dwelling units except parsonages, day care facilities, and facilities for the training of religious orders shall not be considered incidental to church usage, but may be allowed subject to other provisions of this title.

23.06.195 City officials and agencies.

The word “city” means the city of Richland in Benton County, Washington; the term “city council” means the city council of said city; the terms “planning commission” or “physical planning commission” or “commission” mean the planning commission of the city; the term “board” or “board of adjustment” means the board of adjustment of the city; the term “administrative official” or “city planner” means such person as the city manager shall designate to administer and enforce this title.

23.06.200 Cinema.

“Cinema” means a motion picture theater.

23.06.205 Clinic.

“Clinic” means a building or portion of a building containing offices for providing medical, dental, psychiatric or chiropractic services for outpatients only.

23.06.210 Club or fraternal societies.

“Club” or “fraternal societies” means an association of persons (whether or not incorporated) organized for some common nonprofit purpose, but not including a group organized primarily to render a service customarily carried on as a business.

23.06.215 Commercial recreation.

“Commercial recreation” means establishments engaged in providing amusement or entertainment for a fee or admission charge. There are two categories of commercial recreation:

A. Indoor Commercial Recreation. Including but not limited to such activities as dance halls, bowling alleys, billiard and pool establishments, skating rinks, indoor batting cages and miniature golf.

B. Outdoor Commercial Recreation. Including but not limited to such activities as outdoor batting cages, arenas, golf courses, putting courses, outdoor miniature golf, amusement parks, riding academies, carnival operations, expositions, and marinas.

23.06.217 Concessionaire.

“Concessionaire,” for the purposes of this title, means and includes any person, firm, or corporation involved in any activity involving the sale of any goods or services, whether conducted for profit or not, on any property located within the PPF – parks and public facilities district. Any concession activity shall be clearly incidental to and supportive of an established primary permitted use in the underlying zoning district.

23.06.220 Convention center.

“Convention center” means a building or area designated to accommodate large groups of people usually for social occasions, or the exchange of information related to professional or commercial activity. Such a facility typically contains various large assembly halls, conference rooms, and food service facilities.

23.06.225 Contractors’ offices and shops.

“Contractors’ offices and shops” means a combination of uses in a single building or lot that includes the assembly, storage and/or manufacture of products typically used in building construction such as cabinetry, heating/cooling systems, plumbing and mechanical systems together with administrative offices.

23.06.230 Contractors’ yards.

“Contractors’ yards” means the portion of a lot outside of a contractor’s office and shop that is used for the outdoor storage of vehicles, equipment and supplies.

23.06.235 Court.

“Court” means an open, unoccupied space, other than a yard, on the same lot with a building or group of buildings, which is bounded on two or more sides by such building or buildings.

23.06.240 Cultural institution.

“Cultural institution” means establishments such as museums, art galleries, and botanical and zoological gardens of historic, educational or cultural interests which are not operated for profit.

23.06.245 Day care center.

“Day care center” means a licensed facility, other than a family day care home, providing regularly scheduled care for a group of children for periods less than 24 hours.

23.06.250 Delicatessen.

“Delicatessen” means retail food stores selling ready-to-eat food products such as cooked meats, prepared salads or seafood, health food or other specialty food items.

23.06.255 Department store.

“Department store” means a large retail store arranged into departments for the sale of a variety of consumer goods.

23.06.260 Dependent recreational vehicle.

“Dependent recreational vehicle” means a recreational vehicle which does not contain water or sewage disposal facilities.

23.06.265 Designated manufactured home.

“Designated manufactured home” means a manufactured home which:

A. Is comprised of at least two fully enclosed parallel sections each not less than 12 feet wide by 36 feet long;

B. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch; and

C. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built International Building Code single-family residences.

23.06.270 Development.

“Development” means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials, but not including any open wire fences in any F district.

23.06.275 District.

“District” means a portion of the city within which certain uses of land and buildings are permitted, and certain other uses of land and buildings are prohibited, or within which certain yards and other open spaces are required, or within which certain lot areas are established, or within which certain height limits are required for buildings, or within which a combination of such aforesaid regulations are applied, all as set forth and specified in this title, or any of the districts with which any combining regulations are combined.

23.06.280 Dormitories, fraternities and sororities.

“Dormitories,” “fraternities” and “sororities” means a building occupied by and maintained exclusively for students affiliated with an academic or professional college or university, or other recognized institution of higher learning.

23.06.285 Drinking establishment.

“Drinking establishment” means a business primarily engaged in the retail sale of alcoholic beverages for consumption on the premises, including nightclubs, bars, cocktail lounges, and taverns.

23.06.290 Drive-through.

“Drive-through” means a facility which, by its design, allows people to receive goods and/or services while remaining in their automobiles.

23.06.295 Drug store/pharmacy.

“Drug store/pharmacy” means an establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, vitamins, first-aid supplies, and other health-related products.

23.06.300 Dwelling, one-family attached.

“Dwelling, one-family attached” means a building designed for or containing one dwelling unit, which is attached on one or both sides with a common wall/zero lot line wall to one or more buildings of the same type.

23.06.305 Dwelling, one-family detached.

“Dwelling, one-family detached” means a detached building designed for or containing one dwelling unit, which may include an accessory apartment subject to the provisions of the zoning districts and RMC 23.42.020.

23.06.310 Dwelling, two-family detached.

“Dwelling, two-family detached” means a detached building designed for or containing two independent dwelling units.

23.06.315 Dwelling, multiple-family.

“Dwelling, multiple-family” means a building or portion thereof designed for or containing three or more independent dwelling units.

23.06.320 Dwelling unit.

“Dwelling unit” means a building or portion thereof providing complete housekeeping facilities for one family, which may include an accessory apartment unit subject to the provisions of the zoning districts and RMC 23.42.020.

23.06.325 Electronic equipment stores.

“Electronic equipment stores” means establishments engaged in the retail sale of a variety of electronic equipment including computers, televisions, stereos, and cameras.

23.06.330 Essential public facilities.

“Essential public facilities” means a facility, conveyance or site whose services are provided by a governmental agency, a private or nonprofit organization under contract to or with substantial funding from government agencies, or a private organization subject to public service obligations, which is necessary to adequately provide a public service and which is typically hard to site.

23.06.335 Equipment rental.

“Equipment rental” means the use of a building or land for the purpose of providing tools, implements, or other articles to individuals or businesses on a temporary basis for a specified fee. This use does not include the rental of automobiles or trucks.

23.06.340 Family.

“Family” means one or more persons occupying a premises and living as a single, nonprofit housekeeping unit, as distinguished from a group occupying a hotel, club, boardinghouse or rooming house, fraternity or sorority house.

23.06.345 Family day care home.

“Family day care home” means a licensed facility in the licensee’s home providing regularly scheduled care for 12 or fewer children for periods less than 24 hours.

23.06.350 Farming of land.

“Farming of land” means the growing of seasonal crops and/or the tilling of soil. For purposes of this definition, the farming of land is typically an interim or temporary land use and would not typically include agricultural activities that are of a long-term nature, such as the planting of orchards or vineyards or the raising of livestock.

23.06.355 Fence.

“Fence” means an upright structure serving as an enclosure, barrier or boundary usually made of posts, boards, wire, iron, steel, or masonry.

23.06.360 Financial institution.

“Financial institution” means a business or institution engaged in monetary transactions such as banks, lending, savings and loan institutions and credit unions but excluding pay day loan businesses.

~~23.06.365 Flood or flooding—Flood Insurance Rate Map (FIRM)—Flood Insurance Study.~~

~~“Flood” or “flooding” means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland waters and/or the unusual and rapid accumulation of runoff of surface waters from any source.~~

~~“Flood Insurance Rate Map (FIRM)” means the official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable within the city.~~

~~“Flood Insurance Study” means the official report provided by the Federal Emergency Management Agency that includes flood profiles, the flood boundary/floodway map, and the water surface elevation of the base flood.~~

23.06.370 Florist.

“Florist” means an establishment engaged in the retail sale of flowers and plants.

23.06.375 Food stores.

“Food stores” means stores primarily engaged in selling food and beverages for home preparation and consumption. It includes grocery stores; mini-market or convenience store uses; meat and fish markets, including freezer provisioners; fruit and vegetable markets; candy, nut, and confectionery stores; dairy products stores; retail bakeries; wine and beer shops; liquor stores; and miscellaneous stores specializing in items such as spices, coffee, or health foods. As an accessory use, a food store may also sell prepared foods for on-site or off-site consumption.

23.06.380 Food wagon.

“Food wagon” means a vehicle that is used for retail food sales that is capable of operating from a variety of sites, rather than from a fixed location.

23.06.385 Fuel station/mini-mart.

“Fuel station/mini-mart” means establishments engaged primarily in the sale of automobile gasoline or other auto fuel to the general public. Such uses may include mini-market or convenience store uses involving the sale of snack food and beverage items.

23.06.390 Funeral establishment.

A “funeral establishment” is a place of business devoted exclusively to such activities as are related to the preparation and arrangements for the funeral, transportation, burial, or other disposition of dead bodies, and including but not limited to: (A) a chapel in which memorial, funeral, or religious services may be conducted; and (B) a preparation room equipped for the preparation and embalming of dead bodies for burial or transportation.

23.06.395 Furniture, home furnishings, and appliance stores.

“Furniture, home furnishings, and appliance stores” means businesses primarily engaged

in the retail sale of goods used for furnishing the home, such as furniture, floor coverings, draperies, lighting fixtures, woodstoves, domestic cook stoves, refrigerators, and other household electrical and gas appliances. This category also includes rental of furniture, appliances, and the like.

23.06.400 General service businesses.

“General service businesses” means establishments which provide services involving the maintenance, repair or improvement of personal and household goods including computer and consumer electronics repair and service, custom framing shops, jewelry repair, locksmiths, shoe repair, tailors, upholstery shops, and similar uses.

23.06.405 Grade plane.

“Grade plane” means a reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet from the building, between the building and a point six feet from the building.

23.06.410 Gross floor area.

“Gross floor area” means the sum of the areas of all floors included within the surrounding walls of a building, or portion thereof, exclusive of vents, shafts, and courts.

23.06.415 Guest room.

“Guest room” means a room which is intended, arranged, or designed to be occupied or which is occupied by one or more guests, but in which no provision is made for cooking, and not including dormitories for sleeping purposes.

23.06.420 Habitable floor.

“Habitable floor” means any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof, except for a floor used only for storage purposes.

23.06.425 Hazardous waste.

“Hazardous waste” means all dangerous and extremely hazardous waste as defined by RCW 70.105.010.

23.06.430 Hazardous waste storage.

“Hazardous waste storage” means the holding of dangerous waste for a temporary period as regulated by the Washington State Dangerous Waste Regulations, Chapter 173-30 WAC.

23.06.435 Hazardous waste treatment.

“Hazardous waste treatment” means the physical, chemical, or biological processing of dangerous waste to make wastes nondangerous or less dangerous, safer for transport,

amenable for storage, or reduced in volume.

23.06.440 Hazardous waste treatment and storage facilities, off site.

“Hazardous waste treatment and storage facilities, off site” means treatment and storage facilities that treat or store waste generated on properties other than those on which the off-site facilities are located.

23.06.445 Hazardous waste treatment and storage facilities, on site.

“Hazardous waste treatment and storage facilities, on site” means treatment and storage facilities that treat and store wastes generated on the same, geographically contiguous, or bordering property.

23.06.450 Hedge.

“Hedge” means a row of closely planted shrubs, bushes, or low growing trees forming a barrier, enclosure, or boundary.

23.06.455 Height of building.

“Height of building” means the vertical distance from grade plane to the average height of the highest roof surface. (See RMC 23.06.405 for definition of “grade plane.”)

23.06.460 Hog farm.

“Hog farm” means a lot, structure or building used for the raising or keeping of six or more hogs or swine.

23.06.465 Home occupations.

“Home occupations” means an occupation or business activity conducted within a dwelling unit by a member or members of the family who occupy the dwelling, where the occupation or business activity is clearly incidental and secondary to the use of the dwelling for living purposes and the residential character of the dwelling is maintained.

23.06.470 Health/fitness center.

“Health/fitness center” means a building, group of buildings or combination of buildings and outdoor uses which together are used for sports, health and recreational uses whether on a membership basis or for the general public. Such facilities include, but are not limited to, gymnasiums, weight-reducing centers, dance studios, tennis, handball or racquetball courts, indoor or outdoor swimming pools and spas, weight training, exercise classes, and running tracks.

23.06.475 Health/fitness facility.

“Health/fitness facility” means health clubs, aerobics centers, athletic clubs and gymnasiums, handball and racquetball clubs, weight-reducing centers, dance studios, and other businesses primarily engaged in indoor health and recreation activities, whether on a membership basis or for the general public. Health/fitness facilities are conducted in buildings no larger than 5,000 square feet in area.

23.06.477 Health spa.

“Health spa” means a commercial facility providing body treatments, massage, gyms, spas, health and wellness activities and similar services.

23.06.480 Homeless shelter.

“Homeless shelter” means a facility designed to provide overnight accommodations and/or meals to homeless persons.

23.06.485 Hospital.

“Hospital” means a licensed institution designed within an integrated campus setting for the diagnosis, care, and treatment of human illness, both mental and physical.

23.06.490 Hospital or clinic for large animals.

“Hospital or clinic for large animals” means a medical facility or institution providing inpatient and outpatient veterinary service consisting of the prevention, cure, or alleviation of disease and injury to large animals or livestock.

23.06.495 Hospital or clinic for small animals.

“Hospital or clinic for small animals” means a medical facility or institution providing inpatient and outpatient veterinary service consisting of the prevention, cure, or alleviation of disease and injury to dogs, birds, cats, and similar small animals.

23.06.500 Hot tub.

“Hot tub” means a nonpermanent structure intended for recreational bathing, in which all controls, water heating, and water circulating equipment are an integral part of the product.

23.06.505 Hotel.

“Hotel” means any building or portion thereof containing six or more guest rooms, which is used, designed, or intended to be used, let, or hired out to be occupied, or which is occupied by six or more individuals for compensation, whether the compensation be paid directly or indirectly.

23.06.510 House-banked card room.

“House-banked card room” as used in this title means an establishment licensed by the Washington State Gambling Commission (the “Commission”) to offer “house-banked card games” as described in WAC 230-40-010 and subject to regulation by the Commission under RCW 9.46.070 and Chapter 230-40 WAC.

23.06.515 Junkyard.

“Junkyard” means the use of more than 100 square feet of the area of any lot, or the use of any portion of that half of any lot (but not exceeding a depth or width, as the case may be, of 100 feet) which adjoins any street, for the storage, keeping or abandonment of junk, including scrap metals or other scrap material, or the use of any area for an automobile

wrecking yard; provided, however, that this definition shall not be deemed to include uses conducted entirely within an enclosed building or lots for the outdoor display and sale of used automobiles in operable condition.

23.06.520 Kennel, commercial.

“Kennel, commercial” means any lot, premises, building, or structure where six or more dogs, cats, and/or household pets over six months of age are kept.

23.06.525 Landscaping.

“Landscaping” shall consist of any of the following or combination thereof: material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, and trees; and nonliving durable material commonly used in landscaping such as, but not limited to, rocks, pebbles, bark, sand, walls, or fences, but excluding paving and artificial plants.

23.06.530 Landscaping material sales.

“Landscaping material sales” means establishments engaged in the retail sale of materials commonly used in landscaping such as trees, shrubs, bark, gravel, patio bricks, concrete blocks, pond liners, and similar materials.

23.06.535 Large livestock farming.

“Large livestock farming” means the keeping of domesticated animals such as horses, ponies, burros, dairy and beef cattle, sheep, goats, swine, and similar animals which are kept for personal or agricultural use, or raised for sale and profit.

23.06.540 Lattice tower.

“Lattice tower” is a wireless communications support structure, which consists of metal crossed strips or bars to support antennas and related equipment.

23.06.545 Laundry, self-service.

“Laundry, self-service” means a business providing home-type washing, drying and/or ironing facilities where customers primarily complete the laundering of their own clothes.

23.06.550 Laundry/dry cleaning, retail.

“Laundry/dry cleaning, retail” means a business providing drop off and pick up services of laundry and dry cleaning where the actual laundry/dry cleaning activities are completed at an off-site commercial laundry/dry cleaning facility.

23.06.552 Laundry/dry cleaning, neighborhood.

“Laundry/dry cleaning, neighborhood” means a business providing drop off and pick up services of laundry and dry cleaning and where actual laundry/dry cleaning activities are completed on site in a process that primarily uses solvents or chemicals that are not regulated as hazardous by the Environmental Protection Agency. Such businesses shall operate in facilities that are 2,000 square feet in area or less.

23.06.555 Laundry/dry cleaning, commercial.

“Laundry/dry cleaning, commercial” means a business providing commercial laundry or dry cleaning services.

23.06.560 Livestock feed lot.

“Livestock feed lot” means a lot, structure or building, or confined area used intensively for raising or keeping of more than six head of beef cattle or similar livestock for the purpose of feeding, breeding, conditioning, or holding the same for marketing or slaughter in which animal waste may accumulate, but not including barns, pens or similar structures.

23.06.565 Lot.

“Lot” means land occupied or to be occupied by a principal use or building or unit group of buildings and accessory buildings, together with such open spaces as are required under the provisions of this title, having not less than the minimum area required by this title, for a lot in the district in which such lot is situated, and having its principal frontage on a street, or having a permanent means of access to a street. A lot as defined herein is not necessarily the same as a platted lot.

23.06.567 Lot area.

“Lot area” means the total horizontal area included within lot lines.

23.06.570 Lot, corner.

“Lot, corner” means a lot bounded on two or more sides by street lines; provided, that the interior angle of intersection or interception of said street lines does not exceed 135 degrees.

23.06.572 Lot, interior.

“Lot, interior” means a lot other than a corner lot.

23.06.575 Lot line, front.

“Lot line, front” means, in the case of an interior lot, a line separating the lot from the street; in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street; except in those cases in a C-1 district where a lot has two or more street frontages of equal length or nearly equal length, the front lot line shall be considered to be the line adjoining the street which the comprehensive plan shows is intended to carry the heaviest traffic flow.

23.06.577 Lot line, rear.

“Lot line, rear” means the lot line which is generally opposite the front lot line. If the rear lot line is less than 10 feet in length, or if the lot comes to a point at the rear, the rear lot line shall be deemed to be a line parallel to the front lot line, not less than 10 feet long, lying wholly within the lot and farthest from the front lot line.

23.06.580 Lot line, side.

"Lot line, side" means any lot boundary line not a front lot line or a rear lot line.

23.06.582 Lot depth.

"Lot depth" means the shortest horizontal distance between the front lot line and a line drawn parallel to the front lot line through the midpoint of the rear lot line. For lots with front lines containing curves or angles, the measurement shall be taken from a line drawn parallel to a base line adjoining the front corners of the lot and lying midway between said base line and a line drawn parallel to said base line tangent to the curve or through the angle point.

23.06.584 Lot width.

"Lot width" means the distance between side lot lines measured at right angles to the lot depth at its midpoint.

~~23.06.586 Lowest floor.~~

~~"Lowest floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of this title found in RMC 23.34.070(A)(6) (i.e., provided there are adequate flood ventilation openings).~~

23.06.587 Lumberyard.

"Lumberyard" means a business that sells building materials and/or lumber in large quantities, and includes a significant portion of its product storage outdoors or in warehouse portions of a building.

23.06.590 Macrofacility.

"Macrofacility" is a large wireless communication facility that provides radio frequency coverage for a cellular telephone network. Generally, macro cell antennas are mounted on ground-based towers, rooftops and other existing structures at a height that provides a clear view over the surrounding buildings and terrain. Macro cell facilities typically contain antennas that are greater than three cubic feet per antenna, and typically cover large geographic areas with relatively high capacity and may be capable of hosting multiple wireless service providers.

23.06.595 Mailing services.

"Mailing services" means a private establishment engaged in the business of renting mailboxes, accepting packages for delivery, selling packaging materials and/or providing bulk mailing services for customers.

23.06.600 Manufactured home.

"Manufactured home" means a single-family residence constructed after June 15, 1976,

and in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indicating such compliance.

23.06.605 Manufactured home lot, park, and stand.

“Manufactured home lot” means a designated portion of a manufactured home park designed for the accommodation of one manufactured home and its accessory structures.

“Manufactured home park” means any site, lot, field or tract of land under the ownership or management of one person, partnership, firm or corporation which is divided into manufactured home lots for tenancy or lease, upon which two or more manufactured homes are located and occupied for dwelling purposes.

“Manufactured home stand” means that area of a manufactured home lot which has been reserved for the placement of a manufactured home.

23.06.610 Manufacturing, general.

“Manufacturing, general” means a manufacturing use, typically having the potential of creating moderate noise, smoke, dust, vibration or other environmental impacts or pollution, and including but not limited to the following:

- A. Production of items made from stone or concrete;
- B. Production of items from ferrous or nonferrous metals through use of a machine shop, welding or fabrication; or from nonferrous metals through use of a foundry; or from ferrous metals through use of a foundry heated by electricity (induction melting);
- C. Production of finished goods that typically are not for household or office use, such as barrels, ceramic molds, or cardboard cartons, from materials that are already refined, or from raw materials that do not need refining, such as paper, fabric, leather, pre-milled wood; or wool, clay, cork, semiprecious or precious metals or stones, fiber, or other similar materials;
- D. Production of finished goods, for household or non-household use, such as toys, film, pens, or linoleum from plastic, rubber, or celluloid;
- E. Production of parts to be assembled into a finished product;
- F. Development of film on a wholesale basis;
- G. Production of items through biological processes, such as pharmaceuticals and industrial purifiers, manufactured by bioengineering techniques;
- H. Production of items such as paint and coatings, dyestuffs, fertilizer, glue, cosmetics,

clay, or pharmaceuticals that require the mixing or packaging of chemicals;

I. Food processing for human consumption except that involving the milling of grain or the refining of sugar.

23.06.615 Manufacturing, heavy.

“Manufacturing, heavy” means a manufacturing use, typically having the potential of creating substantial noise, smoke, dust, vibration and other environmental impacts or pollution, and including but not limited to:

A. Processing or refining of raw materials, such as but not limited to minerals, petroleum, rubber, wood or wood pulp, into other products;

B. The milling of grain or refining of sugar, except when accessory to a use defined as food processing for human consumption or as a retail sales and service use;

C. Slaughterhouses, including packing and freezing of meat products;

D. Refining, extruding, rolling, or drawing of ferrous or nonferrous metals, or the use of a non-induction foundry for ferrous metal;

E. Production of large durable goods such as motorcycles, cars, manufactured homes, airplanes, or heavy farm, industrial, or construction machinery;

F. Manufacturing of electrical components, such as semi-conductors and circuit boards, using chemical processes such as etching or metal coating;

G. Production of industrial organic and inorganic chemicals, and soaps and detergents; and

H. Conversion of solid waste into useful products or preparation of solid waste for disposal at another location by processing to change its physical form or chemical composition. This includes the off-site treatment or storage of hazardous waste as regulated by the State Department of Ecology.

23.06.617 Manufacturing, light.

“Manufacturing, light” means a manufacturing use, typically having little or no potential of creating noise, smoke, dust, vibration or other environmental impacts or pollution, and including but not limited to the following:

A. Production, assembly, finishing, and/or packaging of articles from parts made at another location, such as assembly of clocks, electrical appliances, or medical equipment;

B. Production of finished household and office goods, such as jewelry, clothing or cloth,

toys, furniture, or tents, from materials that are already refined, or from raw materials that do not need refining, such as paper, fabric, leather, pre-milled wood; or wool, clay, cork, semi-precious or precious metals or stones, fiber, or other similar materials;

C. Canning or bottling of food or beverages for human or animal consumption using a mechanized assembly line;

D. Printing plants with more than 5,000 square feet of gross floor area;

E. Electronic product and component manufacturing including radio, TV, computers, data systems equipment, optical, photographic, engineering and similar precision instruments and high-tech industries.

23.06.620 Manufacturing use.

“Manufacturing use” means a business establishment in which articles are produced by hand or by machinery, from raw or prepared materials, by giving to those materials new forms, qualities, properties, or combinations, in a process frequently characterized by the repetitive production of items made to the same or similar specifications.

23.06.625 Marinas.

“Marinas” means an establishment providing docking, moorage space and activities relating to the maintenance and minor repair of pleasure boats and yachts.

23.06.630 Marine equipment rentals.

“Marine equipment rentals” means a business engaged in the rental of marine equipment, such as boats or jet skis, to individuals or businesses on a temporary basis for a specified fee.

23.06.635 Marine gas sales.

“Marine gas sales” means a business typically associated with a marina that engages in retail gasoline sales for boats and other marine equipment.

23.06.640 Master plan.

“Master plan” means a detailed site plan for certain distinct areas of the city for which specific plans have been reviewed and approved by the planning commission and the city council. A master plan for a distinct area is not to be construed as a substitute for the comprehensive plan as set forth in Chapter 23.01 RMC.

23.06.645 Microbrewery.

“Microbrewery” means a small-scale beer brewing plant located within a restaurant or tavern building in which a portion of the building is used for the production of beer for wholesale distribution and for on-site retail sale to restaurant or tavern patrons.

23.06.650 Microfacility.

Repealed by Ord. 07-19.

23.06.655 Mini-warehouse.

“Mini-warehouse” means a structure containing separate storage spaces of varying sizes that are leased or rented on an individual basis and outdoor yards for the storage of goods where storage, retrieval and transport are the responsibilities of the renter or lessee.

23.06.660 Mobile home.

“Mobile home” means a single-family residence transportable in one or more sections that are eight feet or more in width and 32 feet or more in length, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976.

23.06.665 Monopole.

“Monopole” means a vertical support structure consisting of a single vertical metal, concrete, or wooden pole, typically round or square and driven into the ground or attached to a foundation.

23.06.670 Motel.

“Motel” means a building or group of buildings containing guest rooms designed or used to provide transient lodging.

23.06.675 Nursing home or rest home.

“Nursing home” or “rest home” means a home for aged, chronically ill, incurable persons, or persons in need of convalescent care outside of a hospital in which two or more persons not of the immediate family are received, kept, or provided with food and shelter or care for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of disease or injury, maternity cases, or mental illness.

23.06.680 Nursery, plant.

“Nursery, plant” means an enterprise, establishment or portion thereof that conducts the retailing or wholesaling of plants grown on the site, as well as accessory items such as clay pots, potting soil, fertilizers, insecticides, garden implements, etc.

23.06.685 Office – Corporate.

“Office – corporate” means an establishment primarily engaged in providing internal office administration services as opposed to customer service in a single building or a campus setting; for example, the headquarters, regional offices and/or the administrative offices for a corporation. Generally, the majority of the traffic generated from corporate offices comes from employees and not the general public.

23.06.687 Office – Consulting services.

“Office – consulting services” means establishments providing a wide variety of professional services including but not limited to: accountants, engineers, geologists, architects, financial consultants, landscape architects, land planners, surveyors and interior designers who generally conduct research, provide analysis of information,

computer simulation, diagramming, mapping and/or drafting in order to create new products or plans.

23.06.690 Office – General.

“Office – general” means an establishment which provides administrative, professional, educational, financial, governmental or customer services to individuals, businesses, institutions and/or governmental agencies in an office setting; for example, branch banks, travel agencies, medical offices, real estate offices, insurance agencies, government offices, customer service offices, data processing services, union or charitable organization offices and wholesalers’ offices.

23.06.695 Office – Research and development.

“Office – research and development” means an office/laboratory establishment engaged in the research, analysis, design, development and/or testing of a product.

23.06.700 Office supply store.

“Office supply store” means stores selling office products such as stationery, legal forms, writing implements, computers, copies, office furniture, and similar products.

23.06.705 Outdoor advertising sign.

“Outdoor advertising sign” means any lettered, figure, or pictorial matter or other sign of any kind or character whatsoever, made visible for outdoor advertising purposes anywhere.

23.06.710 Outdoor advertising structure.

“Outdoor advertising structure” means any structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any outdoor advertising sign may be placed, including also outdoor advertising statuary.

23.06.715 Outdoor storage.

“Outdoor storage” means the storage of any products, materials, vehicles, equipment, junk, or scrap outside the confines of an enclosed building, and more specifically defined as:

A. Merchandise Display. Display of products and materials, and operable vehicles and equipment for the principal purpose of offering for sale at retail, and incidental to the business existing on the premises;

B. Equipment and Material Storage. Storage of any equipment or materials in usable condition which are not being specifically displayed as merchandise or offered for sale at retail; and

C. Junk and Scrap Storage. Storage of used products or scrap materials such as wood, cloth, paper, glass, metal, plastic, or rock material, which could be refurbished, recycled,

or converted into usable stock or material.

23.06.720 Parking lot.

“Parking lot” means an open area, other than a street or alley, used for the temporary parking of automobiles and available for public use, whether free or for compensation, or as an accommodation for clients or customers.

23.06.725 Parking space, automobile (off street).

“Parking space, automobile (off street)” means space within a public or private parking area, or within a building designed for or used for the temporary parking or storage of one motor vehicle.

23.06.728 Parking structure.

“Parking structure” means a structure used for the parking of vehicles where parking is accommodated on two or more levels.

23.06.730 Pasture.

“Pasture” means a fenced enclosure or confined area used for the grazing of livestock or small animals which contains sufficient vegetation to serve as the principal food source for the livestock confined therein.

23.06.732 Patio.

“Patio” means an outdoor space that is often paved or decked directly adjacent to a main building that is at or within 30 inches of adjacent grade.

23.06.735 Pawn shop.

“Pawn shop” means an establishment engaged in the buying or selling of new or secondhand merchandise and offering loans in exchange for personal property.

23.06.740 Pen.

“Pen” means a fenced enclosure or small confined area used for the raising or keeping of livestock or small animals, but not including barns, sheds or similar structures, or pasture.

23.06.745 Personal loan business.

“Personal loan business” means an establishment engaged in the business of cashing payroll checks and/or providing small, non-secured, short-term loans to individuals.

23.06.750 Personal services business.

“Personal services business” means a business primarily engaged in providing services generally involving the maintenance of the human body, or other services to one’s person. Such businesses include, but are not limited to, barber and beauty shops, photographic studios, body piercing, manicuring shops, tanning parlors, body wrapping, tattoo parlors and massage practitioners.

23.06.755 Pet shop and pet supply store.

“Pet shop” and “pet supply store” mean establishments engaged in the retail sale of pets, pet food, supplies and the grooming of pets.

23.06.760 Photo processing, copying and printing services.

“Photo processing, copying and printing services” means retail establishments that provide duplicating services using photocopy, blueprint and offset printing equipment, including collating of booklets and reports.

23.06.765 Pool, private.

“Pool, private” means a swimming pool built accessory to a dwelling unit and used for the enjoyment of the family living therein.

23.06.770 Pool, public.

“Pool, public” means a swimming pool to which the general public has access through the payment of a fee or admission charge.

23.06.775 Pool, semi-public.

“Pool, semi-public” means a swimming pool accessory to a hotel, motel, multiple dwelling or similar use to which the general public does not have usual access, and located for the convenience of the guests or patrons of a hotel, motel or similar use.

23.06.777 Porch.

“Porch” means an outdoor, typically raised and covered area, providing an entrance way to a building.

23.06.780 Portable food vendor.

“Portable food vendor” means the vending of food and/or beverages from a movable cart-type stand which is located on the same lot as, and in conjunction with, a permitted use. Portable food vending stands cannot be self-propelled, must serve only walk-up customers, and may not be stored outdoors when the portable food vendor is not open for business.

23.06.785 Poultry farm.

“Poultry farm” means a lot, structure or building used intensively for the raising, feeding, breeding, or keeping of chickens, turkeys, or other poultry for marketing or slaughter, or for the production of eggs for sale.

23.06.790 Public agency building.

“Public agency building” means any agency office for the administration of any governmental activity or program.

23.06.792 Public agency facility.

“Public agency facility” means a lot, structure, facility or building which is necessary for

the operation of a public utility on which is performed a public service such as supplying water, wastewater disposal, electrical, transportation or communication service, usually as a monopoly or pursuant to a franchise by a business organization under governmental regulation, or directly by government.

23.06.795 Radio and television studio.

“Radio and television studio” means an establishment engaged in transmitting oral and visual programs, and which consists of a studio, transmitter, and antennas.

23.06.797 Reclassification.

“Reclassification” means a change in the city’s zoning map, resulting in a change in zoning designation on one or more parcels of property. Also referred to as a rezone.

23.06.800 Recreational club.

“Recreational club” means an area devoted to facilities and equipment for recreational purposes, swimming pools, tennis courts, playgrounds, community clubhouses, and other similar uses maintained by a nonprofit organization whose membership is limited to the residents within the area in which it is located; provided, that membership shall not be denied to residents of the area based solely on race, creed or color.

23.06.802 Recreational vehicle.

“Recreational vehicle” means a vehicular-type unit designed for temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. “Recreational vehicle” shall include, but not be limited to, the following:

A. Travel Trailer. A vehicular, portable structure built on a chassis and drawn by a motorized vehicle and which is designed to be used as a temporary dwelling for travel, recreational and vacation uses;

B. Camper. A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreational and vacation uses;

C. Motor Home. A portable, temporary dwelling to be used for travel, recreational and vacation use constructed as an integral part of a self-propelled vehicle;

D. Camping Trailer. A folding structure mounted on wheels and designed for travel, recreational and vacation uses.

(See also “Dependent recreational vehicle,” RMC 23.06.260.)

23.06.805 Recreational vehicle campground.

“Recreational vehicle campground” means a lot or parcel of land occupied or intended for occupancy by recreational vehicles or tents for travel, recreational or vacation usage for short periods of stay subject to the provisions of this title.

23.06.807 Recreational vehicle park.

“Recreational vehicle park” means a lot or parcel of land occupied or intended for occupancy by recreational vehicles for travel, recreational or vacation uses allowing for longer periods of stay subject to the provisions of this title.

23.06.809 Recreational vehicle space.

“Recreational vehicle space” means a parcel of land in a recreational vehicle park or campground for the placement of a single recreational vehicle and the exclusive use of its occupants.

23.06.810 Restaurant.

“Restaurant” means a retail establishment engaged in the preparation and sale of food and beverages, including coffee shops, sandwich shops, ice cream parlors, fast food take-out, espresso stands, and similar uses. The term “restaurant” can be further described by the following types:

A. Restaurant, Drive-Through. A “restaurant” which has one or more drive-through lanes for ordering and dispensing of food and beverages to patrons remaining in their vehicles, for consumption off the premises. A drive-through restaurant may also have seating facilities.

B. Restaurant, Lounge. A restaurant which includes licensed on-site provision of alcoholic beverages for consumption on the premises as an accessory to food service.

C. Restaurant, Sit-Down. A restaurant at which all food and drink is consumed on the premises.

D. Restaurant, Take-Out. A restaurant that offers a take-out service whereby food may be consumed off the premises. A take-out restaurant may also have seating facilities.

23.06.817 Sales, retail.

“Sales, retail” means sale to the ultimate consumer for direct consumption and not for resale.

23.06.820 Sales, wholesale.

“Sales, wholesale” means sale for resale not for direct consumption. For the purpose of land use classifications, a business primarily engaged in wholesale sales, with less than 25 percent of the square footage of sales in related retail, will be classified as wholesale.

23.06.825 Sanitary station or sanitary dumping station.

“Sanitary station” or “sanitary dumping station” means a facility used for removing and disposing of wastes from recreational vehicle sewage holding tanks.

23.06.830 School.

"School" means public or private graded educational institution facility, structure or building but not including trade schools.

23.06.832 School, alternative.

"School, alternative" means a school which offers a curriculum which is equivalent to but is a substitute for the curriculum commonly found in more traditional public or private schools.

23.06.833 School, commercial.

"School, commercial" means a business establishment where instruction is given, in exchange for payment of a fee. Examples of subjects taught include, but are not limited to, dance, computer skills, music, and martial arts.

23.06.834 School, trade.

"School, trade" means an educational facility, structure or building operated as a business enterprise offering instruction or training in the trades or industrial arts such as welding, brick laying, machinery operation, cooking, printing or similar trades or industrial arts, but not including schools.

23.06.835 Secondhand/consignment store.

"Secondhand/consignment store" means an establishment engaged in the retail sale of used clothing, sports equipment, appliances, and other merchandise.

23.06.840 Senior housing.

"Senior housing" means a complex of dwellings, exclusively designed for and occupied by households having least one person 62 years of age or older.

23.06.845 Sensitive land uses.

"Sensitive land uses" means those land uses which are particularly sensitive to the secondary effects of adult use businesses. "Sensitive land uses" include the following:

- A. Churches, or other religious facilities or institutions;
- B. Multiple-family and single-family residential zones;
- C. Playgrounds and public parks;
- D. Public and private schools, technical schools and training facilities which have 25 percent or more of their students under the age of 18.

23.06.850 Small livestock farming.

"Small livestock farming" means the keeping of four or more domesticated animals such as rabbits, chickens, ducks, turkeys, and similar fowl and animals which are kept for

personal or agricultural use, or raised for sale and profit.

23.06.855 Specialty retail store.

“Specialty retail store” means one of a wide variety of stores involved in the retail sale of one or more general categories of specialty goods and merchandise, including but not limited to the following types of specialty stores: sporting goods, bicycles, glassware and chinaware, fishing tackle, music, greeting cards, jewelry, toys, hobby supplies, games, cameras, gifts and souvenirs, sewing supplies, tobacco products, newspapers, magazines, and comic books, religious supplies, guns and gun supplies or other miscellaneous goods.].

23.06.860 Specified anatomical areas.

“Specified anatomical areas” means:

- A. Less than completely and opaquely covered human genitals, pubic region, buttock or female breast below a point immediately above the top of the areola; and
- B. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

23.06.862 Specified sexual activities.

“Specified sexual activities” means:

- A. Human genitals in a state of sexual stimulation or arousal; and/or
- B. Acts of human masturbation, sexual intercourse or sodomy, whether between persons of the same or opposite sex; and/or
- C. Fondling or other erotic touching of human genitals, pubic region, buttock or female breast; and/or
- D. Excretory functions as part of or in connection with any of the activities set forth in this chapter.

23.06.865 Stable, private.

“Stable, private” means a building in which horses are kept for private use and not for remuneration, hire, or sale.

23.06.867 Stable, public.

“Stable, public” means a building in which horses are kept for remuneration, hire, or sale, including a riding academy.

23.06.870 Stock-in-trade.

“Stock-in-trade” means all books, equipment, magazines, periodicals, pictures, posters, printed material, products (including prerecorded video tapes, discs, or similar material), or other items readily available for purchase, rental, viewing or use by patrons of the

establishment excluding material located in any storeroom or other portion of the premises not open to patrons.

23.06.875 Story.

“Story” means that portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. A mezzanine floor shall be counted as a story if it covers over one-third of the area of the floor next below it, or if the vertical distance from the floor next below it to the floor next above it is 24 feet or more. A basement shall be counted as a story if its ceiling is over six feet above the level from which the height of the building is measured.

23.06.880 Street.

“Street” means a public thoroughfare which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except an alley.

23.06.885 Structure.

“Structure” means anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

23.06.888 Substantial damage.

“Substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

23.06.890 Substantial improvement.

“Substantial improvement” means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the improvement or repair is started, or if the structure has been damaged and is being restored, before the damage occurred. “Substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term “substantial improvement” does not include any project for improvement to comply with existing state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official which are the minimum necessary to assure safe living conditions, or any alteration of a structure listed on the National Register of Historic Places or State Inventory of Historic Places.

23.06.895 Theater.

“Theater” means a facility used by and for the performing arts but not including cinema.

23.06.900 Towing, vehicle impound lots.

"Towing, vehicle impound lots" means lots used for the temporary storage of vehicles which have been towed by a towing company or for impounded vehicles, but which does not include permanent vehicle storage or dismantling of vehicles.

23.06.905 Travel trailer.

See "Recreational vehicle," RMC 23.06.802.

23.06.910 Truck terminal.

"Truck terminal" means a business providing a location where goods carried by motor transport can be received, transferred from one vehicle to another, and/or shipped, where the primary purpose is not storage but to serve as a point of transfer.

23.06.915 Use – Permitted.

"Use – permitted" means a use authorized or allowed alone in a specified use district for the preservation or promotion of which the use district is established and subject to the requirements of the regulations and standards of such use district, and to which all other uses are accessory, special, conditional, or nonconforming.

23.06.920 Use – Accessory (secondary).

"Use – accessory (secondary)" means a secondary or minor use of a lot, structure, or building designed or employed in conjunction with, but subordinate or incidental to, and compatible with the principal permitted use for which the use district is established, and subject to the regulations and standards of such use district.

23.06.925 Use – Nonconforming.

"Use – nonconforming" means the use of a building or other structure or of a tract of land which does not conform to the use regulations of this title for the district in which it is located, either at the effective date of the ordinance codified in this title or as a result of subsequent amendments which may be incorporated into this title.

23.06.930 Use – Special.

"Use – special" means any use of a lot, structure or building which by its nature, intensity or potential impact upon an area cannot be considered as a principal or accessory use within a use district, but when subject to special conditions and standards specified in a special use permit may be compatible with other uses in the same or adjacent use districts.

23.06.935 Variance.

"Variance" means a modification of the regulations of this title granted by the board of adjustment after finding that the literal application of the provisions of this title would cause undue and unnecessary hardship in view of certain facts and conditions applying to a specific parcel of property.

23.06.937 Vehicle-based food service.

“Vehicle-based food service” means the vending of food and/or beverages from a large vehicle that is equipped to both cook and sell food, and that is capable of being moved from place to place as provided in RMC 23.42.325.

23.06.940 Vehicle leasing and rentals.

“Vehicle leasing and rentals” means the use of any building or land for a business involving the leasing of vehicles.

23.06.945 Vehicle sales.

“Vehicle sales” means the use of any building or land for the display and sale or long-term lease of new or used automobiles, panel trucks or vans, boats, or motorcycles and including any warranty repair work and other repair service conducted as an accessory use.

23.06.950 Video rental store.

“Video rental store” means an establishment engaged primarily in the renting or sale of videocassettes, DVDs, and video games.

23.06.955 Warehousing and wholesale trade.

“Warehousing and wholesale trade” means establishments involved in the storage and/or sale of bulk goods for resale or assembly, excluding establishments offering the sale of bulk goods to the general public.

23.06.960 Warehousing, storage and distribution.

“Warehousing, storage and distribution” means a building where goods and materials are kept immediately prior to their delivery to retail outlets or their sale to other businesses. This use may include vehicle maintenance or storage as an accessory use.

23.06.965 Wholesale use.

“Wholesale use” means a business that stores large stocks of goods for sale in bulk quantities to retail outlets. Sales to the general public do not occur on the site, nor is the location of the business advertised through newspapers, flyers or other media designed to reach the consumer.

23.06.970 Wineries – Production.

“Wineries – production” means an establishment engaged in the production of wine for wholesale distribution.

23.06.972 Wineries – Tasting room.

“Wineries – tasting room” means an establishment engaged in the retail sales of wines.

23.06.975 Yard.

“Yard” means an open space of uniform width or depth on the same lot with a building or

a group of buildings, which open space lies between the building or group of buildings and the nearest lot line and is unoccupied and unobstructed from the ground upward, except for the certain exceptions specified in this title. In measuring a yard, as hereinafter provided, the “line of a building” shall be deemed to mean a line parallel to or concentric with the nearest lot line drawn through the point of a building or the point of a group of buildings nearest to such a lot line, exclusive of the exceptions referenced above, and the measurements shall be taken from the line of the building to the nearest lot line.

23.06.980 Yard, front.

“Yard, front” means a yard extending the full width of the site and measured as to depth at the least horizontal distance between the street right-of-way line and the exterior wall.

23.06.983 Yard, rear.

“Yard, rear” means a yard which extends the full width of the site and is measured as to depth at the least horizontal distance between the rear lot line and the exterior wall.

23.06.985 Yard, side.

“Yard, side” means a yard which extends from the front yard or front lot line where no front yard exists to the rear yard or rear lot line where no rear yard exists and is measured as to width at the least horizontal distance between the side lot line and the exterior wall.

Section 4. Richland Municipal Code Section 22.10.010, entitled General purpose and intent, as enacted by Ordinance No. 48-93, and last amended by Ordinance No. 40-17A, is hereby amended to read as follows:

22.10.010 General purpose and intent.

A. Critical areas perform many important biological and physical functions and values that benefit the city of Richland and its residents.

These functions include, but are not limited to, the following (by type): (1) wetlands: helping to maintain water quality; storing and conveying stormwater and flood water; recharging and discharging ground water; contributing to stream flow during low flow periods; stabilizing stream banks and shorelines; providing important wildlife habitat providing food, breeding, nesting and/or rearing habitat for fish and wildlife; improving water quality through biofiltration, adsorption and retention and transformation of sediments, nutrients and toxicants and serving as areas for recreation, educational and scientific study, and aesthetic appreciation; such beneficial functions are widely known as ecosystem services; and (2) fish and wildlife habitat conservation areas: maintaining species diversity and genetic diversity of local flora and fauna; providing opportunities for food, cover, nesting, breeding and movement for fish and wildlife; serving as areas for recreation, educational and scientific study and aesthetic appreciation; helping to maintain air and water quality; controlling erosion; and providing neighborhood separation and visual diversity within urban areas. (3) In addition, certain portions of the city of Richland are characterized by geologically hazardous areas that pose a risk to public and

private property, to human life and safety and to the natural systems that make up the environment of the city of Richland. These lands are affected by natural processes that make them susceptible to landslides, seismic activity, and/or severe erosion. The city of Richland maintains that protection of critical areas is necessary to protect the public health, safety, and welfare. (4) In addition, certain portions of the city are located within critical aquifer recharge areas whose potential contamination poses a risk to public health and safety. These lands are susceptible to the degradation of ground water quality and quantity that could potentially impact potable water systems. (5) Certain portions of the city are subject to frequent flooding. Areas that are subject to flooding perform important hydrologic functions and may present risks to persons and property. Floodplains are regulated by the city in Chapter ~~23.34~~22.16 RMC.

B. This chapter contains standards, guidelines, criteria and requirements intended to identify, analyze, avoid and mitigate probable impacts to the city of Richland's critical areas and to enhance and restore them when possible. The intent of these regulations is to protect ecological functions, avoid environmental impacts where such avoidance is feasible and reasonable. In appropriate circumstances, impacts to critical areas that result from regulated activities may be minimized, rectified, reduced and/or compensated for, consistent with the requirements of this chapter. The city of Richland's goal shall be to achieve no net loss of wetlands and to avoid probable impacts, to the extent practical, to other critical areas.

C. It is the intent of this chapter to:

1. Implement the goals and policies of the city of Richland's comprehensive plan, including those goals and policies that pertain to natural features and environmental protection;
2. Recognize and protect the beneficial functions of critical areas through the application of the most current, accurate, and complete scientific or technical information available as determined according to Chapter 365-195 WAC (Best Available Science) and in consultation with state and federal agencies and other qualified professionals and integrate the full spectrum of state, tribal, and federal programs;
3. Serve as a basis for exercise of the city of Richland's substantive authority under the State Environmental Policy Act (SEPA) and the city of Richland's SEPA rules;
4. Comply with the requirements of the Growth Management Act (Chapter 36.70A RCW) and implementing rules; and
5. Coordinate environmental review and permitting of proposals to avoid duplication and delay.

D. The city of Richland further notes that Benton County, the U.S. Department of Fish

and Wildlife, the U.S. Department of Energy, the Washington State Department of Fish and Wildlife and the Washington State Department of Ecology have identified and mapped some portions of the city of Richland – based on topographic, geologic, hydrologic, and habitat characteristics – where the conditions indicate that critical areas or geologic hazards may exist. Additional study and mapping are needed to verify that such conditions do prevail and are needed to identify other areas that are potentially critical areas. Mapping will enable the city of Richland to provide notice of the potential presence of critical areas or the risks associated with developing lands subject to geologically hazardous areas to the public. It should be noted that the boundaries of the critical areas and geologically hazardous areas displayed on these maps are approximate and are not intended to be used for individual site assessment. When differences occur between what is illustrated on these maps and current site conditions, the actual presence or absence of environmentally critical areas or geologically hazardous areas on the site shall determine the action to be taken.

E. Compliance with the provisions of this chapter does not constitute compliance with other federal, state and local regulations. Other permits, including but not limited to HPA permits, Army Corps of Engineers Section 404 permits, and/or NPDES permits may be required. It is the responsibility of the applicant to comply with other requirements apart from the provisions of this chapter.

Section 5. Section 26.60.072 of the Richland Municipal Code, entitled Protection standards, as enacted by Ordinance No. 25-14, and last amended by Ordinance No. 12-18, is hereby amended to read as follows:

26.60.072 Protection standards.

A. All development within frequently flooded areas shall comply with Chapters 23.12 RMC, Floodplain Use District, ~~and 23.34 RMC, Floodplain Combining District~~ [Chapter 22.16 RMC, Flood Damage Prevention](#), the city's shoreline master program, the ~~Uniform International~~ Building Code regarding structural safeguards to reduce risk to human life, health and property from flooding, and other pertinent ordinances and codes.

B. Any use or development shall not alter the normal movement of surface water in a manner that would cause the unnatural diversion of flood water to otherwise flood-free areas.

C. CMZs shall be regulated as uses in Chapter 23.12 RMC, Floodplain Use District, and shall apply only to the Yakima River.

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

Section 7. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance, including but not limited to the correction of

scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 3rd day of December, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: December 8, 2019

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: CA2019-103

PREPARED BY: MIKE STEVENS
MEETING DATE: OCT. 23, 2019

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND CA2019-103

REQUEST: REPEAL RMC SECTION 23.34, FLOODPLAIN COMBINING DISTRICT AND CREATE A NEW RMC SECTION 22.16, FLOOD DAMAGE PREVENTION

LOCATION: CITYWIDE

REASON FOR REQUEST

The City was subject to a Community Assistance Visit (CAV) by the Washington State Department of Ecology in November, 2018. The purpose of the CAV was to review the community procedures for administering and enforcing our local flood damage prevention ordinance. A CAV is also intended to provide the community with current information regarding the National Flood Insurance Program (NFIP) and to provide an opportunity for discussion of items of concern the community may have with the administration of the local ordinance and floodplain management program. Continued enforcement of the floodplain management ordinance allows the Federal Emergency Management Agency (FEMA) to continue to make federally backed flood insurance available to property owners within the city.

The results of the CAV determined that the city's current floodplain management program is difficult to understand and implement. It also determined that the city's use of density fringe standards instead of State and Federal floodway standards was never officially approved by FEMA and, as a result, amendments to the RMC need to occur in order to bring the city's flood damage prevention regulations into compliance with State and Federal floodway standards.

ANALYSIS

Staff has worked with the Washington State Department of Ecology and has determined that the best way in which to make the necessary corrections is to repeal the sections of the code which were previously used for flood damage prevention (located in the zoning code) and replace them with a new flood damage prevention code located outside of the zoning code title and place them within Title 22, Environment of the code. City staff has utilized the Washington State Model Flood Damage Prevention Ordinance to create the new chapter 22.16.

The proposed code amendments also require minor modifications to several other Chapters/Subsections of the RMC to ensure consistency between the proposed Flood Damage Prevention regulations and other parts of the Municipal Code. All of the proposed changes to the Municipal Code are included in Exhibit 2 (attached).

PUBLIC NOTICE/ COMMENTS

Notice of the proposed amendment was provided to local and state agencies. Notice was also published in the Tri-Cities Herald, posted at official posting places and on the city's official website. Notice was provided to the Washington State Dept. of Commerce and other state agencies as required by RCW 36.70A.

No substantive comments were received from the public and/or governmental entities as of the date the staff report was prepared.

SEPA

The City of Richland has utilized the Optional DNS Process as outlined in WAC 197-11-355. The end of the public comment period was Wednesday, October 16, 2019. Any comments received as of the close of business October 16, 2019 have been provided as an attachment to this report. The City of Richland issued a Determination of Non-Significance (DNS) for the proposal on October 17, 2019.

FINDINGS OF FACT

1. The Washington State Department of Ecology conducted a Community Assistance Visit to the City of Richland in November, 2018.
2. Based upon the Community Assistance Visit, the Department of Ecology has required the City of Richland to update its flood damage prevention regulations by December 31, 2019.
3. The City of Richland is proposing to repeal Title 23, Subsection 23.34 which contains flood damage prevention regulations not in compliance with State and Federal floodway standards.
4. The City of Richland is proposing to adopt a new RMC Section 22.16, Flood Damage Prevention, which is based on the Washington State Model Flood Damage Prevention Ordinance.
5. Notice of the proposed amendment was provided to local and state agencies. Notice was also published in the Tri-Cities Herald, posted at the official posting places and on the city's official website. Notice was provided to the Washington State Dept. of Commerce and other state agencies as required by RCW 36.70A.
6. No substantive comments regarding the proposed code amendment were received.
7. The Washington State Department of Commerce received the 60-day Notice of Intent to Adopt Amendment. The 60-day notice period ends on November 29, 2019.
8. The City issued a SEPA Threshold Determination of Non-Significance on October 17, 2019.
9. The City of Richland utilized the Optional DNS Process as outlined in WAC 197-11-355. The end of the public comment period was Wednesday, October 16, 2019.

CONCLUSIONS OF LAW

1. The Planning Commission has jurisdiction to hold an open record public hearing and issue a recommendation on the proposed ordinance amendment to the City Council.
2. The proposed code amendment is consistent with the goals and policies of the City's Comprehensive Plan.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (CA2019-103) and recommend to the City Council adoption of the proposed code amendments to RMC Title 23, Chapter 23.06, Chapter 23.34, RMC Title 22, Chapter 22.16, RMC Title 22, Subsection 22.10.10, and RMC Title 26 Subsection 26.60.072.

ALTERNATIVES

1. Recommend approval of the amendments as proposed;
2. Recommend approval of the amendments, as modified by the Planning Commission.
3. Recommend denial of the amendments;

RECOMMENDED MOTION

I move that the Planning Commission recommend approval of the proposed amendments to RMC Title 23, Chapter 23.06, Chapter 23.34, RMC Title 22, Chapter 22.16, RMC Title 22, Subsection 22.10.10, and RMC Title 26 Subsection 26.60.072 (Exhibit 2) based upon the above listed Findings of Fact and Conclusions of Law.

EXHIBITS

1. Application Materials
2. Draft Code Amendments
3. SEPA DNS & SEPA Checklist
4. Department of Commerce Notice
5. Public Notice and Comments Received



Exhibit 1

City of Richland
Development Services

505 Swift Blvd. MS-35
Richland, WA 99352
☎ (509) 942-7794
📠 (509) 942-7764

Code Amendment Application (Non-Zoning)

Note: A Pre-Application meeting is required prior to submittal of an application

APPLICANT

☐ Contact Person

Company: City of Richland

UBI#

Contact: Shane O'Neill

Address: 625 Swift Blvd. MS-35

Phone: 509-942-7587

Email: soneill@ci.richland.wa.us

DESCRIPTION OF PROPOSED AMENDMENT

Proposed amendments to RMC Chapter 23.34, Floodplain Combining District and RMC Title 22, Environment. The proposed code amendments will repeal RMC Chapter 23.34, Floodplain Combining District and create a new RMC Chapter 22.16, Flood Damage Prevention.

APPLICATION MUST INCLUDE:

1. Completed Application and Filing Fee
2. SEPA Checklist (if necessary)

ANSWER QUESTIONS AS COMPLETELY AS POSSIBLE

Section(s) of code proposed to be amended(include code citation):

Repeal RMC Chapter 23.34, Floodplain Combining District (see attached).

Adopt a new RMC Chapter 22.16, Flood Damage Prevention (see attached).

Summary of requested code amendment(s):

Repeal RMC Chapter 23.34, Floodplain Combining District and replace with a new RMC Chapter 22.16, Flood Damage Prevention. The current RMC Chapter 23.34, adopted in 1981, appears to have utilized an alternative "density fringe standard" for floodplain development. This alternative was not approved by FEMA. As a result, the City has been administering regulations in conflict with state and federal flood construction standards. The City is proposing to repeal these conflicting regulations and replace them with a new RMC Chapter 22.16, Flood Damage Prevention, which is based off of the state's model floodplain development code.

Reason(s) for code amendment(s):

To be consistent with state and federal laws pertaining to development within flood hazard areas.

Is the proposed amendment consistent with the applicable provisions of the Comprehensive Plan? Is a Comprehensive Plan amendment necessary to implement the proposed amendment? **Yes, the proposed amendment is consistent with the current Comprehensive Plan. A Comprehensive Plan amendment is not necessary to implement the proposed code amendment.**

Does the proposed amendment bear a substantial relation to the public health, safety, welfare and protection of the environment? Please explain: **The proposed text amendment will ensure consistency with Washington State Law.**

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application. The information provided in this application contains no misstatement of fact.
2. I am an owner(s), authorized agent(s) of an owner(s), or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW, or I am exempt from the requirements of the Chapter 18.27 RCW.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Shane O'Neill

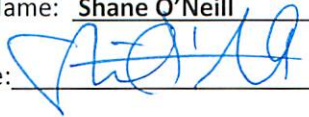
Applicant Signature:  Date 9.27.2019

Exhibit 2

Chapter 22.16 Flood Damage Prevention

22.16.010	Authority, findings of fact, purpose and objectives
22.16.020	Definitions
22.16.030	General Provisions
22.16.040	Administration
22.16.050	Provisions for Flood Hazard Reduction
22.16.060	Variances

22.16.010 Authority, findings of fact, purpose and objectives

A. Statement of Authority

The Legislature of the State of Washington has delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City Council of the City of Richland, does ordain as follows:

B. Findings of Fact

1. The flood hazard areas of Richland are subject to periodic inundation, which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.
2. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazards that increase flood heights and velocities, and when inadequately anchored, damage uses in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to the flood loss.

C. Statement of Purpose

It is the purpose of this ordinance to promote the public health, safety, and general welfare; reduce the annual cost of flood insurance; and minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1. Protect human life and health;
2. Minimize expenditure of public money for costly flood control projects;
3. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
4. Minimize prolonged business interruptions;
5. Minimize damage to public facilities and utilities, such as water and gas mains; electric, telephone, and sewer lines; and streets and bridges located in flood hazard areas;
6. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas so as to minimize blight areas caused by flooding;

7. Notify potential buyers that the property is in a Special Flood Hazard Area;
8. Notify those who occupy flood hazard areas that they assume responsibility for their actions; and
9. Participate in and maintain eligibility for flood insurance and disaster relief.

D. Methods of Reducing Flood Losses

In order to accomplish its purposes, this ordinance includes methods and provisions for:

1. Restricting or prohibiting uses that are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
2. Requiring that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;
3. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
4. Controlling filling, grading, dredging, and other development, which may increase flood damage; and
5. Preventing or regulating the construction of flood barriers that unnaturally divert floodwaters or may increase flood hazards in other areas.

22.16.020 Definitions

General

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

Alteration of watercourse means any action that will change the location of the channel occupied by water within the banks of any portion of a riverine waterbody.

Appeal means a request for a review of the interpretation of any provision of this ordinance or a request for a variance.

Area of shallow flooding means a designated zone AO, AH, AR/AO or AR/AH (or VO) on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow. Also referred to as the sheet flow area.

Area of special flood hazard means the land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as zone A, AO, AH, A1-30, AE, A99, AR (V, VO, V1-30, VE). "Special flood hazard area" is synonymous in meaning with the phrase "area of special flood hazard".

Base flood means any flood having a 1% chance of being equaled or exceeded in any given year (also referred to as the "100-year flood").

Base Flood Elevation (BFE) means the elevation to which floodwater is anticipated to rise during the base flood.

Basement means any area of the building having its floor sub-grade (below ground level) on all sides.

Building: See "Structure."

Breakaway wall means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Community means a county or city government, as well as a tribal, federal, or state agency with permitting or project approval authority within Special Flood Hazard Areas.

Critical Facility means a facility for which even a slight chance of flooding might be too great. Critical facilities include (but are not limited to) schools, nursing homes, hospitals, police, fire and emergency response installations, and installations which produce, use, or store hazardous materials or hazardous waste.

Development means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials located within the area of special flood hazard.

Elevation Certificate means an administrative tool of the National Flood Insurance Program (NFIP) that can be used to provide elevation information, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

Elevated Building means for insurance purposes, a non-basement building that has its lowest elevated floor raised above ground level by foundation walls, shear walls, post, piers, pilings, or columns.

Existing Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the adopted floodplain management regulations adopted by the community.

Expansion to an Existing Manufactured Home Park or Subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Farmhouse means a single-family dwelling located on a farm site where resulting agricultural products are not produced for the primary consumption or use by the occupants and the farm owner.

Flood or Flooding means:

- A. A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - 1. The overflow of inland or tidal waters.
 - 2. The unusual and rapid accumulation or runoff of surface waters from any source.
 - 3. Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (a)(2) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
- B. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(i) of this definition.

Flood elevation study means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards. Also known as a Flood Insurance Study (FIS).

Flood Insurance Rate Map (FIRM) means the official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

Floodplain or flood-prone area means any land area susceptible to being inundated by water from any source. See "Flood or flooding."

Floodplain administrator means the community official designated by title to administer and enforce the floodplain management regulations.

Floodplain management regulations means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain ordinance, grading ordinance and erosion control ordinance) and other application of

police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Flood proofing means any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitary facilities, structures, and their contents. Flood proofed structures are those that have the structural integrity and design to be impervious to floodwater below the Base Flood Elevation.

Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height (not more than one foot). Also referred to as "Regulatory Floodway."

Functionally dependent use means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, and does not include long-term storage or related manufacturing facilities.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure means any structure that is:

- A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- C. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
- D. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - 1. By an approved state program as determined by the Secretary of the Interior, or
 - 2. Directly by the Secretary of the Interior in states without approved programs.

Lowest Floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building

access, or storage in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance (i.e. provided there are adequate flood ventilation openings).

Manufactured Home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

Manufactured Home Park or Subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Mean Sea Level for purposes of the National Flood Insurance Program means the vertical datum to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

New construction for the purposes of determining insurance rates means structures for which the "start of construction" commenced on or after the effective date of an initial Flood Insurance Rate Map or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.

One-hundred-year flood or 100-year flood: See "Base flood."

New Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations adopted by the community.

Reasonably Safe from Flooding means development that is designed and built to be safe from flooding based on consideration of current flood elevation studies, historical data, high water marks and other reliable data known to the community. In unnumbered A zones where flood elevation information is not available and cannot be obtained by practicable means, reasonably safe from flooding means that the lowest floor is at least two feet above the Highest Adjacent Grade.

Recreational Vehicle means a vehicle,

A. Built on a single chassis;

B. 400 square feet or less when measured at the largest horizontal projection;

- C. Designed to be self-propelled or permanently towable by a light duty truck; and
- D. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Start of construction means and includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure for floodplain management purposes means a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

Substantial Damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

- A. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions; or
- B. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Variance means a grant of relief by a community from the terms of a floodplain management regulation.

Violation means the failure of a structure or other development to be constructed or implemented in conformance with the community's applicable floodplain development regulations.

Water surface elevation means the height, in relation to the vertical datum utilized in the applicable flood insurance study of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Water Dependent means a structure for commerce or industry that cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operations.

22.16.030 General Provisions

A. Lands to Which this Ordinance Applies

This ordinance shall apply to all special flood hazard areas within the boundaries of the City of Richland, Washington.

B. Basis for Establishing the Areas of Special Flood Hazard

The special flood hazard areas identified by the Federal Insurance Administrator in scientific and engineering reports entitled "The Flood Insurance Study (FIS) for the City of Richland, Washington" dated December 1979, and the "Flood Insurance Study for Benton County, Washington" dated June 1994, and any revisions thereto, with accompanying Flood Insurance Rate Maps (FIRMs) and Floodway maps, and any revisions thereto, are hereby adopted by reference and declared to be a part of this ordinance. The FIS and the FIRM are on file at the City of Richland Development Services Department.

The best available information for flood hazard area identification as outlined in RMC 22.16.040.C.2 shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under RMC 22.16.040.C.2.

C. Compliance

All development within special flood hazard areas is subject to the terms of this ordinance and other applicable regulations.

D. Penalties for Noncompliance

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violations of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions), shall be punishable as set forth within RMC 1.30, General Penalties. Nothing herein contained shall prevent the City of Richland from taking such other lawful action as is necessary to prevent or remedy any violation.

E. Abrogation and Greater Restrictions

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

F. Interpretation

In the interpretation and application of this ordinance, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body; and
3. Deemed neither to limit nor repeal any other powers granted under state statutes.

G. Warning and Disclaimer of Liability

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This ordinance shall not create liability on the part of the City of Richland, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

H. Severability

This ordinance and the various parts thereof are hereby declared to be severable. Should any Section of this ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof other than the Section so declared to be unconstitutional or invalid.

22.16.040 Administration

A. Establishment of Development Permit

1. Development Permit Required

A development permit shall be obtained before construction or development begins within any area of special flood hazard established in RMC 22.16.030.B. The permit shall be for all structures including manufactured homes, as set forth in the "Definitions," and for all development including fill and other activities, also as set forth in the "Definitions."

2. Application for Development Permit

Application for a development permit shall be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

- a. Elevation in relation to NAVD-88, of the lowest floor (including basement) of all structures, both prior to (pre-construction), and once construction is complete (post construction), but prior to the City of Richland issuing a formal Certificate of Occupancy.
- b. Elevation in relation to mean sea level to which any structure has been floodproofed;
- c. Where a structure is to be floodproofed, certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet floodproofing criteria in RMC 22.16.050.B.3;
- d. Description of the extent to which a watercourse will be altered or relocated as a result of proposed development. Additional information prepared by a registered professional engineer regarding the volumes of fill, amount of floodplain displacement, anchorage of structures or other technical issues not readily apparent at the time of application may be required as the review process proceeds;
- e. Where development is proposed in a floodway, an engineering analysis indicating no rise of the Base Flood Elevation, and
- f. Any other such information that may be reasonably required by the Floodplain Administrator in order to review the application.

B. Designation of Floodplain Administrator

The Development Services Director is hereby appointed to administer, implement, and enforce this ordinance by granting or denying development permits in accordance with its provisions. The Floodplain Administrator may delegate authority to implement these provisions.

C. Duties & Responsibilities of the Floodplain Administrator

Duties of the Floodplain Administrator shall include, but not be limited to:

1. Permit Review

Review all development permits to determine that:

- a. The permit requirements of this ordinance have been satisfied;
- b. All other required state and federal permits have been obtained;
- c. The site is reasonably safe from flooding;
- d. In areas where a floodway has not been designated, require that no new construction, substantial improvements or other development (including fill) shall be permitted within zoned A1-30 and AE unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

- e. The proposed development is not located in the floodway. If located in the floodway, assure the encroachment provisions of RMC 22.16.050.D.1 are met.

2. Use of Other Base Flood Data (In A and V Zones)

When base flood elevation data has not been provided (in A or V zones) in accordance with RMC 22.16.030.B, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, the Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source, in order to administer RMC 22.16.050.B, SPECIFIC STANDARDS, and RMC 22.16.050.D FLOODWAYS.

3. Information to be Obtained and Maintained

- a. Where base flood elevation data is provided through the FIS, FIRM, or required as in RMC 22.16.040.C.2, obtain and record the actual (as-built) elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement. (44 CFR 60.3(b)(5)(i))
- b. Documentation of the bottom of the lowest horizontal structural member in V or VE zones.
- c. For all new or substantially improved floodproofed nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or as required in RMC 22.16.040.C.2:
 - i. Obtain and record the elevation (in relation to mean sea level) to which the structure was floodproofed. (44 CFR 60.3(b)(5)(ii))
 - ii. Maintain the floodproofing certifications required in RMC 22.16.040.A.2.C. (44 CFR 60.3(b)(5)(iii))
- d. Certification required by RMC 22.16.050.D. (floodway encroachments).
- e. Records of all variance actions, including justification for their issuance.
- f. Improvement and damage calculations.
- g. Maintain for public inspection all records pertaining to the provisions of this ordinance. (44 CFR 60.3(b)(5)(iii))

4. Notification to Other Entities

Whenever a watercourse is to be altered or relocated:

- a. Notify adjacent communities and the Department of Ecology prior to such alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administrator through appropriate notification means; and
- b. Assure that the flood carrying capacity of the altered or relocated portion of said watercourse is maintained.

5. Interpretation of FIRM Boundaries

Make interpretations where needed, as to exact location of the boundaries of the areas of special flood hazards (e.g. where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation. Such appeals shall be granted consistent with the standards of Section 60.6 of the Rules and Regulations of the NFIP (44 CFR 59-76).

6. Review of Building Permits

Where elevation data is not available either through the FIS, FIRM, or from another authoritative source (RMC 22.16.040.C.2), applications for building permits shall be reviewed to assure that proposed construction will be *reasonably safe from flooding*. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available.

(Failure to elevate at least two feet above the highest adjacent grade in these zones may result in higher insurance rates.)

7. Changes to Special Flood Hazard Areas

- a. If a project will alter the BFE or boundaries of the SFHA, then the project proponent shall provide the community with engineering documentation and analysis regarding the proposed change. If the change to the BFE or boundaries of the SFHA would normally require a Letter of Map Change, then the project proponent shall initiate, and receive approval of, a Conditional Letter of Map Revision (CLOMR) prior to approval of the development permit. The project shall be constructed in a manner consistent with the approved CLOMR.
- b. If a CLOMR application is made, then the project proponent shall also supply the full CLOMR documentation package to the Floodplain Administrator to be attached to the floodplain development permit, including all required property owner notifications.

22.16.050 Provisions for Flood Hazard Reduction

A. General Standards

In all areas of special flood hazards, the following standards are required:

1. Anchoring

- a. All new construction and substantial improvements, including those related to manufactured homes, shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads including the effects of buoyancy.
- b. All manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors.

2. Construction Materials and Methods

- a. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- b. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
- c. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

3. Storage of Materials and Equipment

- a. The storage or processing of materials that could be injurious to human, animal, or plant life if released due to damage from flooding is prohibited in special flood hazard areas.
- b. Storage of other material or equipment may be allowed if not subject to damage by floods and if firmly anchored to prevent flotation, or if readily removable from the area within the time available after flood warning.

4. Utilities

- a. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;
- b. Water wells shall be located on high ground that is not in the floodway;
- c. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
- d. Onsite waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

5. Subdivision Proposals and Development greater than 50 Lots or 5 Acres

All subdivisions, as well as new development greater than 50 lots or 5 acres, whichever is the lesser, shall:

- a. Be consistent with the need to minimize flood damage;
- b. Have public utilities and facilities, such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage;
- c. Have adequate drainage provided to reduce exposure to flood damage.
- d. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments that contain at least 50 lots or 5 acres (whichever is less).

B. Specific Standards

In all areas of special flood hazards where base flood elevation data has been provided as set forth in RMC 22.16.030.B, BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD, or RMC 22.16.040.C.2, USE OF OTHER BASE FLOOD DATA. The following provisions are required:

1. Residential Construction

- a. In AE and A1-30 zones or other A zoned areas where the BFE has been determined, new construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot or more above the BFE. Mechanical equipment and utilities shall be waterproofed or elevated at least one foot above the BFE.
- b. New construction and substantial improvement of any residential structure in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.
- c. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
 - i. Have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.
 - ii. The bottom of all openings shall be no higher than one foot above grade.
 - iii. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.
 - iv. A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of flood waters.

2. Additional requirements for below-grade crawlspaces:

- a. The interior grade of a crawlspace below the base flood elevation (BFE) must not be more than two-feet below the lowest adjacent exterior grade (LAG), shown as D in Figure 1;
- b. The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall must not exceed four-feet (shown as L in Figure 1) at any point. The height limitation is the maximum allowable unsupported wall height

according to the engineering analyses and building code requirements for flood hazard areas. This limitation will also prevent these crawlspaces from being converted into habitable spaces:

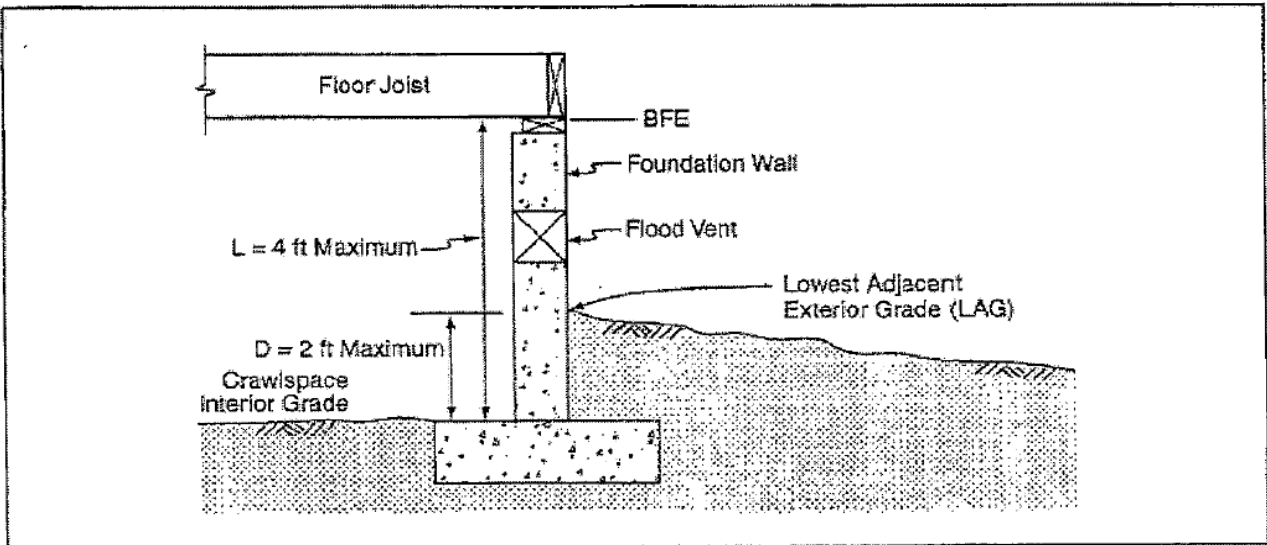


Figure 1

- c. There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. The enclosed area should be drained within a reasonable time after a flood event. The type of drainage system will vary due to variations in the site gradient and other drainage characteristics, such as soil types. Possible options include natural drainage through porous, well-drained soils and drainage systems such as perforated pipes, drainage tiles, or gravel or crushed stone drainage by gravity or mechanical means;
- d. The velocity of floodwaters at the site should not exceed five-feet per second for any crawlspace. For velocities in excess of five-feet per second, other foundations should be used;
- e. Any building utility systems within the crawlspace must be elevated above BFE or designed so that floodwaters cannot enter or accumulate within the system components during flood conditions. Ductwork, in particular, must either be placed above the BFE or sealed from floodwaters; and
- f. Below grade crawlspace construction in accordance with the requirements listed above will not be considered basements.

3. Nonresidential Construction

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet the requirements of subsection a or b, below.

- a. New construction and substantial improvement of any commercial,

industrial or other nonresidential structure shall meet all of the following requirements:

- i. In AE and A1-30 zones or other A zoned areas where the BFE has been determined or can be reasonably obtained:

New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall have the lowest floor, including basement, elevated one foot or more above the BFE, or elevated as required by ASCE 24, whichever is greater. Mechanical equipment and utilities shall be waterproofed or elevated least one foot above the BFE, or as required by ASCE 24, whichever is greater.

- ii. If located in an Unnumbered A zone for which a BFE is not available and cannot be reasonably obtained, the structure shall be reasonably safe from flooding, but in all cases the lowest floor shall be at least two feet above the Highest Adjacent Grade.
- iii. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
 - 1. Have a minimum of two openings with a total net area of not less than one square inch for every square foot of enclosed area subject to flooding.
 - 2. The bottom of all openings shall be no higher than one foot above grade.
 - 3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.
 - 4. A garage attached to a residential structure, constructed with the garage floor slab below the BFE, must be designed to allow for the automatic entry and exit of flood waters.

Alternatively, a registered engineer or architect may design and certify engineered openings.

- b. If the requirements of RMC 22.16.050.B.3.a. are not met, then new construction and substantial improvement of any commercial, industrial or other nonresidential structure shall meet all of the following requirements:

- i. Be dry floodproofed so that below one foot or more above the base flood level the structure is watertight with walls substantially impermeable to the passage of water or dry floodproofed to the elevation required by ASCE 24, whichever is greater;
- ii. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;
- iii. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the official as set forth in RMC 22.16.040.C.3.B.

4. Manufactured Homes

All manufactured homes to be placed or substantially improved on sites shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

5. Recreational Vehicles

Recreational vehicles placed on sites are required to either:

- a. Be on the site for fewer than 180 consecutive days, or
- b. Be fully licensed and ready for highway use, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or
- c. Meet the requirements of RMC 22.16.050.B.3

6. Appurtenant Structures (Detached Garages and Small Storage Structures)

For A Zones (A, AE, A1-30, AH, AO):

- a. Appurtenant structures used solely for parking of vehicles or limited storage may be constructed such that the floor is below the BFE, provided the structure is designed and constructed in accordance with the following requirements:
 - i. Use of the appurtenant structure must be limited to parking of vehicles or limited storage;
 - ii. The portions of the appurtenant structure located below the BFE must be built using flood resistant materials;
 - iii. The appurtenant structure must be adequately anchored to prevent flotation, collapse, and lateral movement;
 - iv. Any machinery or equipment servicing the appurtenant structure must be elevated or floodproofed to or above the BFE;

- v. The appurtenant structure must comply with floodway encroachment provisions in RMC 22.16.050.D;
- vi. The appurtenant structure must be designed to allow for the automatic entry and exit of flood waters in accordance with RMC 22.16.050.B-1(5).
- vii. The structure shall have low damage potential, and
- viii. If the structure is converted to another use, it must be brought into full compliance with the standards governing such use.
- ix. The structure shall not be used for human habitation.

- b. Detached garages, storage structures, and other appurtenant structures not meeting the above standards must be constructed in accordance with all applicable standards in RMC 22.16.050.B-1.
- c. Upon completion of the structure, certification that the requirements of this section have been satisfied shall be provided to the Floodplain Administrator for verification.

C. AE and A1-30 Zones with Base Flood Elevations but no Floodways

In areas with BFEs (but a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

D. Floodways

Located within areas of special flood hazard established in RMC 22.16.030.B are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that can carry debris, and increase erosion potential, the following provisions apply:

1. No Rise Standard

Prohibit encroachments, including fill, new construction, substantial improvements, and other development, unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels during the occurrence of the base flood discharge.

2. Residential Construction in Floodways

Construction or reconstruction of residential structures is prohibited within designated floodways, except for (i) repairs, reconstruction, or improvements to a structure that do not increase the ground floor area; and (ii) repairs, reconstruction, or improvements to a structure, the cost of which does not exceed 50 percent of the market value of the structure either, (A) before the repair or reconstruction is started, or (B) if the structure has been damaged, and is being restored, before the

damage occurred. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions, or to structures identified as historic places, may be excluded in the 50 percent.

a. Replacement of Farmhouses in Floodway

Repairs, reconstruction, replacement, or improvements to existing farmhouse structures located in designated floodways and that are located on lands designated as agricultural lands of long-term commercial significance under RCW 36.70A.170 may be permitted subject to the following:

- i. The new farmhouse is a replacement for an existing farmhouse on the same farm site;
- ii. There is no potential building site for a replacement farmhouse on the same farm outside the designated floodway;
- iii. Repairs, reconstruction, or improvements to a farmhouse shall not increase the total square footage of encroachment of the existing farmhouse;
- iv. A replacement farmhouse shall not exceed the total square footage of encroachment of the farmhouse it is replacing;
- v. A farmhouse being replaced shall be removed, in its entirety, including foundation, from the floodway within ninety days after occupancy of a new farmhouse;
- vi. For substantial improvements and replacement farmhouses, the elevation of the lowest floor of the improvement and farmhouse respectively, including basement, is a minimum of one foot higher than the BFE;
- vii. New and replacement water supply systems are designed to eliminate or minimize infiltration of flood waters into the system;
- viii. New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of flood water into the system and discharge from the system into the flood waters; and
- ix. All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

b. Substantially Damaged Residences in Floodway

- i. For all substantially damaged residential structures, other than farmhouses, located in a designated floodway, the Floodplain Administrator may make a written request that the Department of Ecology assess the risk of harm to life and property posed by the specific conditions of the floodway. Based on analysis of depth, velocity, flood-related erosion, channel migration, debris load potential, and flood warning capability, the Department of

Ecology may exercise best professional judgment in recommending to the local permitting authority repair, replacement, or relocation of a substantially damaged structure consistent with WAC 173-158-076. The property owner shall be responsible for submitting to the local government and the Department of Ecology any information necessary to complete the assessment. Without a favorable recommendation from the department for the repair or replacement of a substantially damaged residential structure located in the regulatory floodway, no repair or replacement is allowed per WAC 173-158-070(1).

ii. Before the repair, replacement, or reconstruction is started, all requirements of the NFIP, the state requirements adopted pursuant to 86.16 RCW, and all applicable local regulations must be satisfied. In addition, the following conditions must be met:

1. There is no potential safe building location for the replacement residential structure on the same property outside the regulatory floodway.
2. A replacement residential structure is a residential structure built as a substitute for a legally existing residential structure of equivalent use and size.
3. Repairs, reconstruction, or replacement of a residential structure shall not increase the total square footage of floodway encroachment.
4. The elevation of the lowest floor of the substantially damaged or replacement residential structure is a minimum of one foot higher than the BFE.
5. New and replacement water supply systems are designed to eliminate or minimize infiltration of flood water into the system.
6. New and replacement sanitary sewerage systems are designed and located to eliminate or minimize infiltration of flood water into the system and discharge from the system into the flood waters.
7. All other utilities and connections to public utilities are designed, constructed, and located to eliminate or minimize flood damage.

c. All Other Building Standards Apply in Floodway

If RMC 22.16.050.D-1 is satisfied or construction is allowed pursuant to RMC 22.16.050.D-2, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of RMC 22.16.050, Provisions for Flood Hazard Reduction.

E. General Requirements for Other Development

All development, including manmade changes to improved or unimproved real estate for which specific provisions are not specified in this ordinance, shall:

1. Be located and constructed to minimize flood damage;
2. Meet the encroachment limitations of this ordinance if located in a regulatory floodway;
3. Be anchored to prevent flotation, collapse, or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;
4. Be constructed of flood damage-resistant materials; and
5. Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

F. Critical Facility

Construction of new critical facilities shall be, to the extent possible, located outside the limits of the SFHA (100-year floodplain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet above BFE or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the level of the BFE shall be provided to all critical facilities to the extent possible.

22.16.060 Variances

The variance criteria set forth in this section of the ordinance are based on the general principle of zoning law that variances pertain to a piece of property and are not personal in nature. A variance may be granted for a parcel of property with physical characteristics so unusual that complying with the requirements of this ordinance would create an exceptional hardship to the applicant or the surrounding property owners. The characteristics must be unique to the property and not be shared by adjacent parcels. The unique characteristic must pertain to the land itself, not to the structure, its inhabitants, or the property owners.

It is the duty of the City of Richland to help protect its citizens from flooding. This need is so compelling and the implications of the cost of insuring a structure built below the Base Flood Elevation are so serious that variances from the flood elevation or from other requirements in the flood ordinance are quite rare. The long-term goal of preventing and reducing flood loss and damage can only be met if variances are strictly limited. Therefore, the variance guidelines provided in this ordinance are more detailed and contain multiple provisions that must be met before a variance can be properly granted.

The criteria are designed to screen out those situations in which alternatives other than a variance are more appropriate.

A. Requirements for Variance

1. Variances shall only be issued:

- a. Upon a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances;
- b. For the repair, rehabilitation, or restoration of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure;
- c. Upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief;
- d. Upon a showing of good and sufficient cause;
- e. Upon a determination that failure to grant the variance would result in exceptional hardship to the applicant;
- f. Upon a showing that the use cannot perform its intended purpose unless it is located or carried out in close proximity to the water. This includes only facilities defined in RMC 22.16.020 of this ordinance in the definition of "Functionally Dependent Use."

2. Variances shall not be issued within any floodway if any increase in flood levels during the base flood discharge would result.

3. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the BFE, provided the procedures of RMC 22.16.040 and 22.16.050 of this ordinance have been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.

B. Variance Criteria

1. In considering variance applications, the City of Richland shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this ordinance, and

- a. The danger that materials may be swept onto other lands to the injury of others;
- b. The danger to life and property due to flooding or erosion damage;
- c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- d. The importance of the services provided by the proposed facility to the community;
- e. The necessity to the facility of a waterfront location, where applicable;

- f. The availability of alternative locations for the proposed use, which are not subject to flooding or erosion damage;
- g. The compatibility of the proposed use with existing and anticipated development;
- h. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
- i. The safety of access to the property in time of flood for ordinary and emergency vehicles;
- j. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and,
- k. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities, such as sewer, gas, electrical, water system, and streets and bridges.

C. Additional Requirements for the Issuance of a Variance

1. Any applicant to whom a variance is granted shall be given written notice over the signature of a community official that:
 - a. The issuance of a variance to construct a structure below the BFE will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage, and
 - b. Such construction below the BFE increases risks to life and property.
2. The Floodplain Administrator shall maintain a record of all variance actions, including justification for their issuance.
3. The Floodplain Administrator shall condition the variance as needed to ensure that the requirements and criteria of this chapter are met.
4. Variances as interpreted in the NFIP are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from flood elevations should be quite rare.

Chapter 23.34

FLOODPLAIN COMBINING DISTRICT

Sections:

- ~~23.34.010—Combining district regulations.~~
- ~~23.34.020—Floodplain combining district—F.~~
- ~~23.34.030—F district—Permitted uses.~~
- ~~23.34.040—F district—Prohibited uses.~~
- ~~23.34.050—F district—Adoption of study designating areas of special flood hazard.~~
- ~~23.34.060—F district—General standards.~~
- ~~23.34.070—F district—Specific standards applicable to residential and nonresidential structures.~~
- ~~23.34.080—Manufactured homes standards.~~
- ~~23.34.090—Recreational vehicle standards.~~
- ~~23.34.100—Floodplain district—Development permit.~~
- ~~23.34.110—F district—Administration.~~
- ~~23.34.120—Floodplain district—Adjustment of standards.~~

23.34.010—Combining district regulations.

Whenever any of the following combining districts are combined with any primary district, the regulations of the combining district or districts shall be in addition to those specified for the primary district and, in the case of conflict, the more restrictive provisions shall apply. [Ord. 28-05 § 1.02].

23.34.020—Floodplain combining district—F.

A. Purpose. The F district is a combining district classification designed to apply to all areas of special flood hazards. Its purpose is to protect human life and health; to minimize public and private losses due to flood conditions in specific areas; to minimize expenditure of public money and costly flood control projects; to minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public; to minimize damage to public facilities and utilities located in areas of special flood hazard; to minimize prolonged business interruptions; to help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blighted areas; to ensure that potential buyers are notified that property is in an area of special flood hazard; and to ensure that those who occupy areas of special flood hazard assume responsibility for their actions.

B. Methods of Reducing Flood Losses. In order to accomplish its purposes, the regulations for this combining district include methods and provisions for restricting or prohibiting uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities; for requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction; for controlling the alteration of natural floodplains, stream channels, and natural protective barriers which help accommodate or channel flood waters; for controlling filling, grading, dredging and other development which may increase flood damage; and for preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards in other areas.

C. Warning and Disclaimer of Liability. The degree of flood protection required by the regulations for this combining district is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. The establishment of regulations for this combining district does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. The establishment of regulations for this combining district or any administrative decision made pursuant thereto shall not create liability on the part of the city of Richland, any officer or employee thereof, or the Federal Insurance and Hazard Division of the Federal Emergency Management Agency, for any flood damages that result from reliance on such regulations or any administrative decision made thereunder or pursuant thereto. [Ord. 28-05 § 1.02].

23.34.030 — F district — Permitted uses.

Except as specifically provided in RMC 23.34.040, the permitted uses in an F district are:

A. All uses permitted in the primary district with which the F district is combined; provided, that a lot when developed with a one-family dwelling shall front on a dedicated public street; and

B. Public utility structures when their location and construction do not obstruct drainage channels and meet applicable federal, state and city requirements. [Ord. 28-05 § 1.02].

23.34.040 — F district — Prohibited uses.

The following uses are specifically prohibited in an F district: manufactured homes unless constructed in compliance with Richland building code standards (Chapter 21.01 RMC), or unless constructed in compliance with the definition of designated manufactured home (RMC 23.06.265), sanitary landfill operations, and cemeteries. [Ord. 28-05 § 1.02].

23.34.050 — F district — Adoption of study designating areas of special flood hazard.

The official scientific and engineering report entitled "Flood Insurance Study, City of Richland, Washington, dated December 1979," and any revisions thereto, three copies of which are filed with the city clerk together with accompanying Flood Insurance Rate Map (FIRM), as amended, in which areas of special flood hazard are identified by the Federal Emergency Management Agency, is adopted by reference and made a part of this code. No structure or land within such areas of special flood hazard shall be altered, converted, extended, located or constructed without full compliance with the provisions in this code. [Ord. 28-05 § 1.02].

23.34.060 — F district — General standards.

In all areas of special flood hazards, the following general standards shall be complied with:

A. Location. All new construction and substantial improvements shall be located on the highest existing ground available.

B. Maximum Allowable Density. To assure that new construction and substantial improvements, combined with any existing development, will not cause a cumulative increase in the base flood of more than one foot, all such new construction and substantial improvements shall be limited as follows:

1. Floodplain (FP), Agricultural (AG), and Parks and Public Facility (PPF) Use Districts. For uses permitted in the FP, AG, and PPF primary district when combined with the F district, development shall not exceed 10 percent of the total area of the lot.

2. General Business (C-3) District. For uses permitted in the C-3 district when combined with the F district, development shall not exceed 50 percent of the total area of the lot.

C. Maximum Allowable Obstruction. Within the floodplain (FP), agriculture (AG), and parks and public facility (PPF) primary districts when combined with the F district, all new construction and substantial improvements, together with any existing development, and filling accessory to and surrounding such new construction, substantial improvements, and existing developments, shall not exceed a maximum combined width of 33 percent of a line within the lot lines of the subject lot when drawn along the shortest distance from the midpoint of the river channel through the midpoint of the lot when drawn perpendicular to known floodwater patterns within the lot lines of the subject lot, but not to exceed 200 linear feet per five-acre lot.

D. Secondary Drainage Channels. Identified natural drainage channels that are secondary to the river channel in discharging floodwaters downstream during flood periods, as shown on the series of sectional maps, numbered 1 through 13, and attached to the ordinance codified in this title as "Exhibit A" and by this reference made a part of this code, shall be set aside as open space or maintained for open land uses; provided, that in those instances where new construction or substantial improvements are precluded on a lot due to the location and/or size of such secondary drainage channels, alternative development designs such as post and pile foundations for residential and nonresidential construction shall be utilized.

E. Orientation. All new construction and substantial improvements shall be oriented parallel to known floodwater patterns. Determination of such orientation shall be based upon topographical and historical flood data on file with the administrative official, and upon identified and maintained secondary drainage channels. When such information and/or identification of secondary drainage channels is not available, such orientation shall be in an upstream-downstream direction at a right angle to a line drawn along the shortest distance from the midpoint of the river channel through the midpoint of the lot.

F. Construction Methods and Materials. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage, and using methods and practices that minimize flood damage.

G. Anchoring. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure. Written certification must be provided to the administrative official that this standard has been met in any proposed or existing anchoring system or design.

H. Water Supply System. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.

I. Sanitary Sewer Systems. All new and replacement sanitary sewer systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters. On site waste disposal systems shall be located to avoid impairment to them or to minimize contamination from them during flooding.

J. Subdivision Proposals. All subdivision proposals shall be consistent with the need to minimize flood damage, having public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage. Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision proposals and other proposed developments which contain at least 50 lots or five acres (whichever is less). All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.

K. Review of Building Permits. Where authoritative data is not available either through the Flood Insurance Study or from another authoritative source, applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates. [Ord. 28-05 § 1.02].

23.34.070 — F district — Specific standards applicable to residential and nonresidential structures.

In all areas of special flood hazards, the following specific standards shall be complied with:

A. Residential Construction. In all new construction and substantial improvement of any residential structure:

1. The lowest floor, including any basement, shall be elevated to at least one foot above the base flood elevation;
2. The perimeter foundation shall extend a minimum of one foot above the base flood elevation;
3. The bottom of the first floor joists shall be above the minimum elevation for the top of the foundation;
4. All footings shall be of poured in place concrete, a minimum of 16 inches in width and eight inches in depth, rest on undisturbed earth, and have the bottom of such footings a minimum of 24 inches below finished grade;
5. Perimeter foundation walls shall be of poured in place concrete, a minimum of eight inches in thickness, either poured continuous with the footings, keyed with keying in footing one and one half inches deep and three inches wide, or doweled to footing with No. 5 rebar 12 inches long a maximum of two feet apart spaced no farther apart than two feet around the perimeter of the building;
6. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of

floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

- a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;
- b. The bottom of all openings shall be no higher than one foot above grade;
- c. Openings may be equipped with screens, louvers, or other coverings or devices; provided, that they permit the automatic entry and exit of floodwaters;

7. All interior bearing walls and piles below the established minimum top of foundation shall be of masonry construction;

8. All electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding;

9. A backwater valve shall be installed in the sewer line or lines in an accessible location immediately adjacent to the exterior foundation wall;

10. A registered professional engineer or architect shall certify that the standards of subsection (A) of this section are satisfied. Such certification shall be provided to the administrative official in accordance with RMC 23.34.100.

B. Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including any basement, elevated to at least one foot above the base flood elevation; or, together with attendant utility and sanitary facilities shall:

1. Be flood-proofed so that below one foot above the base flood level, structures with walls shall be watertight and substantially impermeable to the passage of water;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
3. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certification shall be provided to the administrative official in accordance with RMC 23.34.100.
4. Nonresidential structures that are elevated, not flood-proofed, must meet the same standards for space below the lowest floor as described in subsection (A)(6) of this section.
5. All electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

C. Large Nonresidential Construction. In all new construction and substantial improvement of any commercial, industrial or other nonresidential structure more than 200 square feet in area, either detached or attached to residential construction:

1. All footings shall be of poured in place concrete, a minimum of 12 inches in width and six inches in depth, rest on undisturbed earth, and have the bottom of such footing a minimum of 24 inches below the finished grade;
2. Perimeter foundation walls shall be of poured in place concrete, a minimum of six inches in thickness and either poured continuous with the footings, keyed with keying in footing one and one half inches deep and

three inches wide, or doweled to footing with No. 5 rebar, 12 inches long spaced no farther apart than two feet around the perimeter of the building;

3. Exterior walls shall be of “balloon type” framing design when wood frames are utilized, with studs 16 inches on center resting directly on the sill plate and continuous exterior sheathing of plywood or diagonally placed boards nailed to the sill plate and studs;

4. A registered professional engineer or architect shall certify that the standards of subsection (C) of this section are satisfied. Such certification shall be provided to the administrative official in accordance with RMC 23.34.100. [Ord. 28-05 § 1.02].

23.34.080 — Manufactured homes standards.

A. For manufactured homes meeting either the Richland building code standards (Chapter 21.01 RMC) or the definition of designated manufactured home (RMC 23.06.265), the following installation standards shall be required for all manufactured homes to be placed or substantially improved on sites that are to be located either:

1. Outside of a manufactured home park;
2. In an expansion to an existing manufactured home park; or
3. In an existing manufactured home park on which a manufactured home has incurred “substantial damage” as the result of a flood.

B. Manufactured homes shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot above the base flood elevation and be securely anchored to an adequately designed foundation system to resist floatation, collapse and lateral movement.

Manufactured homes meeting either the Richland building code standards (Chapter 21.01 RMC) or the definition of designated manufactured home (RMC 23.06.265), to be placed or substantially improved on sites in an existing manufactured home park that are not subject to the above manufactured home provisions shall be elevated so that either:

1. The lowest floor of the manufactured home is elevated one foot or more above the base flood elevation; or
2. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately designed foundation system to resist floatation, collapse, and lateral movement. [Ord. 28-05 § 1.02].

23.34.090 — Recreational vehicle standards.

Recreational vehicles placed on sites in the F district are required to either:

- A. Be on site for fewer than 180 consecutive days;
- B. Be fully licensed and ready for highway use, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices and have no permanently attached additions; or
- C. Meet the requirements for elevation and anchoring of manufactured homes. [Ord. 28-05 § 1.02].

23.34.100 — Floodplain district — Development permit.

A development permit shall be obtained before construction or development begins within any area of special flood hazard. The permit shall be required for all structures and for all other development including fill and other activities as defined in RMC 23.06.270.

Application for a development permit shall be made on forms furnished by the administrative official, and shall include, but not be limited to, the following:

A. Plans drawn to scale showing the nature, location, dimensions, and elevations of the area involved, including but not limited to any low-lying areas and/or secondary drainage channels, existing and/or proposed structures, fill materials, storage areas and/or structures, and drainage facilities.

B. Elevation in relation to mean sea level of the lowest floor (including any basement) of all structures.

C. Elevation in relation to mean sea level to which any structure has been flood-proofed.

D. Certification by a registered professional engineer or architect that the standards of RMC 23.34.070 for any construction or substantial development have been met.

E. Description of the extent to which any watercourse, including any secondary drainage channels, will be altered or relocated as a result of proposed development.

F. Certification that all deeds, plat dedications and endorsements of land titles will contain, as covenants running with the land, the warning and disclaimer of liability set forth in RMC 23.34.020, and a notice of the requirements for compliance with the city's floodplain management and shoreline management programs. [Ord. 28-05 § 1.02].

23.34.110 — F district — Administration.

The administrative official shall administer and implement the regulations applicable to the F district by granting or denying development permit applications in accordance with the provisions of this code. The administrative official shall:

A. Review all development permit applications to determine that the permit requirements of the F district are satisfied and condition or otherwise modify such permits to assure that they are consistent with the requirements of the F district;

B. Review all development permit applications to determine that all necessary permits have been obtained from those federal, state or local governmental agencies from which prior approval is required;

C. Obtain and record the actual elevation to mean sea level of the lowest floor, including any basement, of all new or substantially improved structures, and whether or not the structure contains a basement;

D. For all new or substantially improved flood-proofed structures, verify and record the actual elevation (in relation to mean sea level) to which the structure was flood-proofed and maintain the flood-proofing certifications required by RMC 23.34.100;

E. Verify and record secondary drainage channels that are to be set aside and/or maintained as open space for the purpose of discharging floodwaters downstream during flood periods;

F. Maintain for public inspection all records pertaining to the provisions and requirements of the F district;

G. Notify adjacent communities and the Washington State Department of Ecology and the U.S. Army Corps of Engineers prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency;

H. Require that maintenance is provided within the altered or relocated portion of a watercourse so that flood carrying capacity is not diminished;

I. Make interpretations where needed, as to the exact locations of the boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions);

J. Obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source, when base flood elevation data has not been otherwise provided;

K. Require and ensure that all approved development permits include the warning and disclaimer of liability stated in RMC 23.34.020(C);

~~L. Review all requests for subdivisions, short plats, zoning and subdivision text amendments and zone changes affecting the F district and primary use districts with which the F district is combined, and include therein a technical evaluation of the request by the Federal Emergency Management Agency for conformance to the National Flood Insurance Program, and further, include when applicable, technical evaluation by the Benton Franklin district health department for on-site waste disposal system suitability;~~

~~M. Require and ensure that all permits, deeds, plat dedications and endorsement of land titles affecting the parcel for which development is requested will contain the following language in addition to the warning and disclaimer of liability set forth in RMC 23.34.020(C):~~

~~NOTE: This property lies within an area of special flood hazard and is subject to the requirements of the City of Richland's Floodplain Management Program.~~

~~[Ord. 28-05 § 1.02].~~

23.34.120 — Floodplain district — Adjustment of standards.

~~A. Appeals. Any decision or interpretation made by the administrative official in the granting or denying of a development permit may be appealed by the applicant, and shall be heard by the board of adjustment, in accordance with RMC 23.70.070. In acting upon an appeal, the board of adjustment shall consider all technical evaluations including technical evaluation of the request by the Federal Emergency Management Agency for conformance to the National Flood Insurance Program, all relevant factors, the standards applicable to the F district, and the following criteria:~~

- ~~1. The danger that materials may be swept onto other lands to the injury of others;~~
- ~~2. The danger to life and property due to flooding or erosion damage;~~
- ~~3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;~~
- ~~4. The importance of the services provided by the proposed facility to the community;~~
- ~~5. The necessity to the facility of a waterfront location, where applicable;~~
- ~~6. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;~~
- ~~7. The compatibility of the proposed use with existing and anticipated development;~~
- ~~8. The relationship of the proposed use to the comprehensive plan, the shoreline program and floodplain management program for the area;~~
- ~~9. The safety of access to the property in times of flood for ordinary and emergency vehicles;~~
- ~~10. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and~~
- ~~11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.~~

~~B. Variances. A request for a variance from the standards and requirements of the F district may be considered by the board of adjustment in accordance with RMC 23.70.110 through 23.70.150. Any applicant to whom a variance is granted for a structure to be built with the lowest floor elevation at or below the base flood elevation shall be given written notice that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.~~

~~In acting upon a variance request, the board shall consider the criteria set forth in subsection (A) of this section, and shall make such findings as may be appropriate as to the request's conformance to the following requirements:~~

~~1. Variance may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places without regard to the procedures and requirements set forth in the remainder of this section;~~

~~2. Variances shall not be issued if any increase in flood levels during the base flood discharge would result;~~

~~3. Variances shall be issued only upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief; and~~

~~4. Variances shall be issued only upon a determination that granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense, and will not create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances. [Ord. 28-05 § 1.02].~~

Chapter 23.06

DEFINITIONS

Sections:

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23.06.010 Definitions – Introductory.

For the purpose of this title, certain terms and words are defined in this chapter. When not inconsistent with the context, words used in the present tense shall include the future; the singular number shall include the plural, and the plural, the singular; the word “shall” is always mandatory and the word “may” denotes a use of discretion in making a decision. The words “used” or “occupied,” unless the context otherwise requires, shall be considered as though followed by the words “or intended, arranged or designed to be used or occupied.” [Ord. 28-05 § 1.02].

23.06.020 Accessory apartment unit.

An “accessory apartment unit” is located within or adjacent to a detached one-family dwelling, located on the same lot and is a habitable living unit that provides the basic requirements of shelter, heating, cooking, and sanitation subject to the provisions of RMC 23.42.020. [Ord. 28-05 § 1.02; Ord. 05-13 § 1.01].

23.06.025 Accessory dwelling unit.

“Accessory dwelling unit” means a dwelling unit located within a building that contains a nonresidential main or primary use. Occupancy of accessory dwelling units is reserved for the manager or owner of the main or primary use of the building. [Ord. 28-05 § 1.02].

23.06.027 Adult family home.

“Adult family home” means a facility licensed pursuant to Chapter 70.128 RCW, or the regular family dwelling of a person or persons who are providing personal care, special care, and/or room and board to more than one but not more than six adults who are not related by blood or marriage to the person or persons providing the services. [Ord. 28-05 § 1.02].

23.06.030 Adult use establishment.

“Adult use establishment” means any adult motion picture theater, adult panoram establishment, adult retail establishment or live adult entertainment establishment, as defined herein, or any establishment which provides one or more of the activities listed herein.

A. “Adult motion picture theater” means any commercial establishment where films, motion pictures, video cassettes, computer images or other similar photographic reproductions depict specified sexual activities or specified anatomical areas to patrons for a payment of a fee, membership fee, or other charge.

B. Adult Panoram Establishment. “Adult panoram” means a commercial establishment where one or more motion picture projectors, slide projectors, computers or similar devices are used to show films, video cassettes, slides, or other forms of photographic reproductions depicting specified sexual activities or specified anatomical areas to patrons for a payment of a fee, membership fee, or other charge.

C. “Live adult entertainment establishment” means any commercial establishment featuring go-go dancers, exotic dancers, strippers, male or female impersonators, or similar entertainers that emphasize specified anatomical areas and/or whose performances or other activities include or mimic specified sexual activities.

D. “Adult retail establishment” means any retail establishment which, for money or any other form of consideration either:

1. Has as one of its principal purposes to sell, exchange, rent, loan, trade, transfer, and/or provide for viewing, off the premises, any adult-oriented merchandise, as defined in RMC 5.21.010; or

2. Provides, as its substantial stock-in-trade, for the sale, exchange, rental, loan, trade, transfer and/or viewing or use, off of the premises, any adult-oriented merchandise as defined in RMC 5.21.010. [Ord. 28-05 § 1.02].

23.06.035 Agriculture.

“Agriculture” means the tilling of the soil, the raising of crops, horticulture, floriculture, viticulture, apiculture, small livestock farming, dairying, livestock or animal husbandry, and sod farming, including all uses incidental thereto, including the sale of the agricultural products grown or raised upon the site. “Agriculture” excludes the following activities: hog farm, livestock feed lot, poultry farm, slaughterhouse, fertilizer works, bone yard, plant for the reduction or processing of animal matter, or similar manufacturing, processing, warehousing, storage, and related industrial and commercial activities whether or not dependent upon or closely allied to the agriculture industry. [Ord. 28-05 § 1.02].

23.06.040 Airport commercial.

“Airport commercial” means the retail sale of aviation-related products and services including aircraft service and rental, air passenger services, and air terminal activities including passenger ticketing, baggage, taxi service, car rental, restaurants, hotels and gift shops. [Ord. 28-05 § 1.02].

23.06.045 Airport industrial.

“Airport industrial” means research, design, fabrication and assembly of aircraft, aircraft parts, airfreight terminals and aviation-related products. This use also includes storage and wholesale trade of aviation-related products and air cargo operations and associated storage and processing. [Ord. 28-05 § 1.02].

23.06.050 Alley.

“Alley” means a passage or way open to public travel, affording generally a secondary means of vehicular access to abutting lots, but not intended for the general traffic circulation and including vehicular ways satisfying this definition but designated by some other name. [Ord. 28-05 § 1.02].

23.06.053 Amendment.

“Amendment” means a change to the text of the city’s zoning regulations. [Ord. 24-14 § 1.01].

23.06.055 Animal shelter.

“Animal shelter” means a service use maintained and operated primarily for the impounding, holding and/or disposal of lost, stray, unwanted, or injured animals. [Ord. 28-05 § 1.02].

23.06.065 Apparel and accessory stores.

“Apparel and accessory stores” means stores primarily engaged in selling new clothing, shoes, jewelry, and related articles for personal wear and adornment and stores that rent clothing such as costumes or formal wear. [Ord. 28-05 § 1.02].

23.06.070 Apartment.

“Apartment” means a room or suite of two or more rooms, which is designed for, intended for, or occupied by one family, with facilities for cooking therein. [Ord. 28-05 § 1.02].

23.06.071 Apartment, studio.

“Apartment, studio” means a self-contained, small apartment which combines living room, kitchenette and bedroom into a single room. [Ord. 55-15 § 1].

23.06.075 Arcade.

“Arcade” means a commercial establishment containing six or more video, pinball, pool tables or other games, or a business with more than one game per 500 square feet of gross floor area. [Ord. 28-05 § 1.02].

~~23.06.080 Area of special flood hazard.~~

~~“Area of special flood hazard” means the land in the floodplain subject to one percent or greater chance of flooding in any given year as identified in the official scientific and engineering report adopted in RMC 23.34.050. [Ord. 28-05 § 1.02; amended during 2011 recodification].~~

23.06.085 Art galleries.

“Art galleries” means establishments or other private or public places intended primarily for art exhibitions where people may view and/or purchase paintings, sculptures, or other works. [Ord. 28-05 § 1.02].

23.06.090 Assisted living facility.

“Assisted living facility” means an establishment which provides living quarters and a variety of limited personal care and supportive health care to individuals who are unable to live independently due to infirmity of age, physical or mental handicap, but who do not need the skilled nursing care of a convalescent or nursing home. These facilities may consist of individual dwelling units of a barrier-free design, with separate bathroom facilities, a full kitchen or no kitchen. The facility may provide a minimal amount of supportive health care monitoring, such as assistance with medication, but is limited to health care services which do not require state or federal licensing. In addition, these facilities may have a communal dining area, recreation facilities (library, lounge, game room), laundry facilities and open space. [Ord. 28-05 § 1.02].

23.06.095 Auto parts sales.

“Auto parts sales” means a commercial establishment primarily engaged in the retail sale of new auto parts, automobile accessories and tools, where no automobile maintenance or repair services are provided. [Ord. 28-05 § 1.02].

23.06.100 Automobile repair.

“Automobile repair” means an establishment which provides major automobile repair, minor automobile repair or an automobile repair specialty shop as defined herein.

A. “Major automobile repair” means general repair, engine rebuilding, rebuilding or reconditioning of motor vehicles or trailers; collision service, including body, frame or fender straightening or repair; overall painting or paint shop or other major repair or maintenance, including operations which may require open flame or welding.

B. “Minor automobile repair” means minor repairs, replacement of minor parts to passenger automobiles and trucks not exceeding one and one-half tons capacity, including any auto lubrication services and engine tune-up services but specifically excluding operations specified under “automobile repair, major” and “automobile repair, specialty shop.”

C. “Automobile repair specialty shop” means a retail and service place of business engaged primarily in light repair and sale of goods and services for automotive vehicles including brakes, muffler and tire shops, and their accessory uses. Major automobile repair is excluded from this definition. [Ord. 28-05 § 1.02].

23.06.105 Automobile service station.

“Automobile service station” means a retail place of business for the servicing or fueling of motor vehicles, including tube and tire repairs, battery charging, storage of merchandise and supplies related to the servicing of motor vehicles, sale of gasoline and other fuel and lubricants, and minor motor vehicle repairs. Such use excludes items constituting “major automobile repair.” [Ord. 28-05 § 1.02].

23.06.110 Automobile wrecking.

“Automobile wrecking” means the dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts. [Ord. 28-05 § 1.02].

~~**23.06.115 Base flood.**~~

~~“Base flood” means the flood having a one percent chance of being equaled or exceeded in any given year. [Ord. 28-05 § 1.02].~~

23.06.117 Basement.

“Basement” means any area of a building having its floor subgrade (below ground level) on all sides. [Ord. 28-05 § 1.02; Ord. 01-07].

23.06.120 Bed and breakfast.

“Bed and breakfast” means a one-family detached dwelling unit occupied by a resident owner/manager within which up to four rental bedrooms are made available for overnight accommodation. [Ord. 28-05 § 1.02].

23.06.125 Block front.

“Block front” means that property abutting on one side of a street and lying between the two nearest intersecting or intercepting streets or nearest intersecting or intercepting streets and railroad right-of-way, waterway, or subdivided acreage. [Ord. 28-05 § 1.02].

23.06.130 Book, stationery and art supply store.

“Book, stationery and art supply store” means an establishment engaged in the retail sale of books and magazines, stationery, CDs, record and tapes, video and art supplies. [Ord. 28-05 § 1.02].

23.06.135 Building.

“Building” means any structure having a roof supported by columns or by walls and intended for the shelter, housing, or enclosure of any person, animal, or chattel. When any portion thereof is completely separated from every other portion thereof by a masonry division or fire wall without any window, door or other opening therein, which wall extends from the ground to the upper surface of the roof at every point, then each such portion shall be deemed to be a separate building. [Ord. 28-05 § 1.02].

23.06.140 Building, accessory.

“Building, accessory” means a detached subordinate building, the use of which is necessary and incidental to that of a main building on the same lot, and which does not change or alter the character of the premises. [Ord. 28-05 § 1.02].

23.06.145 Building, main.

“Building, main” means a building in which is conducted the principal use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be a main building on the lot on which the same is situated. [Ord. 28-05 § 1.02].

23.06.150 Building, hardware and garden supply store.

“Building, hardware and garden supply store” means an establishment engaged in selling lumber and other building materials such as paint, glass, wallpaper, tools, seeds, and fertilizer. [Ord. 28-05 § 1.02].

23.06.155 Bus station.

“Bus station” means an establishment for the storage, dispatch, repair and maintenance of coaches and other vehicles of a public transit system. [Ord. 28-05 § 1.02].

23.06.160 Bus terminal.

“Bus terminal” means an establishment that sells tickets, provides scheduling information and serves as a point of arrival and departure for an inter-city bus line. [Ord. 28-05 § 1.02].

23.06.165 Bus transfer station.

“Bus transfer station” means land in a centralized location used by a municipal bus service as a point of departure for multiple bus routes and where bus passengers transfer from one bus to another. [Ord. 28-05 § 1.02].

23.06.170 Cafeteria.

“Cafeteria” means an enclosed building or portion thereof used for the preparation, sale, and consumption of food and beverages. Typically, food services offered in a cafeteria are provided as an accessory use to employees or other groups of people and are not generally offered to the general public. [Ord. 28-05 § 1.02].

23.06.175 Car wash.

“Car wash” means a facility designed for the cleaning of automobiles, of which there are two types:

A. “Car wash, automatic” means a tunnel-like structure through which cars are pulled or driven and in which high-pressure sprays and brushes clean, dry and may wax vehicles.

B. “Car wash, self-service” means a coin-actuated, self-service washing system enclosed in a walled bay, open front and rear, of not less than eight feet in height. The pumps, water heaters and like equipment are completely housed. Additional facilities may include drying material dispensers and vacuum cleaners. [Ord. 28-05 § 1.02].

23.06.180 Carport.

“Carport” means a covered space for the housing primarily of motor vehicles and enclosed on no more than two sides by walls, screens, cabinets, or other type of enclosures. [Ord. 28-05 § 1.02].

23.06.185 Cemetery.

“Cemetery” means land used or intended to be used for the burial of the dead and dedicated for cemetery purposes including columbariums, crematoriums, mausoleums, and funeral establishments, when operated in conjunction with and within the boundary of such cemetery. [Ord. 28-05 § 1.02].

23.06.190 Church.

“Church” means a structure, group of structures, or portion thereof which is utilized for the purpose of conducting religious worship, services or ceremonies. A church may contain facilities such as a sanctuary or chapel, assembly rooms, offices, kitchen, parsonage, or multi-purpose facilities. Graded educational facilities, dwelling units except parsonages, day care facilities, and facilities for the training of religious orders shall not be considered incidental to church usage, but may be allowed subject to other provisions of this title. [Ord. 28-05 § 1.02].

23.06.195 City officials and agencies.

The word “city” means the city of Richland in Benton County, Washington; the term “city council” means the city council of said city; the terms “planning commission” or “physical planning commission” or “commission” mean the planning commission of the city; the term “board” or “board of adjustment” means the board of adjustment of the city; the term “administrative official” or “city planner” means such person as the city manager shall designate to administer and enforce this title. [Ord. 28-05 § 1.02; amended during 2011 recodification].

23.06.200 Cinema.

“Cinema” means a motion picture theater. [Ord. 28-05 § 1.02].

23.06.205 Clinic.

“Clinic” means a building or portion of a building containing offices for providing medical, dental, psychiatric or chiropractic services for outpatients only. [Ord. 28-05 § 1.02].

23.06.210 Club or fraternal societies.

“Club” or “fraternal societies” means an association of persons (whether or not incorporated) organized for some common nonprofit purpose, but not including a group organized primarily to render a service customarily carried on as a business. [Ord. 28-05 § 1.02].

23.06.215 Commercial recreation.

“Commercial recreation” means establishments engaged in providing amusement or entertainment for a fee or admission charge. There are two categories of commercial recreation:

A. Indoor Commercial Recreation. Including but not limited to such activities as dance halls, bowling alleys, billiard and pool establishments, skating rinks, indoor batting cages and miniature golf.

B. Outdoor Commercial Recreation. Including but not limited to such activities as outdoor batting cages, arenas, golf courses, putting courses, outdoor miniature golf, amusement parks, riding academies, carnival operations, expositions, and marinas. [Ord. 28-05 § 1.02].

23.06.217 Concessionaire.

“Concessionaire,” for the purposes of this title, means and includes any person, firm, or corporation involved in any activity involving the sale of any goods or services, whether conducted for profit or not, on any property located within the PPF – parks and public facilities district. Any concession activity shall be clearly incidental to and supportive of an established primary permitted use in the underlying zoning district. [Ord. 28-05 § 1.02; Ord. 13-08].

23.06.220 Convention center.

“Convention center” means a building or area designated to accommodate large groups of people usually for social occasions, or the exchange of information related to professional or commercial activity. Such a facility typically

contains various large assembly halls, conference rooms, and food service facilities. [Ord. 28-05 § 1.02; Ord. 32-11 § 1].

23.06.225 Contractors' offices and shops.

"Contractors' offices and shops" means a combination of uses in a single building or lot that includes the assembly, storage and/or manufacture of products typically used in building construction such as cabinetry, heating/cooling systems, plumbing and mechanical systems together with administrative offices. [Ord. 28-05 § 1.02].

23.06.230 Contractors' yards.

"Contractors' yards" means the portion of a lot outside of a contractor's office and shop that is used for the outdoor storage of vehicles, equipment and supplies. [Ord. 28-05 § 1.02].

23.06.235 Court.

"Court" means an open, unoccupied space, other than a yard, on the same lot with a building or group of buildings, which is bounded on two or more sides by such building or buildings. [Ord. 28-05 § 1.02].

23.06.240 Cultural institution.

"Cultural institution" means establishments such as museums, art galleries, and botanical and zoological gardens of historic, educational or cultural interests which are not operated for profit. [Ord. 28-05 § 1.02].

23.06.245 Day care center.

"Day care center" means a licensed facility, other than a family day care home, providing regularly scheduled care for a group of children for periods less than 24 hours. [Ord. 28-05 § 1.02].

23.06.250 Delicatessen.

"Delicatessen" means retail food stores selling ready-to-eat food products such as cooked meats, prepared salads or seafood, health food or other specialty food items. [Ord. 28-05 § 1.02].

23.06.255 Department store.

"Department store" means a large retail store arranged into departments for the sale of a variety of consumer goods. [Ord. 28-05 § 1.02].

23.06.260 Dependent recreational vehicle.

"Dependent recreational vehicle" means a recreational vehicle which does not contain water or sewage disposal facilities. [Ord. 28-05 § 1.02].

23.06.265 Designated manufactured home.

"Designated manufactured home" means a manufactured home which:

- A. Is comprised of at least two fully enclosed parallel sections each not less than 12 feet wide by 36 feet long;
- B. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch; and
- C. Has exterior siding similar in appearance to siding materials commonly used on conventional site-built International Building Code single-family residences. [Ord. 28-05 § 1.02].

23.06.270 Development.

"Development" means any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials, but not including any open wire fences in any F district. [Ord. 28-05 § 1.02; Ord. 01-07].

23.06.275 District.

"District" means a portion of the city within which certain uses of land and buildings are permitted, and certain other uses of land and buildings are prohibited, or within which certain yards and other open spaces are required, or within which certain lot areas are established, or within which certain height limits are required for buildings, or within which a combination of such aforesaid regulations are applied, all as set forth and specified in this title, or any of the districts with which any combining regulations are combined. [Ord. 28-05 § 1.02].

23.06.280 Dormitories, fraternities and sororities.

“Dormitories,” “fraternities” and “sororities” means a building occupied by and maintained exclusively for students affiliated with an academic or professional college or university, or other recognized institution of higher learning. [Ord. 28-05 § 1.02].

23.06.285 Drinking establishment.

“Drinking establishment” means a business primarily engaged in the retail sale of alcoholic beverages for consumption on the premises, including nightclubs, bars, cocktail lounges, and taverns. [Ord. 28-05 § 1.02].

23.06.290 Drive-through.

“Drive-through” means a facility which, by its design, allows people to receive goods and/or services while remaining in their automobiles. [Ord. 28-05 § 1.02].

23.06.295 Drug store/pharmacy.

“Drug store/pharmacy” means an establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics, vitamins, first-aid supplies, and other health-related products. [Ord. 28-05 § 1.02].

23.06.300 Dwelling, one-family attached.

“Dwelling, one-family attached” means a building designed for or containing one dwelling unit, which is attached on one or both sides with a common wall/zero lot line wall to one or more buildings of the same type. [Ord. 28-05 § 1.02].

23.06.305 Dwelling, one-family detached.

“Dwelling, one-family detached” means a detached building designed for or containing one dwelling unit, which may include an accessory apartment subject to the provisions of the zoning districts and RMC 23.42.020. [Ord. 28-05 § 1.02].

23.06.310 Dwelling, two-family detached.

“Dwelling, two-family detached” means a detached building designed for or containing two independent dwelling units. [Ord. 28-05 § 1.02].

23.06.315 Dwelling, multiple-family.

“Dwelling, multiple-family” means a building or portion thereof designed for or containing three or more independent dwelling units. [Ord. 28-05 § 1.02].

23.06.320 Dwelling unit.

“Dwelling unit” means a building or portion thereof providing complete housekeeping facilities for one family, which may include an accessory apartment unit subject to the provisions of the zoning districts and RMC 23.42.020. [Ord. 28-05 § 1.02].

23.06.325 Electronic equipment stores.

“Electronic equipment stores” means establishments engaged in the retail sale of a variety of electronic equipment including computers, televisions, stereos, and cameras. [Ord. 28-05 § 1.02].

23.06.330 Essential public facilities.

“Essential public facilities” means a facility, conveyance or site whose services are provided by a governmental agency, a private or nonprofit organization under contract to or with substantial funding from government agencies, or a private organization subject to public service obligations, which is necessary to adequately provide a public service and which is typically hard to site. [Ord. 28-05 § 1.02].

23.06.335 Equipment rental.

“Equipment rental” means the use of a building or land for the purpose of providing tools, implements, or other articles to individuals or businesses on a temporary basis for a specified fee. This use does not include the rental of automobiles or trucks. [Ord. 28-05 § 1.02].

23.06.340 Family.

“Family” means one or more persons occupying a premises and living as a single, nonprofit housekeeping unit, as distinguished from a group occupying a hotel, club, boardinghouse or rooming house, fraternity or sorority house. [Ord. 28-05 § 1.02].

23.06.345 Family day care home.

“Family day care home” means a licensed facility in the licensee’s home providing regularly scheduled care for 12 or fewer children for periods less than 24 hours. [Ord. 28-05 § 1.02].

23.06.350 Farming of land.

“Farming of land” means the growing of seasonal crops and/or the tilling of soil. For purposes of this definition, the farming of land is typically an interim or temporary land use and would not typically include agricultural activities that are of a long-term nature, such as the planting of orchards or vineyards or the raising of livestock. [Ord. 28-05 § 1.02].

23.06.355 Fence.

“Fence” means an upright structure serving as an enclosure, barrier or boundary usually made of posts, boards, wire, iron, steel, or masonry. [Ord. 28-05 § 1.02].

23.06.360 Financial institution.

“Financial institution” means a business or institution engaged in monetary transactions such as banks, lending, savings and loan institutions and credit unions but excluding pay day loan businesses. [Ord. 28-05 § 1.02].

~~**23.06.365 Flood or flooding Flood Insurance Rate Map (FIRM) Flood Insurance Study.**~~

~~“Flood” or “flooding” means a general and temporary condition of partial or complete inundation of normally dry-land areas from the overflow of inland waters and/or the unusual and rapid accumulation of runoff of surface waters from any source.~~

~~“Flood Insurance Rate Map (FIRM)” means the official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zones applicable within the city.~~

“Flood Insurance Study” means the official report provided by the Federal Emergency Management Agency that includes flood profiles, the flood boundary/floodway map, and the water surface elevation of the base flood. [Ord. 28-05 § 1.02].

23.06.370 Florist.

“Florist” means an establishment engaged in the retail sale of flowers and plants. [Ord. 28-05 § 1.02].

23.06.375 Food stores.

“Food stores” means stores primarily engaged in selling food and beverages for home preparation and consumption. It includes grocery stores; mini-market or convenience store uses; meat and fish markets, including freezer provisioners; fruit and vegetable markets; candy, nut, and confectionery stores; dairy products stores; retail bakeries; wine and beer shops; liquor stores; and miscellaneous stores specializing in items such as spices, coffee, or health foods. As an accessory use, a food store may also sell prepared foods for on-site or off-site consumption. [Ord. 28-05 § 1.02].

23.06.380 Food wagon.

“Food wagon” means a vehicle that is used for retail food sales that is capable of operating from a variety of sites, rather than from a fixed location. [Ord. 28-05 § 1.02].

23.06.385 Fuel station/mini-mart.

“Fuel station/mini-mart” means establishments engaged primarily in the sale of automobile gasoline or other auto fuel to the general public. Such uses may include mini-market or convenience store uses involving the sale of snack food and beverage items. [Ord. 28-05 § 1.02].

23.06.390 Funeral establishment.

A “funeral establishment” is a place of business devoted exclusively to such activities as are related to the preparation and arrangements for the funeral, transportation, burial, or other disposition of dead bodies, and including but not limited to: (A) a chapel in which memorial, funeral, or religious services may be conducted; and (B) a preparation room equipped for the preparation and embalming of dead bodies for burial or transportation. [Ord. 28-05 § 1.02].

23.06.395 Furniture, home furnishings, and appliance stores.

“Furniture, home furnishings, and appliance stores” means businesses primarily engaged in the retail sale of goods used for furnishing the home, such as furniture, floor coverings, draperies, lighting fixtures, woodstoves, domestic cook stoves, refrigerators, and other household electrical and gas appliances. This category also includes rental of furniture, appliances, and the like. [Ord. 28-05 § 1.02].

23.06.400 General service businesses.

“General service businesses” means establishments which provide services involving the maintenance, repair or improvement of personal and household goods including computer and consumer electronics repair and service, custom framing shops, jewelry repair, locksmiths, shoe repair, tailors, upholstery shops, and similar uses. [Ord. 28-05 § 1.02].

23.06.405 Grade plane.

“Grade plane” means a reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than six feet from the building, between the building and a point six feet from the building. [Ord. 28-05 § 1.02].

23.06.410 Gross floor area.

“Gross floor area” means the sum of the areas of all floors included within the surrounding walls of a building, or portion thereof, exclusive of vents, shafts, and courts. [Ord. 28-05 § 1.02].

23.06.415 Guest room.

“Guest room” means a room which is intended, arranged, or designed to be occupied or which is occupied by one or more guests, but in which no provision is made for cooking, and not including dormitories for sleeping purposes. [Ord. 28-05 § 1.02].

23.06.420 Habitable floor.

“Habitable floor” means any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation, or a combination thereof, except for a floor used only for storage purposes. [Ord. 28-05 § 1.02].

23.06.425 Hazardous waste.

“Hazardous waste” means all dangerous and extremely hazardous waste as defined by RCW 70.105.010. [Ord. 28-05 § 1.02].

23.06.430 Hazardous waste storage.

“Hazardous waste storage” means the holding of dangerous waste for a temporary period as regulated by the Washington State Dangerous Waste Regulations, Chapter 173-30 WAC. [Ord. 28-05 § 1.02].

23.06.435 Hazardous waste treatment.

“Hazardous waste treatment” means the physical, chemical, or biological processing of dangerous waste to make wastes nondangerous or less dangerous, safer for transport, amenable for storage, or reduced in volume. [Ord. 28-05 § 1.02].

23.06.440 Hazardous waste treatment and storage facilities, off site.

“Hazardous waste treatment and storage facilities, off site” means treatment and storage facilities that treat or store waste generated on properties other than those on which the off-site facilities are located. [Ord. 28-05 § 1.02].

23.06.445 Hazardous waste treatment and storage facilities, on site.

“Hazardous waste treatment and storage facilities, on site” means treatment and storage facilities that treat and store wastes generated on the same, geographically contiguous, or bordering property. [Ord. 28-05 § 1.02].

23.06.450 Hedge.

“Hedge” means a row of closely planted shrubs, bushes, or low growing trees forming a barrier, enclosure, or boundary. [Ord. 28-05 § 1.02].

23.06.455 Height of building.

“Height of building” means the vertical distance from grade plane to the average height of the highest roof surface. (See RMC 23.06.405 for definition of “grade plane.”) [Ord. 28-05 § 1.02].

23.06.460 Hog farm.

“Hog farm” means a lot, structure or building used for the raising or keeping of six or more hogs or swine. [Ord. 28-05 § 1.02].

23.06.465 Home occupations.

“Home occupations” means an occupation or business activity conducted within a dwelling unit by a member or members of the family who occupy the dwelling, where the occupation or business activity is clearly incidental and secondary to the use of the dwelling for living purposes and the residential character of the dwelling is maintained. [Ord. 28-05 § 1.02].

23.06.470 Health/fitness center.

“Health/fitness center” means a building, group of buildings or combination of buildings and outdoor uses which together are used for sports, health and recreational uses whether on a membership basis or for the general public. Such facilities include, but are not limited to, gymnasiums, weight-reducing centers, dance studios, tennis, handball or racquetball courts, indoor or outdoor swimming pools and spas, weight training, exercise classes, and running tracks. [Ord. 28-05 § 1.02].

23.06.475 Health/fitness facility.

“Health/fitness facility” means health clubs, aerobics centers, athletic clubs and gymnasiums, handball and racquetball clubs, weight-reducing centers, dance studios, and other businesses primarily engaged in indoor health and recreation activities, whether on a membership basis or for the general public. Health/fitness facilities are conducted in buildings no larger than 5,000 square feet in area. [Ord. 28-05 § 1.02].

23.06.477 Health spa.

“Health spa” means a commercial facility providing body treatments, massage, gyms, spas, health and wellness activities and similar services. [Ord. 28-05 § 1.02; Ord. 04-09].

23.06.480 Homeless shelter.

“Homeless shelter” means a facility designed to provide overnight accommodations and/or meals to homeless persons. [Ord. 28-05 § 1.02].

23.06.485 Hospital.

“Hospital” means a licensed institution designed within an integrated campus setting for the diagnosis, care, and treatment of human illness, both mental and physical. [Ord. 28-05 § 1.02].

23.06.490 Hospital or clinic for large animals.

“Hospital or clinic for large animals” means a medical facility or institution providing in-patient and outpatient veterinary service consisting of the prevention, cure, or alleviation of disease and injury to large animals or livestock. [Ord. 28-05 § 1.02].

23.06.495 Hospital or clinic for small animals.

“Hospital or clinic for small animals” means a medical facility or institution providing inpatient and outpatient veterinary service consisting of the prevention, cure, or alleviation of disease and injury to dogs, birds, cats, and similar small animals. [Ord. 28-05 § 1.02].

23.06.500 Hot tub.

“Hot tub” means a nonpermanent structure intended for recreational bathing, in which all controls, water heating, and water circulating equipment are an integral part of the product. [Ord. 28-05 § 1.02].

23.06.505 Hotel.

“Hotel” means any building or portion thereof containing six or more guest rooms, which is used, designed, or intended to be used, let, or hired out to be occupied, or which is occupied by six or more individuals for compensation, whether the compensation be paid directly or indirectly. [Ord. 28-05 § 1.02].

23.06.510 House-banked card room.

“House-banked card room” as used in this title means an establishment licensed by the Washington State Gambling Commission (the “Commission”) to offer “house-banked card games” as described in WAC 230-40-010 and subject to regulation by the Commission under RCW 9.46.070 and Chapter 230-40 WAC. [Ord. 28-05 § 1.02].

23.06.515 Junkyard.

“Junkyard” means the use of more than 100 square feet of the area of any lot, or the use of any portion of that half of any lot (but not exceeding a depth or width, as the case may be, of 100 feet) which adjoins any street, for the storage, keeping or abandonment of junk, including scrap metals or other scrap material, or the use of any area for an automobile wrecking yard; provided, however, that this definition shall not be deemed to include uses conducted entirely within an enclosed building or lots for the outdoor display and sale of used automobiles in operable condition. [Ord. 28-05 § 1.02].

23.06.520 Kennel, commercial.

“Kennel, commercial” means any lot, premises, building, or structure where six or more dogs, cats, and/or household pets over six months of age are kept. [Ord. 28-05 § 1.02].

23.06.525 Landscaping.

“Landscaping” shall consist of any of the following or combination thereof: material such as, but not limited to, grass, ground covers, shrubs, vines, hedges, and trees; and nonliving durable material commonly used in landscaping such as, but not limited to, rocks, pebbles, bark, sand, walls, or fences, but excluding paving and artificial plants. [Ord. 28-05 § 1.02].

23.06.530 Landscaping material sales.

“Landscaping material sales” means establishments engaged in the retail sale of materials commonly used in landscaping such as trees, shrubs, bark, gravel, patio bricks, concrete blocks, pond liners, and similar materials. [Ord. 28-05 § 1.02].

23.06.535 Large livestock farming.

“Large livestock farming” means the keeping of domesticated animals such as horses, ponies, burros, dairy and beef cattle, sheep, goats, swine, and similar animals which are kept for personal or agricultural use, or raised for sale and profit. [Ord. 28-05 § 1.02].

23.06.540 Lattice tower.

“Lattice tower” is a wireless communications support structure, which consists of metal crossed strips or bars to support antennas and related equipment. [Ord. 28-05 § 1.02].

23.06.545 Laundry, self-service.

“Laundry, self-service” means a business providing home-type washing, drying and/or ironing facilities where customers primarily complete the laundering of their own clothes. [Ord. 28-05 § 1.02].

23.06.550 Laundry/dry cleaning, retail.

“Laundry/dry cleaning, retail” means a business providing drop off and pick up services of laundry and dry cleaning where the actual laundry/dry cleaning activities are completed at an off-site commercial laundry/dry cleaning facility. [Ord. 28-05 § 1.02].

23.06.552 Laundry/dry cleaning, neighborhood.

“Laundry/dry cleaning, neighborhood” means a business providing drop off and pick up services of laundry and dry cleaning and where actual laundry/dry cleaning activities are completed on site in a process that primarily uses solvents or chemicals that are not regulated as hazardous by the Environmental Protection Agency. Such businesses shall operate in facilities that are 2,000 square feet in area or less. [Ord. 28-05 § 1.02; Ord. 15-07].

23.06.555 Laundry/dry cleaning, commercial.

“Laundry/dry cleaning, commercial” means a business providing commercial laundry or dry cleaning services. [Ord. 28-05 § 1.02].

23.06.560 Livestock feed lot.

“Livestock feed lot” means a lot, structure or building, or confined area used intensively for raising or keeping of more than six head of beef cattle or similar livestock for the purpose of feeding, breeding, conditioning, or holding the same for marketing or slaughter in which animal waste may accumulate, but not including barns, pens or similar structures. [Ord. 28-05 § 1.02].

23.06.565 Lot.

“Lot” means land occupied or to be occupied by a principal use or building or unit group of buildings and accessory buildings, together with such open spaces as are required under the provisions of this title, having not less than the minimum area required by this title, for a lot in the district in which such lot is situated, and having its principal frontage on a street, or having a permanent means of access to a street. A lot as defined herein is not necessarily the same as a platted lot. [Ord. 28-05 § 1.02].

23.06.567 Lot area.

“Lot area” means the total horizontal area included within lot lines. [Ord. 28-05 § 1.02].

23.06.570 Lot, corner.

“Lot, corner” means a lot bounded on two or more sides by street lines; provided, that the interior angle of intersection or interception of said street lines does not exceed 135 degrees. [Ord. 28-05 § 1.02].

23.06.572 Lot, interior.

“Lot, interior” means a lot other than a corner lot. [Ord. 28-05 § 1.02].

23.06.575 Lot line, front.

“Lot line, front” means, in the case of an interior lot, a line separating the lot from the street; in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street; except in those cases in a C-1 district where a lot has two or more street frontages of equal length or nearly equal length, the front lot line shall be considered to be the line adjoining the street which the comprehensive plan shows is intended to carry the heaviest traffic flow. [Ord. 28-05 § 1.02].

23.06.577 Lot line, rear.

“Lot line, rear” means the lot line which is generally opposite the front lot line. If the rear lot line is less than 10 feet in length, or if the lot comes to a point at the rear, the rear lot line shall be deemed to be a line parallel to the front lot line, not less than 10 feet long, lying wholly within the lot and farthest from the front lot line. [Ord. 28-05 § 1.02].

23.06.580 Lot line, side.

“Lot line, side” means any lot boundary line not a front lot line or a rear lot line. [Ord. 28-05 § 1.02].

23.06.582 Lot depth.

“Lot depth” means the shortest horizontal distance between the front lot line and a line drawn parallel to the front lot line through the midpoint of the rear lot line. For lots with front lines containing curves or angles, the measurement shall be taken from a line drawn parallel to a base line adjoining the front corners of the lot and lying midway between said base line and a line drawn parallel to said base line tangent to the curve or through the angle point. [Ord. 28-05 § 1.02].

23.06.584 Lot width.

“Lot width” means the distance between side lot lines measured at right angles to the lot depth at its midpoint. [Ord. 28-05 § 1.02].

~~**23.06.586 Lowest floor.**~~

~~“Lowest floor” means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a building’s lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design requirements of this title found in RMC-23.34.070(A)(6) (i.e., provided there are adequate flood ventilation openings). [Ord. 28-05 § 1.02; Ord. 01-07].~~

23.06.587 Lumberyard.

“Lumberyard” means a business that sells building materials and/or lumber in large quantities, and includes a significant portion of its product storage outdoors or in warehouse portions of a building. [Ord. 28-05 § 1.02; Ord. 01-07].

23.06.590 Macrofacility.

“Macrofacility” is a large wireless communication facility that provides radio frequency coverage for a cellular telephone network. Generally, macro cell antennas are mounted on ground-based towers, rooftops and other existing structures at a height that provides a clear view over the surrounding buildings and terrain. Macro cell facilities typically contain antennas that are greater than three cubic feet per antenna, and typically cover large geographic areas with relatively high capacity and may be capable of hosting multiple wireless service providers. [Ord. 07-19 § 1].

23.06.595 Mailing services.

“Mailing services” means a private establishment engaged in the business of renting mailboxes, accepting packages for delivery, selling packaging materials and/or providing bulk mailing services for customers. [Ord. 28-05 § 1.02].

23.06.600 Manufactured home.

“Manufactured home” means a single-family residence constructed after June 15, 1976, and in accordance with the U.S. Department of Housing and Urban Development (HUD) requirements for manufactured housing and bearing the appropriate insignia indicating such compliance. [Ord. 28-05 § 1.02].

23.06.605 Manufactured home lot, park, and stand.

“Manufactured home lot” means a designated portion of a manufactured home park designed for the accommodation of one manufactured home and its accessory structures.

“Manufactured home park” means any site, lot, field or tract of land under the ownership or management of one person, partnership, firm or corporation which is divided into manufactured home lots for tenancy or lease, upon which two or more manufactured homes are located and occupied for dwelling purposes.

“Manufactured home stand” means that area of a manufactured home lot which has been reserved for the placement of a manufactured home. [Ord. 28-05 § 1.02].

23.06.610 Manufacturing, general.

“Manufacturing, general” means a manufacturing use, typically having the potential of creating moderate noise, smoke, dust, vibration or other environmental impacts or pollution, and including but not limited to the following:

A. Production of items made from stone or concrete;

B. Production of items from ferrous or nonferrous metals through use of a machine shop, welding or fabrication; or from nonferrous metals through use of a foundry; or from ferrous metals through use of a foundry heated by electricity (induction melting);

C. Production of finished goods that typically are not for household or office use, such as barrels, ceramic molds, or cardboard cartons, from materials that are already refined, or from raw materials that do not need refining, such as

paper, fabric, leather, premilled wood; or wool, clay, cork, semiprecious or precious metals or stones, fiber, or other similar materials;

D. Production of finished goods, for household or nonhousehold use, such as toys, film, pens, or linoleum from plastic, rubber, or celluloid;

E. Production of parts to be assembled into a finished product;

F. Development of film on a wholesale basis;

G. Production of items through biological processes, such as pharmaceuticals and industrial purifiers, manufactured by bioengineering techniques;

H. Production of items such as paint and coatings, dyestuffs, fertilizer, glue, cosmetics, clay, or pharmaceuticals that require the mixing or packaging of chemicals;

I. Food processing for human consumption except that involving the milling of grain or the refining of sugar. [Ord. 28-05 § 1.02].

23.06.615 Manufacturing, heavy.

“Manufacturing, heavy” means a manufacturing use, typically having the potential of creating substantial noise, smoke, dust, vibration and other environmental impacts or pollution, and including but not limited to:

A. Processing or refining of raw materials, such as but not limited to minerals, petroleum, rubber, wood or wood pulp, into other products;

B. The milling of grain or refining of sugar, except when accessory to a use defined as food processing for human consumption or as a retail sales and service use;

C. Slaughterhouses, including packing and freezing of meat products;

D. Refining, extruding, rolling, or drawing of ferrous or nonferrous metals, or the use of a noninduction foundry for ferrous metal;

E. Production of large durable goods such as motorcycles, cars, manufactured homes, airplanes, or heavy farm, industrial, or construction machinery;

F. Manufacturing of electrical components, such as semi-conductors and circuit boards, using chemical processes such as etching or metal coating;

G. Production of industrial organic and inorganic chemicals, and soaps and detergents; and

H. Conversion of solid waste into useful products or preparation of solid waste for disposal at another location by processing to change its physical form or chemical composition. This includes the off-site treatment or storage of hazardous waste as regulated by the State Department of Ecology. [Ord. 28-05 § 1.02].

23.06.617 Manufacturing, light.

“Manufacturing, light” means a manufacturing use, typically having little or no potential of creating noise, smoke, dust, vibration or other environmental impacts or pollution, and including but not limited to the following:

A. Production, assembly, finishing, and/or packaging of articles from parts made at another location, such as assembly of clocks, electrical appliances, or medical equipment;

B. Production of finished household and office goods, such as jewelry, clothing or cloth, toys, furniture, or tents, from materials that are already refined, or from raw materials that do not need refining, such as paper, fabric, leather, premilled wood; or wool, clay, cork, semi-precious or precious metals or stones, fiber, or other similar materials;

C. Canning or bottling of food or beverages for human or animal consumption using a mechanized assembly line;

D. Printing plants with more than 5,000 square feet of gross floor area;

E. Electronic product and component manufacturing including radio, TV, computers, data systems equipment, optical, photographic, engineering and similar precision instruments and high-tech industries. [Ord. 28-05 § 1.02].

23.06.620 Manufacturing use.

“Manufacturing use” means a business establishment in which articles are produced by hand or by machinery, from raw or prepared materials, by giving to those materials new forms, qualities, properties, or combinations, in a process frequently characterized by the repetitive production of items made to the same or similar specifications. [Ord. 28-05 § 1.02].

23.06.625 Marinas.

“Marinas” means an establishment providing docking, moorage space and activities relating to the maintenance and minor repair of pleasure boats and yachts. [Ord. 28-05 § 1.02].

23.06.630 Marine equipment rentals.

“Marine equipment rentals” means a business engaged in the rental of marine equipment, such as boats or jet skis, to individuals or businesses on a temporary basis for a specified fee. [Ord. 28-05 § 1.02].

23.06.635 Marine gas sales.

“Marine gas sales” means a business typically associated with a marina that engages in retail gasoline sales for boats and other marine equipment. [Ord. 28-05 § 1.02].

23.06.640 Master plan.

“Master plan” means a detailed site plan for certain distinct areas of the city for which specific plans have been reviewed and approved by the planning commission and the city council. A master plan for a distinct area is not to be construed as a substitute for the comprehensive plan as set forth in Chapter 23.01 RMC. [Ord. 28-05 § 1.02].

23.06.645 Microbrewery.

“Microbrewery” means a small-scale beer brewing plant located within a restaurant or tavern building in which a portion of the building is used for the production of beer for wholesale distribution and for on-site retail sale to restaurant or tavern patrons. [Ord. 28-05 § 1.02].

23.06.650 Microfacility.

Repealed by Ord. 07-19. [Ord. 28-05 § 1.02].

23.06.655 Mini-warehouse.

“Mini-warehouse” means a structure containing separate storage spaces of varying sizes that are leased or rented on an individual basis and outdoor yards for the storage of goods where storage, retrieval and transport are the responsibilities of the renter or lessee. [Ord. 28-05 § 1.02].

23.06.660 Mobile home.

“Mobile home” means a single-family residence transportable in one or more sections that are eight feet or more in width and 32 feet or more in length, built on a permanent chassis, designed to be used as a permanent dwelling and constructed before June 15, 1976. [Ord. 28-05 § 1.02].

23.06.665 Monopole.

“Monopole” means a vertical support structure consisting of a single vertical metal, concrete, or wooden pole, typically round or square and driven into the ground or attached to a foundation. [Ord. 28-05 § 1.02].

23.06.670 Motel.

“Motel” means a building or group of buildings containing guest rooms designed or used to provide transient lodging. [Ord. 28-05 § 1.02].

23.06.675 Nursing home or rest home.

“Nursing home” or “rest home” means a home for aged, chronically ill, incurable persons, or persons in need of convalescent care outside of a hospital in which two or more persons not of the immediate family are received, kept, or provided with food and shelter or care for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of disease or injury, maternity cases, or mental illness. [Ord. 28-05 § 1.02].

23.06.680 Nursery, plant.

“Nursery, plant” means an enterprise, establishment or portion thereof that conducts the retailing or wholesaling of plants grown on the site, as well as accessory items such as clay pots, potting soil, fertilizers, insecticides, garden implements, etc. [Ord. 28-05 § 1.02].

23.06.685 Office – Corporate.

“Office – corporate” means an establishment primarily engaged in providing internal office administration services as opposed to customer service in a single building or a campus setting; for example, the headquarters, regional offices and/or the administrative offices for a corporation. Generally, the majority of the traffic generated from corporate offices comes from employees and not the general public. [Ord. 28-05 § 1.02].

23.06.687 Office – Consulting services.

“Office – consulting services” means establishments providing a wide variety of professional services including but not limited to: accountants, engineers, geologists, architects, financial consultants, landscape architects, land planners, surveyors and interior designers who generally conduct research, provide analysis of information, computer simulation, diagramming, mapping and/or drafting in order to create new products or plans. [Ord. 28-05 § 1.02].

23.06.690 Office – General.

“Office – general” means an establishment which provides administrative, professional, educational, financial, governmental or customer services to individuals, businesses, institutions and/or governmental agencies in an office setting; for example, branch banks, travel agencies, medical offices, real estate offices, insurance agencies, government offices, customer service offices, data processing services, union or charitable organization offices and wholesalers’ offices. [Ord. 28-05 § 1.02].

23.06.695 Office – Research and development.

“Office – research and development” means an office/laboratory establishment engaged in the research, analysis, design, development and/or testing of a product. [Ord. 28-05 § 1.02].

23.06.700 Office supply store.

“Office supply store” means stores selling office products such as stationery, legal forms, writing implements, computers, copies, office furniture, and similar products. [Ord. 28-05 § 1.02].

23.06.705 Outdoor advertising sign.

“Outdoor advertising sign” means any lettered, figure, or pictorial matter or other sign of any kind or character whatsoever, made visible for outdoor advertising purposes anywhere. [Ord. 28-05 § 1.02].

23.06.710 Outdoor advertising structure.

“Outdoor advertising structure” means any structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any outdoor advertising sign may be placed, including also outdoor advertising statuary. [Ord. 28-05 § 1.02].

23.06.715 Outdoor storage.

“Outdoor storage” means the storage of any products, materials, vehicles, equipment, junk, or scrap outside the confines of an enclosed building, and more specifically defined as:

A. Merchandise Display. Display of products and materials, and operable vehicles and equipment for the principal purpose of offering for sale at retail, and incidental to the business existing on the premises;

B. Equipment and Material Storage. Storage of any equipment or materials in usable condition which are not being specifically displayed as merchandise or offered for sale at retail; and

C. Junk and Scrap Storage. Storage of used products or scrap materials such as wood, cloth, paper, glass, metal, plastic, or rock material, which could be refurbished, recycled, or converted into usable stock or material. [Ord. 28-05 § 1.02].

23.06.720 Parking lot.

“Parking lot” means an open area, other than a street or alley, used for the temporary parking of automobiles and available for public use, whether free or for compensation, or as an accommodation for clients or customers. [Ord. 28-05 § 1.02].

23.06.725 Parking space, automobile (off street).

“Parking space, automobile (off street)” means space within a public or private parking area, or within a building designed for or used for the temporary parking or storage of one motor vehicle. [Ord. 28-05 § 1.02].

23.06.728 Parking structure.

“Parking structure” means a structure used for the parking of vehicles where parking is accommodated on two or more levels. [Ord. 28-05 § 1.02].

23.06.730 Pasture.

“Pasture” means a fenced enclosure or confined area used for the grazing of livestock or small animals which contains sufficient vegetation to serve as the principal food source for the livestock confined therein. [Ord. 28-05 § 1.02].

23.06.732 Patio.

“Patio” means an outdoor space that is often paved or decked directly adjacent to a main building that is at or within 30 inches of adjacent grade. [Ord. 32-11 § 2].

23.06.735 Pawn shop.

“Pawn shop” means an establishment engaged in the buying or selling of new or secondhand merchandise and offering loans in exchange for personal property. [Ord. 28-05 § 1.02].

23.06.740 Pen.

“Pen” means a fenced enclosure or small confined area used for the raising or keeping of livestock or small animals, but not including barns, sheds or similar structures, or pasture. [Ord. 28-05 § 1.02].

23.06.745 Personal loan business.

“Personal loan business” means an establishment engaged in the business of cashing payroll checks and/or providing small, nonsecured, short-term loans to individuals. [Ord. 28-05 § 1.02].

23.06.750 Personal services business.

“Personal services business” means a business primarily engaged in providing services generally involving the maintenance of the human body, or other services to one’s person. Such businesses include, but are not limited to, barber and beauty shops, photographic studios, body piercing, manicuring shops, tanning parlors, body wrapping, tattoo parlors and massage practitioners. [Ord. 28-05 § 1.02].

23.06.755 Pet shop and pet supply store.

“Pet shop” and “pet supply store” mean establishments engaged in the retail sale of pets, pet food, supplies and the grooming of pets. [Ord. 28-05 § 1.02].

23.06.760 Photo processing, copying and printing services.

“Photo processing, copying and printing services” means retail establishments that provide duplicating services using photocopy, blueprint and offset printing equipment, including collating of booklets and reports. [Ord. 28-05 § 1.02].

23.06.765 Pool, private.

“Pool, private” means a swimming pool built accessory to a dwelling unit and used for the enjoyment of the family living therein. [Ord. 28-05 § 1.02].

23.06.770 Pool, public.

“Pool, public” means a swimming pool to which the general public has access through the payment of a fee or admission charge. [Ord. 28-05 § 1.02].

23.06.775 Pool, semi-public.

“Pool, semi-public” means a swimming pool accessory to a hotel, motel, multiple dwelling or similar use to which the general public does not have usual access, and located for the convenience of the guests or patrons of a hotel, motel or similar use. [Ord. 28-05 § 1.02].

23.06.777 Porch.

“Porch” means an outdoor, typically raised and covered area, providing an entrance way to a building. [Ord. 32-11 § 2].

23.06.780 Portable food vendor.

“Portable food vendor” means the vending of food and/or beverages from a movable cart-type stand which is located on the same lot as, and in conjunction with, a permitted use. Portable food vending stands cannot be self-propelled, must serve only walk-up customers, and may not be stored outdoors when the portable food vendor is not open for business. [Ord. 28-05 § 1.02].

23.06.785 Poultry farm.

“Poultry farm” means a lot, structure or building used intensively for the raising, feeding, breeding, or keeping of chickens, turkeys, or other poultry for marketing or slaughter, or for the production of eggs for sale. [Ord. 28-05 § 1.02].

23.06.790 Public agency building.

“Public agency building” means any agency office for the administration of any governmental activity or program. [Ord. 28-05 § 1.02].

23.06.792 Public agency facility.

“Public agency facility” means a lot, structure, facility or building which is necessary for the operation of a public utility on which is performed a public service such as supplying water, wastewater disposal, electrical, transportation or communication service, usually as a monopoly or pursuant to a franchise by a business organization under governmental regulation, or directly by government. [Ord. 28-05 § 1.02].

23.06.795 Radio and television studio.

“Radio and television studio” means an establishment engaged in transmitting oral and visual programs, and which consists of a studio, transmitter, and antennas. [Ord. 28-05 § 1.02].

23.06.797 Reclassification.

“Reclassification” means a change in the city’s zoning map, resulting in a change in zoning designation on one or more parcels of property. Also referred to as a rezone. [Ord. 24-14 § 1.01].

23.06.800 Recreational club.

“Recreational club” means an area devoted to facilities and equipment for recreational purposes, swimming pools, tennis courts, playgrounds, community clubhouses, and other similar uses maintained by a nonprofit organization whose membership is limited to the residents within the area in which it is located; provided, that membership shall not be denied to residents of the area based solely on race, creed or color. [Ord. 28-05 § 1.02].

23.06.802 Recreational vehicle.

“Recreational vehicle” means a vehicular-type unit designed for temporary living quarters for recreational, camping, or travel use, which either has its own motive power or is mounted on or drawn by another vehicle. “Recreational vehicle” shall include, but not be limited to, the following:

A. Travel Trailer. A vehicular, portable structure built on a chassis and drawn by a motorized vehicle and which is designed to be used as a temporary dwelling for travel, recreational and vacation uses;

B. Camper. A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreational and vacation uses;

C. Motor Home. A portable, temporary dwelling to be used for travel, recreational and vacation use constructed as an integral part of a self-propelled vehicle;

D. Camping Trailer. A folding structure mounted on wheels and designed for travel, recreational and vacation uses.

(See also “Dependent recreational vehicle,” RMC 23.06.260.) [Ord. 28-05 § 1.02; Ord. 01-10 § 1.01].

23.06.805 Recreational vehicle campground.

“Recreational vehicle campground” means a lot or parcel of land occupied or intended for occupancy by recreational vehicles or tents for travel, recreational or vacation usage for short periods of stay subject to the provisions of this title. [Ord. 28-05 § 1.02].

23.06.807 Recreational vehicle park.

“Recreational vehicle park” means a lot or parcel of land occupied or intended for occupancy by recreational vehicles for travel, recreational or vacation uses allowing for longer periods of stay subject to the provisions of this title. [Ord. 28-05 § 1.02].

23.06.809 Recreational vehicle space.

“Recreational vehicle space” means a parcel of land in a recreational vehicle park or campground for the placement of a single recreational vehicle and the exclusive use of its occupants. [Ord. 28-05 § 1.02].

23.06.810 Restaurant.

“Restaurant” means a retail establishment engaged in the preparation and sale of food and beverages, including coffee shops, sandwich shops, ice cream parlors, fast food take-out, espresso stands, and similar uses. The term “restaurant” can be further described by the following types:

A. Restaurant, Drive-Through. A “restaurant” which has one or more drive-through lanes for ordering and dispensing of food and beverages to patrons remaining in their vehicles, for consumption off the premises. A drive-through restaurant may also have seating facilities.

B. Restaurant, Lounge. A restaurant which includes licensed on-site provision of alcoholic beverages for consumption on the premises as an accessory to food service.

C. Restaurant, Sit-Down. A restaurant at which all food and drink is consumed on the premises.

D. Restaurant, Take-Out. A restaurant that offers a take-out service whereby food may be consumed off the premises. A take-out restaurant may also have seating facilities. [Ord. 28-05 § 1.02].

23.06.817 Sales, retail.

“Sales, retail” means sale to the ultimate consumer for direct consumption and not for resale. [Ord. 28-05 § 1.02].

23.06.820 Sales, wholesale.

“Sales, wholesale” means sale for resale not for direct consumption. For the purpose of land use classifications, a business primarily engaged in wholesale sales, with less than 25 percent of the square footage of sales in related retail, will be classified as wholesale. [Ord. 28-05 § 1.02].

23.06.825 Sanitary station or sanitary dumping station.

“Sanitary station” or “sanitary dumping station” means a facility used for removing and disposing of wastes from recreational vehicle sewage holding tanks. [Ord. 28-05 § 1.02].

23.06.830 School.

“School” means public or private graded educational institution facility, structure or building but not including trade schools. [Ord. 28-05 § 1.02].

23.06.832 School, alternative.

“School, alternative” means a school which offers a curriculum which is equivalent to but is a substitute for the curriculum commonly found in more traditional public or private schools. [Ord. 28-05 § 1.02].

23.06.833 School, commercial.

“School, commercial” means a business establishment where instruction is given, in exchange for payment of a fee. Examples of subjects taught include, but are not limited to, dance, computer skills, music, and martial arts. [Ord. 28-05 § 1.02].

23.06.834 School, trade.

“School, trade” means an educational facility, structure or building operated as a business enterprise offering instruction or training in the trades or industrial arts such as welding, brick laying, machinery operation, cooking, printing or similar trades or industrial arts, but not including schools. [Ord. 28-05 § 1.02].

23.06.835 Secondhand/consignment store.

“Secondhand/consignment store” means an establishment engaged in the retail sale of used clothing, sports equipment, appliances, and other merchandise. [Ord. 28-05 § 1.02].

23.06.840 Senior housing.

“Senior housing” means a complex of dwellings, exclusively designed for and occupied by households having least one person 62 years of age or older. [Ord. 28-05 § 1.02].

23.06.845 Sensitive land uses.

“Sensitive land uses” means those land uses which are particularly sensitive to the secondary effects of adult use businesses. “Sensitive land uses” include the following:

- A. Churches, or other religious facilities or institutions;
- B. Multiple-family and single-family residential zones;
- C. Playgrounds and public parks;
- D. Public and private schools, technical schools and training facilities which have 25 percent or more of their students under the age of 18. [Ord. 28-05 § 1.02].

23.06.850 Small livestock farming.

“Small livestock farming” means the keeping of four or more domesticated animals such as rabbits, chickens, ducks, turkeys, and similar fowl and animals which are kept for personal or agricultural use, or raised for sale and profit. [Ord. 28-05 § 1.02].

23.06.855 Specialty retail store.

“Specialty retail store” means one of a wide variety of stores involved in the retail sale of one or more general categories of specialty goods and merchandise, including but not limited to the following types of specialty stores: sporting goods, bicycles, glassware and chinaware, fishing tackle, music, greeting cards, jewelry, toys, hobby supplies, games, cameras, gifts and souvenirs, sewing supplies, tobacco products, newspapers, magazines, and comic books, religious supplies, guns and gun supplies or other miscellaneous goods. [Ord. 28-05 § 1.02].

23.06.860 Specified anatomical areas.

“Specified anatomical areas” means:

- A. Less than completely and opaquely covered human genitals, pubic region, buttock or female breast below a point immediately above the top of the areola; and
- B. Human male genitals in a discernibly turgid state, even if completely and opaquely covered. [Ord. 28-05 § 1.02].

23.06.862 Specified sexual activities.

“Specified sexual activities” means:

- A. Human genitals in a state of sexual stimulation or arousal; and/or
- B. Acts of human masturbation, sexual intercourse or sodomy, whether between persons of the same or opposite sex; and/or
- C. Fondling or other erotic touching of human genitals, pubic region, buttock or female breast; and/or
- D. Excretory functions as part of or in connection with any of the activities set forth in this chapter. [Ord. 28-05 § 1.02].

23.06.865 Stable, private.

“Stable, private” means a building in which horses are kept for private use and not for remuneration, hire, or sale. [Ord. 28-05 § 1.02].

23.06.867 Stable, public.

“Stable, public” means a building in which horses are kept for remuneration, hire, or sale, including a riding academy. [Ord. 28-05 § 1.02].

23.06.870 Stock-in-trade.

“Stock-in-trade” means all books, equipment, magazines, periodicals, pictures, posters, printed material, products (including prerecorded video tapes, discs, or similar material), or other items readily available for purchase, rental, viewing or use by patrons of the establishment excluding material located in any storeroom or other portion of the premises not open to patrons. [Ord. 28-05 § 1.02].

23.06.875 Story.

“Story” means that portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling next above it. A mezzanine floor shall be counted as a story if it covers over one-third of the area of the floor next below it, or if the vertical distance from the floor next below it to the floor next above it is 24 feet or more. A basement shall be counted as a story if its ceiling is over six feet above the level from which the height of the building is measured. [Ord. 28-05 § 1.02].

23.06.880 Street.

“Street” means a public thoroughfare which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except an alley. [Ord. 28-05 § 1.02].

23.06.885 Structure.

“Structure” means anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground. [Ord. 28-05 § 1.02].

23.06.888 Substantial damage.

“Substantial damage” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. [Ord. 28-05 § 1.02; Ord. 01-07].

23.06.890 Substantial improvement.

“Substantial improvement” means any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the improvement or repair is started, or if the structure has been damaged and is being restored, before the damage occurred. “Substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term “substantial improvement” does not include any project for improvement to comply with existing state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official

which are the minimum necessary to assure safe living conditions, or any alteration of a structure listed on the National Register of Historic Places or State Inventory of Historic Places. [Ord. 28-05 § 1.02; Ord. 01-07].

23.06.895 Theater.

“Theater” means a facility used by and for the performing arts but not including cinema. [Ord. 28-05 § 1.02].

23.06.900 Towing, vehicle impound lots.

“Towing, vehicle impound lots” means lots used for the temporary storage of vehicles which have been towed by a towing company or for impounded vehicles, but which does not include permanent vehicle storage or dismantling of vehicles. [Ord. 28-05 § 1.02].

23.06.905 Travel trailer.

See “Recreational vehicle,” RMC 23.06.802. [Ord. 28-05 § 1.02].

23.06.910 Truck terminal.

“Truck terminal” means a business providing a location where goods carried by motor transport can be received, transferred from one vehicle to another, and/or shipped, where the primary purpose is not storage but to serve as a point of transfer. [Ord. 28-05 § 1.02].

23.06.915 Use – Permitted.

“Use – permitted” means a use authorized or allowed alone in a specified use district for the preservation or promotion of which the use district is established and subject to the requirements of the regulations and standards of such use district, and to which all other uses are accessory, special, conditional, or nonconforming. [Ord. 28-05 § 1.02].

23.06.920 Use – Accessory (secondary).

“Use – accessory (secondary)” means a secondary or minor use of a lot, structure, or building designed or employed in conjunction with, but subordinate or incidental to, and compatible with the principal permitted use for which the use district is established, and subject to the regulations and standards of such use district. [Ord. 28-05 § 1.02].

23.06.925 Use – Nonconforming.

“Use – nonconforming” means the use of a building or other structure or of a tract of land which does not conform to the use regulations of this title for the district in which it is located, either at the effective date of the ordinance codified in this title or as a result of subsequent amendments which may be incorporated into this title. [Ord. 28-05 § 1.02].

23.06.930 Use – Special.

“Use – special” means any use of a lot, structure or building which by its nature, intensity or potential impact upon an area cannot be considered as a principal or accessory use within a use district, but when subject to special conditions and standards specified in a special use permit may be compatible with other uses in the same or adjacent use districts. [Ord. 28-05 § 1.02].

23.06.935 Variance.

“Variance” means a modification of the regulations of this title granted by the board of adjustment after finding that the literal application of the provisions of this title would cause undue and unnecessary hardship in view of certain facts and conditions applying to a specific parcel of property. [Ord. 28-05 § 1.02].

23.06.937 Vehicle-based food service.

“Vehicle-based food service” means the vending of food and/or beverages from a large vehicle that is equipped to both cook and sell food, and that is capable of being moved from place to place as provided in RMC 23.42.325. [Ord. 48-17 § 1].

23.06.940 Vehicle leasing and rentals.

“Vehicle leasing and rentals” means the use of any building or land for a business involving the leasing of vehicles. [Ord. 28-05 § 1.02].

23.06.945 Vehicle sales.

“Vehicle sales” means the use of any building or land for the display and sale or long-term lease of new or used automobiles, panel trucks or vans, boats, or motorcycles and including any warranty repair work and other repair service conducted as an accessory use. [Ord. 28-05 § 1.02].

23.06.950 Video rental store.

“Video rental store” means an establishment engaged primarily in the renting or sale of videocassettes, DVDs, and video games. [Ord. 28-05 § 1.02].

23.06.955 Warehousing and wholesale trade.

“Warehousing and wholesale trade” means establishments involved in the storage and/or sale of bulk goods for resale or assembly, excluding establishments offering the sale of bulk goods to the general public. [Ord. 28-05 § 1.02].

23.06.960 Warehousing, storage and distribution.

“Warehousing, storage and distribution” means a building where goods and materials are kept immediately prior to their delivery to retail outlets or their sale to other businesses. This use may include vehicle maintenance or storage as an accessory use. [Ord. 28-05 § 1.02].

23.06.965 Wholesale use.

“Wholesale use” means a business that stores large stocks of goods for sale in bulk quantities to retail outlets. Sales to the general public do not occur on the site, nor is the location of the business advertised through newspapers, flyers or other media designed to reach the consumer. [Ord. 28-05 § 1.02].

23.06.970 Wineries – Production.

“Wineries – production” means an establishment engaged in the production of wine for wholesale distribution. [Ord. 28-05 § 1.02; Ord. 04-09].

23.06.972 Wineries – Tasting room.

“Wineries – tasting room” means an establishment engaged in the retail sales of wines. [Ord. 28-05 § 1.02; Ord. 04-09].

23.06.975 Yard.

“Yard” means an open space of uniform width or depth on the same lot with a building or a group of buildings, which open space lies between the building or group of buildings and the nearest lot line and is unoccupied and unobstructed from the ground upward, except for the certain exceptions specified in this title. In measuring a yard, as hereinafter provided, the “line of a building” shall be deemed to mean a line parallel to or concentric with the nearest lot line drawn through the point of a building or the point of a group of buildings nearest to such a lot line, exclusive of the exceptions referenced above, and the measurements shall be taken from the line of the building to the nearest lot line. [Ord. 28-05 § 1.02].

23.06.980 Yard, front.

“Yard, front” means a yard extending the full width of the site and measured as to depth at the least horizontal distance between the street right-of-way line and the exterior wall. [Ord. 28-05 § 1.02].

23.06.983 Yard, rear.

“Yard, rear” means a yard which extends the full width of the site and is measured as to depth at the least horizontal distance between the rear lot line and the exterior wall. [Ord. 28-05 § 1.02; amended during 2011 recodification].

23.06.985 Yard, side.

“Yard, side” means a yard which extends from the front yard or front lot line where no front yard exists to the rear yard or rear lot line where no rear yard exists and is measured as to width at the least horizontal distance between the side lot line and the exterior wall. [Ord. 28-05 § 1.02; amended during 2011 recodification].

22.10.010 General purpose and intent.

A. Critical areas perform many important biological and physical functions and values that benefit the city of Richland and its residents.

These functions include, but are not limited to, the following (by type): (1) wetlands: helping to maintain water quality; storing and conveying stormwater and flood water; recharging and discharging ground water; contributing to stream flow during low flow periods; stabilizing stream banks and shorelines; providing important wildlife habitat providing food, breeding, nesting and/or rearing habitat for fish and wildlife; improving water quality through biofiltration, adsorption and retention and transformation of sediments, nutrients and toxicants and serving as areas for recreation, educational and scientific study, and aesthetic appreciation; such beneficial functions are widely known as ecosystem services; and (2) fish and wildlife habitat conservation areas: maintaining species diversity and genetic diversity of local flora and fauna; providing opportunities for food, cover, nesting, breeding and movement for fish and wildlife; serving as areas for recreation, educational and scientific study and aesthetic appreciation; helping to maintain air and water quality; controlling erosion; and providing neighborhood separation and visual diversity within urban areas. (3) In addition, certain portions of the city of Richland are characterized by geologically hazardous areas that pose a risk to public and private property, to human life and safety and to the natural systems that make up the environment of the city of Richland. These lands are affected by natural processes that make them susceptible to landslides, seismic activity, and/or severe erosion. The city of Richland maintains that protection of critical areas is necessary to protect the public health, safety, and welfare. (4) In addition, certain portions of the city are located within critical aquifer recharge areas whose potential contamination poses a risk to public health and safety. These lands are susceptible to the degradation of ground water quality and quantity that could potentially impact potable water systems. (5) Certain portions of the city are subject to frequent flooding. Areas that are subject to flooding perform important hydrologic functions and may present risks to persons and property. Floodplains are regulated by the city in Chapter ~~23.34~~ 22.16 RMC.

B. This chapter contains standards, guidelines, criteria and requirements intended to identify, analyze, avoid and mitigate probable impacts to the city of Richland's critical areas and to enhance and restore them when possible. The intent of these regulations is to protect ecological functions, avoid environmental impacts where such avoidance is feasible and reasonable. In appropriate circumstances, impacts to critical areas that result from regulated activities may be minimized, rectified, reduced and/or compensated for, consistent with the requirements of this chapter. The city of Richland's goal shall be to achieve no net loss of wetlands and to avoid probable impacts, to the extent practical, to other critical areas.

C. It is the intent of this chapter to:

1. Implement the goals and policies of the city of Richland's comprehensive plan, including those goals and policies that pertain to natural features and environmental protection;
2. Recognize and protect the beneficial functions of critical areas through the application of the most current, accurate, and complete scientific or technical information available as determined according to Chapter 365-195 WAC (Best Available Science) and in consultation with state and federal agencies and other qualified professionals and integrate the full spectrum of state, tribal, and federal programs;
3. Serve as a basis for exercise of the city of Richland's substantive authority under the State Environmental Policy Act (SEPA) and the city of Richland's SEPA rules;
4. Comply with the requirements of the Growth Management Act (Chapter 36.70A RCW) and implementing rules; and
5. Coordinate environmental review and permitting of proposals to avoid duplication and delay.

D. The city of Richland further notes that Benton County, the U.S. Department of Fish and Wildlife, the U.S. Department of Energy, the Washington State Department of Fish and Wildlife and the Washington State Department of Ecology have identified and mapped some portions of the city of Richland – based on topographic, geologic, hydrologic, and habitat characteristics – where the conditions indicate that critical areas or geologic hazards may exist. Additional study and mapping are needed to verify that such conditions do prevail and are needed to identify other areas that are potentially critical areas. Mapping will enable the city of Richland to provide notice of the

potential presence of critical areas or the risks associated with developing lands subject to geologically hazardous areas to the public. It should be noted that the boundaries of the critical areas and geologically hazardous areas displayed on these maps are approximate and are not intended to be used for individual site assessment. When differences occur between what is illustrated on these maps and current site conditions, the actual presence or absence of environmentally critical areas or geologically hazardous areas on the site shall determine the action to be taken.

E. Compliance with the provisions of this chapter does not constitute compliance with other federal, state and local regulations. Other permits, including but not limited to HPA permits, Army Corps of Engineers Section 404 permits, and/or NPDES permits may be required. It is the responsibility of the applicant to comply with other requirements apart from the provisions of this chapter. [Ord. 48-93; Ord. 40-17 § 1; Ord. 40-17A § 1].

26.60.072 Protection standards.

A. All development within frequently flooded areas shall comply with Chapters 23.12, Floodplain Use District, and ~~23.34 RMC, Floodplain Combining District~~ 22.16 RMC, Flood Damage Prevention, the city's shoreline master program, the Uniform Building Code regarding structural safeguards to reduce risk to human life, health and property from flooding, and other pertinent ordinances and codes.

B. Any use or development shall not alter the normal movement of surface water in a manner that would cause the unnatural diversion of flood water to otherwise flood-free areas.

C. CMZs shall be regulated as uses in Chapter 23.12 RMC, Floodplain Use District, and shall apply only to the Yakima River. [Ord. 25-14 § 1.01; Ord. 12-18 § 1 (Exh. A)].

Article VII. General Information

Exhibit 3



File No. EA2019-125

CITY OF RICHLAND **Determination of Non-Significance**

Description of Proposal: Text amendment to RMC Chapter 23.34 and RMC Title 22. The proposed text amendments would repeal the existing Floodplain Combining District regulations and create a new RMC Chapter 22.16, Flood Damage Prevention.

Proponent: City of Richland

Location of Proposal: City-Wide.

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: 625 Swift Blvd., MS #35, Richland, WA 99352

Date: October 17, 2019

Signature 

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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 [help]

1. Name of proposed project, if applicable: **CA2019-103 Amendments to Floodplain Regulations (RMC Titles 23 & 22)**
2. Name of applicant: **Shane O'Neill, Senior Planner**
3. Address and phone number of applicant and contact person: **625 Swift Blvd., MS-35, Richland, WA 99352 (509) 942-7587**
4. Date checklist prepared: **September 20, 2019**

5. Agency requesting checklist: **City of Richland Development Services Dept.**
6. Proposed timing or schedule (including phasing, if applicable): **RMC Code Amendments – October/November/December, 2019.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No, this is a stand-alone code amendment.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **No additional environmental information is being prepared as a result of this proposed code amendment.**
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. **No other governmental approvals are required.**
10. List any government approvals or permits that will be needed for your proposal, if known. **None.**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) **In order to align Richland's floodplain regulations with Federal (FEMA) mandates, Richland will effectively repeal RMC Section 23.34. This code amendment will concurrently implement FEMA compliant floodplain management regulations, relocating them to RMC 22.16.**
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. **The proposed code amendments would apply city-wide, but will only affect properties within the floodplains.**

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- a. General description of the site: **Proposed text amendments would apply city-wide.**
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____
- b. What is the steepest slope on the site (approximate percent slope)? **Proposed text amendments would apply city-wide.**
- 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. **Varies. Proposed text amendments would apply city-wide.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity?
If so, describe. **Not applicable. Proposed text amendments would apply city-wide.**
- 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. **Not applicable.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Not applicable.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Not applicable.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Not applicable.**

2. Air

Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- 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. **Not applicable.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **Not applicable.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Not applicable.**

3. **Water** Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800. Proposed Code amendments will assist implementation of the Shoreline Management Act of 1971.

a. Surface Water: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- 1) Is there any surface water body on or in the immediate vicinity of the site? **Not applicable.**
- 2) 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. **Not applicable.**
- 3) 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. **Not applicable.**
- 4) 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. **Not applicable.**
- 5) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **Not applicable.**
- 6) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **Not applicable.**
- 7) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **Not applicable.**

b. Ground Water: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- 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. **Not applicable.**
- 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. **Not applicable.**

c. Water runoff (including stormwater): **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

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. **Not applicable.**

2) Could waste materials enter ground or surface waters? If so, generally describe. **Not applicable.**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **Not applicable.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

4. Plants Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

a. Check the types of vegetation found on the site: **Not applicable. City-wide text amendment.**

____deciduous tree: alder, maple, aspen, other

____evergreen tree: fir, cedar, pine, other

____shrubs

____grass

____pasture

____crop or grain

____ Orchards, vineyards or other permanent crops.

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

____water plants: water lily, eelgrass, milfoil, other

____other types of vegetation

b. What kind and amount of vegetation will be removed or altered? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

c. List threatened and endangered species known to be on or near the site. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

e. List all noxious weeds and invasive species known to be on or near the site. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

5. Animals **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

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: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**

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

Mammals: deer, bear, elk, beaver, other: _____

Fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened and endangered species known to be on or near the site. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**

c. Is the site part of a migration route? If so, explain.
Yes, Richland is within the Pacific Fly Way.

d. Proposed measures to preserve or enhance wildlife, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

e. List any invasive animal species known to be on or near the site. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

6. Energy and natural resources

Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 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: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

7. Environmental health

Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 1) Describe any known or possible contamination at the site from present or past uses. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
 - 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
 - 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
 - 4) Describe special emergency services that might be required. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- 5) Proposed measures to reduce or control environmental health hazards, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

b. Noise

Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 3) Proposed measures to reduce or control noise impacts, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

8. Land and shoreline use

Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 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 non-forest use?
Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.
 - 1) 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: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- c. Describe any structures on the site. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- d. Will any structures be demolished? If so, what? **_Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- e. What is the current zoning classification of the site? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- f. What is the current comprehensive plan designation of the site? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- g. If applicable, what is the current shoreline master program designation of the site? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**
- i. Approximately how many people would reside or work in the completed project? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**
- j. Approximately how many people would the completed project displace? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **Not applicable. This is a non-project related code**

amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

9. Housing

Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **_Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **_Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- c. Proposed measures to reduce or control housing impacts, if any: **_Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

9. Aesthetics

Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- b. What views in the immediate vicinity would be altered or obstructed? **_Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

11. Light and glare

Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**

- b. Could light or glare from the finished project be a safety hazard or interfere with views? **_Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**
- c. What existing off-site sources of light or glare may affect your proposal? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

12. Recreation

Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- a. What designated and informal recreational opportunities are in the immediate vicinity? **_Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- b. Would the proposed project displace any existing recreational uses? If so, describe. **__Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **_Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

13. Historic and cultural preservation

Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the

site to identify such resources. **_Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**
- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**

14. Transportation

Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 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? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **_Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 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). **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates? **_Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- h. Proposed measures to reduce or control transportation impacts, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

15. Public services

Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**

16. Utilities

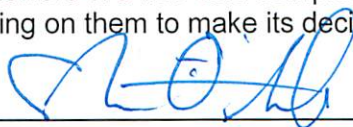
Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**

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: _____



Name of signee Shane O'Neill

Position and Agency/Organization Senior Planner, City of Richland Development Services Dept.

Date Submitted: _____

9.27.2019

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [help]

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

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? **It is not anticipated that development authorized by the proposed code amendment would result in any increase of discharge to water, emissions to air, production storage, the release of toxic or hazardous substances or production of noise.**

Proposed measures to avoid or reduce such increases are: **Development within the City of Richland must comply with all current land use and environmental permitting requirements.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **The proposed text amendment will not result in any detrimental impacts to plants or animals.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are: **None.**

3. How would the proposal be likely to deplete energy or natural resources? **The proposed text amendment will not result in additional depletion of energy or natural resources.**

Proposed measures to protect or conserve energy and natural resources are: **None.**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? **The proposed text amendment will not change a development proposal's requirement to comply with all local, state and federal environmental regulations.**

5. Proposed measures to protect such resources or to avoid or reduce impacts are: **None.**

6. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? **The intent of the proposed code amendment is to be consistent with state law.**

Proposed measures to avoid or reduce shoreline and land use impacts are: **Adoption of the proposed text amendment will assist in protecting the environmental integrity of Richland's shorelines and floodplain areas.**

How would the proposal be likely to increase demands on transportation or public services and utilities? **Public utility projects are given special consideration under the proposed ordinance.**

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

This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **The explicit purpose of the Code amendment is to create local floodplain regulations compliant with State and Federal requirements.**



Department of Commerce

Notice of Intent to Adopt Amendment / Notice of Adoption Cover Sheet

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

1. Jurisdiction Name:	City of Richland – Development Services Dept.
2. Select Submittal Type: Select the Type of Submittal listed. (Select One Only)	☒ 60-Day Notice of Intent to Adopt Amendment. ☐ Request of Expedited Review / Notice of Intent to Adopt Amendment. ☐ Supplemental Submittal for existing Notice of Intent to Adopt Amendment. ☐ Notice of Final Adoption of Amendment.
3. Amendment Type: Select Type of Amendment listed. (Select One Only)	☐ Comprehensive Plan Amendment. ☒ Development Regulation Amendment. ☐ Critical Areas Ordinance Amendment. ☐ Combined Comprehensive and Development Regulation Amendments. ☐ Countywide Planning Policy .
4. Description Enter a brief description of the amendment. Begin your description with “Proposed” or “Adopted”, based on the type of Amendment you are submitting. Examples: <i>“Proposed comprehensive plan amendment for the GMA periodic update.”</i> or <i>“Adopted Ordinance 123, adoption amendment to the sign code.”</i> (Maximum 400 characters).	Repeal RMC Chapter 23.34, Floodplain Combining District and replace with a new RMC Chapter 22.16, Flood Damage Prevention. The current RMC Chapter 23.34, adopted in 1981, appears to have utilized an alternative “density fringe standard” for floodplain development. This alternative was not approved by FEMA. As a result, the City has been administering regulations in conflict with state and federal flood construction standards. The City is proposing to repeal these conflicting regulations and replace them with a new RMC Chapter 22.16, Flood Damage Prevention, which is based off of the state’s model floodplain development code.



Department of Commerce

5. Is this action part of your 8-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?	☐ Yes ☒ No
6. Proposed Dates: Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission.	Planning Commission: October 23, 2019 City Council: November 19, 2019 & December 3, 2019 Proposed / Date of Adoption: December 3, 2019
7. Contact Information:	
A. Prefix/Salutation: (Examples: "Mr.", "Ms.", or "The Honorable" (elected official))	Mr.
B. Name:	Mike Stevens
C. Title:	Planning Manager
D. Email:	mstevens@ci.richland.wa.us
E. Work Phone:	(509) 942-7596
F. Cell/Mobile Phone: (optional)	
Consultant Information:	
G. Is this person a consultant?	☐ Yes
H. Consulting Firm name?	
8. Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?	☐ Yes

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please email the reviewteam@commerce.wa.gov

Questions? Call the review team at (509) 725-3066.



THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2019-S-726

Submittal Date Time: 09/30/2019

Submittal Information

Jurisdiction City of Richland
Submittal Type 60-day Notice of Intent to Adopt Amendment
Amendment Type Development Regulation Amendment

Amendment Information

Brief Description

Proposed amendment to repeal RMC Chapter 23.34, Floodplain Combining District and replace with a new RMC Chapter 22.16, Flood Damage Prevention.

☐ Yes, this is a part of the 8-year periodic update schedule, required under RCW 36.70A.130.

Planning Commissions Date 10/23/2019

City Council Date 11/19/2019

City Council Date 12/03/2019

Anticipated/Proposed Date of Adoption 12/03/2019

Attachments

Attachment Type	File Name	Upload Date
Correspondence	City of Richland Code Amendment CA 2019-103 Flood Damage Prevention.msg	09/30/2019 02:49 PM
Development Regulation Amendment - Draft	CA2019-103 Referral Packet.pdf	09/30/2019 02:49 PM

Contact Information

Prefix Mr.
First Name Mike
Last Name Stevens
Title Planning Manager
Work (509) 942-7596
Cell
Email mstevens@ci.richland.wa.us

☐ Yes, I would like to be contacted for Technical Assistance.

Certification

Entered by Linda Weyl on 9/30/2019 2:50:12 PM

Intake Received Date	09/30/2019
Full Name	Mike Stevens
Email	mstevens@ci.richland.wa.us



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

09/30/2019

Mr. Mike Stevens
Planning Manager
City of Richland
505 Swift Boulevard
Post Office Box 190
Richland, WA 99352

Sent Via Electronic Mail

Re: City of Richland--2019-S-726--60-day Notice of Intent to Adopt Amendment

Dear Mr. Stevens:

Thank you for sending the Washington State Department of Commerce (Commerce) the 60-day Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed amendment to repeal RMC Chapter 23.34, Floodplain Combining District and replace with a new RMC Chapter 22.16, Flood Damage Prevention.

We received your submittal on 09/30/2019 and processed it with the Submittal ID 2019-S-726. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 11/29/2019.

We have forwarded a copy of this notice to other state agencies for comment.

Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call William Simpson, (509) 280-3602.

Sincerely,

Review Team
Growth Management Services



Exhibit 5

CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (CA2019-103 & EA2019-125)

Notice is hereby given that the City of Richland has filed an application for a text amendment to RMC Chapter 23.34 and RMC Title 22. The proposed text amendments would repeal the existing Floodplain Combining District regulations and create a new RMC Chapter 22.16, Flood Damage Prevention.

Pursuant to Richland Municipal Code (RMC) Section 19.20 the Richland Planning Commission will conduct a public hearing and review of the application at 6:00 p.m., Wednesday, October 23, 2019 in the Richland City Hall Council Chambers, 625 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 in the Development Services Division Office or City of Richland website www.ci.richland.wa.us.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Blvd., MS-35, 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 Wednesday, October 16, 2019 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

Copies of the staff report and recommendation will be available in the Development Services Division Office or City of Richland website www.ci.richland.wa.us beginning Friday, October 18, 2019.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/3/2019

Agenda Category: Ordinances - Second Reading/Passage

Core Focus Area 3 - Increase Economic Vitality

Subject:

Ordinance No. 60-19, Amending Richland Municipal Code Section 23.26.030 related to Industrial Use Districts Permitted Land Uses

Department:

Development Services

Ordinance/Resolution Number:

60-19

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 60-19, amending Richland Municipal Code Section 23.26.030 related to industrial use districts permitted land uses.

Summary:

Over the past few years, the City has been in discussions with numerous clients about development of industrially zoned lands. From those discussions, it has become apparent that several of the proposed uses allowed in the Medium Industrial Zone (I-M) would also be good uses of land in the Heavy Manufacturing Zone (M-2), and that modification to the land use table was warranted.

As a result, staff developed a list of proposed changes to the land use table found in RMC 23.26.030.

The Planning Commission held a public hearing on October 23, 2019 and recommended adoption of the proposed amendments.

Staff recommends approval of Ordinance No. 60-19 for second reading and passage.

Fiscal Impact:

None.

Attachments:

1. Ordinance No. 60-19
2. Staff Report to the Planning Commission

ORDINANCE NO. 60-19

AN ORDINANCE of the City of Richland amending Richland Municipal Code Section 23.26.030 related to industrial use districts permitted land uses.

WHEREAS, the City has need, from time to time, to update the Richland Municipal Code to ensure that the existing development regulations reflect desired growth; and

WHEREAS, on October 23, 2019, the Richland Planning Commission conducted a public hearing regarding modifications to the land use table found in RMC 23.26.030; and

WHEREAS, the Richland Planning Commission favorably recommended the changes reflected herein with regard to uses permitted in the City's industrial use district.

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

Section 1. Richland Municipal Code Section 23.26.030, as enacted by Ordinance No. 28-05, and last amended by Ordinance No. 32-11, is hereby amended to read as follows:

23.26.030 Industrial 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	I-M	M-2
Automotive, Marine and Heavy Equipment Uses		
Automotive Repair – Major	P	<u>P</u>
Automotive Repair – Minor	P	
Automotive Repair – Specialty Shop	P	
Automobile Service Station	P	
Automobile Wrecking		S ¹
Boat Building	P	P
Bottling Plants	P	P
Car Wash – Automatic or Self-Service	P ²	<u>A</u>
Equipment Rentals	P	
Farm Equipment and Supplies Sales	P	<u>S</u>
Gas/Fuel Station	P	<u>S</u>
Heavy Equipment Sales and Repair	P	<u>P</u>
Marine Repair	P	P
Towing, Vehicle Impound Lots	P ³	
Truck Rentals	P	
Truck Stop – Diesel Fuel Sales	P	P
Truck Terminal	P	P
Vehicle Sales	P	
Warehousing, Wholesale Use	P	P
Business and Personal Services		
Animal Shelter	S ⁴	
Contractors' Offices and Shops	P	
General Service Businesses	P	P
Health/Fitness Facility	P	A
Health/Fitness Center	P	
Laundry/Dry Cleaning, Commercial	P	
Laundry/Dry Cleaning, Retail	P	
Mini-Warehouse	P ⁵	
Mailing Service	P	
Personal Loan Business	P	
Personal Services Businesses	P	

Land Use	I-M	M-2
Photo Processing, Copying and Printing Services	P	
Telemarketing Services	P	
Food Service		
Cafeterias	A	A
Delicatessen	A	A
Drinking Establishments	P	P
Restaurants/Sit Down	P	
Restaurants/Drive-Through	P ⁶	A ⁶
Restaurants/Lounge	P	
Restaurants/Take Out	P	
Restaurants with Entertainment/Dancing Facilities	P	
Wineries	P	
Industrial/Manufacturing Uses		
Airport, Industrial	P	
Excavating, Processing, Removal of Topsoil, Sand, Gravel, Rock or Similar Natural Deposits	S ⁷	S ⁷
Junkyard		S
Laundry and Cleaning Plants	P	P
General Manufacturing Uses	P	P
Heavy Manufacturing Uses		P
Light Manufacturing Uses	P	P
Research, Development and Testing Facilities	P	P
Warehousing, Storage and Distribution	P	P
Wholesale Facilities and Operations	P	P
Office Uses		
Financial Institutions	P	
Medical, Dental and Other Clinics	P	
Office – Consulting Services	P	
Office – Corporate	P	
Office – General	P	
Office – Research and Development	P	P
Public/Quasi-Public Uses		

Land Use	I-M	M-2
General Park Operations and Maintenance Activities	P	P
Passive Open Space Use	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P ⁸	P ⁸
Public Agency Buildings	P ⁸	P ⁸
Public Agency Facilities	P ⁸	P ⁸
Public Parks	P	
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P
Trail Head Facilities	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P
Recreational Uses		
Commercial Recreation, Outdoor	S ⁹	
Residential Uses		
Accessory Dwelling Unit	A	
Day Care Center	S ¹⁰	
Dwelling Units for a Resident Watchman or Custodian	A	A
Hotels or Motels	<u>S</u>	P <u>S</u>
Temporary Residence	P ¹¹	P ¹¹
Retail Uses		
Adult Use Establishments	P ¹²	
Airport, Commercial	P	
Parking Lot or Structure	P	P
Miscellaneous Uses		
Bus Station	P	
Bus Terminal	P	
Bus Transfer Station	P	P
Community Festivals and Street Fairs	P	P
Farming of Land	P	P
Macro-Antennas	P	P
Monopole	P ¹³	P ¹³
On-Site Hazardous Waste Treatment and Storage	P	P

Land Use	I-M	M-2
Outdoor Storage	P ¹⁴	P ¹⁴
Storage in an Enclosed Building	P	P

1. RMC 23.42.290
2. RMC 23.42.270
3. RMC 23.42.320
4. RMC 23.42.040
5. RMC 23.42.170
6. RMC 23.42.047
7. RMC 23.42.070
8. RMC 23.42.200
9. RMC 23.42.175
10. RMC 23.42.080
11. RMC 23.42.110
12. RMC 23.42.030
13. Chapter 23.62 RMC
14. RMC 23.42.180

Section 2. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 3. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 3rd day of December, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: December 8, 2019

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: CA2019-107

PREPARED BY: MIKE STEVENS
MEETING DATE: OCT. 23, 2019

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND CA2019-107

REQUEST: TEXT AMENDMENT TO RMC SECTION 23.26.030 – INDUSTRIAL
USE DISTRICTS PERMITTED LAND USES

LOCATION: CITYWIDE

REASON FOR REQUEST

The City has been in discussions with numerous clients about development of industrially zoned lands over the past couple of years. During the discussions it has become apparent that several of the proposed uses allowed within the Medium Industrial Zone (I-M) would also be a good use of land within the Heavy Manufacturing Zone (M-2) and that some modification to the land use table should occur.

As a result, staff has developed a list of proposed changes to the Section 23.26.030 land use table.

ANALYSIS

Staff created a list of proposed changes that was workshopped with the Planning Commission on October 9, 2019. During the workshop the Planning Commission deliberated on a number of the proposed changes and it was apparent to staff that the land use table would likely be subject to further deliberation during the public hearing. As a result, staff has included several additional changes to the land use table for discussion (Exhibit 2).

PUBLIC NOTICE/ COMMENTS

Notice of the proposed amendment was provided to local and state agencies. Notice was also published in the Tri-Cities Herald, posted at official posting places and on the city's official website. Notice was provided to the Washington State Dept. of Commerce and other state agencies as required by RCW 36.70A.

No substantive comments were received from the public and/or governmental entities as of the date the staff report was prepared.

SEPA

The City of Richland has utilized the Optional DNS Process as outlined in WAC 197-11-355. The end of the public comment period was Wednesday, October 16, 2019. Any comments received as of the close of business October 16, 2019 have been provided as an attachment to this report. The City of Richland issued a Determination of Non-Significance (DNS) for the proposal on October 17, 2019.

FINDINGS OF FACT

1. Over time the need for industrially zoned land changes within the City of Richland.
2. Based upon conversations with clients and developers city staff has determined that further review of the Section 23.26.030 land use table is warranted.
3. The City of Richland is proposing to amend the list of allowed uses within the Section 23.26.030 land use table.
4. Notice of the proposed amendment was provided to local and state agencies. Notice was also published in the Tri-Cities Herald, posted at the official posting places and on the city's official website. Notice was provided to the Washington State Dept. of Commerce and other state agencies as required by RCW 36.70A.
5. No substantive comments regarding the proposed code amendment were received.
6. The Washington State Department of Commerce received the 60-day Notice of Intent to Adopt Amendment and granted expedited review.
7. The City issued a SEPA Threshold Determination of Non-Significance on October 17, 2019.
8. The City of Richland utilized the Optional DNS Process as outlined in WAC 197-11-355. The end of the public comment period was Wednesday, October 16, 2019.

CONCLUSIONS OF LAW

1. The Planning Commission has jurisdiction to hold an open record public hearing and issue a recommendation on the proposed ordinance amendment to the City Council.
2. The proposed code amendment is consistent with the goals and policies of the City's Comprehensive Plan.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (CA2019-107) and recommend to the City Council adoption of the proposed code amendments to RMC Section 23.26.030 land use table.

ALTERNATIVES

1. Recommend approval of the amendments as proposed;
2. Recommend approval of the amendments, as modified by the Planning Commission.
3. Recommend denial of the amendments;

RECOMMENDED MOTION

I move that the Planning Commission recommend approval of the proposed amendments to RMC Section 23.26.030 land use table (Exhibit 2) based upon the above listed Findings of Fact and Conclusions of Law.

EXHIBITS

1. Application Materials
2. Draft Code Amendments
3. SEPA DNS & SEPA Checklist
4. Department of Commerce Notice
5. Public Notice and Comments Received



Exhibit 1

City of Richland
Development Services

625 Swift Blvd. MS-35
Richland, WA 99352
☎ (509) 942-7794
📠 (509) 942-7764

CA2019-107

Zoning Map/Text Amendment Application

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: NA - City-Wide Applicability

Address:

Phone:

Email:

APPLICANT/CONTRACTOR INFORMATION (if different)

☒ Contact Person

Company: City of Richland Development Services Dept.

UBI#

Contact: Shane O'Neill, Senior Planner

Address: 625 Swift Blvd., Richland WA, 99352

Phone: (509)942-7596

Email: mstevens@ci.richland.wa.us

DESCRIPTION OF WORK

A text amendment to RMC Section 24.26.030 – Industrial use districts permitted land uses. The proposed text amendment would include the following uses as permitted in the M-2 (Heavy Manufacturing) zoning district: Major Automotive Repair, Farm Equipment and Supplies Sales, Heavy Equipment Sales and Repair, Car Washes - Automatic or Self-Service, and Mini-Warehouses.

PROPERTY INFORMATION

Parcel #: NA - City-Wide Applicability

Legal Description:

Current Zoning: M-2

Current Comp Plan: Industrial

Requested Zoning: NA

Current Use: NA

Proposed Use: NA

Area of Property: NA

APPLICATION MUST INCLUDE

1. Completed Application and Filing Fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

ANSWER QUESTIONS AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:

NA - City-Wide Applicability

Any hardship that may result in the event the rezone is not granted:

NA - This is not a rezone

The manner in which the proposed rezone conforms to patterns in adjacent zones: NA - This is not a rezone
Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones: NA - This is not a rezone
Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title: NA - This is not a rezone
The benefits or detriments accruing to the city which would result from the granting or denial of this special permit: NA - This is not a site-specific project.
Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone: NA
Whether the proposed rezone represents spot zoning and whether a larger area should be considered: NA
Identify impacts on the environment and public safety: None

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Shane O'Neill

Applicant Signature:  Date 10.2.2019

Chapter 23.26

INDUSTRIAL ZONING DISTRICTS

Sections:

- 23.26.010 Purpose of industrial use districts.
- 23.26.020 Industrial performance standards and special requirements.
- 23.26.025 Enforcement of performance standards.
- 23.26.030 Industrial use districts permitted land uses.
- 23.26.040 Site requirements for industrial use districts.
- 23.26.050 Parking standards for industrial use districts.
- 23.26.060 Landscaping standards for industrial districts.

23.26.010 Purpose of industrial use districts.

A. The medium industrial use district (I-M) is a zone providing for limited manufacturing, assembly, warehousing and distribution operations and retail and wholesale sales of products manufactured on the premises or products allied thereto; and administrative and research and development facilities for science-related activities and commercial uses that are supportive and compatible with other uses allowed in the district. Regulations are intended to prevent frictions between uses within the district, and also to protect nearby residential districts. This zoning classification is intended to be applied to some portions of the city that are designated industrial under the city of Richland comprehensive plan.

B. The heavy manufacturing district (M-2) is intended primarily for heavy manufacturing and closely related uses. To avoid burdensome regulations on heavy manufacturing, regulations for this district are intended to provide protection principally against effects harmful to other districts. This zoning classification is intended to be applied to some portions of the city that are designated industrial under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02].

23.26.020 Industrial performance standards and special requirements.

A. I-M – Medium Industrial and M-2 – Heavy Manufacturing. The maximum permissible limits of the detrimental effects specified in this chapter shall be as defined in this section:

1. Smoke. The emission of smoke or particulate matter of a density greater than No. 2 on the Ringlemann Chart as published by the U.S. Bureau of Mines is prohibited, except that Ringlemann No. 3 will be permitted for three minutes during any eight-hour period for the purpose of building fires or soot blowing.
2. Dust and Other Particulate Matter. The total net rate of emission from all sources within the boundaries of a lot in the I-M or M-2 district shall not exceed one pound per acre of lot area during any one hour. The emission from all sources within any lot area of particulate matter containing more than 10 percent by weight of particles having a diameter larger than 44 microns is prohibited. Dust and other types of air pollution carried by a wind from such sources as storage yards, piled materials, yards, roads, etc., shall be included in particulate matter measurements and limitations, and shall be kept to a minimum by appropriate screening, design, landscaping, paving, oiling, sprinkling, or other acceptable means. Measurements shall be taken at the source of the emission.
3. Method of Measuring Emission of Particulate Matter from All Sources. Determination of the total net rate of emission of all particulate matter within the boundaries of any lot shall be made as follows:
 - a. Determine maximum emission in pounds per hour from each source of emission and divide this figure by acres of lot area, obtaining the gross hourly rate of emission in pounds per acre.
 - b. For each gross hourly rate of emission, deduct the height of emission correction factor from the following table, interpolating as necessary for heights not given:

ALLOWANCE FOR HEIGHT OF EMISSION

Height of Emission Above Grade (feet)	Correction Pounds per Hour per Acre
50	0.01
100	0.06
150	0.10
200	0.16
300	0.30
400	0.50

The result is the net hourly rate of emission in pounds per acre from each source of emission.

Adding together individual net rates of emission gives the total net rate of emission from all sources of emission within the boundaries of the lot.

4. Noise. In the I-M and M-2 districts, the sound pressure level resulting from any activity shall not exceed the maximum decibel level set forth in Chapter 173-60 WAC, Maximum Environmental Noise Levels for Class C Industrial Zones.

5. Vibration. Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any point on or beyond any lot line of the property on which the use is located.

6. Odor. All measurements of odor for purposes of this standard shall be made according to the “dilution method” as prescribed in ASTM D1391-57. The following odor restrictions apply to this medium industrial use district:

- a. At the district boundary, the odor from any source within the district must not exceed one odor unit per cubic foot, as measured by the procedures in ASTM D1391-57.
- b. Within the district, the odor from any source within a given property or lot must not exceed 10 odor units per cubic foot at the boundary of the property, again measured by the procedures in ASTM D1391-57, except that uses existing prior to the effective date of the ordinance codified in this chapter shall be required to comply with only this subsection (A)(6)(b).

For the purposes of estimating the dilution of odors by the atmosphere between their point of origin and either the property boundary or the district boundary, the method of Pasquill (“The Estimation of the Dispersion of Windborne Material,” Meteorol. Mag., 90, 1063, 33-49, 1961) as modified by Gifford (“Uses of Routine Meteorological Observations for Estimating Atmospheric Dispersion,” Nuclear Safety, 2, 47-51, 1961) shall be used.

The atmospheric conditions to be assumed for this calculation are:

- i. Stability Category F, moderately stable air;
- ii. Surface wind speed of one meter/second (about two mph).

A procedure and necessary graphs for making this estimate are given in D. Bruce Turner’s “Workbook of Atmospheric Dispersion Estimates,” Dept. HEW, Environmental Health Series, Public Health Service Publication No. 999-AP-26, Revised 1969.

7. Toxic and Noxious Gases. No emission which would be demonstrably injurious to human health, animals or plant life common to the region, on the ground at or beyond any lot line on which the use is located will be permitted. Where such emission could be produced as a result of accident or equipment malfunction, adequate safeguards standard for safe operation in the industry involved shall be taken. This shall not be construed to prohibit spraying of pesticides on public or private property.

8. Heat, Glare and Humidity (Steam). In the I-M or M-2 districts any activity producing humidity in the form of steam or moist air, or producing heat or glare shall be carried on in such a manner that the heat, glare or humidity is not perceptible at any lot line on which the use is located. Building materials with high light reflective qualities shall not be used in the construction of buildings in such a manner that reflected sunlight will throw intense glare on areas surrounding the I-M or M-2 district. Artificial lighting shall be hooded or shaded so that direct light of high intensity lamps will not result in glare when viewed from areas surrounding the I-M or M-2 district.

9. Industrial Wastes. The disposal of industrial wastes shall be subject to the regulations of the state Health Department and shall comply with the requirements of the Washington Pollution Control Commission.

10. Fire and Explosive Hazards. The storage, manufacture, use, or processing of flammable liquids or materials which produce flammable or explosive vapors or gases shall be permitted in accordance with the regulations of the fire prevention code and the building code of the city of Richland. [Ord. 28-05 § 1.02; Ord. 04-09; Ord. 32-11 § 7].

23.26.025 Enforcement of performance standards.

It is the intent of this section that:

A. If in the opinion of the administrative official a violation of the performance standards in RMC 23.26.020 has occurred, the administrative official shall send a written notice of the violation to the owners of the property and the manager of the operation involved by certified mail. The manager or responsible person shall have 30 days to correct the violation, unless in the opinion of the administrative official there is imminent peril to the life and property of persons adjacent to the alleged violation, in which case the violation shall be corrected immediately.

B. Where determinations of violation can be made by the administrative official using equipment normally available to the city or obtainable without extraordinary expense, such determination shall be so made before notice of violation is issued.

C. Where technical complexity or extraordinary expense make it unreasonable for the city to maintain the personnel or equipment necessary to make the determination of violation, then the city shall call in properly qualified experts to make the determination. If expert findings indicate a violation of the performance standards, the costs of the determination shall be assessed against the properties or persons responsible for the violation in addition to the other penalties prescribed by this title. If no violation is found, cost of the determination shall be paid entirely by the city. [Ord. 28-05 § 1.02].

23.26.030 Industrial 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	I-M	M-2
Automotive, Marine and Heavy Equipment Uses		
Automotive Repair – Major	P	P
Automotive Repair – Minor	P	
Automotive Repair – Specialty Shop	P	
Automobile Service Station	P	
Automobile Wrecking		S ¹
Boat Building	P	P
Bottling Plants	P	P
Car Wash – Automatic or Self-Service	p ²	A
Equipment Rentals	P	
Farm Equipment and Supplies Sales	P	S
Gas/Fuel Station	P	S
Heavy Equipment Sales and Repair	P	P
Marine Repair	P	P
Towing, Vehicle Impound Lots	p ³	
Truck Rentals	P	
Truck Stop – Diesel Fuel Sales	P	P
Truck Terminal	P	P
Vehicle Sales	P	
Warehousing, Wholesale Use	P	P
Business and Personal Services		
Animal Shelter	S ⁴	
Contractors' Offices and Shops	P	
General Service Businesses	P	P
Health/Fitness Facility	P	A
Health/Fitness Center	P	
Laundry/Dry Cleaning, Commercial	P	
Laundry/Dry Cleaning, Retail	P	
Mini-Warehouse	p ⁵	
Mailing Service	P	
Personal Loan Business	P	

Land Use	I-M	M-2
Personal Services Businesses	P	
Photo Processing, Copying and Printing Services	P	
Telemarketing Services	P	
Food Service		
Cafeterias	A	A
Delicatessen	A	A
Drinking Establishments	P	P
Restaurants/Sit Down	P	
Restaurants/Drive-Through	P ⁶	A ⁶
Restaurants/Lounge	P	
Restaurants/Take Out	P	
Restaurants with Entertainment/Dancing Facilities	P	
Wineries	P	
Industrial/Manufacturing Uses		
Airport, Industrial	P	
Excavating, Processing, Removal of Topsoil, Sand, Gravel, Rock or Similar Natural Deposits	S ⁷	S ⁷
Junkyard		S
Laundry and Cleaning Plants	P	P
General Manufacturing Uses	P	P
Heavy Manufacturing Uses		P
Light Manufacturing Uses	P	P
Research, Development and Testing Facilities	P	P
Warehousing, Storage and Distribution	P	P
Wholesale Facilities and Operations	P	P
Office Uses		
Financial Institutions	P	
Medical, Dental and Other Clinics	P	
Office – Consulting Services	P	
Office – Corporate	P	
Office – General	P	
Office – Research and Development	P	P
Public/Quasi-Public Uses		
General Park Operations and Maintenance Activities	P	P

Land Use	I-M	M-2
Passive Open Space Use	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	p ⁸	p ⁸
Public Agency Buildings	p ⁸	p ⁸
Public Agency Facilities	p ⁸	p ⁸
Public Parks	P	
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P
Trail Head Facilities	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P
Recreational Uses		
Commercial Recreation, Outdoor	S ⁹	
Residential Uses		
Accessory Dwelling Unit	A	
Day Care Center	S ¹⁰	
Dwelling Units for a Resident Watchman or Custodian	A	A
Hotels or Motels		P
Temporary Residence	p ¹¹	p ¹¹
Retail Uses		
Adult Use Establishments	p ¹²	
Airport, Commercial	P	
Parking Lot or Structure	P	P
Miscellaneous Uses		
Bus Station	P	
Bus Terminal	P	
Bus Transfer Station	P	P
Community Festivals and Street Fairs	P	P
Farming of Land	P	P
Macro-Antennas	P	P
Monopole	p ¹³	p ¹³
On-Site Hazardous Waste Treatment and Storage	P	P
Outdoor Storage	p ¹⁴	p ¹⁴
Storage in an Enclosed Building	P	P

1. RMC 23.42.290
2. RMC 23.42.270
3. RMC 23.42.320

4. RMC 23.42.040
 5. RMC 23.42.170
 6. RMC 23.42.047
 7. RMC 23.42.070
 8. RMC 23.42.200
 9. RMC 23.42.175
 10. RMC 23.42.080
 11. RMC 23.42.110
 12. RMC 23.42.030
 13. Chapter 23.62 RMC
 14. RMC 23.42.180
- [Ord. 28-05 § 1.02; Ord. 04-09; Ord. 13-11 § 1.01; Ord. 32-11 § 8; Ord. 07-19 § 7].

23.26.040 Site requirements for industrial use districts.

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

Standard	I-M	M-2
Minimum Lot Area	None	None
Minimum Front Yard Setback	0 feet ¹	0 feet ¹
Minimum Side Yard Setback	None	None
Minimum Rear Yard Setback	None	None
Maximum Building Height – Main Building	55 feet ²	None

1. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
 2. Except as otherwise provided in this section, the maximum building height in the I-M district shall be 55 feet:
 - a. Any building or structure located within 300 feet of any residential use district shall be limited to 24 feet in height.
 - b. Any building further than 300 feet but less than 600 feet from districts described in note (2)(a) of this section shall not exceed 55 feet in height.
 - c. Except as provided in notes (2)(a) and (b) of this section, buildings may exceed the maximum height in accordance with the provisions of RMC 23.38.090.
- [Ord. 28-05 § 1.02; Ord. 04-09; amended during 2011 recodification; Ord. 32-11 § 9].

23.26.050 Parking standards for industrial use districts.

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

23.26.060 Landscaping standards for industrial districts.

A. In the I-M and M-2 zoning districts, perimeter landscaping shall be required of all new industrial facilities and developments proposed in accordance with RMC 23.54.160.

B. In the I-M or M-2 zoning districts, any use adjacent to a residential or PPF – parks and public facilities use district shall provide sight screening as follows:

1. In the case of buildings, structures, or parking lots, a six-foot-high sight-obscuring fence or evergreen planting shall be provided along the entire length of the use.
2. Required sight-screening fences shall be of masonry, wood, or slatted chain link construction and shall be maintained in a good condition. Required sight-screening plantings shall be installed so that such plantings can reasonably be expected to provide the desired screening within three years of planting, and shall be constantly maintained in a healthy, growing condition. [Ord. 28-05 § 1.02].

Exhibit 3



File No. EA2019-131

CITY OF RICHLAND **Determination of Non-Significance**

Description of Proposal: Text amendment to RMC Title 23, Subsection 23.26.030. The proposed text amendment would include the following uses as permitted in the M-2 (Heavy Manufacturing) zoning district: Major Automotive Repair, Farm Equipment and Supplies Sales, Heavy Equipment Sales and Repair, Car Washes – Automatic or Self-Serve and Mini-Warehouses.

Proponent: City of Richland

Location of Proposal: City-Wide.

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: 625 Swift Blvd., MS #35, Richland, WA 99352

Date: October 17, 2019

Signature 

SEPA ENVIRONMENTAL CHECKLIST
UPDATED 2014CA2019-107
EA2019-131**Industrial Land Uses*****Purpose of checklist:***

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

Instructions for applicants: [\[help\]](#)

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals: [\[help\]](#)

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

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: **CA2019-107 Industrial Land Uses Text Amendment (RMC 24.26.030)**
2. Name of applicant: **Shane O'Neill, Senior Planner**
3. Address and phone number of applicant and contact person: **625 Swift Blvd., MS-35, Richland, WA 99352 (509) 942-7587**
4. Date checklist prepared: **October 2, 2019**

5. Agency requesting checklist: **City of Richland Development Services Dept.**
6. Proposed timing or schedule (including phasing, if applicable): **RMC Code Amendment – October/November 2019.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No, this is a stand-alone code amendment.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **No additional environmental information is being prepared as a result of this proposed code amendment.**
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. **No other governmental approvals are required.**
10. List any government approvals or permits that will be needed for your proposal, if known. **None.**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) **The proposal consists of a text amendment to RMC 24.26.030. A copy of the proposed text amendment included as an attachment.**
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. **The proposed code amendments would apply to all properties under M-2 (Heavy Manufacturing) zoning throughout the city.**

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- a. General description of the site: **Proposed text amendments would apply to all properties under M-2 (Heavy Manufacturing) zoning city-wide.**
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____
- b. What is the steepest slope on the site (approximate percent slope)? **Proposed text amendments would apply to all properties under M-2 (Heavy Manufacturing) zoning city-wide.**
- 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. **Varies. Proposed text amendments would apply to all properties under M-2 (Heavy Manufacturing) zoning city-wide.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity?
If so, describe. **Not applicable. Proposed text amendments would apply to all properties under M-2 (Heavy Manufacturing) zoning city-wide.**
- 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. **Not applicable.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Not applicable.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Not applicable.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Not applicable.**

2. Air Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- 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. **Not applicable.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **Not applicable.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Not applicable.**

3. Water Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

a. Surface Water: Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- 1) Is there any surface water body on or in the immediate vicinity of the site? **Not applicable.**
- 2) 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. **Not applicable.**
- 3) 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. **Not applicable.**
- 4) 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. **Not applicable.**
- 5) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **Not applicable.**
- 6) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **Not applicable.**
- 7) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **Not applicable.**

b. Ground Water: Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- 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. **Not applicable.**
- 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. **Not applicable.**

c. Water runoff (including stormwater): **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- 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. **Not applicable.**
- 2) Could waste materials enter ground or surface waters? If so, generally describe. **Not applicable.**
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **Not applicable.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

4. Plants Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

a. Check the types of vegetation found on the site: **Not applicable. City-wide text amendment.**

- ____deciduous tree: alder, maple, aspen, other
- ____evergreen tree: fir, cedar, pine, other
- ____shrubs
- ____grass
- ____pasture
- ____crop or grain
- ____ Orchards, vineyards or other permanent crops.
- ____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ____water plants: water lily, eelgrass, milfoil, other
- ____other types of vegetation

b. What kind and amount of vegetation will be removed or altered? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

c. List threatened and endangered species known to be on or near the site. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

e. List all noxious weeds and invasive species known to be on or near the site. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

5. Animals Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

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: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**

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

Mammals: deer, bear, elk, beaver, other: _____

Fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened and endangered species known to be on or near the site. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**

c. Is the site part of a migration route? If so, explain.
Yes, Richland is within the Pacific Fly Way.

d. Proposed measures to preserve or enhance wildlife, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

e. List any invasive animal species known to be on or near the site. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

6. Energy and natural resources Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

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. **Not applicable. This is a non-project related code amendment.**

All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 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: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

7. Environmental health Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 1) Describe any known or possible contamination at the site from present or past uses. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
 - 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
 - 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
 - 4) Describe special emergency services that might be required. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
 - 5) Proposed measures to reduce or control environmental health hazards, if any: **Not applicable. This is a non-project related code amendment. All future site specific**

development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

b. **Noise** **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 3) Proposed measures to reduce or control noise impacts, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

8. **Land and shoreline use** **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
 - 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 applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**
- 1) 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: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**

- c. Describe any structures on the site. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- d. Will any structures be demolished? If so, what? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- e. What is the current zoning classification of the site? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- f. What is the current comprehensive plan designation of the site? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- g. If applicable, what is the current shoreline master program designation of the site? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**
- i. Approximately how many people would reside or work in the completed project? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**
- j. Approximately how many people would the completed project displace? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **Not applicable. This is a non-project related code**

amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

9. Housing **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- c. Proposed measures to reduce or control housing impacts, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

10. Aesthetics **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- b. What views in the immediate vicinity would be altered or obstructed? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

11. Light and glare **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **Not applicable. This is a non-project related code amendment. All future site specific**

development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.

- c. What existing off-site sources of light or glare may affect your proposal? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

12. Recreation Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- b. Would the proposed project displace any existing recreational uses? If so, describe. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

13. Historic and cultural preservation Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**
- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**

14. Transportation **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 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? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 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). **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 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 applicable. This is a non-project related code**

amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- h. Proposed measures to reduce or control transportation impacts, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

15. Public services Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

16. Utilities Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- a. Circle utilities currently available at the site: [\[help\]](#) electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

C. Signature [\[help\]](#)

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

Signature: 

Name of signee: Shane O'Neill

Position and Agency/Organization Senior Planner, City of Richland Development Services Dept.

Date Submitted: 10/2/2019

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

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

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? **It is not anticipated that development authorized by the proposed code amendment would result in any increase of discharge to water, emissions to air, production storage, the release of toxic or hazardous substances or production of noise.**

Proposed measures to avoid or reduce such increases are: **Development within the City of Richland must comply with all current land use and environmental permitting requirements.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **The proposed text amendment will not result in any detrimental impacts to plants or animals.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are: **None.**

3. How would the proposal be likely to deplete energy or natural resources? **The proposed text amendment will not result in additional depletion of energy or natural resources.**

Proposed measures to protect or conserve energy and natural resources are: **None.**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? **The proposed text amendment will not change a development proposal's requirement to comply with all local, state and federal environmental regulations.**

5. Proposed measures to protect such resources or to avoid or reduce impacts are: **None.**

6. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? **The intent of the proposed code amendment is to permit certain land uses which are consistent with the purpose and intent of the Heavy Manufacturing zoning district. The City does not apply M-2 zoning to any lands within the Shoreline jurisdiction.**

Proposed measures to avoid or reduce shoreline and land use impacts are: **Adoption of the proposed text amendment will not impact shorelines or land uses.**

7. How would the proposal be likely to increase demands on transportation or public services and utilities? **Increasing the number of allowable uses in the M-2 zone may increase the number of developments within the zone and may therefore result in increased traffic volumes on roadways serving M-2 zoned lands.**

Proposed measures to reduce or respond to such demand(s) are: **M-2 zoned properties lie within the City's economic development are containing roadways developed by the City with consideration for traffic volumes that may result from industrial development. Revenues from the sale of City-owned lands will continue to be used for road improvements in the area as needed.**

8. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **No such potential conflicts have been identified.**

Chapter 23.26

INDUSTRIAL ZONING DISTRICTS

Sections:

- 23.26.010 Purpose of industrial use districts.
- 23.26.020 Industrial performance standards and special requirements.
- 23.26.025 Enforcement of performance standards.
- 23.26.030 Industrial use districts permitted land uses.
- 23.26.040 Site requirements for industrial use districts.
- 23.26.050 Parking standards for industrial use districts.
- 23.26.060 Landscaping standards for industrial districts.

23.26.010 Purpose of industrial use districts.

A. The medium industrial use district (I-M) is a zone providing for limited manufacturing, assembly, warehousing and distribution operations and retail and wholesale sales of products manufactured on the premises or products allied thereto; and administrative and research and development facilities for science-related activities and commercial uses that are supportive and compatible with other uses allowed in the district. Regulations are intended to prevent frictions between uses within the district, and also to protect nearby residential districts. This zoning classification is intended to be applied to some portions of the city that are designated industrial under the city of Richland comprehensive plan.

B. The heavy manufacturing district (M-2) is intended primarily for heavy manufacturing and closely related uses. To avoid burdensome regulations on heavy manufacturing, regulations for this district are intended to provide protection principally against effects harmful to other districts. This zoning classification is intended to be applied to some portions of the city that are designated industrial under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02].

23.26.020 Industrial performance standards and special requirements.

A. I-M – Medium Industrial and M-2 – Heavy Manufacturing. The maximum permissible limits of the detrimental effects specified in this chapter shall be as defined in this section:

1. Smoke. The emission of smoke or particulate matter of a density greater than No. 2 on the Ringlemann Chart as published by the U.S. Bureau of Mines is prohibited, except that Ringlemann No. 3 will be permitted for three minutes during any eight-hour period for the purpose of building fires or soot blowing.
2. Dust and Other Particulate Matter. The total net rate of emission from all sources within the boundaries of a lot in the I-M or M-2 district shall not exceed one pound per acre of lot area during any one hour. The emission from all sources within any lot area of particulate matter containing more than 10 percent by weight of particles having a diameter larger than 44 microns is prohibited. Dust and other types of air pollution carried by a wind from such sources as storage yards, piled materials, yards, roads, etc., shall be included in particulate matter measurements and limitations, and shall be kept to a minimum by appropriate screening, design, landscaping, paving, oiling, sprinkling, or other acceptable means. Measurements shall be taken at the source of the emission.
3. Method of Measuring Emission of Particulate Matter from All Sources. Determination of the total net rate of emission of all particulate matter within the boundaries of any lot shall be made as follows:
 - a. Determine maximum emission in pounds per hour from each source of emission and divide this figure by acres of lot area, obtaining the gross hourly rate of emission in pounds per acre.
 - b. For each gross hourly rate of emission, deduct the height of emission correction factor from the following table, interpolating as necessary for heights not given:

ALLOWANCE FOR HEIGHT OF EMISSION

Height of Emission Above Grade (feet)	Correction Pounds per Hour per Acre
50	0.01
100	0.06
150	0.10
200	0.16
300	0.30
400	0.50

The result is the net hourly rate of emission in pounds per acre from each source of emission.

Adding together individual net rates of emission gives the total net rate of emission from all sources of emission within the boundaries of the lot.

4. Noise. In the I-M and M-2 districts, the sound pressure level resulting from any activity shall not exceed the maximum decibel level set forth in Chapter 173-60 WAC, Maximum Environmental Noise Levels for Class C Industrial Zones.

5. Vibration. Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any point on or beyond any lot line of the property on which the use is located.

6. Odor. All measurements of odor for purposes of this standard shall be made according to the “dilution method” as prescribed in ASTM D1391-57. The following odor restrictions apply to this medium industrial use district:

- a. At the district boundary, the odor from any source within the district must not exceed one odor unit per cubic foot, as measured by the procedures in ASTM D1391-57.
- b. Within the district, the odor from any source within a given property or lot must not exceed 10 odor units per cubic foot at the boundary of the property, again measured by the procedures in ASTM D1391-57, except that uses existing prior to the effective date of the ordinance codified in this chapter shall be required to comply with only this subsection (A)(6)(b).

For the purposes of estimating the dilution of odors by the atmosphere between their point of origin and either the property boundary or the district boundary, the method of Pasquill (“The Estimation of the Dispersion of Windborne Material,” Meteorol. Mag., 90, 1063, 33-49, 1961) as modified by Gifford (“Uses of Routine Meteorological Observations for Estimating Atmospheric Dispersion,” Nuclear Safety, 2, 47-51, 1961) shall be used.

The atmospheric conditions to be assumed for this calculation are:

- i. Stability Category F, moderately stable air;
- ii. Surface wind speed of one meter/second (about two mph).

A procedure and necessary graphs for making this estimate are given in D. Bruce Turner’s “Workbook of Atmospheric Dispersion Estimates,” Dept. HEW, Environmental Health Series, Public Health Service Publication No. 999-AP-26, Revised 1969.

7. Toxic and Noxious Gases. No emission which would be demonstrably injurious to human health, animals or plant life common to the region, on the ground at or beyond any lot line on which the use is located will be permitted. Where such emission could be produced as a result of accident or equipment malfunction, adequate safeguards standard for safe operation in the industry involved shall be taken. This shall not be construed to prohibit spraying of pesticides on public or private property.

8. Heat, Glare and Humidity (Steam). In the I-M or M-2 districts any activity producing humidity in the form of steam or moist air, or producing heat or glare shall be carried on in such a manner that the heat, glare or humidity is not perceptible at any lot line on which the use is located. Building materials with high light reflective qualities shall not be used in the construction of buildings in such a manner that reflected sunlight will throw intense glare on areas surrounding the I-M or M-2 district. Artificial lighting shall be hooded or shaded so that direct light of high intensity lamps will not result in glare when viewed from areas surrounding the I-M or M-2 district.

9. Industrial Wastes. The disposal of industrial wastes shall be subject to the regulations of the state Health Department and shall comply with the requirements of the Washington Pollution Control Commission.

10. Fire and Explosive Hazards. The storage, manufacture, use, or processing of flammable liquids or materials which produce flammable or explosive vapors or gases shall be permitted in accordance with the regulations of the fire prevention code and the building code of the city of Richland. [Ord. 28-05 § 1.02; Ord. 04-09; Ord. 32-11 § 7].

23.26.025 Enforcement of performance standards.

It is the intent of this section that:

A. If in the opinion of the administrative official a violation of the performance standards in RMC 23.26.020 has occurred, the administrative official shall send a written notice of the violation to the owners of the property and the manager of the operation involved by certified mail. The manager or responsible person shall have 30 days to correct the violation, unless in the opinion of the administrative official there is imminent peril to the life and property of persons adjacent to the alleged violation, in which case the violation shall be corrected immediately.

B. Where determinations of violation can be made by the administrative official using equipment normally available to the city or obtainable without extraordinary expense, such determination shall be so made before notice of violation is issued.

C. Where technical complexity or extraordinary expense make it unreasonable for the city to maintain the personnel or equipment necessary to make the determination of violation, then the city shall call in properly qualified experts to make the determination. If expert findings indicate a violation of the performance standards, the costs of the determination shall be assessed against the properties or persons responsible for the violation in addition to the other penalties prescribed by this title. If no violation is found, cost of the determination shall be paid entirely by the city. [Ord. 28-05 § 1.02].

23.26.030 Industrial 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	I-M	M-2
Automotive, Marine and Heavy Equipment Uses		
Automotive Repair – Major	P	P
Automotive Repair – Minor	P	
Automotive Repair – Specialty Shop	P	
Automobile Service Station	P	
Automobile Wrecking		S ¹
Boat Building	P	P
Bottling Plants	P	P
Car Wash – Automatic or Self-Service	P ²	P
Equipment Rentals	P	
Farm Equipment and Supplies Sales	P	P
Gas/Fuel Station	P	
Heavy Equipment Sales and Repair	P	P
Marine Repair	P	P
Towing, Vehicle Impound Lots	P ³	
Truck Rentals	P	
Truck Stop – Diesel Fuel Sales	P	P
Truck Terminal	P	P
Vehicle Sales	P	
Warehousing, Wholesale Use	P	P
Business and Personal Services		
Animal Shelter	S ⁴	
Contractors' Offices and Shops	P	
General Service Businesses	P	P
Health/Fitness Facility	P	A
Health/Fitness Center	P	
Laundry/Dry Cleaning, Commercial	P	
Laundry/Dry Cleaning, Retail	P	
Mini-Warehouse	P ⁵	P⁵
Mailing Service	P	
Personal Loan Business	P	

Land Use	I-M	M-2
Personal Services Businesses	P	
Photo Processing, Copying and Printing Services	P	
Telemarketing Services	P	
Food Service		
Cafeterias	A	A
Delicatessen	A	A
Drinking Establishments	P	P
Restaurants/Sit Down	P	
Restaurants/Drive-Through	P ⁶	A ⁶
Restaurants/Lounge	P	
Restaurants/Take Out	P	
Restaurants with Entertainment/Dancing Facilities	P	
Wineries	P	
Industrial/Manufacturing Uses		
Airport, Industrial	P	
Excavating, Processing, Removal of Topsoil, Sand, Gravel, Rock or Similar Natural Deposits	S ⁷	S ⁷
Junkyard		S
Laundry and Cleaning Plants	P	P
General Manufacturing Uses	P	P
Heavy Manufacturing Uses		P
Light Manufacturing Uses	P	P
Research, Development and Testing Facilities	P	P
Warehousing, Storage and Distribution	P	P
Wholesale Facilities and Operations	P	P
Office Uses		
Financial Institutions	P	
Medical, Dental and Other Clinics	P	
Office – Consulting Services	P	
Office – Corporate	P	
Office – General	P	
Office – Research and Development	P	P
Public/Quasi-Public Uses		
General Park Operations and Maintenance Activities	P	P

Land Use	I-M	M-2
Passive Open Space Use	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P ⁸	P ⁸
Public Agency Buildings	P ⁸	P ⁸
Public Agency Facilities	P ⁸	P ⁸
Public Parks	P	
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P
Trail Head Facilities	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P
Recreational Uses		
Commercial Recreation, Outdoor	S ⁹	
Residential Uses		
Accessory Dwelling Unit	A	
Day Care Center	S ¹⁰	
Dwelling Units for a Resident Watchman or Custodian	A	A
Hotels or Motels		P
Temporary Residence	P ¹¹	P ¹¹
Retail Uses		
Adult Use Establishments	P ¹²	
Airport, Commercial	P	
Parking Lot or Structure	P	P
Miscellaneous Uses		
Bus Station	P	
Bus Terminal	P	
Bus Transfer Station	P	P
Community Festivals and Street Fairs	P	P
Farming of Land	P	P
Macro-Antennas	P	P
Monopole	P ¹³	P ¹³
On-Site Hazardous Waste Treatment and Storage	P	P
Outdoor Storage	P ¹⁴	P ¹⁴
Storage in an Enclosed Building	P	P

1. RMC 23.42.290
2. RMC 23.42.270
3. RMC 23.42.320

4. RMC 23.42.040
5. RMC 23.42.170
6. RMC 23.42.047
7. RMC 23.42.070
8. RMC 23.42.200
9. RMC 23.42.175
10. RMC 23.42.080
11. RMC 23.42.110
12. RMC 23.42.030
13. Chapter 23.62 RMC
14. RMC 23.42.180

[Ord. 28-05 § 1.02; Ord. 04-09; Ord. 13-11 § 1.01; Ord. 32-11 § 8; Ord. 07-19 § 7].

23.26.040 Site requirements for industrial use districts.

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

Standard	I-M	M-2
Minimum Lot Area	None	None
Minimum Front Yard Setback	0 feet ¹	0 feet ¹
Minimum Side Yard Setback	None	None
Minimum Rear Yard Setback	None	None
Maximum Building Height – Main Building	55 feet ²	None

1. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
2. Except as otherwise provided in this section, the maximum building height in the I-M district shall be 55 feet:
 - a. Any building or structure located within 300 feet of any residential use district shall be limited to 24 feet in height.
 - b. Any building further than 300 feet but less than 600 feet from districts described in note (2)(a) of this section shall not exceed 55 feet in height.
 - c. Except as provided in notes (2)(a) and (b) of this section, buildings may exceed the maximum height in accordance with the provisions of RMC 23.38.090.

[Ord. 28-05 § 1.02; Ord. 04-09; amended during 2011 recodification; Ord. 32-11 § 9].

23.26.050 Parking standards for industrial use districts.

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

23.26.060 Landscaping standards for industrial districts.

A. In the I-M and M-2 zoning districts, perimeter landscaping shall be required of all new industrial facilities and developments proposed in accordance with RMC 23.54.160.

B. In the I-M or M-2 zoning districts, any use adjacent to a residential or PPF – parks and public facilities use district shall provide sight screening as follows:

1. In the case of buildings, structures, or parking lots, a six-foot-high sight-obscuring fence or evergreen planting shall be provided along the entire length of the use.
2. Required sight-screening fences shall be of masonry, wood, or slatted chain link construction and shall be maintained in a good condition. Required sight-screening plantings shall be installed so that such plantings can reasonably be expected to provide the desired screening within three years of planting, and shall be constantly maintained in a healthy, growing condition. [Ord. 28-05 § 1.02].



Department of Commerce

Exhibit 4

Notice of Intent to Adopt Amendment / Notice of Adoption Cover Sheet

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

1. Jurisdiction Name:	City of Richland – Development Services Dept.
2. Select Submittal Type: Select the Type of Submittal listed. (Select One Only)	☐ 60-Day Notice of Intent to Adopt Amendment. ☒ Request of Expedited Review / Notice of Intent to Adopt Amendment. ☐ Supplemental Submittal for existing Notice of Intent to Adopt Amendment. ☐ Notice of Final Adoption of Amendment.
3. Amendment Type: Select Type of Amendment listed. (Select One Only)	☐ Comprehensive Plan Amendment. ☒ Development Regulation Amendment. ☐ Critical Areas Ordinance Amendment. ☐ Combined Comprehensive and Development Regulation Amendments. ☐ Countywide Planning Policy .
4. Description Enter a brief description of the amendment. Begin your description with “Proposed” or “Adopted”, based on the type of Amendment you are submitting. Examples: “ <i>Proposed comprehensive plan amendment for the GMA periodic update.</i> ” or “ <i>Adopted Ordinance 123, adoption amendment to the sign code.</i> ” (Maximum 400 characters).	Proposed amendment to RMC Section 24.26.030 – Industrial Use Districts Permitted Land Uses. The proposed text amendment would include the following uses as permitted in the M-2 (Heavy Manufacturing) zoning district: Major Automotive Repair, Farm Equipment and Supplies Sales, Heavy Equipment Sales and Repair, Car Washes – Automatic or Self-Serve and Mini-Warehouses.



Department of Commerce

5. Is this action part of your 8-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?	☐ Yes ☒ No
6. Proposed Dates: Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission.	Planning Commission: October 23, 2019 City Council: November 9, 2019 & December 3, 2019 Proposed / Date of Adoption: December 3, 2019
7. Contact Information:	
A. Prefix/Salutation: (Examples: "Mr.", "Ms.", or "The Honorable" (elected official))	Mr.
B. Name:	Mike Stevens
C. Title:	Planning Manager
D. Email:	mstevens@ci.richland.wa.us
E. Work Phone:	(509) 942-7596
F. Cell/Mobile Phone: (optional)	
Consultant Information:	
G. Is this person a consultant?	☐ Yes
H. Consulting Firm name?	
8. Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?	☐ Yes

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please email the reviewteam@commerce.wa.gov



Department of Commerce

Questions? Call the review team at (509) 725-3066.



THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2019-S-735

Submittal Date Time: 10/02/2019

Submittal Information

Jurisdiction City of Richland
Submittal Type Request for Expedited Review / Notice of Intent to Adopt
Amendment Type Amendment
Amendment Type Development Regulation Amendment

Amendment Information

Brief Description

Proposed amendment to RMC Section 24.26.030 – Industrial Use Districts Permitted Land Uses. The proposed text amendment would include the following uses as permitted in the M-2 (Heavy Manufacturing) zoning district: Major Automotive Repair, Farm Equipment and Supplies Sales, Heavy Equipment Sales and Repair, Car Washes – Automatic or Self-Serve and Mini-Warehouses.

☐ **Yes, this is a part of the 8-year periodic update schedule, required under RCW 36.70A.130.**

Planning Commissions Date 10/23/2019

City Council Date 11/09/2019

City Council Date 12/03/2019

Anticipated/Proposed Date of Adoption 12/03/2019

Attachments

Attachment Type	File Name	Upload Date
Correspondence	City of Richland proposed zoning code amendment CA2019-107.msg	10/02/2019 01:31 PM
Development Regulation Amendment - Draft	CA2019-107 Referral Packet.pdf	10/02/2019 01:31 PM

Contact Information

Prefix Mr.
First Name Mike
Last Name Stevens
Title Planning Manager
Work (509) 942-7596
Cell

Email mstevens@ci.richland.wa.us

☐ Yes, I would like to be contacted for Technical Assistance.

Certification

Entered by Linda Weyl on 10/2/2019 1:32:12 PM

Intake Received Date	10/02/2019
Full Name	Mike Stevens
Email	mstevens@ci.richland.wa.us



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

10/02/2019

Mr. Mike Stevens
Planning Manager
City of Richland
505 Swift Boulevard
Post Office Box 190
Richland, WA 99352

Sent Via Electronic Mail

Re: City of Richland--2019-S-735--Request for Expedited Review / Notice of Intent to Adopt Amendment

Dear Mr. Stevens:

Thank you for sending the Washington State Department of Commerce (Commerce) the Request for Expedited Review / Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed amendment to RMC Section 24.26.030 – Industrial Use Districts Permitted Land Uses. The proposed text amendment would include the following uses as permitted in the M-2 (Heavy Manufacturing) zoning district: Major Automotive Repair, Farm Equipment and Supplies Sales, Heavy Equipment Sales and Repair, Car Washes– Automatic or Self-Serve and Mini-Warehouses.

We received your submittal on 10/02/2019 and processed it with the Submittal ID 2019-S-735. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 12/01/2019.

You requested expedited review under [RCW 36.70A.106\(3\)\(b\)](#). We have forwarded a copy of this notice to other state agencies for expedited review and comment. If one or more state agencies indicate that they will be commenting, then Commerce will deny expedited review and the standard 60-day review period (from date received) will apply. Commerce will notify you by e-mail regarding of approval or denial of your expedited review request. If approved for expedited review, then final adoption may occur no earlier than fifteen calendar days after the original date of receipt by Commerce.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call William Simpson, (509) 280-3602.

Sincerely,

Review Team
Growth Management Services

Exhibit 5



CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (CA2019-107 & EA2019-131)

Notice is hereby given that the City of Richland has filed an application for a text amendment to RMC Section 24.26.030 – Industrial use districts permitted land uses. The proposed text amendment would include the following uses as permitted in the M-2 (Heavy Manufacturing) zoning district: Major Automotive Repair, Farm Equipment and Supplies Sales, Heavy Equipment Sales and Repair, Car Washes – Automatic or Self-Serve and Mini-Warehouses.

Pursuant to Richland Municipal Code (RMC) Section 19.20 the Richland Planning Commission will conduct a public hearing and review of the application at 6:00 p.m., Wednesday, October 23, 2019 in the Richland City Hall Council Chambers, 625 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 in the Development Services Division Office or City of Richland website www.ci.richland.wa.us.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Blvd., MS-35, 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 Thursday, October 17, 2019 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

Copies of the staff report and recommendation will be available in the Development Services Division Office or City of Richland website www.ci.richland.wa.us beginning Friday, October 18, 2019.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/3/2019

Agenda Category: Ordinances - Second Reading/Passage

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 61-19, Amending Chapter 3.24 of the Richland Municipal Code related to Miscellaneous Accounting Funds

Department:

Administrative Services

Ordinance/Resolution Number:

61-19

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 61-19, amending Chapter 3.24 of the Richland Municipal Code related to miscellaneous accounting funds.

Summary:

Chapter 3.24 of the Richland Municipal Code is reviewed annually to ensure all active City funds are included in the municipal code. The review provides an opportunity to eliminate closed funds, confirm fund titles with correct descriptions, and ensure new funds are added.

The City follows the Budgeting Accounting Reporting System (BARS) Manual which states that " fund is defined as a fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities and balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions and limitations."

Ordinance No. 61-19 will establish the Public Safety Facility 75 Construction Fund and the Public Safety Facility 73 Replacement Fund. Furthermore, the following obsolete funds will be deleted: Police Station Debt Service Fund, whose financial obligations were satisfied in 2019; Richland Community Center Debt Service Fund, whose financial obligations were satisfied in 2019; and the Fire Station 74 Construction Fund, which was completed in 2016.

Staff recommends approval of Ordinance No. 61-19 for second reading and passage.

Fiscal Impact:

None.

Attachments:

- I. Ordinance No. 61-19

ORDINANCE NO. 61-19

AN ORDINANCE of the City of Richland amending Chapter 3.24 of the Richland Municipal Code to establish new funds and delete obsolete funds.

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

WHEREAS, new funds shall be established for the Public Safety Facility 75 Construction Fund and the Public Safety Facility 73 Replacement Fund; and

WHEREAS, obsolete funds shall be deleted, including the Police Station Debt Service Fund with financial obligations satisfied in 2019, the Richland Community Center Debt Service Fund with financial obligations satisfied in 2019, and the Fire Station 74 Construction Fund with completion occurring in 2016.

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

Section 1. Chapter 3.24 of the Richland Municipal Code, as enacted by Ordinance No. 6, and last amended by Ordinance No. 64-18, is hereby amended to read as follows:

Chapter 3.24 FUNDS¹

Sections:

- 3.24.010 General fund – Created.**
- 3.24.020 General fund – Use.**
- 3.24.030 Central stores fund – Created.**
- 3.24.040 Central stores fund – Administration.**
- 3.24.050 Central stores fund – Supplies and materials.**
- 3.24.060 Central stores fund – Financial control.**
- 3.24.070 Central stores fund – Purchases.**
- 3.24.080 Central stores fund – Expenditures.**
- 3.24.090 Central stores fund – Working capital.**
- 3.24.100 Central stores fund – Deposits.**
- 3.24.110 Repealed.**
- 3.24.120 Repealed.**
- 3.24.130 Repealed.**
- 3.24.140 Repealed.**
- 3.24.150 Park reserve fund – Created.**
- 3.24.160 Park reserve fund – Use.**
- 3.24.170 Park reserve fund accounts.**
- 3.24.180 Repealed.**
- 3.24.190 Utility bill clearing fund – Created.**
- 3.24.200 Utility bill clearing fund – Transfers.**

- 3.24.210 Utility bill clearing fund – Administration.**
- 3.24.220 Utility bill clearing fund – Transition.**
- 3.24.230 Utility bill clearing fund – Working capital.**
- 3.24.240 Electric utility fund – Created.**
- 3.24.250 Equipment maintenance fund – Created.**
- 3.24.260 Equipment replacement fund – Created.**
- 3.24.270 Equipment funds – Administration.**
- 3.24.280 Equipment replacement fund – Equipment included.**
- 3.24.290 Equipment replacement fund – Equipment use charges.**
- 3.24.300 Equipment funds – Financial control.**
- 3.24.310 Equipment funds – Purchases.**
- 3.24.320 Equipment funds – Expenditures.**
- 3.24.330 Equipment funds – Deposits.**
- 3.24.340 Health care benefits plan fund.**
- 3.24.350 Post-employment health care plan fund.**
- 3.24.360 Police relief and pension fund – Created.**
- 3.24.370 Firemen’s pension fund – Created.**
- 3.24.380 Unemployment fund.**
- 3.24.390 Workers compensation fund.**
- 3.24.400 Salary clearing fund – Created.**
- 3.24.410 Salary clearing fund – Transfers.**
- 3.24.420 Salary clearing fund – Payments.**
- 3.24.430 Salary clearing fund – Issuance of warrants.**
- 3.24.440 City streets fund – Created.**
- 3.24.450 City streets fund – Use.**
- 3.24.460 Water utility fund – Created.**
- 3.24.470 Wastewater utility fund – Created.**
- 3.24.480 Solid waste utility fund – Created.**
- 3.24.490 Stormwater utility fund.**
- 3.24.500 Industrial development fund – Created.**
- 3.24.510 Industrial development fund – Use.**
- 3.24.520 Repealed.**
- 3.24.530 Public works administration and engineering fund.**
- 3.24.540 Community development block grant program fund – Created – Use.**
- 3.24.550 Downtown business improvement district fund – Created.**
- 3.24.560 Downtown business improvement district fund – Distributions.**
- 3.24.570 Downtown business improvement district fund – Administration.**
- 3.24.580 Capital improvement fund – Created.**
- 3.24.590 Capital improvement fund – Use.**
- 3.24.600 Criminal justice fund.**
- 3.24.610 Southeast communications center fund.**
- 3.24.620 Hotel/motel fund.**
- 3.24.630 Special lodging assessment fund.**
- 3.24.640 HOME fund.**
- 3.24.650 Golf course fund.**
- 3.24.660 Medical service fund.**

- 3.24.670 Emergency management fund.
- 3.24.680 Repealed.
- 3.24.690 LTGO bonds debt service fund.
- 3.24.700 Library debt service fund.
- ~~3.24.710 Police station debt service fund.~~
- ~~3.24.720 Richland Community Center debt service fund.~~
- 3.24.730 LRF debt service fund.
- 3.24.740 LID guaranty debt service fund.
- 3.24.750 Special assessment LID debt service fund.
- 3.24.760 PFD facility contingency fund – Created.
- 3.24.770 Richland public facilities district fund.
- 3.24.780 Park project construction fund.
- 3.24.790 Columbia Point master association fund.
- 3.24.800 800 MHz project fund.
- 3.24.810 General government construction fund.
- 3.24.820 Streets capital construction fund – Created.
- ~~3.24.830 Fire station 74 construction fund – Created.~~
- 3.24.831 Public Safety Facility 75 construction fund – Created.
- 3.24.832 Public Safety Facility 73 replacement fund – Created.
- 3.24.840 Hanford Reach Interpretive Center fund.
- 3.24.890 Broadband fund – Created.
- 3.24.900 Public safety sales tax fund – Created.
- 3.24.910 Special assessment construction fund.
- 3.24.920 Uptown business improvement district fund – Created.
- 3.24.930 Uptown business improvement district fund – Distributions.
- 3.24.940 Uptown business improvement district fund – Administration.
- 3.24.950 Repealed.
- 3.24.960 Fire station 74 debt service fund – Created.
- 3.24.970 BCES operations fund – Created.
- 3.24.980 Utility deposit fund – Created.
- 3.24.990 Microwave fund – Created.
- 3.24.991 Transportation benefit district fund – Created.

3.24.010 General fund – Created.

There is created the general fund into which shall be placed all monies received by the city unless otherwise provided for.

3.24.020 General fund – Use.

The general fund shall be used to pay all warrants drawn for payment of claims and demands against the city unless otherwise provided for.

3.24.030 Central stores fund – Created.

There is hereby created the central stores fund to be used as a revolving fund to be expended for the purchase of supplies and materials of kinds which are commonly used by more than one department of the city and for supplies, equipment and salaries required for the administration of the fund.

3.24.040 Central stores fund – Administration.

The central stores fund shall be administered by the department of administrative services.

3.24.050 Central stores fund – Supplies and materials.

Each department shall pay into the central stores fund monthly an amount equal to the cost of supplies and materials requisitioned by it from the central stores fund, including a proportionate share of the cost of administering the fund.

3.24.060 Central stores fund – Financial control.

The finance director shall keep such books, accounts and records as are necessary to control and report the financial operations of the central stores fund.

3.24.070 Central stores fund – Purchases.

All purchases made from said fund shall be governed by the Charter and ordinances of the city relating to purchasing.

3.24.080 Central stores fund – Expenditures.

Any withdrawals or expenditures from said fund shall be made only upon approved payrolls and vouchers in the city.

3.24.090 Central stores fund – Working capital.

The city council may from time to time appropriate money from the general fund to central stores fund to provide adequate capital to enable it to discharge its function.

3.24.100 Central stores fund – Deposits.

All monies deposited in said central stores fund and not expended as provided herein shall remain in said fund from year to year and shall not be transferred to any other fund or expended for any purpose whatsoever, except as is herein provided; provided, however, any monies in the fund not needed therein may from time to time be transferred by appropriate action of the council of the city of Richland to the general fund of the city of Richland.

3.24.110 Claims clearing fund – Created.

Repealed by Ord. 65-16.

3.24.120 Claims clearing fund – Transfers.

Repealed by Ord. 65-16.

3.24.130 Claims clearing fund – Payments.

Repealed by Ord. 65-16.

3.24.140 Claims clearing fund – issuance of warrants.

Repealed by Ord. 65-16.

3.24.150 Park reserve fund – Created.

There is created the park reserve fund for city parks and for public open spaces devoted to public parks, playgrounds, trails and recreational facilities, into which shall be placed all funds received by the mitigation fees levied on new development, the income from leases on or of park property, and any sale of park property. Items included in the city's annual budget for the park reserve fund may include any gifts and bequests given or bequeathed to the city for the acquisition or development of public open spaces devoted to public parks, playgrounds, and trails, and other recreational purposes. The council may by resolution otherwise designate such funds as may from time to time be received from the sale of nonindustrial lands to the park reserve fund.

3.24.160 Park reserve fund – Use.

The park reserve fund for public open spaces shall be used to acquire (by purchase or condemnation) and develop public open spaces devoted to public parks, playgrounds, trails, and recreation facilities. The monies in the fund shall be allowed to accumulate from year to year until the city council shall determine to expend all or a part of the monies in the fund for the specified purpose.

3.24.170 Park reserve fund accounts.

The park reserve fund shall contain three park zone accounts and an undesignated park account. The three park zone accounts are described as follows:

A. North Richland zone (1) bounded by the existing or future Richland urban growth boundary on the north and northwest, the Yakima River on the west and south and the Columbia River on the east.

B. South Richland zone (2) bounded by the Yakima River on the north, the existing or future Richland urban growth boundary on the west and south and the Richland city limits line on the east with the exception of the development commonly known as Badger Mountain South Planned Community zone.

C. Badger Mountain South Planned Community zone (3) shall be a separate park zone.

D. Proceeds from any leases of or on park property or sale of park property shall be placed in the undesignated park account. Monies received from fees upon new development shall be credited to the park zone account in which the plat or subdivision from which the fees are received is located.

3.24.180 Library fund.

Repealed by Ord. 34-14.

3.24.190 Utility bill clearing fund – Created.

There is hereby created a fund, known and designated as the utility bill clearing fund, into which shall be paid all sums received from the sale of water, electricity, wastewater, solid waste, stormwater and medical services and for any other public utility service furnished by the city.

3.24.200 Utility bill clearing fund – Transfers.

On the first regular business day of each month, the finance director is authorized, empowered and directed to transfer from the utility bill clearing fund to each of the utility

departments the total amount billed during the preceding month for services rendered for water, electricity, wastewater, solid waste disposal and collection, stormwater and medical services for each such department. Appropriate adjustments shall be made to reflect bills uncollected.

3.24.210 Utility bill clearing fund – Administration.

The finance director shall keep a full and careful record of receipts and transfers with respect to each utility department. No warrants shall be issued against the utility bill clearing fund. The fund shall be used only to facilitate the billing and collection of utility accounts.

3.24.220 Utility bill clearing fund – Transition.

Utility bills assigned to the city for collection for water or electricity sold or services rendered by the General Electric Company prior to the transfer to the city of such functions shall be paid into the utility bill clearing fund and the amounts collected shall be transferred to the general fund, notwithstanding any other provisions of this chapter.

3.24.230 Utility bill clearing fund – Working capital.

The city council may appropriate from the general fund for the utility bill clearing fund from time to time such amounts as are reasonably necessary to enable the fund to function as a revolving fund. Any amount so appropriated as is excess to the needs of the utility clearing fund shall be returned to the general fund.

3.24.240 Electric utility fund – Created.

All revenues collected by the city from sale of electric energy or for services rendered by the department under the provisions of this code shall be deposited in the treasury of the city in a separate account to be known as the electric fund. All warrants for purchase of electric energy, for salaries, materials, supplies, equipment, and repairs relating to sale of electric energy by the city shall be paid out of such fund.

3.24.250 Equipment maintenance fund – Created.

There is hereby created the equipment maintenance fund to be used as a revolving fund to be expended for salaries, wages and operations required for the repair, maintenance and operation of equipment and the purchase of equipment, materials and supplies to be used in the administration and operation of the fund.

3.24.260 Equipment replacement fund – Created.

There is hereby created the equipment replacement fund to be used as a revolving fund to be expended for the purchase of new equipment and for replacement of existing equipment.

3.24.270 Equipment funds – Administration.

The equipment maintenance fund and the equipment replacement fund shall be administered by the administrative services department.

3.24.280 Equipment replacement fund – Equipment included.

All trucks, passenger cars and equipment belonging to the city may be in an equipment replacement fund operated by the administrative services department within said funds.

3.24.290 Equipment replacement fund – Equipment use charges.

Each department shall pay into the equipment replacement fund monthly a charge for replacement based on the estimated useful life of the equipment and for the purchase of new equipment subject to budgetary availability.

3.24.300 Equipment funds – Financial control.

The finance director shall keep such books, accounts and records as are necessary to control and report the financial operations of the equipment maintenance fund and the equipment replacement fund.

3.24.310 Equipment funds – Purchases.

All purchases made from said funds shall be governed by the Charter and ordinances of the city relating to purchasing.

3.24.320 Equipment funds – Expenditures.

Any withdrawals or expenditures from said equipment maintenance fund shall be made only upon approved payrolls and vouchers of the city. Any expenditure from the equipment replacement fund shall be made only upon approved vouchers of the city.

3.24.330 Equipment funds – Deposits.

All monies deposited in the equipment maintenance fund and in the equipment replacement fund, including amounts included therefor in the annual budget of the city, and not expended as in this code provided, shall remain in the respective funds from year to year and shall not be transferred to any other fund or expended for any purpose whatsoever, except as in this code provided; provided, however, that any money in the equipment replacement fund not needed therein may from time to time be transferred by appropriate action of the city council to the appropriate funds of the city.

3.24.340 Health care benefits plan fund.

There is created a health care benefits plan fund into which shall be placed health, vision, disability and dental insurance premiums and reserves, and such other funds as may be available therefor, and from which shall be paid all health, dental and vision insurance claims, administrative costs, wellness program costs and expenses deemed appropriate by the city council.

3.24.350 Post-employment health care plan fund.

There is hereby created a post-employment health care plan fund into which shall be placed health insurance premiums paid by retirees and payments by the city on behalf of current and future retirees for the purpose of paying health care insurance premiums for eligible retirees.

3.24.360 Police relief and pension fund – Created.

There is hereby created and established a police relief and pension fund into which shall be placed such monies as required or authorized by Chapter 41.20 RCW, and which shall be used as required or authorized by that chapter.

3.24.370 Firemen's pension fund – Created.

There is hereby created and established a firemen's pension fund into which shall be placed such monies as required or authorized by Chapters 41.16 and 41.18 RCW, and which shall be used as required or authorized by those chapters.

3.24.380 Unemployment fund.

There is created an unemployment fund into which shall be placed funds appropriated in the city budget for such purpose and such other funds as may be available therefor, and from which shall be paid all unemployment compensation claims and administrative costs.

3.24.390 Workers compensation fund.

There is created a workers compensation fund into which shall be placed such monies as shall from time to time be appropriated or budgeted in amounts sufficient in the determination of the finance director to pay estimated uninsured losses resulting from claims against the city and from which shall be paid such amounts as shall be required for the payment of such uninsured losses. Monies shall also be used to pay for assessments from the state, excess loss premiums and preventive education programs and expenses deemed appropriate by the city council, provided reserves are adequately funded.

3.24.400 Salary clearing fund – Created.

There is hereby created a fund, known and designated as the salary clearing fund, into which shall be paid and transferred from the various departments and offices an amount of money equal to the various salaries, wages and other compensations due city employees.

3.24.410 Salary clearing fund – Transfers.

On the last day of each and every month, the finance director is hereby authorized, empowered and directed to transfer from the funds of the various departments and offices to the salary clearing fund sufficient funds to pay the salaries, wages and other compensations of the employees of the various departments and offices of the city for that month.

3.24.420 Salary clearing fund – Payments.

The salary clearing fund shall be used and payments therefrom shall be made only for the purpose of paying and compensating employees of the city for services rendered, and paying employee deductions to those persons, agencies, organizations and funds entitled to such payments.

3.24.430 Salary clearing fund – Issuance of warrants.

The finance director is hereby authorized, empowered and directed to issue warrants on

and against said fund for payments authorized by RMC 3.24.410. Said warrants shall be issued only after there has been filed with the finance director properly certified payrolls, due bills, or time certificates stating the nature of the services rendered, the amount due or owing and the persons entitled thereto. All warrants issued on or against said fund shall be solely and only for the purpose herein set forth and shall be payable only out of and from said fund. Each warrant issued under the provisions of this section shall have printed upon its face the words "Salary Clearing Fund."

3.24.440 City streets fund – Created.

There is hereby created a city streets fund into which shall be placed motor vehicle license fees, gas tax and all other state and city revenue and monies intended to be used for highway or street purposes.

3.24.450 City streets fund – Use.

The city streets fund shall be used to pay all warrants drawn for the payment of salaries and wages, material, supplies, equipment, purchase or condemnation of right-of-way, engineering or any other purpose in connection with construction, alteration, repair, improvement, or maintenance of any city street or bridge, or viaduct or underpass along, upon or across such streets. Such expenditures may be made either independently or in conjunction with any federal, state or county funds.

3.24.460 Water utility fund – Created.

There is created in the treasury of the city a special fund to be known as the water utility fund. Any and all revenues received from charges for services rendered by the department shall be credited to said fund, and all warrants for salaries, material, supplies and equipment and repair of the water system shall be paid out of such fund. Approved construction projects for the water utility will be paid from this fund.

3.24.470 Wastewater utility fund – Created.

There is created in the treasury of the city a special fund to be known as the wastewater utility fund. Any and all revenues received from the sale of byproducts of the wastewater treatment plant, or from any other source for rental, use or services rendered by the municipal wastewater system shall be credited to the fund; and all warrants for salaries, materials, supplies and equipment and repair of the municipal wastewater system shall be paid out of such fund. Approved construction projects for the wastewater utility will be paid from this fund.

3.24.480 Solid waste utility fund – Created.

There is created in the treasury of the city a special fund to be known as the solid waste utility fund. Any and all revenues from contracts for scavenging and garbage rights, from sale of any refuse, and from charges for services rendered by the city under the provisions of this section and RMC Title 15 shall be credited to the fund; and all warrants for salaries, materials, supplies, equipment and repairs relating to refuse disposal shall be paid out of such fund. Approved construction projects for the solid waste utility fund will be paid from this fund.

3.24.490 Stormwater utility fund.

There is hereby created a fund, known and designated as the stormwater utility fund, into which shall be deposited various monies received by the city of Richland for stormwater utility charges as set forth in RMC Title 16. This revenue and such other revenues as may be available to the stormwater utility fund will be used to pay the expenses of the stormwater utility program as set forth in RMC Title 16. Approved construction projects for the stormwater utility will be paid from this fund.

3.24.500 Industrial development fund – Created.

There is created an industrial development fund into which shall be placed the proceeds from the sale of city real property.

3.24.510 Industrial development fund – Use.

The industrial development fund shall be used for purposes of industrial development. The proceeds from the sale of city real property shall accumulate for the purchase and construction of major capital improvements, including financial support for industrial development activities. Use of this fund shall be approved by the city council prior to its expenditure. The net receipts from the sale of city-owned property shall be deposited into this fund; however, if the sold property had been park land, such receipts shall be deposited in the park reserve fund. The receipts deposited shall then reimburse the various utility and all other pertinent accounts for contributed infrastructure, land acquisition costs and promotional expenses as the ratio of various funds' investment bear to the total investment in the parcel as a whole. Such reimbursement shall be limited to the respective funds' total investment in the subject parcel. Such reimbursement procedure shall be further described in the administrative policies.

3.24.520 I-Net fund.

Repealed by Ord. 34-14.

3.24.530 Public works administration and engineering fund.

There is hereby created a fund, known and designated as the public works administration and engineering fund, into which shall be deposited various monies received by the city for the engineering projects, administrative and engineering services charges from other funds and such other funds as may be available therefor, for the expenses related to the public works administration and engineering fund and from which shall be paid the expenses for the public works administration and engineering fund.

3.24.540 Community development block grant program fund – Created – Use.

There is hereby created a fund, known and designated as the community development block grant program fund, into which shall be paid various federal or state monies received by the city of Richland for community development programs such as the 1974 Housing and Urban Development Title 1 program. Appropriations from the fund may be made by the city council of Richland for projects as approved by them. Warrants may be drawn upon the fund for purposes as provided in this section and to the extent that funds are available.

3.24.550 Downtown business improvement district fund – Created.

There is hereby created a fund, known and designated as the downtown business improvement district fund (DBID), into which shall be paid all DBID revenues from special assessments levied under the authority of Chapter 35.87A RCW, gifts and donations for the DBID fund, monies for expenditures made and reimbursements due to the DBID fund, and interest and all other income from the investment of deposits according to established city procedures and policies.

3.24.560 Downtown business improvement district fund – Distributions.

On the first regular business day of each month, the finance director is authorized, empowered and directed to distribute from the DBID fund the total amount of special assessments collected for the district under RCW 35.87A.130 and Richland Ordinance No. 29-03 during the preceding month.

3.24.570 Downtown business improvement district fund – Administration.

The finance director shall keep a full and careful record of receipts and distributions with respect to each district within the downtown business improvement district fund.

3.24.580 Capital improvement fund – Created.

There is created a special accounting fund to be known as the “capital improvement fund” into which fund there shall be placed all proceeds received from the county treasurer from the city of Richland one-half of one percent real estate excise tax (REET).

3.24.590 Capital improvement fund – Use.

This capital improvement fund which includes the one-half of one percent real estate tax shall be used only for local improvements, including those listed in RCW 35.43.040, and for capital projects defined by RCW 82.46.010(6).

3.24.600 Criminal justice fund.

There is hereby created a special accounting fund to be known as the criminal justice fund into which there shall be placed all monies received from the state of Washington for criminal justice. Monies are intended to be used for funding activities relating to the enforcement and administration of the criminal law.

3.24.610 Southeast communications center fund.

There is hereby created a special accounting fund to be known as the Southeast communications center fund into which there shall be placed all proceeds received for emergency dispatch services and various monies received by the city of Richland for emergency dispatch services and such other funds as may be available therefor for expenses related to emergency dispatch services and from which shall be paid the expenses of emergency dispatch services.

3.24.620 Hotel/motel fund.

There is hereby created a special accounting fund to be known as the hotel/motel fund into which there shall be placed all monies received from the state of Washington for excise tax on lodging. Monies are intended to be used for activities, operations and

expenditures designed to increase tourism and for acquisition and/or operation of tourism-related facilities.

3.24.630 Special lodging assessment fund.

There is hereby created a special accounting fund to be known as the special lodging assessment fund into which there shall be placed all monies received from the state of Washington for the levy of a special assessment tax on lodging. Monies are distributed to a third party facilitator for the tourism promotion area, to be used for projects that promote tourism and convention business in the city.

3.24.640 HOME fund.

There is hereby created a fund, known and designated as the HOME fund, into which shall be deposited various monies received by the city of Richland for the HOME program and such other funds as may be available therefor for the expenses related to the HOME program and from which shall be paid the expenses of the HOME program.

3.24.650 Golf course fund.

There is hereby created a fund, known and designated as the golf course fund, into which shall be deposited various monies received from charges for golf course services rendered by the city of Richland and such other funds as may be available therefor for the expenses related to the golf course fund and from which shall be paid the expenses of golf course services.

3.24.660 Medical service fund.

There is hereby created a fund, known and designated as the medical service fund, into which shall be deposited various monies received from ambulance household charges and ambulance services rendered by the city of Richland and such other funds as may be available therefor for the expenses related to the medical service fund and from which shall be paid the expenses of medical services.

3.24.670 Emergency management fund.

There is hereby created a fund, known and designated as the emergency management fund, into which shall be deposited various monies received by the city of Richland for emergency management services and such other funds as may be available therefor for expenses related to the emergency management services and from which shall be paid the expenses of emergency management services.

3.24.680 Fire and swim refunding debt service fund.

Repealed by Ord. 36-12.

3.24.690 LTGO bonds debt service fund.

There is hereby created a fund, known and designated as the LTGO bonds debt service fund, into which shall be deposited various monies received by the city of Richland for payments of debt service on certain limited tax general obligation bonds.

3.24.700 Library debt service fund.

There is hereby created a fund, known and designated as the library debt service fund, into which shall be deposited monies received by the city of Richland from property taxes for the debt service payments on the 2007 unlimited tax general obligation bonds, issued to pay for the construction of improvements and expansion of the Richland library.

~~**3.24.710 Police station debt service fund.**~~

~~There is hereby created a fund, known and designated as the police station debt service fund, into which shall be deposited various monies received by the city of Richland from property taxes for the debt service payments on the 1999 unlimited tax general obligation bonds, issued to pay for construction of the Richland police station.~~

~~**3.24.720 Richland Community Center debt service fund.**~~

~~There is hereby created a fund, known and designated as the Richland Community Center debt service fund, into which shall be deposited various monies received by the city of Richland from property taxes for the debt service payments on the 2000 unlimited tax general obligation bonds, issued to pay for construction of the Richland Community Center.~~

3.24.730 LRF debt service fund.

There is hereby created a fund, known and designated as the LRF (Local Revitalization Financing) debt service fund, into which shall be deposited monies received by the city of Richland and other participants for tax increment financing from both property tax and sales tax in the City-designated Revitalization Area for Industry, Science and Education (RAISE) . Funds will be used to pay the debt service on general obligation bonds issued to pay for infrastructure improvements in the RAISE area.

3.24.740 LID guaranty debt service fund.

There is hereby created a fund, known and designated as the LID guaranty debt service fund. The purpose of the LID guaranty fund is to guarantee payment of local improvement bonds and obligations issued to pay for local improvements ordered in the city. Pursuant to RCW 35.54.095, the fund maintains a reserve of 10 percent of the outstanding obligations of the special assessment LID debt service fund. Monies received from the sale of LID foreclosure property and special guaranty fund assessments are accounted for in this fund.

3.24.750 Special assessment LID debt service fund.

There is hereby created a special accounting fund to be known as the special assessment LID debt service fund. The purpose of the special assessment LID debt service fund is to account for monies received for annual LID assessments and the payment of LID bonds and loans issued to fund the construction of local improvement districts.

3.24.760 PFD facility contingency fund – Created.

There is hereby created a special accounting fund to be known as the PFD facility contingency fund. The purpose of the PFD facility contingency fund is to account for monies received from the public facility district per the facility contingency agreement.

Monies will be collected and distributed per the agreement.

3.24.770 Richland public facilities district fund.

There is hereby created a fund known and designated as the Richland public facilities district fund into which shall be deposited a local sales tax of up to 0.0333 percent which would be a credit against the state sales tax and various monies received by the city of Richland for the Richland public facilities district fund, and such other funds as may be available therefor, for the expenses related to the Richland public facilities district and from which shall be paid the expenses for the Richland public facilities district.

3.24.780 Park project construction fund.

There is hereby created a fund, known and designated as the park project construction fund, into which shall be deposited various monies received from grants and other financing sources related to the park project construction fund, and such other funds as may be available therefor, for the expenses related to the park project construction fund and from which shall be paid the expenses for park project construction.

3.24.790 Columbia Point master association fund.

There is hereby created a fund, known and designated as the Columbia Point master association fund, into which shall be deposited various monies received from the owner of each tract of Columbia Point including the city of Richland for such purpose, and other such funds as may be available therefor, and from which shall be paid expenses for the Columbia Point master association and other related costs.

3.24.800 800 MHz project fund.

There is hereby created a fund, known and designated as the 800 MHz project fund, into which shall be deposited various monies received by the city of Richland for the 800 MHz project fund, and such other funds as may be available therefor, for the expenses related to the 800 MHz project and from which shall be paid the expenses for the 800 MHz project.

3.24.810 General government construction fund.

There is hereby created a fund, known and designated as the general government construction fund, into which shall be deposited monies from various sources including grants, loans or bonds and other funds as may be available therefor for the expenses related to general government construction projects.

3.24.820 Streets capital construction fund – Created.

There is hereby created a fund, known and designated as the streets capital construction fund, into which shall be deposited monies from various sources including grants, loans or bonds and other funds as may be available therefor for the expenses related to streets capital construction projects.

~~3.24.830 Fire station 74 construction fund – Created.~~

~~There is hereby created a fund, known and designated as the fire station 74 construction fund, into which shall be deposited monies from various sources including grants, loans~~

~~or bonds and other funds as may be available therefor for the expenses related to the construction of fire station 74.~~

3.24.831 Public Safety Facility 75 construction fund – Created.

There is hereby created a fund, known and designated as the public safety facility 75 construction fund, into which shall be deposited monies from various sources including grants, loans or bonds and other funds as may be available therefor for the expenses related to the construction of public safety facility 75.

3.24.832 Public Safety Facility 73 replacement fund – Created.

There is hereby created a fund, known and designated as the public safety facility 73 replacement fund, into which shall be deposited monies from various sources including grants, loans or bonds and other funds as may be available therefor for the expenses related to the replacement of public safety facility 73.

3.24.840 Hanford Reach Interpretive Center fund.

There is hereby created a fund, known and designated as the Hanford Reach Interpretive Center fund, into which shall be deposited various monies received from bonds, grants, donations and other financing sources related to the creation of the Hanford Reach Interpretive Center facility. The Hanford Reach Interpretive Center fund accounts for infrastructure and construction costs associated with the project, which is owned and supported by the Richland Public Facility District.

3.24.890 Broadband fund – Created.

There is hereby created in the treasury of the city a special fund to be known as the broadband fund. Any and all revenues received from the sale of services of the broadband system, or from any other source for rental, use or services rendered by the municipal broadband system, shall be credited to the fund; and all expenditures for salaries, materials, supplies and equipment and repair of the municipal broadband system shall be paid out of such fund. Approved construction projects for the broadband system will be paid from this fund.

3.24.900 Public safety sales tax fund – Created.

There is hereby created a special accounting fund to be known as the public safety sales tax fund into which there shall be placed all monies received from the state of Washington for a special public safety sales tax of three-tenths of one percent effective January 1, 2015. The tax was approved by Benton County voters in August of 2014 and will sunset after 10 years. Monies are intended to be used for funding activities relating to the enforcement and administration of the criminal law.

3.24.910 Special assessment construction fund.

There is hereby created a fund, known and designated as the special assessment construction fund, into which shall be deposited various monies received by the city of Richland for construction projects financed by special assessments, as authorized through the formation of local improvement districts, and such other funds for the expenses related to construction of the local improvements and other expenses

associated with such projects. Distinct managerial subfunds may be maintained within the city's accounting system to separately account for each local improvement district. The combined total of these subfunds shall be presented as one legal fund for budgeting and external financial reporting purposes.

3.24.920 Uptown business improvement district fund – Created.

There is hereby created a fund, known and designated as the uptown business improvement district fund (UBID), into which shall be paid all UBID revenues from special assessments levied under the authority of Chapter 35.87A RCW, gifts and donations for the uptown business improvement district fund, monies for expenditures made and reimbursements due to the fund, and interest and all other income from the investment of deposits according to established city procedures and policies.

3.24.930 Uptown business improvement district fund – Distributions.

On the first regular business day of each month, the finance director is authorized, empowered and directed to distribute from the UBID fund the total amount of special assessments collected for the district under RCW 35.87A.130 and Richland Ordinance No. 29-03 during the preceding month.

3.24.940 Uptown business improvement district fund – Administration.

The finance director shall keep a full and careful record of receipts and distributions with respect to the uptown business improvement district fund.

3.24.950 Wine Science Center PDA fund – Created.

Repealed by Ord. 65-16.

3.24.960 Fire station 74 debt service fund – Created.

There is hereby created a fund, known and designated as the fire station 74 debt service fund, into which shall be deposited monies received by the city of Richland for an increase in electric utility tax specifically for the debt service payments on the bonds for fire station 74. General obligation bonds will be issued to pay for construction costs for fire station 74.

3.24.970 BCES operations fund - Created.

There is hereby created a fund, known and designated as the BCES Operations Fund, which shall account for the salaries and benefits costs of City employees who operate the Benton County Emergency Services (BCES). The City's costs are reimbursed through an operating contract agreement with BCES.

3.24.980 Utility deposit fund – Created.

There is hereby created a fund known and designated as the utility deposit fund into which shall be deposited various monies received by the city of Richland for utility service deposits paid by users of the city's utility services as defined by RMC 3.26.010.

3.24.990 Microwave fund – Created.

There is hereby created a fund, known and designated as the microwave fund, into which

there shall be deposited various monies received by the city of Richland for microwave services and such other funds as may be available for expenses related to microwave services.

3.24.991 Transportation Benefit District fund – Created.

There is hereby created a fund, known and designated as the Transportation Benefit District fund, into which there shall be deposited various monies received by the city of Richland for additional vehicle license fees to be used only for the City's pavement preservation program and the Duportail Bridge as allowed by RMC 35.21.225 and RMC 36.73.

Section 2. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 3. The City Clerk and the codifiers of this ordinance are authorized to make necessary corrections to this ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 3rd day of December, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: December 8, 2019



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/3/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 150-19, Authorizing the Relinquishment of Utility Easements within 3077 and 3095 Kingsgate Way

Department:
Public Works

Ordinance/Resolution Number:
150-19

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 150-19, authorizing the City Manager to sign and execute relinquishment documents to relinquish irrigation and utility easements lying within 3077 and 3095 Kingsgate Way.

Summary:

This resolution proposes to authorize the relinquishment of irrigation and utility easements lying within 3077/3095 Kingsgate Way.

The City currently maintains two easements, originally acquired for utility purposes within 3077/3095 Kingsgate Way. The utilities within those easements have been removed, abandoned or relocated by construction projects such as the Packaging Corporation of America and the Battelle Boulevard Extension projects. Based on the relocation of the infrastructure, the existing easements are no longer necessary for public utilities.

RCW 35.94.040 provides for the disposal of surplus property originally obtained for public utility purposes, and on November 24, 2019, notice was published that a public hearing would be held on December 3, 2019 to take public testimony regarding this surplus action.

Unless new information is provided during the public hearing, staff recommends adoption of Resolution No. 150-19, authorizing relinquishment of these existing easements.

Fiscal Impact: Minor staff time is needed to complete the relinquishment. Costs related to document recording are covered by the applicant.

Attachments:

- I. Resolution No. 150-19

RESOLUTION NO. 150-19

A RESOLUTION of the City of Richland declaring surplus a portion of certain irrigation and utility easements dedicated within Short Plat No. 3284, recorded under Auditor's File Number 2010-031529, and Amended Short Plat 3288, recorded under Auditor's File Number 2010-034035, records of Benton County, Washington and lying within 3077/3095 Kingsgate Way.

WHEREAS, the City currently maintains two easements, originally acquired for utility purposes, within Short Plat No. 3284 and amended Short Plat No. 3288; and

WHEREAS, the utilities within those easements have been removed, abandoned or relocated by construction projects such as the Packaging Corporation of America and the Battelle Boulevard Extension; and

WHEREAS, based on relocation of the infrastructure, the existing easements are no longer necessary for public utilities; and

WHEREAS, RCW 35.94.040 provides for the disposal of surplus property originally obtained for public utility purposes; and

WHEREAS, on November 24, 2019, notice was published that a public hearing would be held on December 3, 2019 to take public testimony regarding this surplus action.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that these existing easements, originally acquired for utility purposes and described as follows, are hereby surplus to the City's needs:

(Irrigation SP3284)

An easement being 15.00 feet wide, for the purpose of irrigation, as depicted on Short Plat 3284, recorded in Volume 1 of Short Plats, Page 3284, under Auditor's File number 2010-031529 records of Benton County, Washington, the centerline of said easement more particularly described as follows;

Commencing at the Northeast corner of Lot 1 of Short Plat 3288, recorded in Volume 1 of Shorts Plats, Page 3288, under Auditor's File number 2010-034035, records of Benton County, Washington; thence South 00°00'01" West along the East line thereof for a distance of 140.66 feet; thence South 87°23'42" West for a distance of 125.18 feet to the **TRUE POINT of BEGINNING** of said centerline; thence South 00°07'39" West for a distance of 38.91 feet; thence South 40°07'18" West for a distance of 389.80 feet to a point on the South line of Lot 2 of said Short Plat 3288 and the terminus of said centerline.

The sidelines of said easement shall extend or foreshorten to terminate or connect to the East line of Lot 1 of said Short Plat 3288 and the South line of Lot 2 of said Short Plat 3288.

(Utility SP3288)

An easement being 15.00 feet wide, for the purposes of utility and irrigation, as depicted on Short Plat 3288, recorded in Volume 1 of Shorts Plats, Page 3288, under Auditor's file number 2010-034035, records of Benton County, Washington, the centerline of said easement more particularly described as follows;

Commencing at the Northeast corner of Lot 1 of said Short Plat; thence South 00°00'01" West along the East line thereof for a distance of 114.85 feet to the **TRUE POINT of BEGINNING** of said centerline; thence South 81°57'36" West for a distance of 122.48 feet; thence South 01°32'03" West for a distance of 268.78 feet; thence South 39°04'02" West for a distance of 79.52 feet to a point on the South line of Lot 2 of said Short Plat and the terminus of said centerline.

The sidelines of said easement shall extend or foreshorten to terminate or connect to the East line of said Lot 1 and the South line of said Lot 2.

(Utility SP3284)

An easement being 15.00 feet wide, for the purpose of utilities, as depicted on Short Plat 3284, recorded in Volume 1 of Shorts Plats, Page 3284, under Auditor's file number 2010-031529 records of Benton County, Washington, the centerline of said easement more particularly described as follows;

Commencing at the Northeast corner of Lot 1 of Short Plat 3288, recorded in Volume 1 of Short Plats, Page 3288, under Auditor's file number 2010-034035, records of Benton County, Washington; thence South 00°00'01" West along the East line thereof for a distance of 140.66 feet; thence South 87°23'42" West for a distance of 40.24 feet to the **TRUE POINT of BEGINNING** of said centerline; thence South 02°30'55" West for a distance of 140.66 feet; thence South 37°25'09" West for a distance of 227.68 feet to a point on the South line of lot 2 of said Short Plat 3288 and the terminus of said centerline.

The sidelines of said easement shall extend or foreshorten to terminate or connect to the East line of Lot 1 of said Short Plat 3288 and the South line of Lot 2 of said Short Plat 3288.

See **Exhibit A**.

BE IT FURTHER RESOLVED that the City Manager of the City of Richland is authorized to sign all documents necessary to release the City's interest in the specific portions of the utility easements identified herein.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 3rd day of December, 2019.

ROBERT J. THOMPSON
Mayor

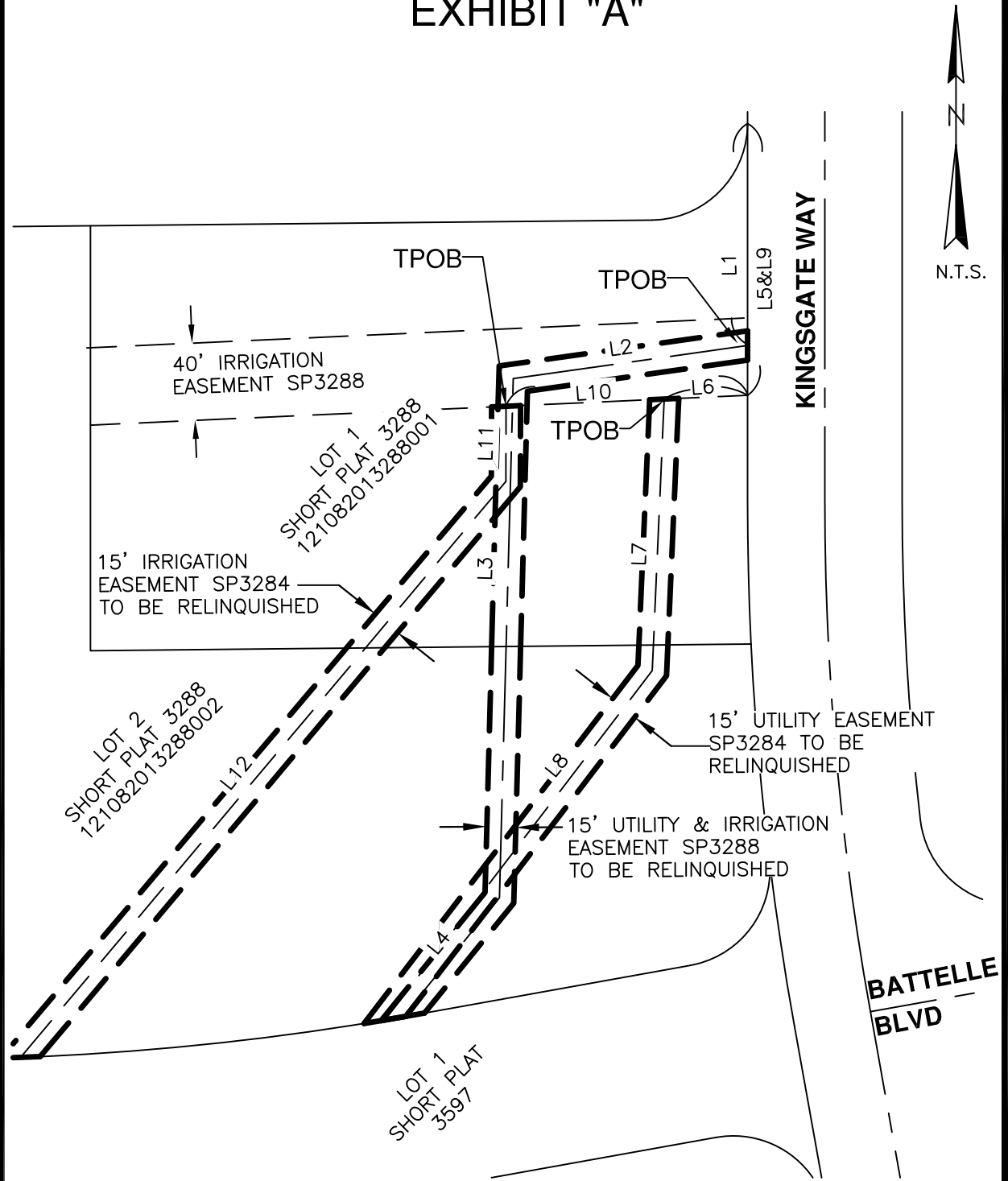
ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

EXHIBIT "A"



SHEET 1 OF 2



2245 Robertson Drive
 Richland, Washington 99354
 OFFICE 509-375-4123
 FAX 509-371-0999
 JOB#19056

CITY OF RICHLAND
 MAP TO ACCOMPANY LEGAL DESCRIPTION
 RICHLAND 05/22/2019 WASHINGTON

EXHIBIT "A-1"

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°00'01"W	114.82
L2	S81°57'36"W	122.48
L3	S01°32'03"W	268.78
L4	S39°04'02"W	79.52
L5	S00°00'01"W	140.66
L6	S87°23'42"W	40.24
L7	S02°30'55"W	140.66
L8	S37°25'09"W	227.68
L9	S00°00'01"W	140.66
L10	S87°23'42"W	125.18
L11	S00°07'39"W	38.91
L12	S40°07'18"W	389.80

SHEET 2 OF 2



2245 Robertson Drive
Richland, Washington 99354
OFFICE 509-375-4123
FAX 509-371-0999
JOB#19056

CITY OF RICHLAND
MAP TO ACCOMPANY LEGAL DESCRIPTION
RICHLAND 05/22/2019 WASHINGTON



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/3/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 151-19, Authorizing the Relinquishment of a Waterline Easement lying within 2800 Polar Way

Department:
Public Works

Ordinance/Resolution Number:
151-19

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 151-19, authorizing the City Manager to sign and execute relinquishment documents to release the City of Richland's interest in a waterline easement lying within 2800 Polar Way.

Summary:

This resolution proposes to authorize the relinquishment of a waterline easement lying within 2800 Polar Way.

The property owner, Lineage PFS WA Richland RE, LLC, formally known as Lex Richland L.P., has requested that an existing waterline easement be relinquished for the purpose of expanding its current facility. The owner has relocated the waterline and provided the City with a new easement for the new pipeline, rendering the existing easement unnecessary for municipal purposes.

RCW 35.94.040 provides for the disposal of surplus property originally obtained for public utility purposes, and on November 24, 2019, notice was published that a public hearing would be held on December 3, 2019 to take public testimony regarding this surplus action.

Unless new information is provided during the public hearing, staff recommends adoption of Resolution No. 151-19, authorizing relinquishment of this existing easement.

Fiscal Impact:

Minor staff time is needed to complete the relinquishment. The requesting party will pay the costs associated with document recording.

Attachments:

- I. Resolution No. 151-19

RESOLUTION NO. 151-19

A RESOLUTION of the City of Richland declaring surplus a portion of certain waterline easement recorded under Auditor's File Number No. 2015-019912 and lying within 2800 Polar Way.

WHEREAS, the property owner, Lineage PFS WA Richland RE, LLC, formally Lex Richland L.P., has requested that an existing waterline easement be relinquished for the purpose of expanding its current facility; and

WHEREAS, the owner has relocated the waterline and provided the City with a new easement for the new pipeline; and

WHEREAS, the existing easement is no longer needed for municipal purposes; and

WHEREAS, RCW 35.94.040 provides for the disposal of surplus property originally obtained for public utility purposes; and

WHEREAS, on November 24, 2019, notice was published that a public hearing would be held on December 3, 2019 to take public testimony regarding this surplus action.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the existing easement, originally acquired utility purposes and described as follows, is surplus to the City's needs:

A portion of that certain waterline easement conveyed to the City of Richland in Auditor's File No. 2015-019912 lying in a portion of Parcel A, Volume 1 of Survey's, page 5185, Records of Benton County, Washington located in a portion of the Southeast quarter of Section 21 and the West-half of Section 22, Township 10 North, Range 28 East, Willamette Meridian, City of Richland, Benton County, Washington, described as follows:

Beginning at a Stone marking the Southeast corner of Section 21 as shown in said Volume 1 of Surveys, page 5185 (from which the Northeast corner of the Southeast quarter of said Section 21 bears North 00°30'04" West, 2638.51');

Thence North 00°30'04" West along the East line of the Southeast quarter of said Section 21 for a distance of 536.26 feet to the Southerly boundary of Parcel B, Volume 1 of Survey's, page 5185;

Thence leaving the East line of the Southeast quarter of said Section 21, South 89°31'12" West, 1055.21 feet to the Southwest corner of said Parcel B; Thence leaving the Southerly boundary of said Parcel B, North 00°31'17" West along the Westerly boundary of said Parcel B for a distance of 774.01

feet to the Northwest corner of said Parcel B, said point also being the Southwest corner of said Parcel A;

Thence leaving the Westerly boundary of said Parcel B and continuing North 00°31'17" West along the Westerly boundary of said Parcel A for a distance of 552.39 feet to the centerline of said City of Richland water line easement;

Thence leaving the Westerly boundary of said Parcel A, North 89°27'50" East along the centerline of said water line easement for a distance of 577.44 feet to the **TRUE POINT OF BEGINNING** of the easement to be vacated;

Thence leaving the centerline of said water line easement, North 00°31'03" West, 5.00 feet to the Northerly boundary of said water line easement;

Thence along the boundary of said water line easement the following twenty-three (23) courses;

Thence North 89°27'50" East, 52.59 feet;

Thence South 00°32'10" East, 94.42 feet;

Thence South 45°31'50" East, 40.31 feet;

Thence North 89°27'50" East, 67.78 feet;

Thence North 00°32'10" West, 10.00 feet;

Thence North 89°27'50" East, 10.00 feet;

Thence South 00°32'10" East, 10.00 feet;

Thence North 89°27'50" East, 16.88 feet;

Thence North 00°32'10" West, 17.00 feet;

Thence North 89°27'50" East, 10.00 feet;

Thence South 00°32'10" East, 17.00 feet;

Thence North 89°27'50" East, 568.73 feet;

Thence North 44°28'09" East, 30.31 feet;

Thence South 00°30'59" East, 14.15 feet;

Thence South 44°28'09" West, 24.45 feet;

Thence South 89°27'50" West, 250.80 feet;

Thence South 00°32'10" East, 28.00 feet;

Thence South 89°27'50" West, 10.00 feet;

Thence North 00°32'10" West, 28.00 feet;

Thence South 89°27'50" West, 420.86 feet;

Thence North 45°31'50" West, 48.60 feet;

Thence North 00°32'10" West, 88.56 feet;

Thence South 89°27'50" West, 42.59 feet;

Thence leaving the boundary of said water line easement, North 00°31'03" West, 5.00 feet to **TRUE POINT OF BEGINNING** and the end of legal description.

See **Exhibit A-1**.

BE IT FURTHER RESOLVED that the consideration in support of this relinquishment, which covers the City's administrative processing fees, shall be paid by the applicant.

BE IT FURTHER RESOLVED that the City Manager of the City of Richland is authorized to sign all documents necessary to release the City's interest in a specific portion of the waterline easement recorded under Auditor's File Number No. 2015-019912 and lying within 2800 Polar Way as depicted on **Exhibit A-1**, and deliver the same upon payment.

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

This space intentionally left blank.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 3rd day of December, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

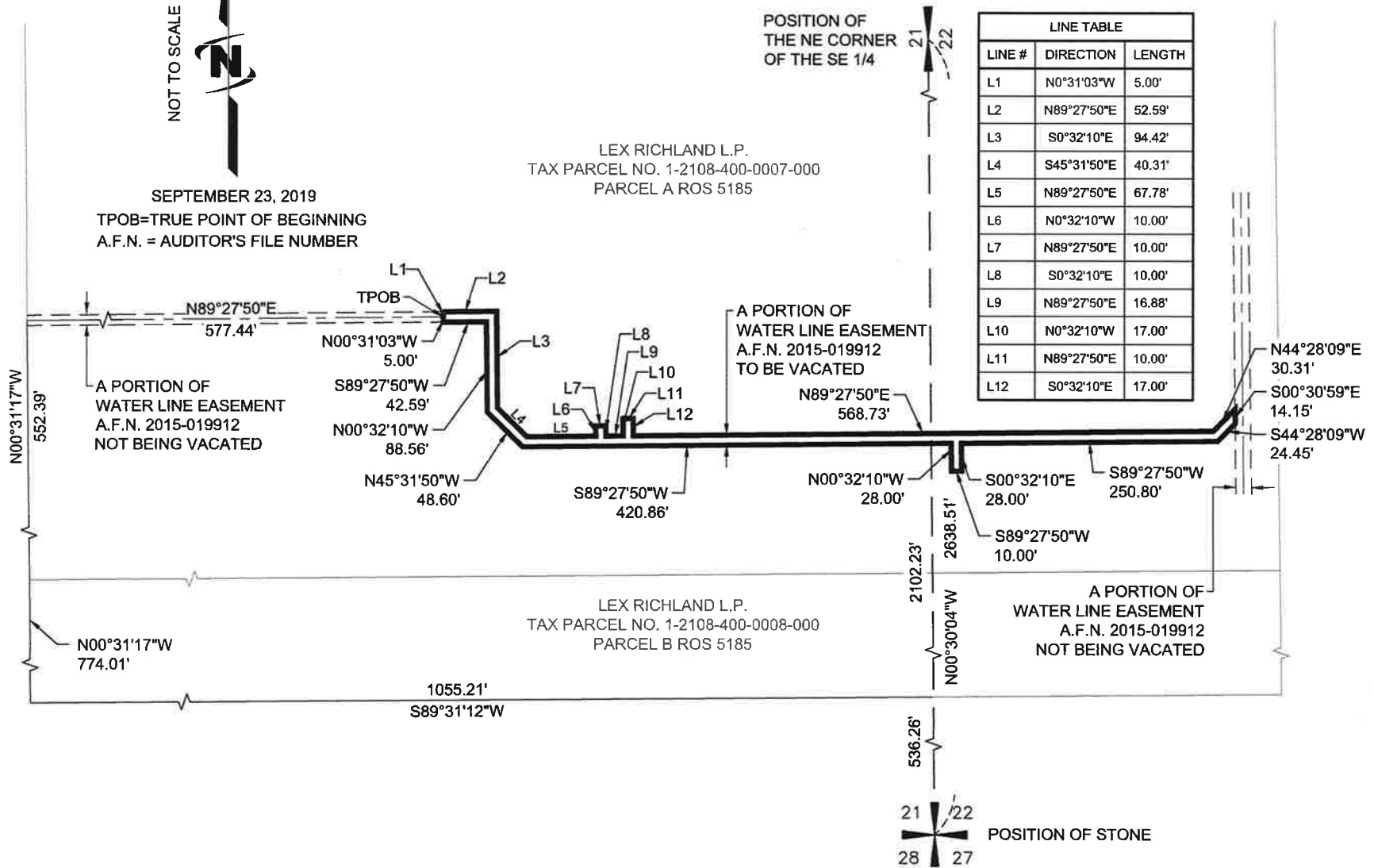
TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

EXHIBIT A-1

A PORTION OF A WATER LINE EASEMENT TO BE VACATED

LOCATED IN SECTION 21 & 22, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/3/2019

Agenda Category: Resolutions – Adoption

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 152-19, Authorizing the Relinquishment of a Utility Easement lying within 2800 Polar Way

Department:
Public Works

Ordinance/Resolution Number:
152-19

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 152-19, authorizing the City Manager to sign and execute relinquishment documents to release the City of Richland's interest in a portion of utility easement lying within 2800 Polar Way.

Summary:

This resolution proposes to authorize the relinquishment of a utility easement lying within 2800 Polar Way.

The property owner, Lineage PFS WA Richland RE, LLC, formally known as Lex Richland L.P., has requested that an existing utility easement be relinquished for the purpose of expanding its current facility. The owner has relocated the utilities and provided the City with a new easement to cover the relocated utilities, rendering the existing easement unnecessary for municipal purposes.

RCW 35.94.040 provides for the disposal of surplus property originally obtained for public utility purposes, and on November 24, 2019, notice was published that a public hearing would be held on December 3, 2019 to take public testimony regarding this surplus action.

Unless new information is provided during the public hearing, staff recommends adoption of Resolution No. 152-19, authorizing the relinquishment of this existing easement.

Fiscal Impact: Minor staff time is needed to complete the relinquishment. The requesting party will pay the costs associated with document recording.

Attachments:

I. Resolution No. 152-19

RESOLUTION NO. 152-19

A RESOLUTION of the City of Richland declaring surplus a portion of certain utility easement recorded under Auditor's File Number No. 2015-019908 and lying within 2800 Polar Way.

WHEREAS, the property owner, Lineage PFS WA Richland RE, LLC, formally Lex Richland L.P., has requested that an existing utility easement be relinquished for the purpose of expanding its current facility; and

WHEREAS, the owner has relocated the utilities and provided a new easement to cover the relocated utilities; and

WHEREAS, the existing easement is no longer needed for municipal purposes; and

WHEREAS, RCW 35.94.040 provides for the disposal of surplus property originally obtained for public utility purposes; and

WHEREAS, on November 24, 2019, notice was published that a public hearing would be held on December 3, 2019 to take public testimony regarding this surplus action.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the existing easement, originally acquired for utility purposes and described as follows, is surplus to the City's needs:

A portion of that certain utility easement conveyed to the City of Richland in Auditor's File No. 2015-019908 lying in a portion of Parcel A, Volume 1 of Survey's, page 5185, Records of Benton County, Washington located in a portion of the Southeast quarter of Section 21 and the West-half of Section 22, Township 10 North, Range 28 East, Willamette Meridian, City of Richland, Benton County, Washington, described as follows:

Beginning at a Stone marking the Southeast corner of Section 21 as shown in said Volume 1 of Surveys, page 5185 (from which the Northeast corner of the Southeast quarter of said Section 21 bears North 00°30'04" West, 2638.51');

Thence North 00°30'04" West along the East line of the Southeast quarter of said Section 21 for a distance of 536.26 feet to the Southerly boundary of Parcel B, Volume 1 of Survey's, page 5185;

Thence leaving the East line of the Southeast quarter of said Section 21, South 89°31'12" West, 1055.21 feet to the Southwest corner of said Parcel B.

Thence leaving the Southerly boundary of said Parcel B, North 00°31'17" West along the Westerly boundary of said Parcel B for a distance of 774.01 feet to the Northwest corner of said Parcel B, said point also being the Southwest corner of said Parcel A;

Thence leaving the Westerly boundary of said Parcel B and continuing North 00°31'17" West along the Westerly boundary of said Parcel A for a distance of 381.00 feet to the Southwest corner of said City of Richland utility easement, said point also being the **TRUE POINT OF BEGINNING** of the easement to be vacated;

Thence continuing North 00°31'17" West along the Westerly boundary of said Parcel A for a distance of 15.00 feet to the Northwest corner of said utility easement;

Thence leaving the Westerly boundary of said Parcel A, North 89°29'01" East along the Northerly boundary of said easement for a distance of 1380.82 feet to a point 15.00 feet Westerly of the Northeast corner of said utility easement;

Thence leaving the Northerly boundary of said utility easement, South 00°36'26" East parallel with and 15.00 feet Westerly of the Easterly boundary of said Parcel A for a distance of 15.00 feet to the Southerly boundary of said utility easement;

Thence South 89°29'01" West along the Southerly boundary of said utility easement for a distance of 1380.84 feet to the Southwest corner of said utility easement and the **TRUE POINT OF BEGINNING** and the end of legal description.

See **Exhibit A-1**.

BE IT FURTHER RESOLVED that the consideration in support of this relinquishment, which covers the City's administrative processing fees, shall be paid by the applicant.

BE IT FURTHER RESOLVED that the City Manager of the City of Richland is authorized to sign all documents necessary to release the City's interest in the specific portion of waterline easement recorded under Auditor's File Number No. 2015-019908 and lying within 2800 Polar Way as depicted on **Exhibit A-1**, and deliver the same upon payment.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 3rd day of December, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

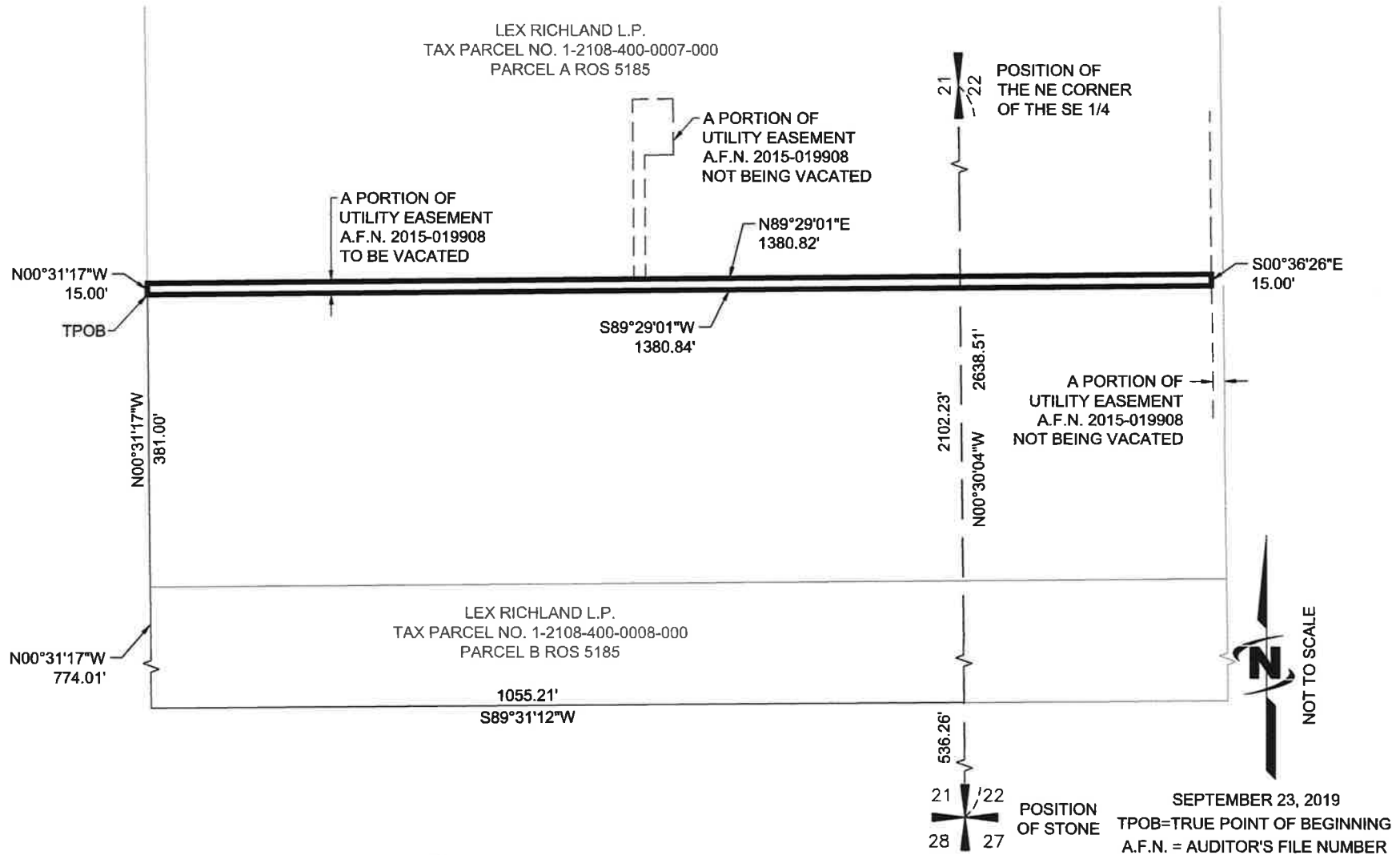
APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

EXHIBIT A-1

A PORTION OF A UTILITY EASEMENT TO BE VACATED
LOCATED IN SECTION 21 & 22, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/3/2019

Agenda Category: Resolutions – Adoption

Subject:

Resolution No. 153-19, Authorizing a Memorandum of Understanding with the Washington Traffic Safety Commission for Pedestrian Safety Grant Funding

Department:

Police Services

Ordinance/Resolution Number:

153-19

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 153-19, authorizing the City Manager to sign and administer an memorandum of understanding with the Washington Traffic Safety Commission for grant funding to support pedestrian safety enforcement activities.

Summary:

The Washington Traffic Safety Commission Region 14 Target Zero Task Force has been awarded \$25,000 for the purpose of supporting enforcement of laws to improve pedestrian safety.

Under this Agreement, the Richland Police Department is able to seek reimbursement of approved expenses incurred while performing authorized pedestrian safety activities. The grant period is October 1, 2019 to September 30, 2020.

Fiscal Impact:

\$25,000 in funding is available to support pedestrian safety enforcement activities.

Attachments:

1. Resolution No. 153-19
2. WTSC Target Zero Memorandum of Understanding - Pedestrian Safety

RESOLUTION NO. 153-19

A RESOLUTION of the City of Richland authorizing a Memorandum of Understanding with the Washington Traffic Safety Commission Region 14 Target Zero Task Force for funding to support pedestrian safety by Richland Police Department.

WHEREAS, the City of Richland is being offered grant funding, provided by the United States Department of Transportation (USDOT) National Highway Traffic Safety Administration (NHTSA), to conduct pedestrian safety activities; and

WHEREAS, the Task Force will identify areas within Benton and Franklin counties that require additional pedestrian safety education and enforcement; and

WHEREAS, WTSC has awarded \$25,000 to the Task Force for the purpose of supporting enforcement of laws to improve pedestrian safety; and

WHEREAS, if approved, the Richland Police Department will seek reimbursement of approved expenses incurred during pedestrian safety activities authorized by the Task Force through September 30, 2020.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign and execute the Memorandum of Understanding with the Washington Traffic Safety Commission, Region 14 Target Zero Task Force for funding to support pedestrian safety by the Richland Police Department.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 3rd day of December, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney

**Memorandum of Understanding between
the Washington Traffic Safety Commission,
Region 14 Target Zero Task Force
and the Richland Police Department**

This Memorandum of Understanding (MOU) is made and entered into by and between the Washington Traffic Safety Commission (WTSC) Region 14 Target Zero Task Force, hereinafter referred to as the "TASK FORCE"; and the Richland Police Department, hereinafter referred to as the "AGENCY." The TASK FORCE and AGENCY are hereafter referred to collectively as the "PARTIES."

AGENCY contact information:

Contact Name: Officer Doug Doss
Address: 871 George Washington Way, Richland, WA, 99352
Phone: 509-942-7495
Email: ddoss@ci.richland.wa.us
EIN#: 91-6015119

NOW THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, or attached and incorporated and made a part hereof, the PARTIES mutually agree as follows:

1. THE PURPOSE OF THIS MEMORANDUM OF UNDERSTANDING

The purpose of this MOU is to provide funding, provided by the United States Department of Transportation (USDOT) National Highway Traffic Safety Administration (NHTSA) and allowed under the Catalog of Federal Domestic Assistance (CFDA) #20.600, for work to be accomplished under this traffic safety grant project for pedestrian safety.

The WTSC has awarded \$25,000.00 to the TASK FORCE for the purpose of supporting enforcement of laws to improve pedestrian safety. The WTSC will manage expenses for the project and will reimburse the AGENCY for participating in pedestrian safety activities authorized by the TASK FORCE.

2. PERIOD OF PERFORMANCE

The period of performance of this MOU shall commence upon the date of execution by both PARTIES or October 1, 2019, whichever is later, and remain in effect until September 30, 2020, unless terminated sooner, as provided herein.

3. STATEMENT OF WORK

The AGENCY shall carry out the provisions of the MOU described here as the Statement of Work (SOW):

The TASK FORCE will identify areas within Benton and Franklin Counties that require additional pedestrian safety education and enforcement. Agencies or individual law enforcement officers wishing to participate in pedestrian safety enforcement activities will submit a request in writing to the Target Zero Manager (TQM) at least ten (10) working days prior to the patrol, unless otherwise arranged. Pedestrian safety efforts will feature both educational outreach and enforcement activities conducted by law enforcement agencies as outlined in the scope of work in the Intra-agency Agreement between WTSC and the TASK FORCE.

The TQM has sole approval authority for requested projects following input from task force members. Upon approval of the request, the AGENCY will coordinate with the TQM on the dates and times of educational and enforcement activities.

The AGENCY agrees to identify and assign a representative to the task force for the period of this agreement. The representative is strongly encouraged to attend monthly task force meetings that occur on second Tuesdays each month.

4. MILESTONES AND DELIVERABLES

The AGENCY shall meet the milestones and make the deliverables as set forth in this section.

Participate in pedestrian safety enforcement events authorized by the TASK FORCE

Submit billings for reimbursement of payments for overtime in accordance with paid overtime policies

APPLICABLE STATE AND FEDERAL TERMS AND CONDITIONS:

5. ACTIVITY REPORTS

Officers participating in the grant activity (project) will keep patrol logs documenting the number and type of contacts made. During the enforcement phase of the project, patrol logs will be submitted to the Program Manager (or TQM) within 48 hours of the conclusion of project activity. Additionally, the Target Zero Manager will submit a short-written report at the conclusion of the grant activity outlining all enforcement activity conducted during the project. Reporting templates and patrol logs will be provided by the Program Manager (or TQM).

6. BILLING PROCEDURE

The WTSC agrees to reimburse overtime that has been approved by the TASK FORCE and is distributed in the AGENCY according to the AGENCY'S internal approval process that is associated with participating in pedestrian safety activities.

Only overtime associated with grant project activities and pre-approved by the Program Manager (or TZM) will be reimbursed. No backfill reimbursement is allowed. If the AGENCY is called away from grant activities to assist regular or emergency patrol duties during the course of the project, the WTSC will not reimburse those costs and the AGENCY agrees to cover overtime costs not related to grant project activity. The AGENCY agrees to submit an invoice packet to the Program Manager (or TZM) within 14 days of the conclusion of the project.

Invoices for reimbursable expenses shall be submitted by the AGENCY through the WEMS system. Once reviewed and approved by the TZM, the WTSC Program Manager shall authorize the invoice for payment.

Each reimbursement billing shall contain:

1. A-19 Form Invoice detailing hourly overtime activity costs (including benefits as allowed in the Interagency Agreement between WTSC and AGENCY) for each officer working the project.
2. Washington State overtime certification form for each officer included in the reimbursement billing.
3. All patrol logs related to project activities for each officer included in the reimbursement billing.

The WTSC will reimburse AGENCY within 60 days of receipt of complete invoice packet submission.

7.DISPUTES

Any disputes arising in regard to this Memorandum of Understanding will be submitted in writing to the Program Manager (or TZM) for review. The Program Manager (or TZM) will bring forward the dispute at the next Task Force meeting and any required decisions will be voted on by the Task Force. A simple majority will be required to pass the vote and will be final.

8.DESIGNATED CONTACTS

The following named individuals will serve as designated contacts for each of the PARTIES for all communications, notices, and reimbursements regarding this MOU:

The Contact for the AGENCY is:	The Contact for WTSC is:
Officer Doug Doss 509-942-7495 ddoss@ci.richland.wa.us	Scott Waller (360) 725-9885 swaller@wtsc.wa.gov

9. AUTHORITY TO SIGN

The undersigned acknowledge that they are authorized to execute this MOU and bind their respective agencies or entities to the obligations set forth herein.

IN WITNESS WHEREOF, the PARTIES have executed this MOU.

Richland Police Department

Signature

Printed Name

Title Date

Washington Traffic Safety Commission

Signature

Printed Name

Title Date



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/3/2019

Agenda Category: Resolutions – Adoption

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Resolution No. 154-19, Authorizing a Financial Advisory and Consulting Services Contract with PFM Financial Advisors, LLC

Department:

Administrative Services

Ordinance/Resolution Number:

154-19

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 154-19, authorizing the City Manager to sign and execute a contract with PFM Financial Advisors, LLC for financial advisory and consulting services.

Summary:

Since 2014, the City of Richland has retained the services of PFM Financial Advisors, LLC to provide financial advisory and consulting services. PFM specializes in municipal finance, and primarily assists the City with issuing and refunding bonds. A detailed scope of work is outlined in Exhibit A to the proposed consulting agreement.

Depending on the number of bond issues or other financial and consulting services needed, costs may exceed the \$50,000 that staff can authorize for a consulting contract. Fees paid to PFM for work-related to specific debt issuance are based on the amount of bond proceeds. These fees, like any other bond issuance costs, are paid out of bond proceeds, and the amount of bond issuance is sized accordingly. Other costs are outlined in the scope of work, including but not limited to the cost for official statement preparation and third-party services.

Staff recommends approval of Resolution No. 154-19 to allow the City to continue utilizing PFM's services.

Fiscal Impact:

PFM fees for bonds are based on the par value of specific debt issuance, and are paid out of bond proceeds. It is expected that for every \$10 million in bonds, PFM's fees would amount to approximately \$15,000, which would be included in the bond transaction.

Attachments:

1. Resolution No. 154-19
2. Proposed Consultant Agreement with PFM Financial Advisors, LLC

RESOLUTION NO. 154-19

A RESOLUTION of the City of Richland approving a financial advisory and consulting services contract with PFM Financial Advisors, LLC.

WHEREAS, the City of Richland's 2020-2025 Capital Improvement Plan (CIP) anticipates the issuance of bonds; and

WHEREAS, since 2014, the City has retained the services of PFM Financial Advisors LLC ("PFM"), an independent registered municipal advisor, to provide financial advisory and consulting services; and

WHEREAS, the City's current contract with PFM will expire on December 31, 2019; and

WHEREAS, the City wishes to continue contracting the services provided by PFM; and

WHEREAS, Richland Municipal Code (RMC) 3.04.130 allows the City Manager to establish a policy exempting certain procurements or classes of procurements from the competitive process; and

WHEREAS, City Policy No. 2220, Exemptions to Competitive Solicitation Requirements, exempts services related to debt issuances; and

WHEREAS, RMC 3.04.060 requires Council authorization for all service contracts greater than \$50,000.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City Manager is authorized to sign a five (5) year agreement with PFM Financial Advisors, LLC for financial and consulting services.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 3rd day of December, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney



AGREEMENT BETWEEN CITY AND CONSULTANT

Financial Advisory and Consulting Services

This Agreement is entered into this _____ day of December, 2019 (“Effective Date”) by and between the **City of Richland (“City”)**, a Washington municipal corporation located at 625 Swift Blvd. Richland, WA 99352, and **PFM Financial Advisors LLC (PFM) (“Consultant”)**, a Washington for-profit corporation with service at 1735 Market Street, 43rd Floor, Philadelphia, PA 19103. **City** and **Consultant** are referred to individually herein as a “Party” and collectively herein as the “Parties.”

WITNESSETH:

1. SCOPE OF WORK

- a. Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work outlined in Exhibit A. In performing these services, Consultant shall at all times comply with all federal, state and local statutes, rules and ordinances applicable to the performance of such services. In addition, these services and all duties incidental or necessary therefore, shall be performed diligently and completely and in accordance with professional standards of conduct and performance. All services performed under this Agreement will be conducted solely for the benefit of the City and will not be used for any other purpose without written consent of the City.
- b. This Agreement consists of this Agreement and other documents listed below. These form the entire Agreement between the Parties, and are fully integrated into this Agreement as if stated or repeated herein. In the event of a conflict between documents, the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below (mark all that apply):
 1. ☒ City of Richland Agreement No. 445-19
 2. ☒ Exhibit A: Scope of Work
 3. ☐ City Richland Solicitation No. N/A
 4. ☐ Exhibit B: Solicitation No. N/A proposal response submitted by Consultant dated N/A.
 5. ☐ Additional Documents – N/A.

2. TIME FOR COMPLETION

Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete all work described under this Agreement by December 31, 2024.

3. TERM

The term of this Agreement shall commence on the Effective Date identified above and end at midnight on December 31, 2024.

4. PAYMENT

- a. Services rendered by Consultant under this Agreement will be paid at the rate set forth in Exhibit A Scope of Work, but in no event shall the total compensation for services rendered under this Agreement exceed **Five Hundred Thousand Dollars annually (\$500,000.00)**, including all fees and those reimbursable expenses listed in Exhibit A.
- b. City shall pay Consultant for services rendered after receipt of a detailed invoice. Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices.
- c. Partial payments to cover the percentage of work completed may be requested by Consultant. These payments shall not be more than one (1) per month.
- d. Pre-approved travel, meals and lodging will be reimbursed at cost and only when consultant travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations as provided below, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
 - i. Hotel accommodations: eligible lodging expenses include the room cost only; itemized receipts must be provided for hotel reimbursements.
 - ii. Hotel reimbursement is limited to the single room rate. If two or more consultants are sharing a room, reimbursement is allowable for only one consultant at the double room rate.
 - iii. The maximum reimbursement should be limited to the best discount rate available and allowable that meets traveler's business needs and basic needs for health, safety and cleanliness. Non-smoking rooms are authorized even if they are more expensive.
- e. Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f. Consultant will allow access to the City, State of Washington, Federal Grantor Agency, Comptroller General of the United States, or any of their duly authorized representatives, to any books, documents, papers, and records which are directly pertinent to this Agreement for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three (3) years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this Agreement is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

5. INDEPENDENT CONTRACTOR

Consultant, and any and all employees of Consultant or other persons engaged in the performance of any work or services required of Consultant under this Agreement, are independent contractors and shall not be considered employees of the City. Any and all claims

that arise at any time under any Workers' Compensation Act on behalf of said employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of Consultant's employees or other persons engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of Consultant.

6. OWNERSHIP OF DOCUMENTS

Any and all data, analyses, documents, photographs, plans, designs, drawings, specifications, surveys, films, documents, reports and other work products created, prepared, produced, constructed, assembled, made, performed, or otherwise produced by Consultant or Consultant's subcontractors for delivery to the City pursuant to this Agreement shall become the sole and absolute property of the City upon completion of the services and payment in full of all payment due to Consultant of the fees set forth in this Agreement. Such property shall constitute "work made for hire" as defined by the U.S. Copyright Act of 1976, 17 U.S.C. § 101, and the ownership of the copyright and any other intellectual property rights in such property shall vest in the City at the time of its creation. Ownership of the intellectual property includes the right to copyright, patent, and register, and the ability to transfer these rights. Material which Consultant uses to perform this Agreement but is not created, prepared, constructed, assembled, made, performed or otherwise produced for or paid for by the City is owned by Consultant and is not "work made for hire" within the terms of this Agreement. Consultant will ensure that all independent contractors have written agreements in place that transfers ownership of all Intellectual Property created by them or provided by them to the City.

The City may make or permit to be made any modifications to the plans and specifications without the prior written authorization of Consultant. The City agrees to waive any claim against Consultant arising from any unauthorized reuse of the plans and specifications, and to indemnify and hold Consultant harmless from any claim, liability or cost arising or allegedly arising out of any reuse of the plans and specifications by the City or its agent not authorized by Consultant.

7. TERMINATION

- a. This Agreement may be terminated by either Party upon thirty (30) days' written notice. In the event this Agreement is terminated by Consultant, the City shall be entitled to reimbursement of costs occasioned by such termination. In the event the City terminates this Agreement, the City shall pay Consultant for the work performed, which shall be an amount equal to the percentage of completion of the work as mutually agreed between the City and Consultant.
- b. If any work covered by this Agreement shall be suspended or abandoned by the City before Consultant has completed the assigned work, Consultant shall be paid an amount equal to the costs incurred up to the date of termination or suspension as mutually agreed upon between the City and Consultant.

8. AVAILABILITY OF RECORDS FOR PUBLIC INSPECTION

- a. As a public contract, all records prepared, generated or used by Consultant or its agents, employees and subcontractors relating to this Agreement and associated work (hereinafter "public records") may be subject to disclosure under the Washington State Public Record Act, Chapter 42.56 RCW.
- b. Contractor shall maintain and retain all such public records in a manner that is readily accessible for a minimum term of no less than three (3) years following completion of the contract work. City shall have the right to timely review all such public records upon

request. Contractor shall provide copies of any public records requested by City within thirty (30) calendar days of City's request. If City requests that copies of public records be provided to City in an electronic format, said records shall be provided at no cost to City. If paper copies are requested by City, City shall pay \$.10 per page. Payment for paper copies shall be rendered to Consultant within twenty (20) calendar days of receipt.

- c. All records subject to a public disclosure request will be provided to a requester unless exempted from disclosure by law. The City's decision to exempt or redact any public record shall be based only upon valid exemptions that apply to the City. City will not refrain from disclosing any record under an exemption that may be personal to Consultant. In the event Consultant objects to release of any public record under this Agreement, Consultant may seek judicial approval to prevent such disclosure at Consultant's sole expense. City shall neither aid nor interfere with Consultant's request for an injunction to prevent disclosure of any public record under this Agreement.
- d. Consultant shall insert this provision in all contracts with subcontractors or agents providing services relating to this Agreement.

9. DISPUTE RESOLUTION

- a. The City and Consultant agree to negotiate in good faith for a period of thirty (30) days from the date of notice of all disputes between them prior to exercising their rights under this Agreement, or under law.
- b. All disputes between the City and Consultant not resolved by negotiation between the Parties may be arbitrated only by mutual agreement of the City and Consultant. If not mutually agreed to resolve the claim by arbitration, the claim will resolve by legal action.

10. DEBARMENT CERTIFICATION

Consultant certifies that neither Consultant nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in this contract by any federal or state department or agency. Further, Consultant agrees not to enter into any arrangements or contracts related to completion of the work contemplated under this Agreement with any party that is on the "General Service Administration List of Parties Excluded from Federal Procurement or Non-Procurement Programs" which can be found at:

www.sam.gov and

<http://www.lni.wa.gov/TradesLicensing/PrevWage/AwardingAgencies/default.asp>

11. VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION

In the event that either Party deems it necessary to initiate a legal action to enforce any right or obligation under this Agreement, the Parties agree that any such action shall be initiated in the Superior Court of the State of Washington situated in Benton County. The Parties agree that all questions shall be resolved by application of Washington law, and that the Parties to such action shall have the right of appeal from such decision of the Superior Court in accordance with the laws of the State of Washington. Consultant hereby consents to the personal jurisdiction of the Superior Court of the State of Washington situated in Benton County.

12. ATTORNEY'S FEES

The Parties agree that should legal action be necessary to enforce any of the provisions of this Agreement, that the substantially prevailing Party will be awarded its reasonable

attorney's fees and costs in action, including costs and attorney's fees on appeal if appeal is taken.

13. INSURANCE

Consultant shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by Consultant, its agents, representatives, or employees.

- a. No Limitation. Consultant's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
- b. Minimum Scope of Insurance. Consultant shall obtain insurance of the types described below:
 1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage.
 2. Commercial General Liability insurance shall be as least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26.
 3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
 4. Professional Liability, Errors or Omissions insurance appropriate to the Consultant's profession. Coverage shall be provided if Consultant is providing services under this Agreement as a licensed professional, including, but not limited to, engineers, architects, accountants, surveyors, and attorneys.
- c. Minimum Amounts of Insurance. Consultant shall maintain the following insurance limits:
 - Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
 - Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
 - Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.
- d. Other Insurance Provisions. Consultant's Automobile Liability and Commercial General Liability insurance policies are to contain, or be endorsed to contain that they shall be primary insurance with respect to the City. Any insurance, self-insurance, or self-insured

pool coverage maintained by the City shall be excess of Consultant's insurance and shall not contribute with it.

- e. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.
- f. Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to, the additional insured endorsement, evidencing the insurance requirements of Consultant before commencement of the work.
- g. Notice of Cancellation. Consultant shall provide the City with written notice of any policy cancellation within two (2) business days of Consultant's receipt of such notice.
- h. Failure to Maintain Insurance. Failure on the part of Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days' notice to Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due Consultant from the City.
- i. Public Entity Full Availability of Consultant Limits. If Consultant maintains higher insurance limits than the minimum shown above, the City shall be insured for the full available limits of the Commercial General and Excess or Umbrella liability maintained by Consultant, irrespective of whether such limits maintained by Consultant are greater than those required by this contract or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by Consultant.

14. INDEMNIFICATION / HOLD HARMLESS

- a) Consultant shall defend, indemnify, and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the willful or negligent acts, or alleged willful or alleged negligent acts, errors or omissions of the Consultant or the Consultant's employees or agents in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.
- b) Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the Parties. The provisions of this section shall survive the expiration or termination of this Agreement.

15. STANDARD OF CARE

The professional services will be furnished in accordance with the care and skill ordinarily used by members of the same profession practicing under similar conditions at the same time and in the same locality.

16. SUCCESSORS OR ASSIGNS

All of the terms, conditions and provisions hereof shall inure to the benefit of and be binding upon the Parties hereto, and their respective successors and assigns; provided, however, that no assignment of the Agreement shall be made without written consent of the non-assigning Party, which may be given in the non-assigning Party's sole discretion.

17. NOTICES

Any notices required under this Agreement will be in writing, addressed to the appropriate Party at the address which appears below (as modified in writing from time to time by such party), and given by electronic submission, by facsimile personally, by registered or certified mail, return receipt requested, or by nationally recognized overnight courier service. All notices shall be effective upon the date sent.

Purchasing Manager
City of Richland
625 Swift Blvd., MS-11
Richland, WA 99352
Email: purchasing@ci.richland.wa.us
Phone: (509) 942-7710
Fax: (509) 942-7397

Contact Name: Duncan Brown
Name of Firm: PFM Financial Advisors, LLC
Address: 1200 5th Avenue, Suite 1220
Address: Seattle, WA 98101
Email: brownd@pfm.com
Phone Number: (360) 445-0238
Fax Number: (206) 264-9699

18. EQUAL OPPORTUNITY AGREEMENT

Consultant agrees that Consultant will not discriminate against any employee or job applicants for work under this Agreement for reasons of race, sex, nationality, religious creed, or sexual orientation.

19. SEVERABILITY

If any provision of this Agreement conflicts with applicable law, or its application is found to be invalid by a court of competent jurisdiction, the remainder of this Agreement shall not be affected, and to this end, the terms of this Agreement are declared to be severable.

20. AMENDMENTS

All amendments must be in writing and be approved and signed by both Parties.

21. CHANGE IN LAW

The Parties hereto agree that in the event legislation is enacted or regulations are promulgated, or a decision of court is rendered, or any interpretive policy or opinion of any governmental agency charged with the enforcement of any such law or regulation is published that affects or may affect the legality of this Agreement or any part thereof or that materially and adversely affects the ability of either Party to perform its obligations or receive the benefits intended hereunder ("Adverse Change in Law"), then within fourteen (14) calendar days following written notice by either Party to the other Party of such adverse change in law, the Parties shall meet to negotiate in good faith an amendment which will carry out the original intention of the Parties to the extent possible. If, despite good faith attempts, the Parties cannot reach agreement upon an amendment within sixty (60) calendar days after commencing negotiation, then this Agreement may be terminated by either Party as of the

earlier of: (i) the effective date of the adverse change in law, or (ii) the expiration of a period of sixty (60) days following written notice of termination provided by one Party to the other.

22. CONFIDENTIALITY

In the course of performing under this Agreement, Consultant, including its employees, agents or representatives, may receive, be exposed to, or acquire confidential information. Confidential information may include, but is not limited to, patient information, contract terms, sensitive employee information, or proprietary data in any form, whether written, oral, or contained in any computer database or computer readable form. Consultant shall: i) not disclose or sell confidential information except as permitted by this Agreement; (ii) only permit use of such confidential information by employees, agents and representatives having a need to know in connection with performance under this Agreement; and (iii) advise each of its employees, agents, and representatives of their obligations to keep such information confidential.

23. CHANGES OF WORK

- a. When required to do so, and without any additional compensation, Consultant shall make such changes and revisions in the completed work of this Agreement as necessary to correct or revise any errors, omissions, or other deficiencies in the design, drawings, specifications, reports, and other similar documents which Consultant is responsible for preparing or furnishing under this Agreement.
- b. Should the City find it desirable for its own purposes to have previously satisfactorily completed work or parts thereof changed or revised, Consultant shall make such revisions as directed by the City. This work shall be considered as Extra Work and will be paid for as herein provided under Section 24, Extra Work.

24. EXTRA WORK

The City may desire to have Consultant perform work or render additional services within the general scope of this Agreement. Such work shall be considered as extra work and will be specified in a written supplement to this Agreement which will set forth the nature of the scope, schedule for additional work, additional fees and the method of payment. Work under a supplemental Agreement shall not proceed until authorized in writing by the City.

25. ENTIRE AGREEMENT

This Agreement contains the entire agreement of the Parties hereto and supersedes all previous understandings and agreements, written and oral, with respect to this transaction. Neither Party shall be liable to the other for any representations made by any person regarding the terms of this Agreement, except to the extent that the same are expressed in this Agreement.

(Signature page to follow)

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first above written.

CITY OF RICHLAND, WASHINGTON

CONSULTANT

Cynthia D. Reents, City Manager

Signature

ATTEST:

Printed Name

Toni Fulton, Acting Deputy City Clerk

Title

APPROVED AS TO FORM:

Heather Kintzley, City Attorney

Draft

EXHIBIT A: Detailed Scope of Work

The Advisor will provide financial advisory and consulting services to the City relating to the issuance of general obligation or revenue bonds, to include, but not limited to:

- Assist the City in developing a financing strategy and bond structure that best meets the City's needs. Review and advise the City relative to any financing proposals provided by other parties.
- Develop a work plan and time schedule for any financing.
- As requested by the City, meet with the City Council (the "Council") or other representatives of the City, to provide information and discuss recommendations, as appropriate.
- Advise the City on method of sale for any financing, or use of bank placement.
- Evaluate and make a recommendation on the number of ratings and rating agency(ies) to use. Present the bond issue to the bond rating agency and bond insurers, if advisable, and work with the agencies to secure the best possible results.
- Provide guidance to the City in matters relating to the terms to be negotiated with providers of other services relative to the financing.
- Coordinate with bond counsel in regard to legal documentation for any financing and provide review and input as appropriate.
- Review (or upon request, assist in the preparation of, for an additional fee) the City's Preliminary Official Statements and final Official Statements for use in marketing any bonds and meeting regulatory requirements.
- Assist the City in selecting an underwriter for a negotiated sale of bonds. Review and oversee, the Underwriter's bond marketing plan, review the interest rates, reoffering yields. Underwriter's compensation and other terms and conditions of the sale, and advise the City on the reasonableness of the Underwriter's purchase proposal.
- For any competitive sale of bonds, prepare official notice of sale, recommend sale parameters, take steps necessary to ensure broad market exposure of the issue, through the use of newswire services and official statement distribution, and perform additional steps necessary and customary for competitive bond sales.
- Coordinate parties to the closing, and ensure wire instructions and transfer amounts are confirmed.
- Provide additional services directly related to the successful completion of financing.
 - o Financial consulting or general financial services are to be considered Special Projects, and will be set forth in a written scope of services including compensation relating thereto, including but not limited to:

1. Assist City in the formulation of Financial and Debt Policies and Administrative

Procedures.

2. Assist City in the development of City's Capital Improvement Program by identifying sources of capital funding.
3. Develop, manage and maintain computer models for long-term capital planning which provide for inputs regarding levels of ad valorem and non-ad valorem taxation, growth rates by operating revenue and expenditure item, timing, magnitude and cost of debt issuance, and project operating and capital balances, selected operating and debt ratios and other financial performance measures as may be determined by City.
4. Conduct strategic financial modeling and planning and related consulting.

COMPENSATION FOR CONSULTING SERVICES

For Consulting Services as defined in the scope above, PFM will be compensated in accordance with the following hourly schedule. Maximum compensation shall not exceed \$10,000.

<u>Position Title</u>	<u>Hourly Rate</u>
Director/Managing Director	\$315
Senior Managing Consultant	\$295
Senior Analyst	\$250
Analyst	\$210
Associate	\$185

Compensation for Financing Services:

For Financing Services, as described in the scope above, PFM will be compensated in accordance with the following fee schedule for proceeds related to each separate bond issue:

For financing proceeds up to \$20 million: \$1.50 per \$1,000, with a \$20,000 minimum
 For financing proceeds up to \$75 million: \$30,000 plus \$0.75 per \$1,000 over \$20 million
 For financing proceeds over \$75 million: \$75,000 plus \$0.25 per \$1,000 over \$75 million

For multiple financings completed under a common financing plan, the parties may negotiate a reduced fee, depending on the amount of time between financings.

Official Statement Preparation:

PFM will coordinate and assist with preparation of bond official statements, with compensation based on an additional fee which will depend on the estimated time involved in preparation of the official statement. This cost is estimated at approximately \$8,000 to \$12,000 depending on the complexity of the transaction. Although the Consultant may assist with preparation of official statements, the City is primarily responsible for providing accurate and complete information for inclusion in the official statement, and will be responsible for reviewing the official statement.

Expenses:

In addition to financial advisory and consulting fees, the City will reimburse the firm for costs of travel as identified in Section 4 Payment d) in this contract completed at the request of the City, as well as telephone, postage, and similar direct charges. Additionally, the City will be responsible for payment of costs of any of the City's third-party services requested on behalf of the City (i.e. bond ratings, official statement printing, electronic dissemination of official statements, bond counsel, trustee and CPA verification).

Draft



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/3/2019

Agenda Category: Resolutions – Adoption

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Resolution No. 155-19, Adopting the City of Richland's 2020 Legislative Priorities

Department:

Assistant City Manager

Ordinance/Resolution Number:

155-19

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 155-19, establishing the City of Richland's legislative priorities for the 2020 Washington State legislative session.

Summary:

The 2020 Washington State legislative session commences on January 13, 2020. On November 19, 2019, the Richland City Council held a workshop session to discuss proposed legislative priorities for the upcoming legislative session. Resolution No. 155-19 will formally adopt the proposed legislative priorities for 2020.

The City's 2020 legislative priorities include items specific to the City Strategic Leadership Plan, and promote both long and short-term objectives. In particular, the City is advocating for specific legislation and funding opportunities in the following areas:

1. Public Safety
2. Transportation
3. Economic Development & Infrastructure Financing
4. Public Works Trust Fund
5. Bateman Island Causeway (Yakima River)
6. Capital Appropriation Request for Conversion of the City's Landfill Fleet to Compressed Natural Gas

Additionally, the City supports legislation that provides new revenue options and greater flexibility in the use of existing revenues. The City opposes legislation that imposes unfunded mandates or preempts authority or discretion traditionally exercised at the local level.

Staff recommends approval of Resolution No. 155-19.

Fiscal Impact:

The fiscal impacts of future legislative action is currently undetermined. There is no financial impact associated with adopting the proposed 2020 legislative priorities.

Attachments:

- I. Resolution No. 155-19

RESOLUTION NO. 155-19

A RESOLUTION of the City of Richland identifying the City's legislative priorities for the 2020 Washington State legislative session.

WHEREAS, the 2020 Washington State legislative session will begin on January 13, 2020; and

WHEREAS, actions taken by the Washington State Legislature significantly impact the City of Richland's ability to provide basic municipal services to its citizens; and

WHEREAS, the City of Richland supports legislation that promotes the Richland City Council's Strategic Leadership Plan; and

WHEREAS, the City of Richland opposes legislation that would preempt authority or eliminate discretion that is traditionally and historically vested in local jurisdictions; and

WHEREAS, the City seeks to work with the Washington State Legislature to strengthen partnerships between state and local government, and to advocate for legislation and funding that would enhance the quality of life for the citizens of Richland.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the City's legislative priorities for the 2020 Washington State legislative session are as set forth on attached **Exhibit A**.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 3rd day of December, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney



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The following items are the top priority legislative objectives of the City of Richland.

General Principles

Richland supports legislation that promotes the City Council's Strategic Leadership Plan and protects the City's ability to provide basic municipal services to its citizens.

Richland opposes legislation that would either preempt authority or discretion that is traditionally and historically vested with local governments, or which would impose new or additional unfunded mandates upon local jurisdictions.

Richland seeks to work with the Legislature to strengthen the state and local government partnership and protect current revenue sources available to the City, provide new revenue options and to provide flexibility in the use of existing revenues.

Public Safety

Richland is dedicated to public safety and takes a proactive role in ensuring we can consistently meet the needs of our growing community. The City identifies the need of a responsive funding model for the Criminal Justice Training Commission to ensure law enforcement officers have timely access to basic and continuing training.

Additionally, Richland supports modifications to state's wildland fire response, including full reimbursement for mobilization costs, pre-positioning for mobilization and an increase to wildland fire funding. Increased wildland fire funding supports quicker, more robust response, increased prevention efforts, and better forest health practices.

The City supports the Washington State Association of Fire Marshals' on issues including food truck safety, townhome fire safety and adult family home safety.

Lastly, the City supports stable funding and revenue for fire service agencies by urging the passage of House Bill 1169.

Transportation

The City is leading a regional effort to acquire an approximately \$70 million investment in transportation infrastructure necessary to reduce existing congestion and support economic and population growth. The legislative transportation committees are working to prepare for the next State transportation investment package with a targeted adoption date of 2021. The City is seeking to place the SR240 – Aaron Drive Flyover Interchange Improvements, estimated to cost \$30 million, and one other substantial improvement in the package. The investment will support the planned growth in primary sector jobs in north Richland with the regional transportation system and residential and commercial areas elsewhere in the Tri-Cities.

Richland, along with many other impacted local governments, seeks dialog with the legislature on how to establish a stable and increased level of funding for local transportation needs, particularly system preservation.

Economic Development and Infrastructure Financing

The City of Richland needs additional economic development tools to assist in maintaining, expanding, and modernizing local infrastructure to spur local private sector investment. Richland supports Senate Bill 5564 creating the Building Business Ecosystems Act as these funds support our goal of enhancing and diversifying our economy.

Public Works Trust Fund

The City requests that the legislature support full funding of the Public Works Trust Fund Loan Program. In the coming year the City will consider applying for funding through this program to construct infrastructure to prepare the 1,341 Acre Industrial Development Sites for marketing.

CITY OF RICHLAND

LEGISLATIVE PRIORITIES



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Bateman Island Causeway

The City seeks to ensure adequate funding to address offsite impacts of any State sponsored project to improve the water quality in the mouth of the Yakima River, up to, and including the relocation of the public and private marinas.

Bateman Island is located at the mouth of the Yakima River at its confluence with the Columbia River. The Island is owned by the United States Army Corps of Engineers and leased by the City of Richland for recreational purposes. The Washington State Department of Natural Resources owns a narrow strip of land providing the only access to the island known as the Bateman Island Causeway.



A private environmental organization commissioned a study that identifies poor water quality conditions in the mouth of the Yakima River because of the Causeway. The Washington State Department of Fish and Wildlife is now the project sponsor to evaluate solutions to improve the water quality.

A coalition of Tribes, federal and state agencies, local property owners and private stakeholders has been formed to work together to develop a mutually beneficial solution. The United States Department of the Army Corps of Engineers has approved the project as part of their 1135 program and has begun the public participation and project scoping phase of the project.

City Utilities

The City of Richland supports legislation similar to Senate Bill 6030, introduced in 2018, simplifying the process of excessing low-value (<\$50k) surplus property and/or materials owned by a City Utility. Current law requires all City utility assets go through a public hearing and adoption of Council resolution to be declared surplus. Legislation supporting elimination of this process for low-value surplus would simplify government processes and enhance in the City's ability to operate more effectively.

The City seeks a \$2.5 million capital budget appropriation to represent a partnership with the State in completing the Compressed Natural Gas Fuel conversion of the City's solid waste fleet. This fuel conversion will contribute to the City and State's mutual goals of reduced air pollution in the Tri-Cities due to diesel vehicle emissions by replacing 90,000 gallons of diesel consumption annually with clean burning natural gas. Once the City's pending renewable natural gas project at its landfill is complete the City's solid waste system could be nearly fossil fuel free if the fleet fuel conversion is funded and completed.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/3/2019

Agenda Category: Expenditures - Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Expenditures from October 28, 2019 - November 22, 2019 for \$22,771,757.47 including Check Nos. 273123-274194, Travel Check Nos. 19869-19888, Wire Nos. 7832-7893, Payroll Check Nos. 157312-158403, and Payroll Wire/ACH Nos. 11223-11256

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from October 28, 2019 to November 22, 2019 for \$22,771,757.47.

Summary:

Breakdown of Expenditures:

Check Nos.	273123-274194	4,634,488.85
Travel Check Nos.	19869-19888	12,419.09
Wire Nos.	7832-7893	14,563,965.05
Payroll Check Nos.	157312-158403	1,113,747.64
Payroll Wires/ACH	11223-11256	2,447,136.84
TOTAL		\$22,771,757.47

Fiscal Impact:

Yes Total Disbursements: \$22,771,757.47.

Attachments:

1. Check, Travel Checks & Wires Detail
2. Payroll Check Detail
3. Payroll Wire Detail

AP (Non-Payroll) Check Log Summary- MUNIS 10/25/2019 - 11/22/2019

AP Claims Check Summary Information

CHECK DATE	START CHECK NBR	END CHECK NBR	CHECK KNT	CHECK TOTALS	VOID AMT
10/25/2019	273123	273171	49	\$310,234.42	\$0.00
10/30/2019	273172	273241	70	\$513,942.37	\$0.00
10/31/2019	273242	273258	17	\$1,939.75	\$0.00
11/01/2019	273259	273494	236	\$184,901.28	\$1,140.37
11/04/2019	273495	273552	58	\$7,832.80	\$135.50
11/06/2019	273553	273651	99	\$366,418.29	\$1,449.58
11/07/2019	273652	273701	50	\$242,445.25	\$27.13
11/13/2019	273702	273817	116	\$504,448.08	\$20,000.00
11/15/2019	273818	273994	177	\$1,500,195.19	\$0.00
11/19/2019	273995	273995	1	\$10,000.00	\$0.00
11/20/2019	273996	274103	108	\$344,534.44	\$856.94
11/22/2019	274104	274194	91	\$647,596.98	\$0.00

\$4,634,488.85

AP (Non-Payroll) Check Log Summary- MUNIS 10/25/2019 - 11/22/2019

Travel Check Summary Information

CHECK DATE	START CHECK NBR	END CHECK NBR	CHECK KNT	CHECK TOTALS	VOID AMT
10/30/2019	19869	19873	5	\$5,240.53	\$0.00
11/06/2019	19874	19876	3	\$1,404.60	\$0.00
11/13/2019	19877	19883	7	\$3,060.51	\$124.00
11/21/2019	19884	19888	5	\$2,713.45	\$0.00

\$12,419.09

AP (Non-Payroll) Check Log Summary- MUNIS 10/25/2019 - 11/22/2019

AP Claims Wires Summary Information

YEAR	MTH	CHECK DATE	CHECK NBR	TYPE	CHECK AMT	Vendor#	Vendor	Purpose	Status
2019	10	10/25/2019	7832	WIRE	\$991.60	12220	DISCOVERY BENEFITS INC	SEPTEMBER 2019 ADMINISTRATIVE FEE	P
		10/25/2019	7833	WIRE	\$99.00	12220	DISCOVERY BENEFITS INC	FSA deduction on 10/23/19	P
		10/25/2019	7834	WIRE	\$94,573.18	11252	LEOFF HEALTH AND WELFARE TRUST	LEOFF TRUST - Nov2019	P
		10/28/2019	7835	WIRE	\$3,574,739.00	10296	BONNEVILLE POWER ADMINISTRATION	SEP19/TX & POWER SALES	P
		10/28/2019	7836	WIRE	\$65.00	12220	DISCOVERY BENEFITS INC	FSA Deduction on 10/24/19	P
		10/28/2019	7837	WIRE	\$3,000,000.00	10726	WELLS FARGO	FNMA #3135GOW74-1.80% (10/22)	P
		10/29/2019	7839	WIRE	\$1,740.00	10287	WASHINGTON STATE TREASURER	State Share of CPL	P
		10/29/2019	7840	WIRE	\$215.00	12220	DISCOVERY BENEFITS INC	FSA deduction on 10/25/19	P
		10/29/2019	7841	WIRE	\$92.16	12220	DISCOVERY BENEFITS INC	FSA deduction on 10/27/19	P
		10/29/2019	7842	WIRE	\$25.00	12220	DISCOVERY BENEFITS INC	FSA deduction on 10/26/19	P
		10/29/2019	7843	WIRE	\$3,000,000.00	30758	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	P
		10/29/2019	7844	WIRE	\$433,653.06	30046	SCARSELLA BROS, INC.	DISPOSAL CAPACITY IMPRV 1A-EARTHWORK - PMT 4	T
		10/29/2019	7845	WIRE	\$328,739.32	30065	GLACIER ENVIRONMENTAL SERVICES INC.	DISPOSAL CAPACITY IMPRV 1B-LINER, GEOTECH-PMT 1	P
		10/29/2019	7846	WIRE	\$177,882.03	11356	C & E TRENCHING LLC	LESLIE RD STORM & WATER - PMT 5-FINAL	T
		10/30/2019	7847	WIRE	\$250.48	12220	DISCOVERY BENEFITS INC	FSA deduction on 10/28/19	P
		10/30/2019	7848	WIRE	\$147,043.58	11924	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 10/21-10/27/19	P
		10/30/2019	7849	WIRE	\$55,109.25	11961	QBE INSURANCE CORPORATION	October Stop Loss Premium	P
		10/30/2019	7850	WIRE	\$13,225.48	12395	DW EXCAVATING, INC.	WATERFRONT SEWER LIFT STATION REPLCMT-PMT 7-FINAL	P
		10/31/2019	7851	WIRE	\$114.33	12220	DISCOVERY BENEFITS INC	FSA deduction on 10/29 & 10/30/19	P
		10/31/2019	7852	WIRE	\$120,227.43	11421	LEONE & KEEBLE INC	NEW CITY HALL DESIGN BUILD - PMT 30	P
		10/31/2019	7852	WIRE	\$183,066.38	11421	LEONE & KEEBLE INC	NEW CITY HALL DESIGN BUILD - PMT 31	P
		10/31/2019	7853	WIRE	\$3,620.71	10676	ROTSCHY INC	INFLUENT UPGRADES PAYMENT #14	P
		10/31/2019	7853	WIRE	\$10,427.57	10676	ROTSCHY INC	COMPOST MIXER FOUNDATION PMT 1	A
		10/31/2019	7853	WIRE	\$13,451.06	10676	ROTSCHY INC	COMPOST MIXER & CONVEYOR INSTALL PMT 1	A
	11	11/01/2019	7854	WIRE	\$486.67	12220	DISCOVERY BENEFITS INC	FSA deduction on 10/30 & 10/31/19	H
		11/01/2019	7855	WIRE	\$163,842.13	10936	PREMIER EXCAVATION INC	LOGAN-HAGEN CNST - RELEASE OF RETAINAGE	P
		11/04/2019	7857	WIRE	\$97.17	12220	DISCOVERY BENEFITS INC	FSA deduction on 10/31/19	H
		11/04/2019	7858	WIRE	\$107.63	10367	BANK OF AMERICA	Library Merchant Service Fees	H
		11/04/2019	7859	WIRE	\$21,000.00	10573	REHN & ASSOCIATES INC	HRA - Nov2019	H
		11/04/2019	7860	WIRE	\$1,445,329.14	10512	US BANK N A	FHLB #3130AHFJ7 - 2.05% (10/24)	H
		11/05/2019	7861	WIRE	\$615.30	12220	DISCOVERY BENEFITS INC	FSA deduction on 11/3 & 11/4/19	H
		11/05/2019	7862	WIRE	\$200.36	12220	DISCOVERY BENEFITS INC	FSA deduction on 11/1/19	H
		11/05/2019	7863	WIRE	\$120,094.43	11924	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 10/28-11/3/19	H
		11/06/2019	7864	WIRE	\$1,200,000.00	30758	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	H
		11/06/2019	7865	WIRE	\$225.00	12220	DISCOVERY BENEFITS INC	FSA deduction on 11/04/19	H
		11/06/2019	7866	WIRE	\$1,337,610.24	30065	GLACIER ENVIRONMENTAL SERVICES INC.	DISPOSAL CAPACITY IMPRV 1B-LINER, GEOTECH-PMT 2	P
		11/06/2019	7867	WIRE	\$98,685.20	10830	CULBERT CONSTRUCTION INC	SWIFT BLVD IMPROVEMENTS-PMT 8-FINAL	P

AP (Non-Payroll) Check Log Summary- MUNIS 10/25/2019 - 11/22/2019

11/06/2019	7868	WIRE	\$20.00	12220	DISCOVERY BENEFITS INC	FSA deduction on 11/5/19	H
11/08/2019	7869	WIRE	\$19.31	12220	DISCOVERY BENEFITS INC	FSA deduction on 11/7/19	H
11/12/2019	7870	WIRE	\$153,710.10	11097	NW INTERGOVERNMENTAL ENERGY SUPPLY	SHELL & TRANSALTA MARKET PURCHASE	H
11/12/2019	7871	WIRE	\$75.00	12220	DISCOVERY BENEFITS INC	FSA DEDUCTION ON 11/07 & 11/8/19	H
11/13/2019	7872	WIRE	\$169.17	12220	DISCOVERY BENEFITS INC	FSA deduction on 11/11&11/12/19	H
11/13/2019	7873	WIRE	\$82.00	12220	DISCOVERY BENEFITS INC	FSA deduction on 11/8/19	H
11/13/2019	7874	WIRE	\$209,656.04	11924	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical Claims 11/4-11/10/19	H
11/13/2019	7875	WIRE	\$600,000.00	30758	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	H
11/13/2019	7876	WIRE	\$148,711.76	11181	RICHLAND GOLF MANAGEMENT CORPORATION	CPGC Operating Reimbursement - 10/19	H
11/01/2019	7877	WIRE	\$6,822,428.71	11468	US BANK ST PAUL	NOVEMBER 2 2019 DEBT SERVICE	H
11/14/2019	7878	WIRE	\$177.53	12220	DISCOVERY BENEFITS INC	FSA deduction on 11/12 & 11/13/19	H
11/14/2019	7879	WIRE	\$315.00	10573	REHN & ASSOCIATES INC	October 2019 Admin Fee	H
11/15/2019	7880	WIRE	\$406.09	12220	DISCOVERY BENEFITS INC	FSA deduction on 11/13&11/14/19	H
11/15/2019	7881	WIRE	\$2,400,000.00	30758	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920	H
11/18/2019	7882	WIRE	\$249.00	12220	DISCOVERY BENEFITS INC	FSA Deduction on 11/14/19	H
11/19/2019	7883	WIRE	\$1,309.04	12220	DISCOVERY BENEFITS INC	FSA Deduction on 11/16/19	H
11/19/2019	7884	WIRE	\$360.00	10287	WASHINGTON STATE TREASURER	State Share of CPL	H
11/19/2019	7885	WIRE	\$141.50	12220	DISCOVERY BENEFITS INC	FSA deduction on 11/15/19	H
11/19/2019	7886	WIRE	\$158.75	12220	DISCOVERY BENEFITS INC	FSA deduction on 11/17&11/18/19	H
11/19/2019	7887	WIRE	\$275,972.10	11924	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical claims 11/11-11/17/19	H
11/20/2019	7888	WIRE	\$84.00	12220	DISCOVERY BENEFITS INC	FSA deduction on 11/19/19	H
11/20/2019	7889	WIRE	\$9,012.21	10320	VISION SERVICE PLAN (WA)	Monthly Invoice Nov-19	H
11/21/2019	7890	WIRE	\$42.24	12220	DISCOVERY BENEFITS INC	FSA deduction on 11/19&11/20/19	H
11/21/2019	7891	WIRE	\$36,688.93	10902	MATRIX ABSENCE MANAGEMENT INC	October 2019 Claims	H
11/22/2019	7893	WIRE	\$1,861.82	12220	DISCOVERY BENEFITS INC	FSA deduction on 11/20/19	H
Total			\$26,209,294.19				
			\$11,645,329.14	Less Purchase Investment			
			<u>\$14,563,965.05</u>				

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Detail Information

CHECK DATE	START CHECK #	ENDING CHECK #	CHECK COUNT	VOID	CHECK AMT	WARRANT	COMMENT
10/25/2019	273123	273123	1		\$319.85	1025191	laundry service for uniforms
10/25/2019	273124	273124	1		\$785.73	1025191	REPAIR KIT VEH#3313 WO#56113
10/25/2019	273125	273125	1		\$4,125.00	1025191	CITY EMP.-ANNUAL FLU VACCINE
10/25/2019	273126	273126	1		\$38.58	1025191	DEF VEH#3321 WO#56165
10/25/2019	273127	273127	1		\$14,978.66	1025191	SNOW PLOW VEH#3346
10/25/2019	273128	273128	1		\$115,201.91	1025191	SEPT 2019 PCARD 47152900066431
10/25/2019	273129	273129	1		\$16,794.78	1025191	3060 VEHICLE LICENSE
10/25/2019	273130	273130	1		\$518.00	1025191	SEPTEMBER CLASS - 7876/7878
10/25/2019	273131	273131	1		\$346.39	1025191	CANON-HR IRC5550I XLG04984
10/25/2019	273132	273132	1		\$2,320.51	1025191	SHOPS BLDG 200 - OCT
10/25/2019	273133	273133	1		\$75.73	1025191	FITTINGS VEH#3342 WO#56003
10/25/2019	273134	273146	13		\$562.00	1025191	19-366 WSTRN PNR CONF
10/25/2019	273135	273135	1		\$53,204.70	1025191	LANDFILL DYED DIESEL
10/25/2019	273136	273136	1		\$3,127.68	1025191	LES GROVES SAND-BEACH WALL
10/25/2019	273137	273137	1		\$626.83	1025191	SPOTLIGHT VEH#3356 WO#56220
10/25/2019	273138	273138	1		\$43,560.82	1025191	3rd Qtr 2019 Self Insured L&I
10/25/2019	273139	273139	1		\$46.09	1025191	PLATE VEH#3335 WO#56033
10/25/2019	273140	273140	1		\$69.72	1025191	DECALS VEH#3406 WO#56058
10/25/2019	273141	273141	1		\$48.29	1025191	REIMB WAPRO MTNG
10/25/2019	273142	273142	1		\$212.10	1025191	DEVARAJ - SEPTEMBER CLASS - 74
10/25/2019	273143	273143	1		\$15,000.00	1025191	LICENSE RENEWAL
10/25/2019	273144	273144	1		\$364.81	1025191	FIELD SRVC KIT CONVERSION VEH#
10/25/2019	273145	273145	1		\$405.00	1025191	MEMBERSHIP-C. KOCH, K. CRUSSEL
10/25/2019	273147	273147	1		\$54.69	1025191	CAP,GASKET,VALVE VEH#3292 WO#5
10/25/2019	273148	273148	1		\$366.81	1025191	SNOW CHAIN BUNGEE VEH#3311 WO#
10/25/2019	273149	273149	1		\$719.67	1025191	October EAP Premium
10/25/2019	273150	273150	1		\$595.53	1025191	SEPTEMBER CLASS - 7464/7514
10/25/2019	273151	273151	1		\$7,083.33	1025191	CONSULTING SERVICES FOR SEPT.
10/25/2019	273152	273152	1		\$467.26	1025191	SEPTEMBER CLASS - 7424/7440/74
10/25/2019	273153	273153	1		\$963.11	1025191	PIPE, HOSE VEH#3222 WO#56056
10/25/2019	273154	273154	1		\$458.52	1025191	REPAIR REAR DOOR HINGES VEH#71
10/25/2019	273155	273155	1		\$1,600.00	1025191	PRE EMP. PSYCH EVAL EMERG. COM
10/25/2019	273156	273156	1		\$405.89	1025191	NFL FLAG JERSEYS AND BELTS
10/25/2019	273157	273157	1		\$1,299.00	1025191	BACK UP CAMERA SYSTEMS VEH#335
10/25/2019	273158	273158	1		\$5,590.95	1025191	ATOMIC DAYS - CHAIRS, TABLES R
10/25/2019	273159	273159	1		\$320.25	1025191	HRA MONTHLY ADMIN FEE SEPT 201

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10/25/2019	273160	273160	1		\$114.57	1025191	EMBROIDER SHIRTS/ADD PATCH
10/25/2019	273161	273161	1		\$48.87	1025191	TOWING
10/25/2019	273162	273162	1		\$232.05	1025191	SEPTEMBER CLASS 7868/7448/7872
10/25/2019	273163	273163	1		\$173.32	1025191	SEPA MTNG
10/25/2019	273164	273164	1		\$168.33	1025191	FS73 PLUGGED DRIAIN
10/25/2019	273165	273165	1		\$4,200.00	1025191	LABOR RELATIONS, MONTHLY RETAI
10/25/2019	273166	273166	1		\$646.25	1025191	CITY CAR WASHES-MULTI WO'S
10/25/2019	273167	273167	1		\$85.40	1025191	SEPTEMBER CLASS - 7856
10/25/2019	273168	273168	1		\$2,063.40	1025191	QUARTERLY MAINTENANCE CONTRACT
10/25/2019	273169	273169	1		\$50.00	1025191	19-22570 PHONE TRACE
10/25/2019	273170	273170	1		\$275.87	1025191	TARP VEH#3351 WO#55315
10/25/2019	273171	273171	1		\$9,518.17	1025191	WELD REPAIRS VEH#7104 WO#56222
10/30/2019	19869	19869	1		\$1,526.52	103019AT	19-496 HXGN PUB SAFETY USRS GR
10/30/2019	19870	19870	1		\$1,176.05	103019AT	19-495 HXGN PUB SAFETY USRS GR
10/30/2019	19871	19871	1		\$842.34	103019AT	19-506 WOMEN IN PUB PWR CONF
10/30/2019	19872	19872	1		\$516.62	103019AT	19-505 WOMEN IN PUB PWR CONF
10/30/2019	19873	19873	1		\$1,179.00	103019AT	19-470 IEDC TRNING ED MRKTNG A
10/30/2019	273172	273172	1		\$180.59	1030191	COL PARK WEST - PAINTING
10/30/2019	273173	273173	1		\$5,027.92	1030191	SHOPS 100 - COOLING TOWER FAN,
10/30/2019	273174	273174	1		\$3,070.60	1030191	STA 73 - STRIP, WAX, SCRUB FLO
10/30/2019	273175	273175	1		\$3,487.29	1030191	093019 ARBAUGH AND ASSOCIATES
10/30/2019	273176	273176	1		\$356.11	1030191	SHOPS - CONCRETE
10/30/2019	273177	273177	1		\$15,186.34	1030191	FOURTH QUARTER 2019 ASSESSMENT
10/30/2019	273178	273178	1		\$687.24	1030191	CRIME VICTIMS BCDC SEPT 2019
10/30/2019	273179	273179	1		\$27.63	1030191	COLLINS RD RADIO TOWER ELECTRI
10/30/2019	273180	273180	1		\$630.00	1030191	DOT DRUG/ALCOHOL SCREENING & R
10/30/2019	273181	273181	1		\$115.00	1030191	19-493 PB LOADER
10/30/2019	273182	273182	1		\$16,420.95	1030191	OCTOBER 2019 ADMIN FEES
10/30/2019	273183	273183	1		\$268,915.46	1030191	CITY UTILITY BILLS/SEPT 2019
10/30/2019	273184	273184	1		\$1,066.54	1030191	LANDFILL CHARGES - SEPT
10/30/2019	273185	273185	1		\$8,252.50	1030191	19-394 ANNUAL NWACDM MTNG
10/30/2019	273186	273186	1		\$28.00	1030191	ONSITE 64 GALLON-RECURRING SHR
10/30/2019	273187	273187	1		\$2,091.64	1030191	FIRE STATIONS - DOOR REPAIR
10/30/2019	273188	273188	1		\$18.00	1030191	19-485 EXP PURCH
10/30/2019	273189	273189	1		\$89.57	1030191	19-489 BST PRAC TRN
10/30/2019	273190	273190	1		\$512.05	1030191	19-444 RMC/PPC MTNGS OCT
10/30/2019	273191	273191	1		\$14,980.00	1030191	ENVISIO 2019-2020 SUBSCRIPTION
10/30/2019	273192	273192	1		\$250.00	1030191	PRE-EMPLOYMENT POLYGRAPH

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10/30/2019	273193	273193	1		\$917.70	1030191	BADGER FIELD RENO - IRR PARTS
10/30/2019	273194	273194	1		\$45.61	1030191	INSPECTION FEE - EQUIP RECYCLE
10/30/2019	273195	273195	1		\$101.45	1030191	THUMB DRIVES MAILED FOR SIU CA
10/30/2019	273196	273196	1		\$417.84	1030191	LIBRARY - PLUMBING PARTS
10/30/2019	273197	273197	1		\$30.00	1030191	19-492 BST PRACT COACH/COUNS
10/30/2019	273198	273198	1		\$76.00	1030191	19-491 SPRVSR BTCMP
10/30/2019	273199	273199	1		\$168.01	1030191	19-375 WAPRO
10/30/2019	273200	273200	1		\$22.78	1030191	YAK PUMP - GAUGE
10/30/2019	273201	273201	1		\$5.02	1030191	19-407 WAPRO
10/30/2019	273202	273202	1		\$510.42	1030191	MEMORIAL BENCH - PLAQUE
10/30/2019	273203	273203	1		\$18.00	1030191	19-464 SITE VISIT SPOKANE
10/30/2019	273204	273204	1		\$0.05	1030191	19-225 CHILD ABUSE INTRVW
10/30/2019	273205	273205	1		\$1,468.92	1030191	GROVES BEACH - TRACK LOADER, G
10/30/2019	273206	273206	1		\$61.00	1030191	19-262 PUB REC ACT UNIV
10/30/2019	273207	273207	1		\$1,634.06	1030191	COL PK WEST - DOOR REPAIR PART
10/30/2019	273208	273208	1		\$1,500.00	1030191	HEARING TESTS
10/30/2019	273209	273209	1		\$164.10	1030191	SHRED SERVICE THRU 9/24/19
10/30/2019	273210	273210	1		\$191.85	1030191	BYPASS BELT - VALVE REPLACEMEN
10/30/2019	273211	273211	1		\$9,954.00	1030191	Landfill Contamination-Travele
10/30/2019	273212	273212	1		\$10.25	1030191	SERVICE FOR SEPTEMBER 2019
10/30/2019	273213	273213	1		\$89.03	1030191	HAND TRUCK TIRE
10/30/2019	273214	273214	1		\$24,824.67	1030191	LK030278 Premiums - October 20
10/30/2019	273215	273215	1		\$77.93	1030191	RICH DOWNTOWN CON STUD
10/30/2019	273216	273216	1		\$1,011.32	1030191	JANITORIAL SUPPLIES
10/30/2019	273217	273217	1		\$690.00	1030191	Traffic Crash Location System
10/30/2019	273218	273235	18		\$97.44	1030191	REIMB MILEAGE SEPT 2019
10/30/2019	273219	273219	1		\$233.76	1030191	19-361 SWAT TM LEAD TRN
10/30/2019	273220	273220	1		\$756.00	1030191	MEDICAL CLEARANCE DUI 19-17542
10/30/2019	273221	273221	1		\$8.42	1030191	CYCLINDER RENTAL
10/30/2019	273222	273222	1		\$6.39	1030191	BALANCE FORWARD DELIVERY FUEL
10/30/2019	273223	273223	1		\$4,245.00	1030191	SURVEY FOR GRADING AT PCA PROP
10/30/2019	273224	273224	1		\$36.00	1030191	19-468 AWC BRD DIR MTNG
10/30/2019	273225	273225	1		\$97.74	1030191	TOWING
10/30/2019	273227	273227	1		\$119.00	1030191	19-490 SPRVSR BTCMP
10/30/2019	273228	273228	1		\$107.58	1030191	BACKGROUND CHECKS
10/30/2019	273229	273229	1		\$22.74	1030191	19-452 NW ICAC CONF
10/30/2019	273230	273230	1		\$365.92	1030191	19-472 REC APP BKGRD INV
10/30/2019	273231	273231	1		\$1,350.00	1030191	ADVERTISING - FOCUS CONSTRUCTI

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10/30/2019	273232	273232	1		\$25.00	1030191	AUGUST LUNCHEON - ALVAREZ
10/30/2019	273233	273233	1		\$80,199.88	1030191	SPECIAL LODGING ACCESS SEPT 20
10/30/2019	273234	273234	1		\$36,777.54	1030191	09/19 FINES AND FORFEITURES BC
10/30/2019	273236	273236	1		\$30.00	1030191	19-445 RMC/PPC OCT
10/30/2019	273237	273237	1		\$200.00	1030191	19-362 SWAT TM LEAD TR
10/30/2019	273238	273238	1		\$30.88	1030191	19-358 CIVIL 3D DESIGN
10/30/2019	273239	273239	1		\$3,100.00	1030191	TRAX ANALYTICAL SUITE ANNUAL R
10/30/2019	273240	273240	1		\$22.77	1030192	19-394 ANNUAL NWACDM MTNG TRAI
10/30/2019	273241	273241	1		\$726.87	1030192	19-471 OLYMPIA TRIP HANFORD IS
10/31/2019	273242	273242	1		\$91.14	103119S	UTILITY ACCT 00318019-09813758
10/31/2019	273243	273243	1		\$76.33	103119S	UTILITY 2500 GEORGE WASH WAY 1
10/31/2019	273244	273244	1		\$96.48	103119S	UTILITY 2100 BELLERIVE DR S198
10/31/2019	273245	273245	1		\$72.61	103119S	UTILITY 934 MCPHERSON AVE 0030
10/31/2019	273246	273246	1		\$91.74	103119S	UTILITY 1900 STEVENS DR 615 00
10/31/2019	273247	273247	1		\$114.57	103119S	UTILITY 1878 FOWLER ST 3 - 003
10/31/2019	273248	273248	1		\$93.06	103119S	UTILITY 575 COLUMBIA POINT DR
10/31/2019	273249	273249	1		\$10.93	103119S	UTILITY REFUND CHECK REISSUE #
10/31/2019	273250	273250	1		\$81.25	103119S	UTILITY 225 KRANICHWOOD CT - 0
10/31/2019	273251	273251	1		\$125.09	103119S	UTILITY 2101 STEPTOE ST APT 10
10/31/2019	273252	273252	1		\$134.00	103119S	MEDICARE PREMIUM/CLEAVENGER -
10/31/2019	273253	273253	1		\$0.19	103119S	17-428 L&I MEETING - CHECK REI
10/31/2019	273254	273254	1		\$18.00	103119S	17-336 FANCHER - CHECK REISSUE
10/31/2019	273255	273255	1		\$134.80	103119S	MEDICARE PREMIUM/KEYS
10/31/2019	273256	273256	1		\$0.04	103119S	17-343 SD MYERS MG REISSUE - U
10/31/2019	273257	273257	1		\$209.63	103119S	WASTEWORX 11832 REISSUE
10/31/2019	273258	273258	1		\$589.89	103119S	WASTE WORKS REFUND 11800 - REI
11/01/2019	273259	273259	1		\$569.02	1101191	WHEEL HUB
11/01/2019	273260	273260	1		\$2,776.91	1101191	CURB TENDER CYLINDER REPAIR VE
11/01/2019	273261	273261	1		\$140.55	1101191	785 CANYON ST Apt 306
11/01/2019	273262	273262	1		\$97.29	1101191	2550 DUPORTAIL ST F135
11/01/2019	273263	273263	1		\$96.22	1101191	2895 PAULING AVE Apt 122
11/01/2019	273264	273264	1		\$17.99	1101191	1305 SYMONS ST
11/01/2019	273265	273265	1		\$55.87	1101191	200 WALDRON ST 49
11/01/2019	273266	273266	1		\$139.41	1101191	2655 SANDPIPER LOOP
11/01/2019	273267	273267	1		\$20.00	1101191	1508 POTTER AVE
11/01/2019	273268	273268	1		\$58.33	1101191	777 MCMURRAY ST 9
11/01/2019	273269	273269	1		\$109.75	1101191	2100 BELLERIVE DR R185
11/01/2019	273270	273270	1		\$156.96	1101191	1386 COWICHE CT

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11/01/2019	273271	273271	1		\$372.83	1101191	2013 TORBETT ST
11/01/2019	273272	273272	1		\$27.69	1101191	2550 DUPORTAIL ST S214
11/01/2019	273273	273273	1		\$120.93	1101191	451 WESTCLIFFE BLVD Apt 343
11/01/2019	273274	273274	1		\$150.00	1101191	2894 SALK AVE Apt 171
11/01/2019	273275	273275	1		\$28.48	1101191	190 SELL LN
11/01/2019	273276	273276	1		\$76.81	1101191	50 JADWIN AVE 68
11/01/2019	273277	273277	1		\$265.73	1101191	313 THAYER DR
11/01/2019	273278	273278	1		\$31.00	1101191	1644 JADWIN AVE D
11/01/2019	273279	273279	1		\$133.94	1101191	1876 FOWLER ST 311
11/01/2019	273280	273280	1		\$166.70	1101191	2538 GRANADA CT
11/01/2019	273281	273281	1		\$55.50	1101191	1167 JADWIN AVE
11/01/2019	273282	273282	1		\$10.00	1101191	BEN FRANKLIN TRANSIT 1 MASTER
11/01/2019	273283	273283	1		\$107.82	1101191	451 WESTCLIFFE BLVD Apt 149
11/01/2019	273284	273284	1		\$22.32	1101191	1650 MOWRY SQ 110
11/01/2019	273285	273285	1		\$5.66	1101191	103 CRAIGHILL AVE
11/01/2019	273286	273286	1		\$80.71	1101191	1465 AMON CT
11/01/2019	273287	273287	1		\$104.66	1101191	2500 GEORGE WASHINGTON WAY 139
11/01/2019	273288	273288	1		\$36.61	1101191	2336 HOOD AVE 11
11/01/2019	273289	273289	1		\$5.17	1101191	1900 STEVENS DR 213
11/01/2019	273290	273290	1		\$13.17	1101191	1717 MILAN LN
11/01/2019	273291	273291	1		\$115.91	1101191	3003 QUEENSGATE DR Apt 343
11/01/2019	273292	273292	1		\$187.90	1101191	1417 OXFORD AVE
11/01/2019	273293	273293	1		\$96.96	1101191	1408 BLACK CT
11/01/2019	273294	273294	1		\$16.50	1101191	811 WRIGHT AVE
11/01/2019	273295	273295	1		\$103.83	1101191	575 COLUMBIA POINT DR Apt 327
11/01/2019	273296	273296	1		\$9.96	1101191	2894 SALK AVE Apt 371
11/01/2019	273297	273297	1		\$204.89	1101191	1798 SYCAMORE CT
11/01/2019	273298	273298	1		\$35.67	1101191	2894 SALK AVE Apt 120
11/01/2019	273299	273299	1		\$119.45	1101191	1918 MINT LOOP
11/01/2019	273300	273300	1		\$42.60	1101191	50 JADWIN AVE 76
11/01/2019	273301	273301	1		\$204.77	1101191	111 MESA DR
11/01/2019	273302	273302	1		\$22.01	1101191	2324 HOOD AVE 9
11/01/2019	273303	273303	1		\$62.30	1101191	250 GAGE BLVD 1091
11/01/2019	273304	273304	1		\$14.02	1101191	2500 GEORGE WASHINGTON WAY 138
11/01/2019	273305	273305	1		\$11.99	1101191	575 COLUMBIA POINT DR Apt 205
11/01/2019	273306	273306	1		\$67.28	1101191	1418 POTTER AVE
11/01/2019	273307	273307	1		\$53.84	1101191	1780 PIKE AVE C207
11/01/2019	273308	273308	1		\$24.33	1101191	1851 JADWIN AVE 326

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11/01/2019	273309	273309	1		\$179.85	1101191	1958 BIRCH AVE
11/01/2019	273310	273310	1		\$54.81	1101191	706 SNOW AVE
11/01/2019	273311	273311	1		\$91.92	1101191	2550 DUPORTAIL ST H247
11/01/2019	273312	273312	1		\$4.90	1101191	103 CULLUM AVE
11/01/2019	273313	273313	1		\$70.40	1101191	3003 QUEENSGATE DR Apt 320
11/01/2019	273314	273314	1		\$246.07	1101191	2555 DUPORTAIL ST B312
11/01/2019	273315	273315	1		\$197.04	1101191	1113 WRIGHT AVE
11/01/2019	273316	273316	1		\$121.09	1101191	575 COLUMBIA POINT DR Apt 322
11/01/2019	273317	273317	1		\$110.68	1101191	2927 REDROCK RIDGE LOOP
11/01/2019	273318	273318	1		\$6.90	1101191	50 JADWIN AVE 104
11/01/2019	273319	273319	1		\$78.14	1101191	1775 COLUMBIA PARK TRL 130
11/01/2019	273320	273320	1		\$34.59	1101191	703 ABBOT ST
11/01/2019	273321	273321	1		\$89.38	1101191	3003 QUEENSGATE DR Apt 134
11/01/2019	273322	273322	1		\$64.08	1101191	2021 MAHAN AVE K12
11/01/2019	273323	273323	1		\$45.21	1101191	1529 COLUMBIA PARK TRL Apt 113
11/01/2019	273324	273324	1		\$2.06	1101191	2936 LORAYNE J BLVD
11/01/2019	273325	273325	1		\$78.87	1101191	1878 FOWLER ST 60
11/01/2019	273326	273326	1		\$103.00	1101191	2895 PAULING AVE Apt 344
11/01/2019	273327	273327	1		\$91.51	1101191	1529 COLUMBIA PARK TRL Apt 205
11/01/2019	273328	273328	1		\$293.22	1101191	18 CENTER PKWY
11/01/2019	273329	273329	1		\$21.65	1101191	2433 GEORGE WASHINGTON WAY 310
11/01/2019	273330	273330	1		\$41.95	1101191	2550 DUPORTAIL ST F131
11/01/2019	273331	273331	1		\$15.59	1101191	1625 SUNTERRA CT
11/01/2019	273332	273332	1		\$54.00	1101191	2206 CONCORD ST
11/01/2019	273333	273333	1		\$98.56	1101191	227 UNIVERSITY DR Apt 104
11/01/2019	273334	273334	1		\$44.56	1101191	2727 BENT TREE AVE
11/01/2019	273335	273335	1		\$110.92	1101191	2741 BENT TREE AVE
11/01/2019	273336	273336	1		\$117.52	1101191	2894 SALK AVE Apt 243
11/01/2019	273337	273337	1		\$80.48	1101191	1775 COLUMBIA PARK TRL 231
11/01/2019	273338	273338	1		\$12.33	1101191	1104 WILLIAMS BLVD
11/01/2019	273339	273339	1		\$118.88	1101191	575 COLUMBIA POINT DR Apt 211
11/01/2019	273340	273340	1		\$40.00	1101191	201 MATA RD
11/01/2019	273341	273341	1		\$75.52	1101191	2100 BELLERIVE DR S191
11/01/2019	273342	273342	1		\$68.19	1101191	1775 COLUMBIA PARK TRL 114
11/01/2019	273343	273343	1		\$235.70	1101191	1904 DAVISON AVE
11/01/2019	273344	273344	1		\$78.50	1101191	508 SMITH AVE
11/01/2019	273345	273345	1		\$45.33	1101191	2550 DUPORTAIL ST L167
11/01/2019	273346	273346	1		\$100.31	1101191	1621 GEORGE WASHINGTON WAY B5

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11/01/2019	273347	273347	1		\$105.23	1101191	900 AARON DR 226
11/01/2019	273348	273348	1		\$362.09	1101191	614 MEADOWS DR E
11/01/2019	273349	273349	1		\$79.42	1101191	227 UNIVERSITY DR Apt 127
11/01/2019	273350	273350	1		\$176.13	1101191	2872 HAWKSTONE CT
11/01/2019	273351	273351	1		\$138.89	1101191	250 GAGE BLVD 2083
11/01/2019	273352	273352	1		\$176.12	1101191	644 STEWART DR
11/01/2019	273353	273353	1		\$50.90	1101191	3148 WILLOW POINTE DR
11/01/2019	273354	273354	1		\$17.82	1101191	701 SYMONS ST Apt 102
11/01/2019	273355	273355	1		\$3.83	1101191	200 WALDRON ST 31
11/01/2019	273356	273356	1		\$117.19	1101191	3139 WILLOW POINTE DR
11/01/2019	273357	273357	1		\$15.93	1101191	1845 LESLIE RD B144
11/01/2019	273358	273358	1		\$100.55	1101191	200 WALDRON ST 30
11/01/2019	273359	273359	1		\$80.88	1101191	3084 WILD CANYON WAY
11/01/2019	273360	273360	1		\$114.94	1101191	3066 WILD CANYON WAY
11/01/2019	273361	273361	1		\$335.26	1101191	3012 WILD CANYON WAY
11/01/2019	273362	273362	1		\$346.26	1101191	3006 WILD CANYON WAY
11/01/2019	273363	273363	1		\$355.26	1101191	2226 LEGACY LN
11/01/2019	273364	273364	1		\$20.53	1101191	2513 DUPORTAIL ST Apt 245
11/01/2019	273365	273365	1		\$88.45	1101191	250 GAGE BLVD 2071
11/01/2019	273366	273366	1		\$56.62	1101191	2894 SALK AVE Apt 220
11/01/2019	273367	273367	1		\$4.45	1101191	2513 DUPORTAIL ST Apt 150
11/01/2019	273368	273368	1		\$11.76	1101191	509 DOUGLASS AVE
11/01/2019	273369	273369	1		\$28.91	1101191	2550 DUPORTAIL ST O188
11/01/2019	273370	273370	1		\$112.58	1101191	2500 GEORGE WASHINGTON WAY 100
11/01/2019	273371	273371	1		\$99.06	1101191	1621 GEORGE WASHINGTON WAY A23
11/01/2019	273372	273372	1		\$27.25	1101191	212 HIGH MEADOWS ST
11/01/2019	273373	273373	1		\$49.97	1101191	451 WESTCLIFFE BLVD Apt 260
11/01/2019	273374	273374	1		\$96.09	1101191	250 GAGE BLVD 4050
11/01/2019	273375	273375	1		\$104.40	1101191	2433 GEORGE WASHINGTON WAY 410
11/01/2019	273376	273376	1		\$83.25	1101191	2895 PAULING AVE Apt 155
11/01/2019	273377	273377	1		\$56.45	1101191	2021 MAHAN AVE J2
11/01/2019	273378	273378	1		\$117.77	1101191	2100 BELLERIVE DR EE55
11/01/2019	273379	273379	1		\$133.24	1101191	2014 KUHN ST
11/01/2019	273380	273380	1		\$15.26	1101191	309 GREENTREE CT 4
11/01/2019	273381	273381	1		\$94.95	1101191	327 GREENTREE CT 6
11/01/2019	273382	273382	1		\$57.47	1101191	2894 SALK AVE Apt 312
11/01/2019	273383	273383	1		\$111.29	1101191	50 JADWIN AVE 61
11/01/2019	273384	273384	1		\$161.69	1101191	2335 BELLAVIEW AVE

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11/01/2019	273385	273385	1		\$4.48	1101191	1775 COLUMBIA PARK TRL 210
11/01/2019	273386	273386	1		\$5.85	1101191	1775 COLUMBIA PARK TRL 230
11/01/2019	273387	273387	1		\$20.36	1101191	1775 COLUMBIA PARK TRL 142
11/01/2019	273388	273388	1		\$33.76	1101191	1775 COLUMBIA PARK TRL 208
11/01/2019	273389	273389	1		\$63.43	1101191	1775 COLUMBIA PARK TRL 229
11/01/2019	273390	273390	1		\$67.27	1101191	1775 COLUMBIA PARK TRL 129
11/01/2019	273391	273391	1		\$132.40	1101191	1775 COLUMBIA PARK TRL 222
11/01/2019	273392	273392	1		\$133.25	1101191	1775 COLUMBIA PARK TRL 227
11/01/2019	273393	273393	1		\$150.61	1101191	1775 COLUMBIA PARK TRL 102
11/01/2019	273394	273394	1		\$157.56	1101191	1000 CATSKILL ST 4
11/01/2019	273395	273395	1		\$118.16	1101191	59 RIDGECLIFF DR
11/01/2019	273396	273396	1		\$5.63	1101191	227 UNIVERSITY DR Apt 305
11/01/2019	273397	273397	1		\$38.21	1101191	227 UNIVERSITY DR Apt 324
11/01/2019	273398	273398	1		\$149.19	1101191	227 UNIVERSITY DR Apt 206
11/01/2019	273399	273399	1		\$282.01	1101191	227 UNIVERSITY DR Apt 112
11/01/2019	273400	273400	1		\$274.49	1101191	1608 TURNER ST
11/01/2019	273401	273401	1		\$93.11	1101191	2101 STEPTOE ST Apt 205
11/01/2019	273402	273402	1		\$24.23	1101191	1784 JADWIN AVE B
11/01/2019	273403	273403	1		\$121.60	1101191	1878 FOWLER ST 31
11/01/2019	273404	273404	1		\$22.00	1101191	1770 LESLIE RD 314
11/01/2019	273405	273405	1		\$31.49	1101191	3003 QUEENSGATE DR Apt 246
11/01/2019	273406	273406	1		\$31.44	1101191	2550 DUPORTAIL ST B211
11/01/2019	273407	273407	1		\$36.54	1101191	2550 DUPORTAIL ST O189
11/01/2019	273408	273408	1		\$55.05	1101191	2433 GEORGE WASHINGTON WAY 220
11/01/2019	273409	273409	1		\$119.27	1101191	1529 COLUMBIA PARK TRL Apt 247
11/01/2019	273410	273410	1		\$70.92	1101191	2513 DUPORTAIL ST Apt 205
11/01/2019	273411	273411	1		\$72.38	1101191	2513 DUPORTAIL ST Apt 112
11/01/2019	273412	273412	1		\$59.64	1101191	1900 FOWLER ST C
11/01/2019	273413	273413	1		\$136.54	1101191	WINDOW REG ASSY VEH#2416 WO#5
11/01/2019	273414	273414	1		\$287.79	1101191	TARP KIT VEH#4143 WO#55974
11/01/2019	273415	273415	1		\$177.23	1101191	WM BIBS MILLER # 3875
11/01/2019	273416	273416	1		\$201.44	1101191	ISM PACIFIC NW CONF-BOTTINEAU
11/01/2019	273417	273417	1		\$4,675.28	1101191	NATURAL GAS USAGE 10/17/19
11/01/2019	273418	273418	1		\$419.30	1101191	O-RING,FLANGE KIT VEH#7143 WO#
11/01/2019	273419	273419	1		\$132.31	1101191	HOSE ASSY VEH#3255 WO#55969
11/01/2019	273420	273420	1		\$156.18	1101191	internet 90967501
11/01/2019	273421	273421	1		\$1,152.99	1101191	S3 V460XD 2 GREASE
11/01/2019	273422	273422	1		\$43,537.26	1101191	BiPinComp Support LE Citrix Ma

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11/01/2019	273423	273423	1		\$11,780.94	1101191	PASCO HOME DPA 7/1-9/30/2019 r
11/01/2019	273424	273424	1		\$3,682.53	1101191	DROPBX/STSWPNGS SEP19
11/01/2019	273425	273425	1		\$2,402.34	1101191	FALL 2019 PEMT PROGRAM BIRKHM
11/01/2019	273426	273426	1		\$967.20	1101191	ACLS/PALS SUMMER 19 - LEONARD
11/01/2019	273427	273427	1		\$39.23	1101191	RECURRING SHRED SERVICE
11/01/2019	273428	273428	1		\$14,995.44	1101191	TIRES VEH#3320 WO#56265
11/01/2019	273429	273429	1		\$154.61	1101191	SHOPS 100 - ENTRY LIGHTS
11/01/2019	273430	273430	1		\$31.39	1101191	FALL PREVENTATIVE MAINTENANCE
11/01/2019	273431	273431	1		\$888.50	1101191	DV ADVOCACY SERVICES 9/2019
11/01/2019	273432	273432	1		\$44.91	1101191	FITTINGS, FLANGE VEH#3332 WO#5
11/01/2019	273433	273433	1		\$368.00	1101191	WQ WATER SAMPLING ANALYSIS
11/01/2019	273434	273434	1		\$2,335.96	1101191	BADGER FIELD RENO - IRR PARTS
11/01/2019	273435	273435	1		\$31.07	1101191	ECHO BAR GUARD
11/01/2019	273436	273436	1		\$800.32	1101191	DECALS VEH#3277 WO#55736
11/01/2019	273437	273437	1		\$71.00	1101191	FIRST AID KIT/BLD BRN PATH KIT
11/01/2019	273438	273438	1		\$700.10	1101191	LIGHTING VEH#3355 WO#56104
11/01/2019	273439	273439	1		\$324.44	1101191	STEVENS PARK - PLUMBING PARTS
11/01/2019	273440	273440	1		\$200.91	1101191	NEW FOAM IN SEAT VEH#2443 WO#5
11/01/2019	273441	273441	1		\$108.60	1101191	HORN - STORAGE
11/01/2019	273442	273442	1		\$66.67	1101191	SILVER CLOUD PHONE LINE
11/01/2019	273443	273443	1		\$1,042.05	1101191	HOSES VEH#6614 WO#56110
11/01/2019	273444	273444	1		\$97.74	1101191	WINDSHIELD REPAIR VEH#2447 WO#
11/01/2019	273445	273445	1		\$506.80	1101191	O-RINGS VEH#5039 WO#55971
11/01/2019	273446	273446	1		\$81.03	1101191	UNION,NIPPLE VEH#3255 WO#55969
11/01/2019	273447	273447	1		\$183.73	1101191	SURGE TANK VEH#7152 WO#56001
11/01/2019	273448	273448	1		\$2,994.06	1101191	CARRIERS,GSKT,SHAFT VEH#3285 W
11/01/2019	273449	273449	1		\$205.96	1101191	FLAT REPAIR/TIRE VEH#4061 WO#5
11/01/2019	273450	273450	1		\$197.08	1101191	FILTER/GASKET VEH#3302 WO#560
11/01/2019	273451	273451	1		\$600.00	1101191	COMPOST FAC SAMPLING 09-16-19
11/01/2019	273452	273452	1		\$461.77	1101191	PM FILTERS VEH#3351 WO#55891
11/01/2019	273453	273453	1		\$285.20	1101191	METAL PLATES VEH#7146 WO#56065
11/01/2019	273454	273454	1		\$233.33	1101191	RANGE ALARM MONITORING
11/01/2019	273455	273455	1		\$21,032.40	1101191	RADIO VEH#2486 WO#56292
11/01/2019	273456	273456	1		\$665.30	1101191	PLASTIC CLEANER FOR VAC TRK #3
11/01/2019	273457	273457	1		\$37.40	1101191	COUPLER SOCKETS FOR SHOP SUPPL
11/01/2019	273458	273458	1		\$370.25	1101191	RETURN (2) MH SAFETY COVERS
11/01/2019	273459	273459	1		\$487.22	1101191	AMRX BRACKET VEH#3357 WO#55872
11/01/2019	273460	273460	1		\$45.95	1101191	MEDICAL OXYGEN

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11/01/2019	273461	273461	1		\$100.56	1101191	COIL VEH#7140 WO#56225
11/01/2019	273462	273462	1		\$592.94	1101191	RETURN CORE VEH#7109 WO#54493
11/01/2019	273463	273463	1		\$273.64	1101191	WWTF H/C DISP RENT 5 GAL H2O
11/01/2019	273464	273464	1		\$329.62	1101191	EL PLUG EURODR PMP AND ZIP TIE
11/01/2019	273465	273465	1		\$58.35	1101191	CABLE VEH#3212 WO#56176
11/01/2019	273466	273466	1		\$78.82	1101191	LAMP VEH#6594 WO#55909
11/01/2019	273467	273467	1		\$217.69	1101191	EMBROIDER VOLUNTEER CAPS/VELCR
11/01/2019	273468	273468	1		\$35.35	1101191	CAP VEH#5047 WO#55896
11/01/2019	273469	273469	1		\$725.52	1101191	JEFFERSON - BLOCKAGE
11/01/2019	273470	273470	1		\$6,025.13	1101191	DECANT MH CLEAN-OUT SHOPS
11/01/2019	273471	273471	1		\$2,199.15	1101191	LIBRARY - INTERCOMS (2)
11/01/2019	273472	273472	1		\$57.78	1101191	U JOINT KIT VEH#3337 WO#55336
11/01/2019	273473	273473	1		\$3,430.85	1101191	CYLINDER,PINS VEH#3332 WO#559
11/01/2019	273474	273474	1		\$683.33	1101191	CITY HALL - PEST CONTROL
11/01/2019	273475	273475	1		\$2,318.00	1101191	PER DIEM NW REGIONAL ICAC CONF
11/01/2019	273476	273476	1		\$2,701.80	1101191	GREASE FITTINGS FOR SHOP
11/01/2019	273477	273477	1		\$918.51	1101191	OUTRIGGER PAD VEH#3251 WO#5627
11/01/2019	273478	273478	1		\$195.48	1101191	1037 WILLARD SNAKE ML QH190109
11/01/2019	273479	273479	1		\$1,014.47	1101191	CRANE PARTS VEH#3286 WO#56095
11/01/2019	273480	273480	1		\$57.17	1101191	STOCK - LIQUID TIGHT, CONNECTO
11/01/2019	273481	273481	1		\$6,499.71	1101191	TRANSFER ITEMS FROM #3286 TO #
11/01/2019	273482	273482	1		\$119.46	1101191	RECORDS SEARCH
11/01/2019	273483	273483	1		\$188.97	1101191	FUSES VEH#5049 WO#56259
11/01/2019	273484	273485	2		\$1,165.22	1101191	Uniform/Linen Laundry Services
11/01/2019	273486	273486	1		\$291.50	1101191	BACKGROUND CHECKS FOR SEPTEMBE
11/01/2019	273487	273487	1		\$476.03	1101191	SHIOPS 100 - COOLING TOWER PUM
11/01/2019	273488	273488	1		\$489.47	1101191	FLOW VALVE VEH#3342 WO#56003
11/01/2019	273489	273489	1		\$2,980.91	1101191	TRANS FLUID VEH#7143 WO#56224
11/01/2019	273490	273490	1		\$1,621.37	1101191	FRNT GRABBER ARM VEH#3336 WO#5
11/01/2019	273491	273491	1		\$2,271.55	1101191	CLEAN BOTTOM GUARD SERVICE VEH
11/01/2019	273492	273492	1		\$8,810.84	1101191	HYD PRESSURE FILTER VEH#3335 W
11/01/2019	273493	273493	1	VOID	\$0.00	1101191	VOID AFTER UPDATE 11/04/2019
11/01/2019	273494	273494	1		\$319.92	1101191	SEPTEMBER 2PA-604396
11/04/2019	273495	273497	3		\$406.50	1101192	MEDICARE PREMIUM/BADGLEY
11/04/2019	273498	273498	1		\$135.50	1101192	MEDICARE PREMIUM/BAKER
11/04/2019	273499	273499	1		\$135.50	1101192	MEDICARE PREMIUM/BATES
11/04/2019	273500	273500	1		\$135.50	1101192	MEDICARE PREMIUM/BEDEN
11/04/2019	273501	273503	3		\$406.50	1101192	MEDICARE PREMIUM/BOLSTAD

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11/04/2019	273504	273504	1		\$104.90	1101192	MEDICARE PREMIUM/BOWLS
11/04/2019	273505	273505	1		\$119.50	1101192	MEDICARE PREMIUM/BRUNSON
11/04/2019	273506	273506	1		\$131.50	1101192	MEDICARE PREMIUM/BUSH
11/04/2019	273507	273507	1		\$135.50	1101192	MEDICARE PREMIUM/CANFIELD
11/04/2019	273508	273508	1		\$572.50	1101192	MEDICARE PREMIUM/CARPER
11/04/2019	273509	273509	1		\$134.00	1101192	MEDICARE PREMIUM/CARRICK
11/04/2019	273510	273512	3		\$406.50	1101192	MEDICARE PREMIUM/CASE
11/04/2019	273513	273513	1		\$104.90	1101192	MEDICARE PREMIUM/CLARK
11/04/2019	273514	273515	2		\$271.00	1101192	MEDICARE PREMIUM/CLEAVANGER
11/04/2019	273516	273516	1		\$131.50	1101192	MEDICARE PREMIUM/CLEMENTS
11/04/2019	273517	273517	1		\$135.50	1101192	MEDICARE PREMIUM/COUCH
11/04/2019	273518	273518	1		\$135.50	1101192	MEDICARE PREMIUM/DEMYER
11/04/2019	273519	273519	1		\$135.50	1101192	MEDICARE PREMIUM/DOWNS
11/04/2019	273520	273520	1		\$135.50	1101192	MEDICARE PREMIUM/DRIVER
11/04/2019	273521	273521	1		\$135.50	1101192	MEDICARE PREMIUM/DUCHEMIN
11/04/2019	273522	273522	1		\$120.00	1101192	MEDICARE PREMIUM/ESTY
11/04/2019	273523	273523	1		\$135.50	1101192	MEDICARE PREMIUM/FERRIANS
11/04/2019	273524	273524	1		\$135.50	1101192	MEDICARE PREMIUM/GANLEY
11/04/2019	273525	273525	1		\$135.50	1101192	MEDICARE PREMIUM/GILL
11/04/2019	273526	273526	1		\$117.50	1101192	MEDICARE PREMIUM/HIGGINS
11/04/2019	273527	273527	1		\$118.00	1101192	MEDICARE PREMIUM/HOUCHIN
11/04/2019	273528	273528	1		\$116.50	1101192	MEDICARE PREMIUM/JOHNSON
11/04/2019	273529	273529	1		\$135.50	1101192	MEDICARE PREMIUM/JONES
11/04/2019	273530	273530	1		\$134.00	1101192	MEDICARE PREMIUM/KEYS
11/04/2019	273531	273531	1		\$117.50	1101192	MEDICARE PREMIUM/LAHTI
11/04/2019	273532	273532	1		\$135.50	1101192	MEDICARE PREMIUM/LARSON
11/04/2019	273533	273533	1		\$113.50	1101192	MEDICARE PREMIUM/LEWIS
11/04/2019	273534	273534	1		\$124.50	1101192	MEDICARE PREMIUM/MOORE
11/04/2019	273535	273535	1		\$135.50	1101192	MEDICARE PREMIUM/MULROY
11/04/2019	273536	273536	1		\$116.50	1101192	MEDICARE PREMIUM/MURRAY
11/04/2019	273537	273537	1		\$135.50	1101192	MEDICARE PREMIUM/MYERS
11/04/2019	273538	273538	1		\$116.50	1101192	MEDICARE PREMIUM/OWEN
11/04/2019	273539	273539	1		\$135.50	1101192	MEDICARE PREMIUM/POLLARD
11/04/2019	273540	273540	1		\$135.50	1101192	MEDICARE PREMIUM/RODGERS
11/04/2019	273541	273541	1		\$122.50	1101192	MEDICARE PREMIUM/RONEY
11/04/2019	273542	273542	1	VOID	\$0.00	1101192	VOID AFTER UPDATE 11/19/2019
11/04/2019	273543	273543	1		\$133.50	1101192	MEDICARE PREMIUM/SPARKS
11/04/2019	273544	273544	1		\$135.50	1101192	MEDICARE PREMIUM/STRATTON

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11/04/2019	273545	273545	1		\$135.50	1101192	MEDICARE PREMIUM/TANNER
11/04/2019	273546	273546	1		\$135.50	1101192	MEDICARE PREMIUM/TAYLOR
11/04/2019	273547	273547	1		\$134.50	1101192	MEDICARE PREMIUM/THOMAS
11/04/2019	273548	273548	1		\$135.50	1101192	MEDICARE PREMIUM/TURNER
11/04/2019	273549	273549	1		\$116.00	1101192	MEDICARE PREMIUM/WEST
11/04/2019	273550	273550	1		\$108.00	1101192	MEDICARE PREMIUM/WILLIAMSON
11/04/2019	273551	273551	1		\$135.50	1101192	MEDICARE PREMIUM/WILMOTH
11/04/2019	273552	273552	1		\$118.00	1101192	MEDICARE PREMIUM/ZIMMERMAN
11/06/2019	19874	19874	1		\$196.00	110619AT	19-427 TEAMS CONFERENCE
11/06/2019	19875	19875	1		\$509.44	110619AT	19-478 NEMS NRU MTNGS
11/06/2019	19876	19876	1		\$699.16	110619AT	19-481 NRU PPC MEETINGS
11/06/2019	273553	273553	1		\$196.57	1106191	Specialty Stock-Prosecution Of
11/06/2019	273554	273554	1		\$894.87	1106191	GROVES - IRR PARTS
11/06/2019	273555	273555	1		\$6,940.01	1106191	RETAINAGE #03-19
11/06/2019	273556	273556	1		\$13,383.04	1106191	MULTIPLE BLDGS - JANITORIAL OC
11/06/2019	273557	273646	90		\$9,162.87	1106191	Traffic Impact Latecomer - 3rd
11/06/2019	273558	273558	1		\$555.45	1106191	LINEN CHARGES FOR SEPT.
11/06/2019	273559	273559	1		\$1,900.00	1106191	
11/06/2019	273560	273639	80	VOID	\$0.00	1106191	VOID AFTER UPDATE 11/06/2019
11/06/2019	273561	273561	1		\$180.00	1106191	706 SNOW AVE - REF: 536324 - C
11/06/2019	273562	273562	1		\$250.00	1106191	1413 MARSHALL AVE
11/06/2019	273563	273563	1		\$99.42	1106191	1002 CAYUSE DR
11/06/2019	273564	273564	1		\$2,448.07	1106191	2035 NEWCOMER AVE
11/06/2019	273565	273565	1		\$97.82	1106191	250 GAGE BLVD 3085
11/06/2019	273566	273566	1		\$188.79	1106191	1860 MAHAN AVE
11/06/2019	273567	273567	1		\$27,312.00	1106191	Badger South Water Connection
11/06/2019	273568	273568	1		\$1,670.74	1106191	BANK ANALYSIS FEES SEPT 2019
11/06/2019	273569	273569	1		\$12.00	1106191	SHIPPING CHARGES FOR SHOP SUPP
11/06/2019	273570	273570	1		\$211.64	1106191	SCOUT PROJECT - PLANTS-CLAYBEL
11/06/2019	273571	273571	1		\$918.00	1106191	Disposal Capacity Imprv-Eng Wo
11/06/2019	273572	273572	1		\$34,444.33	1106191	2019 Primary Election held 8/6
11/06/2019	273573	273573	1		\$8,873.73	1106191	WORK CREW - AUG
11/06/2019	273574	273574	1		\$24.01	1106191	O-RING VEH#3342 WO#56003
11/06/2019	273575	273575	1		\$103.33	1106191	LONG DISTANCE 10/06-11/05/19
11/06/2019	273576	273576	1		\$608.16	1106191	ENGINEER REMOTE SYS PROGRAMMIN
11/06/2019	273577	273577	1		\$2,140.51	1106191	FLEET OIL
11/06/2019	273578	273578	1		\$2,394.15	1106191	BIPIN MAINTENANCE - 4TH QTR
11/06/2019	273579	273579	1		\$4,620.16	1106191	BCES UTILITIES 09/03-10/01/19

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11/06/2019	273580	273580	1		\$3,400.00	1106191	ATOMIC FRONTIER DAYS - COR PD
11/06/2019	273581	273581	1		\$324.78	1106191	Municipal Code - Web Update 9/
11/06/2019	273582	273582	1		\$3,989.80	1106191	WEEKLY FUEL CARDLOCK 11/1-11/3
11/06/2019	273583	273583	1		\$12,155.48	1106191	TIRE CHANGE VEH#3340 WO#56232
11/06/2019	273584	273584	1		\$977.58	1106191	TRANSLATION SERVICES E911 09/0
11/06/2019	273585	273585	1		\$64,156.54	1106191	FORD F-350
11/06/2019	273586	273586	1		\$429.93	1106191	SEPT 2019 WORK CREW - LANDFILL
11/06/2019	273587	273587	1		\$647.00	1106191	Columbia River Site - Water Qu
11/06/2019	273588	273588	1		\$20.00	1106191	SHREDDING SERVICES/BCES - 09/0
11/06/2019	273589	273589	1		\$1,848.32	1106191	COMMERCIAL IMPROVEMENT PROGRAM
11/06/2019	273591	273591	1		\$279.17	1106191	BUSCREEN VEH#3311 WO#56060
11/06/2019	273592	273592	1		\$31.41	1106191	NUMBER DECALS VEH#3357 WO#5620
11/06/2019	273593	273593	1		\$180.75	1106191	BOLTS VEH#7143 WO#56006
11/06/2019	273594	273594	1		\$224.00	1106191	Center Parkway RR STB -Sept 20
11/06/2019	273596	273596	1		\$2,491.17	1106191	PHONE SERVICES 10/04-11/03/19
11/06/2019	273597	273597	1		\$120.52	1106191	BLRF PROJECT REIMBURSEMENT #1
11/06/2019	273598	273598	1		\$322.05	1106191	UNIFORMS
11/06/2019	273599	273599	1		\$516.12	1106191	ARMORED CAR SRVCS OCT 2019
11/06/2019	273600	273600	1		\$952.98	1106191	BLRF PROGRAM REIMBURSEMENT - G
11/06/2019	273601	273601	1		\$171.99	1106191	REPAIR HYDRAULIC CUTTER
11/06/2019	273602	273602	1		\$506.41	1106191	LOCKING PLUG VEH#5047 WO#56107
11/06/2019	273603	273603	1		\$101.00	1106191	ADJUST HYDRAULIC PRESSURE ON S
11/06/2019	273604	273604	1		\$2.58	1106191	GASKET COVER VEH#5033 WO#56171
11/06/2019	273605	273605	1		\$13,176.00	1106191	POLYALUMINUM CHLORIDE WTP
11/06/2019	273606	273606	1		\$6,288.53	1106191	FITLERS VEH#3340 WO#56208
11/06/2019	273607	273607	1		\$22.00	1106191	TRANSLATION SVCS E911 09/01-09
11/06/2019	273608	273608	1		\$1,100.00	1106191	AUG 2019 FIREFIGHTERS PENSION
11/06/2019	273609	273609	1		\$1,100.00	1106191	SEPT 2019 FIREFIGHTERS PENSION
11/06/2019	273610	273610	1		\$293.21	1106191	WISE VEH#2399 WO#56037
11/06/2019	273611	273611	1		\$22.18	1106191	METAL PLATE VEH#2399 WO#56037
11/06/2019	273612	273612	1		\$41,932.29	1106191	MERCHANT SVC CHRGS SEPT 19
11/06/2019	273613	273613	1		\$10,000.00	1106191	07/01/19-06/30/2021 POLITICAL
11/06/2019	273614	273614	1		\$252.06	1106191	CYLINDER RENTAL - SEPT
11/06/2019	273615	273615	1		\$550.00	1106191	BACKFLOW TESTING (11)
11/06/2019	273616	273616	1		\$582.40	1106191	REFUND - OVER PAYMENT OF PERMI
11/06/2019	273618	273618	1		\$40.07	1106191	09/19 BOTTLED WATER
11/06/2019	273619	273619	1		\$160.17	1106191	CLAVAL RUBBER REPAIR KIT (2)
11/06/2019	273620	273620	1		\$3,160.00	1106191	SURVEY AND RECORDING FOR HR IN

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11/06/2019	273621	273621	1		\$119.70	1106191	HAND TOOL FOR SHOPS
11/06/2019	273622	273622	1		\$258.00	1106191	PORTAL SERVICE LOCATES SEPT 19
11/06/2019	273623	273623	1		\$246.11	1106191	19-252 WCMA NW CK 268289 REISS
11/06/2019	273624	273624	1		\$1,337.58	1106191	P0 26347
11/06/2019	273625	273625	1		\$4,244.80	1106191	UB PMT PROCESSING SEPT 19
11/06/2019	273627	273627	1		\$4,964.62	1106191	DOWNTOWN BID ASSESSMENTS - Q3
11/06/2019	273628	273628	1		\$2,534.72	1106191	SEIMENS PARTS
11/06/2019	273629	273629	1		\$581.21	1106191	Federal Bldg. Power to Parking
11/06/2019	273630	273630	1		\$2,208.30	1106191	P0 25244
11/06/2019	273631	273631	1		\$3,021.77	1106191	SERVICE ON LEAKING SEAL VEH#33
11/06/2019	273632	273632	1	VOID	\$0.00	1106191	VOID AFTER UPDATE 11/25/2019
11/06/2019	273633	273633	1		\$4,561.20	1106191	VIDEO LIBRARY SUBSCRIPTIONS 11
11/06/2019	273634	273634	1		\$5,830.50	1106191	AMBULANCE BILLING SERVICES - A
11/06/2019	273635	273635	1		\$101.78	1106191	HEX SCREWS VEH#3212 WO#56176
11/06/2019	273636	273636	1		\$5,643.00	1106191	CONSULTING - CONSOLIDATED PLAN
11/06/2019	273637	273637	1		\$390.96	1106191	JEFFERSON UNPLUG DRAIN
11/06/2019	273638	273638	1		\$21,402.35	1106191	SHOPS 100 - CLEANING - SEPT
11/06/2019	273640	273640	1		\$5,268.60	1106191	UPTOWN BID 3RD QUARTER ASSESSM
11/06/2019	273641	273641	1		\$319.80	1106191	SHOP UNIFORMS
11/06/2019	273642	273642	1		\$3,500.00	1106191	REAL ESTATE APPRAISAL- 505 SWI
11/06/2019	273643	273643	1		\$1,649.53	1106191	CELL PHONES 09/07-10/06/19
11/06/2019	273644	273644	1		\$400.40	1106191	AUDIT SERVICES- SEPT 2019
11/06/2019	273645	273645	1		\$211.12	1106191	P0 26227
11/06/2019	273647	273647	1		\$992.25	1106191	H-BEAM VEH#3335 WO#55943
11/06/2019	273648	273648	1		\$315.70	1106191	FILTER VEH#7130 WO#56036
11/06/2019	273649	273649	1		\$1,262.55	1106191	BELT ASSY GRIP VEH#3285 WO#560
11/06/2019	273650	273650	1		\$2,193.14	1106191	COPIER USAGE SER #5BT-700601
11/06/2019	273651	273651	1		\$700.44	1106191	IT TELEPHONE CHARGES 10/1/19-1
11/07/2019	273652	273652	1		\$90.48	1107191	PADLOCK AND FASTENERS
11/07/2019	273653	273653	1		\$5,000.00	1107191	C33-19 2019 ART IN THE PARK HO
11/07/2019	273654	273654	1		\$1,364.12	1107191	COR WELLNESS 5K SHIRTS
11/07/2019	273655	273655	1		\$115.66	1107191	CNV-157488
11/07/2019	273656	273656	1		\$58.84	1107191	CNV-157702 2895 PAULING AVE 32
11/07/2019	273657	273657	1		\$1,267.09	1107191	DRILL EXTRACTOR VEH#3343 WO#56
11/07/2019	273658	273658	1		\$1,028.82	1107191	TAI CHI FOR SEPT THROUGH OCT
11/07/2019	273659	273659	1		\$890.52	1107191	SNOWPLOW DEFLECTOR VEH#3346
11/07/2019	273660	273660	1		\$23,223.72	1107191	Prosecution Services November
11/07/2019	273661	273661	1		\$77,041.34	1107191	BENTON COUNTY JAIL COSTS SEPT.

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11/07/2019	273662	273662	1		\$708.32	1107191	CANON-PAPER TRAY XLG04987A
11/07/2019	273663	273663	1		\$34,769.78	1107191	WEEKLY FUEL CARDLOCK 10/21-10/
11/07/2019	273664	273669	6		\$4,345.74	1107191	WAREHOUSE STOCK
11/07/2019	273665	273665	1		\$1,005.63	1107191	COVER VEH#2467 WO#55528
11/07/2019	273666	273666	1		\$17,909.87	1107191	3rd Quarter 2019 Unemployment
11/07/2019	273667	273667	1		\$3,715.00	1107191	ANNUAL NARCOTICS TRACKING LICE
11/07/2019	273668	273668	1		\$173.76	1107191	TARP REPAIR VEH#3351 WO#55315
11/07/2019	273670	273670	1		\$157.59	1107191	WINDSHIELD VEH#3341 WO#56296
11/07/2019	273671	273671	1		\$2,215.44	1107191	CARWASH SOAP
11/07/2019	273672	273672	1		\$363.68	1107191	JAFFRY HANDWHEEL VEH#5039 WO#5
11/07/2019	273673	273673	1		\$255.75	1107191	ALTERNATOR VEH#3311 WO#56322
11/07/2019	273674	273674	1		\$2,311.01	1107191	SITE: GOLGOTHA BUTTE 8/9/19
11/07/2019	273675	273675	1		\$36.00	1107191	CAR WASHES JULY, AUG, SEPT 201
11/07/2019	273676	273676	1		\$216.06	1107191	HANDLE,BEARINGS, PARTS FOR CON
11/07/2019	273677	273677	1		\$751.22	1107191	BATTERY VEH#2467 WO#56407
11/07/2019	273678	273678	1		\$2,670.11	1107191	PROFESSIONAL SERVICES RENDERED
11/07/2019	273679	273679	1		\$15,788.33	1107191	FIBER BUILD - INLAND ASPHALT #
11/07/2019	273680	273680	1		\$627.13	1107191	BEVERLY - IRR REPAIR PARTS
11/07/2019	273681	273681	1		\$444.14	1107191	SPIDER BOX
11/07/2019	273682	273682	1		\$20.00	1107191	REFUND-TBD FEE-NOT IN RICHLAND
11/07/2019	273683	273683	1		\$313.85	1107191	TOW CHARGE
11/07/2019	273684	273684	1		\$242.71	1107191	HYD FILTER VEH#3337 WO#56190
11/07/2019	273685	273685	1		\$331.23	1107191	STA 71 - PEST CONTROL
11/07/2019	273686	273686	1		\$217.20	1107191	KEYS VEH#3302 WO#56026
11/07/2019	273687	273687	1	VOID	\$0.00	1107191	VOID AFTER UPDATE 11/19/2019
11/07/2019	273688	273688	1		\$84.99	1107191	PROUT POOL - PAINT, TAPE, STEE
11/07/2019	273689	273689	1		\$750.00	1107191	MEDIA TRAINING/CGS PARTICIPATI
11/07/2019	273690	273690	1		\$174.35	1107191	COFFEE DELIVERY
11/07/2019	273691	273691	1		\$620.00	1107191	AD HHOME CHDO
11/07/2019	273692	273692	1		\$15,000.00	1107191	C27-19 TC WATER FOLLIES HOTEL/
11/07/2019	273693	273693	1		\$152.00	1107191	POOLED INVESTMENT CUSTODY FEE
11/07/2019	273694	273694	1		\$150.00	1107191	HOMICIDE INVESTIGATIONS-FLOHR
11/07/2019	273695	273695	1		\$1,284.74	1107191	WEBCHECK SRVC SEPT 19
11/07/2019	273696	273696	1		\$642.98	1107191	SERVICE REPAIR EXHAUST SYSTEM
11/07/2019	273697	273697	1		\$4,350.33	1107191	LIFT ARM VEH#3335 WO#55943
11/07/2019	273698	273698	1		\$1,991.66	1107191	TRANS SUBLET REPAIR VEH#7130 W
11/07/2019	273699	273699	1		\$15,155.36	1107191	DEFENDOR HERBICIDE
11/07/2019	273700	273700	1		\$154.63	1107191	3UA-295154 BASE/PRINTS SEPT 20

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11/07/2019	273701	273701	1		\$2,264.07	1107191	TELEPHONE CHARGES FOR OCT.
11/13/2019	19877	19877	1		\$396.59	111319AT	19-403 WASPC FALL CONF
11/13/2019	19878	19878	1		\$972.88	111319AT	19-408 INVEST OF MTRCYCLE CRAS
11/13/2019	19879	19879	1		\$972.88	111319AT	19-410 INVEST OF MTRCYCLE CRAS
11/13/2019	19880	19880	1		\$112.00	111319AT	19-511 WCIA TRAINING
11/13/2019	19881	19881	1		\$391.42	111319AT	19-509 STATE AC MTNG
11/13/2019	19882	19882	1	VOID	\$0.00	111319AT	VOID AFTER UPDATE 11/13/2019
11/13/2019	19883	19883	1		\$214.74	111319AT	19-510 STATE AC MTNG
11/13/2019	273702	273702	1		\$445.69	1113191	Engineering Copies EW190089
11/13/2019	273703	273703	1		\$466.12	1113191	MASKING TAPE - SW COLLECTIONS
11/13/2019	273704	273704	1		\$4,014.00	1113191	AWWA 2020 MEMBERSHIP DUES 0003
11/13/2019	273705	273705	1		\$928.53	1113191	GOETHALS 3 SIDE - POSTS, PANEL
11/13/2019	273706	273706	1		\$188.75	1113191	PROPANE FOR VEH#6522 WO#55855
11/13/2019	273707	273752	46		\$5,900.19	1113191	WAREHOUSE ITEMS
11/13/2019	273708	273708	1		\$16.29	1113191	LINEN CHARGES FOR OCTOBER WWTP
11/13/2019	273709	273709	1		\$778.88	1113191	LINEN CHARGES FOR OCTOBER - BL
11/13/2019	273710	273710	1		\$71.14	1113191	FAX LINES 09/22-10/21/2019
11/13/2019	273711	273711	1		\$5,529.60	1113191	MICHELLE JOHNSON 10/6/19 - 10/
11/13/2019	273712	273712	1		\$527.53	1113191	BRADLEY LANDING - GRAVEL
11/13/2019	273713	273713	1		\$988.26	1113191	SCOUT PROJECT - BROWN 1-2" CRU
11/13/2019	273714	273714	1		\$32.00	1113191	SEPT 2019 IMAGES
11/13/2019	273715	273715	1		\$45,464.48	1113191	BENTON COUNTY DISTRICT COURT-O
11/13/2019	273716	273716	1		\$119,275.95	1113191	RANDOLPH PETERSON, ET AL V. PO
11/13/2019	273717	273717	1		\$252.64	1113191	CITY HALL - OCT
11/13/2019	273718	273718	1		\$2,202.42	1113191	FITTINGS VEH#3212 WO#56176
11/13/2019	273719	273719	1		\$219.97	1113191	INTERNET B ULTRA
11/13/2019	273720	273720	1	VOID	\$0.00	1113191	VOID AFTER UPDATE 11/20/2019
11/13/2019	273721	273721	1		\$1,110.32	1113191	75W/90 GREASE VEH#3285 WO#5620
11/13/2019	273722	273722	1		\$300.00	1113191	DRAMIS PER DIEM ICAC NATIONAL
11/13/2019	273723	273723	1		\$842.34	1113191	19-506 PURYEAR; WOMEN IN PUBLI
11/13/2019	273724	273724	1		\$31,092.98	1113191	SEPT 2019 DROP BOX RECYCLING
11/13/2019	273725	273725	1		\$943.50	1113191	138-19 BOILER REPLACEMENT
11/13/2019	273726	273726	1		\$25,376.01	1113191	LANDFILL FUEL
11/13/2019	273727	273727	1		\$1,346.64	1113191	CONTROL SUPPORT
11/13/2019	273728	273728	1		\$347.09	1113191	FALL FESTIVAL - HAY BALES
11/13/2019	273729	273729	1		\$4,427.74	1113191	ALIGNMENT,PWR STEERING VEH#327
11/13/2019	273730	273730	1		\$6,425.60	1113191	TCRY v. City of Richland
11/13/2019	273731	273731	1		\$2,187.01	1113191	18/2 INSTRUMENT CABLE FOR PH M

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11/13/2019	273732	273732	1		\$81.85	1113191	METER BOXES
11/13/2019	273733	273733	1		\$3,042.39	1113191	ALTERNATOR VEH#2399 WO#56361
11/13/2019	273734	273734	1		\$187.43	1113191	ADAPTERS,TUBES VEH#3213 WO#563
11/13/2019	273735	273735	1		\$158.40	1113191	RFQ #19-0105 RAN ON 10/28/19
11/13/2019	273736	273736	1		\$1,058.86	1113191	HI CAPACITY MODEM
11/13/2019	273737	273737	1		\$24,668.00	1113191	STRATEGIC PLANNING WORKSHOP
11/13/2019	273738	273738	1		\$264.50	1113191	Right of Way Rental - Transmis
11/13/2019	273739	273739	1		\$626.79	1113191	DRYER,COMPRESSOR,BELT VEH#3315
11/13/2019	273740	273740	1		\$350.00	1113191	VACCON SERVICE SCHOOL TRAINING
11/13/2019	273741	273741	1		\$768.48	1113191	WWL - LIGHTS
11/13/2019	273742	273742	1		\$1,752.80	1113191	LANDFILL SCALE MAINTENANCE
11/13/2019	273743	273743	1		\$199.81	1113191	ECHO SHRED N VAC
11/13/2019	273744	273744	1		\$170.77	1113191	FAST SIGNS CITY HALL VINYL LET
11/13/2019	273745	273745	1		\$73.23	1113191	BLOOD BRN PATH KIT,FIRST AID V
11/13/2019	273746	273746	1		\$58.37	1113191	SHOPS 100 PLUMBING PARTS
11/13/2019	273747	273747	1		\$488.70	1113191	SEAT REPAIR VEH#2416 WO#56173
11/13/2019	273748	273748	1		\$3,216.00	1113191	2019 FIRE ALARM TESTS
11/13/2019	273749	273749	1		\$108.60	1113191	HORN RAPIDS STORAGE
11/13/2019	273750	273750	1		\$2,673.54	1113191	CABLE REPAIRS 5/21/19 AT 500 G
11/13/2019	273751	273751	1		\$1,113.15	1113191	BADGER MTN-MANLIFT TO INSTALL
11/13/2019	273753	273753	1		\$86.88	1113191	WINDSHIELD VEH#3332 WO#56283
11/13/2019	273754	273754	1		\$2,279.84	1113191	SAFETY VESTS - PW INSPECTION/E
11/13/2019	273755	273755	1		\$19,612.02	1113191	GOVACCESS FOR TRADITIONAL VISI
11/13/2019	273756	273756	1		\$11,625.79	1113191	MEMORIAL BENCH - MINI-EXCAVATO
11/13/2019	273757	273757	1		\$2,242.50	1113191	GOOSE RIDGE - MATERIAL TESTING
11/13/2019	273758	273758	1		\$1,125.00	1113191	CONF. REG. - CODE OFFICIAL INS
11/13/2019	273759	273759	1		\$2,205.63	1113191	JIM'S SUBLET REPAIR VEH#3292 W
11/13/2019	273760	273760	1		\$281.41	1113191	CHAIN,LINKS VEH#3338 WO#56356
11/13/2019	273761	273761	1		\$150.40	1113191	OCT 2019 ANSWERING SERVICE
11/13/2019	273762	273762	1		\$34,903.75	1113191	Project #2065 Services - Septe
11/13/2019	273763	273763	1		\$231.25	1113191	REATA RD IMP - MATERIAL TESTIN
11/13/2019	273764	273764	1		\$157.47	1113191	STOCK - TOP SOIL
11/13/2019	273765	273765	1		\$1,927.30	1113191	DENNY V COR
11/13/2019	273766	273766	1		\$1,874.00	1113191	FRONTIER DAYS - PORT-A-POTTY R
11/13/2019	273767	273767	1		\$622.23	1113191	CLAYBELL - FIELD STRIPING
11/13/2019	273768	273768	1		\$559.85	1113191	HEATER CORE VEH#3222 WO#56449
11/13/2019	273769	273769	1		\$14,145.15	1113191	SUBLET REPAIR VEH#3283 WO#5631
11/13/2019	273770	273770	1		\$470.24	1113191	LIBRARY - NOV SECURITY

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11/13/2019	273771	273771	1		\$20,038.73	1113191	RAD HOSE VEH#2416 WO#56173
11/13/2019	273772	273772	1		\$600.00	1113191	USED OIL TESTING, COLLECTION &
11/13/2019	273773	273773	1		\$180.02	1113191	MISC FREIGHT CHG
11/13/2019	273774	273774	1		\$2,410.00	1113191	CITY WIDE FIRE SPRINKLER INSPE
11/13/2019	273775	273775	1		\$137.15	1113191	LIFT PUMP VEH#7112 WO#55740
11/13/2019	273776	273776	1		\$138.95	1113191	SEPT 2019 BOTTLED WATER - LAND
11/13/2019	273777	273777	1		\$2,100.00	1113191	COR WELLNESS - COOKING DEMONST
11/13/2019	273778	273778	1		\$171.28	1113191	FILTERS VEH#6595 WO#56307
11/13/2019	273779	273779	1		\$30.56	1113191	WHITE ACRYLIC VEH#3294 WO#5645
11/13/2019	273780	273780	1		\$1,951.83	1113191	WRONG ORDER-CREDIT FOLLOWING O
11/13/2019	273781	273781	1		\$433.15	1113191	KEYBOARD VEH#1212 WO#56358
11/13/2019	273782	273782	1		\$581.12	1113191	GRAFITTI REMOVER-DUMPSTERS
11/13/2019	273783	273783	1		\$126.17	1113191	BEARING STRAPS VEH#5042 WO#56
11/13/2019	273784	273784	1		\$4,609.00	1113191	PINS,LOCKS VEH#3344 WO#561152
11/13/2019	273785	273785	1		\$41.87	1113191	DIGITAL MEDIA PLAY W 8G MEMORY
11/13/2019	273786	273786	1		\$879.11	1113191	OCT 2019 SW COLLECTIONS PEST S
11/13/2019	273787	273787	1		\$35.84	1113191	SPARE KEYS (12) FOR LIFT STATI
11/13/2019	273788	273788	1		\$10.36	1113191	DISPOSAL CHARGE
11/13/2019	273789	273789	1		\$7,283.78	1113191	COR Farrin Baker Grievance Arb
11/13/2019	273790	273790	1		\$2,400.79	1113191	THREAD RPR KIT, DRILL BIT DGST
11/13/2019	273791	273791	1		\$36.88	1113191	GASKETS VEH#3142 WO#56290
11/13/2019	273792	273792	1		\$10,045.70	1113191	Contract 82-19 2020-2024 Cons
11/13/2019	273793	273793	1		\$2,374.28	1113191	West Information Charges
11/13/2019	273794	273794	1	VOID	\$0.00	1113191	VOID AFTER UPDATE 11/19/2019
11/13/2019	273795	273795	1		\$623.49	1113191	OCT CAR WASHES
11/13/2019	273796	273796	1		\$1,392.52	1113191	ORD 40-19 DS RAN ON 10/20/19
11/13/2019	273797	273797	1		\$342.09	1113191	REFLECTIVE CONES 28-IN RENTAL
11/13/2019	273798	273798	1		\$10,000.00	1113191	C22-19 SEE3SLAM HOTEL MOTEL FU
11/13/2019	273799	273799	1		\$219.21	1113191	METAL SHEETS, POLES INFLU FINE
11/13/2019	273800	273800	1		\$6,802.25	1113191	BIRD CONTROL - LANDFILL
11/13/2019	273801	273801	1		\$421.26	1113191	SHOP UNIFORMS 10/2/19
11/13/2019	273802	273802	1		\$432.15	1113191	SEPT 2019 LOCATE SERVICE
11/13/2019	273803	273803	1		\$625.00	1113191	BCES JANITORIAL SERVICES 11/01
11/13/2019	273804	273807	4		\$188.95	1113191	REFUND OVERPAYMENT WW ACCOUNT
11/13/2019	273805	273805	1		\$14.88	1113191	REFUND OVERPAYMENT WW ACCT 118
11/13/2019	273806	273806	1		\$3,031.98	1113191	REFUND MISAPPLIED WW PAYMENT T
11/13/2019	273808	273808	1		\$54.30	1113191	October - 1 Wtr Machine at DSC
11/13/2019	273809	273809	1		\$144.04	1113191	LINEMAN TOOLS

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11/13/2019	273810	273810	1		\$1,819.09	1113191	SHOPS 100 - COOLING TOWER PUMP
11/13/2019	273811	273811	1		\$18,800.00	1113191	C30-19 COOL DESERT NIGHTS HOTE
11/13/2019	273812	273812	1		\$218.51	1113191	FUEL LEVEL SENDER VEH#3337 WO#
11/13/2019	273813	273813	1		\$633.61	1113191	10W FLUID VEH#7143 WO#56224
11/13/2019	273814	273814	1		\$709.77	1113191	PNEUMATIC CTRL VAVLE VEH#3315
11/13/2019	273815	273815	1		\$1,201.12	1113191	STOCK - WG FIVE IRON
11/13/2019	273816	273816	1		\$2,577.57	1113191	C8045H LEASE 8/21/19 - 9/21/19
11/13/2019	273817	273817	1		\$315.67	1113191	ACM XEROX - 3TX-411130 - SEPTE
11/15/2019	273818	273818	1		\$566.89	1115191	TOW TO JIMS VEH#3292 WO#56281
11/15/2019	273819	273819	1		\$521.28	1115191	3500PSI EXT CONCRETE
11/15/2019	273820	273820	1		\$20.46	1115191	CONTRACT MANUAL C358-19
11/15/2019	273821	273821	1		\$383.45	1115191	FLUORESCENT GREEN SPRAY PAINT
11/15/2019	273822	273822	1		\$1,276.83	1115191	2019 RAILROAD CROSSING INSPECT
11/15/2019	273823	273823	1		\$2,611.90	1115191	5/8" TOP COURSE TL190031
11/15/2019	273824	273940	117		\$314,937.73	1115191	WAREHOUSE STOCK
11/15/2019	273825	273825	1		\$215.03	1115191	HVAC REPAIRS - HEATING ISSUE
11/15/2019	273826	273826	1		\$2,676.57	1115191	MOTOR FOR BELT PRESS CONVEYOR
11/15/2019	273827	273827	1		\$48.76	1115191	2894 SALK AVE Apt 166
11/15/2019	273828	273828	1		\$56.21	1115191	2101 STEPTOE ST Apt 106
11/15/2019	273829	273829	1		\$54.25	1115191	1784 ROWAN CT
11/15/2019	273830	273830	1		\$78.97	1115191	3003 QUEENSGATE DR Apt 317
11/15/2019	273831	273831	1		\$48.09	1115191	1900 STEVENS DR 112
11/15/2019	273832	273832	1		\$66.56	1115191	575 COLUMBIA POINT DR Apt 111
11/15/2019	273833	273833	1		\$74.78	1115191	2111 TURNER ST 10
11/15/2019	273834	273834	1		\$1,000.00	1115191	1217 BIRCH AVE
11/15/2019	273835	273835	1		\$1,000.00	1115191	615 BIRCH AVE
11/15/2019	273836	273836	1		\$13.11	1115191	903 TORBETT ST
11/15/2019	273837	273837	1		\$321.46	1115191	4572 COWLITZ BLVD
11/15/2019	273838	273838	1		\$647.64	1115191	1756 FOWLER ST
11/15/2019	273839	273839	1		\$134.07	1115191	172 ANDREA LN
11/15/2019	273840	273840	1		\$75.77	1115191	2894 SALK AVE Apt 222
11/15/2019	273841	273841	1		\$154.22	1115191	1020 SANFORD AVE
11/15/2019	273842	273842	1		\$42.15	1115191	2555 DUPORTAIL ST B211
11/15/2019	273843	273843	1		\$92.57	1115191	451 WESTCLIFFE BLVD Apt 339
11/15/2019	273844	273844	1		\$51.83	1115191	250 GAGE BLVD 2071
11/15/2019	273845	273845	1		\$93.59	1115191	2513 DUPORTAIL ST Apt 340
11/15/2019	273846	273846	1		\$96.96	1115191	461 COLUMBIA POINT DR
11/15/2019	273847	273847	1		\$94.27	1115191	2455 GEORGE WASHINGTON WAY N17

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11/15/2019	273848	273848	1		\$26.33	1115191	2894 SALK AVE Apt 345
11/15/2019	273849	273849	1		\$103.41	1115191	2894 SALK AVE Apt 231
11/15/2019	273850	273850	1		\$130.45	1115191	451 WESTCLIFFE BLVD Apt 152
11/15/2019	273851	273851	1		\$55.27	1115191	2555 DUPORTAIL ST D132
11/15/2019	273852	273852	1		\$114.25	1115191	1214 DEL MAR CT
11/15/2019	273853	273853	1		\$4.13	1115191	386 COLUMBIA POINT DR 305
11/15/2019	273854	273854	1		\$90.69	1115191	1845 LESLIE RD W11
11/15/2019	273855	273855	1		\$50.77	1115191	353 KONA CT
11/15/2019	273856	273856	1		\$93.23	1115191	1214 FONTANA CT
11/15/2019	273857	273857	1		\$93.73	1115191	1781 SILVER CT
11/15/2019	273858	273858	1		\$16.42	1115191	1105 ACACIA AVE
11/15/2019	273859	273859	1		\$104.43	1115191	1850 STEVENS DR 210
11/15/2019	273860	273860	1		\$113.29	1115191	2894 SALK AVE Apt 200
11/15/2019	273861	273861	1		\$69.86	1115191	2100 BELLERIVE DR BB25
11/15/2019	273862	273862	1		\$110.10	1115191	1621 GEORGE WASHINGTON WAY A12
11/15/2019	273863	273863	1		\$35.31	1115191	2104 LEE BLVD
11/15/2019	273864	273864	1		\$183.80	1115191	1135 COUNTRY RIDGE DR
11/15/2019	273865	273865	1		\$170.76	1115191	407 ABBOT ST
11/15/2019	273866	273866	1		\$77.35	1115191	1215 POTTER AVE
11/15/2019	273867	273867	1		\$229.12	1115191	2510 ALLEGHENY CT
11/15/2019	273868	273868	1		\$83.74	1115191	227 UNIVERSITY DR Apt 322
11/15/2019	273869	273869	1		\$9.03	1115191	2101 STEPTOE ST Apt 119
11/15/2019	273870	273870	1		\$21.95	1115191	1306 FUJI WAY
11/15/2019	273871	273871	1		\$18.01	1115191	2894 SALK AVE Apt 263
11/15/2019	273872	273872	1		\$102.17	1115191	2555 DUPORTAIL ST C119
11/15/2019	273873	273873	1		\$98.95	1115191	2455 GEORGE WASHINGTON WAY L15
11/15/2019	273874	273874	1		\$42.62	1115191	2100 BELLERIVE DR J125
11/15/2019	273875	273875	1		\$28.44	1115191	1621 GEORGE WASHINGTON WAY D13
11/15/2019	273876	273876	1		\$92.07	1115191	1204 PLATEAU DR
11/15/2019	273877	273877	1		\$27.49	1115191	337 COLUMBIA POINT DR
11/15/2019	273878	273878	1		\$51.52	1115191	1621 GEORGE WASHINGTON WAY D20
11/15/2019	273879	273879	1		\$186.10	1115191	1216 BIRCH AVE
11/15/2019	273880	273880	1		\$51.82	1115191	250 GAGE BLVD 1026
11/15/2019	273881	273881	1		\$195.24	1115191	1950 KEENE RD L
11/15/2019	273882	273882	1		\$27.28	1115191	1492 LARKSPUR DR
11/15/2019	273883	273883	1		\$64.30	1115191	451 WESTCLIFFE BLVD Apt 131
11/15/2019	273884	273884	1		\$81.32	1115191	2455 GEORGE WASHINGTON WAY E12
11/15/2019	273885	273885	1		\$99.99	1115191	1775 COLUMBIA PARK TRL 205

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11/15/2019	273886	273886	1		\$48.04	1115191	3003 QUEENSGATE DR Apt 127
11/15/2019	273887	273887	1		\$340.90	1115191	451 WESTCLIFFE BLVD Apt 133
11/15/2019	273888	273888	1		\$225.00	1115191	2896 SAWGRASS LOOP
11/15/2019	273889	273889	1		\$96.93	1115191	2894 SALK AVE Apt 368
11/15/2019	273890	273890	1		\$234.52	1115191	1839 SEQUOIA AVE
11/15/2019	273891	273891	1		\$69.41	1115191	2127 NEWHAVEN LOOP
11/15/2019	273892	273892	1		\$32.58	1115191	2433 GEORGE WASHINGTON WAY 710
11/15/2019	273893	273893	1		\$20.40	1115191	DEF FLUID VEH#3313 WO#56113
11/15/2019	273894	273894	1		\$2,730.24	1115191	MICHELLE JOHNSON 10/20/19-10/3
11/15/2019	273895	273895	1		\$128.76	1115191	F161090 GRAVEL #40
11/15/2019	273896	273896	1		\$2,636.76	1115191	KIDS HAVEN 3RD QTR 2019
11/15/2019	273897	273897	1		\$712.53	1115191	CRIME VICTIMS BCDC OCT 19
11/15/2019	273898	273898	1		\$5,396.00	1115191	TESTING FOR WWTF LAB SEP19
11/15/2019	273899	273899	1		\$126.00	1115191	19-402 Bircher NWPPA training
11/15/2019	273900	273900	1		\$1,452.90	1115191	RETAINAGE #251-19
11/15/2019	273901	273901	1		\$162.00	1115191	P.O.I AT COMPOST SEP19
11/15/2019	273902	273902	1		\$35.49	1115191	GAS COLUMBIA PK L/S GEN
11/15/2019	273903	273903	1		\$442.30	1115191	HOSES AND NOZZLES FOR 2NDRY CL
11/15/2019	273904	273904	1		\$64.49	1115191	BOILER TESTING BW LABOR SEP19
11/15/2019	273905	273910	6		\$43,388.33	1115191	WHSE STOCK
11/15/2019	273906	273906	1		\$284.53	1115191	18-029 MANZO - NEMS MEETING
11/15/2019	273907	273907	1		\$1,251.29	1115191	BRIDLE AND CLUTCHES FOR VAULT
11/15/2019	273908	273908	1		\$8,786.47	1115191	TIRE CHANGE,REPAIR VEH#3339 WO
11/15/2019	273909	273909	1		\$576.07	1115191	LV100/PLUS/ECO
11/15/2019	273911	273911	1		\$265,267.00	1115191	FORD INTERCEPTOR
11/15/2019	273912	273912	1		\$88.87	1115191	TSTAT, SENDER VEH#3269 WO#5634
11/15/2019	273913	273913	1		\$228.15	1115191	TERRA INTERFACE
11/15/2019	273914	273914	1		\$316.25	1115191	SAFETY GLASSES-SOMES
11/15/2019	273915	273915	1		\$36.42	1115191	WM THREADED FLANG TT8008
11/15/2019	273916	273916	1		\$186.73	1115191	UNIFORMS / STOHEL
11/15/2019	273918	273918	1		\$4,963.00	1115191	IRRIGATION UTILITY - HYDROGEOL
11/15/2019	273919	273919	1		\$587.51	1115191	GLOW ROD, 35 FT FIBERGLAS
11/15/2019	273920	273920	1		\$194,575.93	1115191	VOLVO TRUCK
11/15/2019	273921	273921	1		\$5,520.84	1115191	3/8" HMA64-28 ASPHALT P9190041
11/15/2019	273922	273922	1		\$767.80	1115191	MOTOR FOR GRIT PUMP
11/15/2019	273924	273924	1		\$1,316.94	1115191	SAMPLER REPAIR
11/15/2019	273925	273925	1		\$552.00	1115191	OCTOBER CLASS - 7379
11/15/2019	273926	273926	1		\$122.72	1115191	ST CONCRETE SAW

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11/15/2019	273927	273927	1		\$1,089.34	1115191	75 MOD 58-28 35 ASPHALT P93002
11/15/2019	273928	273928	1		\$7,460.75	1115191	DUPORTAIL BRIDGE-MATERIALS TES
11/15/2019	273929	273929	1		\$1,227.26	1115191	48-19 GENETEC UPGRADE PROJECT
11/15/2019	273930	273930	1		\$183.77	1115191	BLEND DOOR ACTUATOR VEH#3280 W
11/15/2019	273931	273931	1		\$369.00	1115191	AFTER HOURS EMERGENCY CALLS
11/15/2019	273932	273932	1		\$245.16	1115191	ATOMIC FRONTIER DAY/HOTEL MOTE
11/15/2019	273933	273933	1		\$19,067.42	1115191	RESUCEI ANNE
11/15/2019	273934	273934	1		\$733.05	1115191	T-2 AIMPOINT
11/15/2019	273935	273935	1		\$32.99	1115191	FRONT DOOR STOP VEH#2402 WO#56
11/15/2019	273936	273936	1		\$4,115.00	1115191	SOFTWARE RENEWAL
11/15/2019	273937	273937	1		\$3,016.86	1115191	HYDRANT VALVE
11/15/2019	273938	273938	1		\$1,272.79	1115191	CALIBRATE INSTRUMENTS
11/15/2019	273939	273939	1		\$11,837.40	1115191	LATTICE CONVEYOR
11/15/2019	273941	273941	1		\$4,676.32	1115191	FIRE HOSE
11/15/2019	273942	273942	1		\$2,903.66	1115191	REAL ESTATE SIGN-CITY HALL
11/15/2019	273943	273943	1		\$75.18	1115191	OCTOBER PEST CONTROL SERVICE
11/15/2019	273944	273944	1		\$200.01	1115191	CYLINDER NITROGEN
11/15/2019	273945	273945	1		\$87.02	1115191	BOTTLED WATER
11/15/2019	273946	273946	1		\$136,623.79	1115191	RETAINAGE FOR #271-19
11/15/2019	273947	273947	1		\$143,140.00	1115191	PATCH TRUCK BODY
11/15/2019	273948	273948	1		\$46.00	1115191	LIQUID TIGHT COIL, BUSHINGS
11/15/2019	273949	273949	1		\$1,722.37	1115191	POWERDMS PRO BASE, LICENSE ON
11/15/2019	273950	273950	1		\$584.28	1115191	WO PALLET WTR SOFT SALT
11/15/2019	273951	273951	1		\$535.00	1115191	RETAINAGE PAYMENT #135-19
11/15/2019	273952	273970	19		\$1,325.00	1115191	DEPOSIT REFUND
11/15/2019	273953	273968	16		\$3,400.00	1115191	DAMAGE DEPOSIT REFUND
11/15/2019	273966	273966	1		\$27.75	1115191	ACTIVITY CANCELLATION
11/15/2019	273971	273971	1		\$4,979.29	1115191	Water Syst Unidirectional Flus
11/15/2019	273972	273972	1		\$146.61	1115191	TOW CHARGE
11/15/2019	273973	273973	1		\$1,100.00	1115191	DJ FOR FALL CARNIVAL 2019
11/15/2019	273974	273974	1		\$1,842.00	1115191	DURAFLEX LIDS
11/15/2019	273975	273975	1		\$908.29	1115191	WO 9/11/19 SERVICE CALL ON ELE
11/15/2019	273976	273976	1		\$312.00	1115191	CRITICALPAC/LTCPAC
11/15/2019	273977	273977	1		\$4,354.80	1115191	WEB/SOCIAL ARCHIVING
11/15/2019	273978	273978	1		\$9,898.02	1115191	POLYMER
11/15/2019	273979	273979	1		\$3,450.00	1115191	BADGER MNT CANYON STEPS PROJEC
11/15/2019	273980	273980	1		\$59.61	1115191	CUT-OFF WHL, MRKRS SOLIDS BLD
11/15/2019	273981	273981	1		\$446.00	1115191	DRIVELINE REPAIR VEH#5042 WO#5

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11/15/2019	273982	273982	1		\$23,949.94	1115191	178-19 BLDG 300 HVAC
11/15/2019	273983	273983	1		\$1,563.84	1115191	TRAFFIC CONES
11/15/2019	273984	273984	1		\$799.97	1115191	091019 UAC PHN RAN ON 9/8/19
11/15/2019	273985	273985	1		\$2,034.95	1115191	PRAESTOL FILTER AID
11/15/2019	273986	273986	1		\$38,826.11	1115191	10/19 FINES & FORFEITURES BC
11/15/2019	273987	273987	1		\$4,975.00	1115191	WO POSTAGE FOR WATER SAMPLING
11/15/2019	273988	273988	1		\$67.33	1115191	WATER FILTRATION 10/7-11/6/19
11/15/2019	273989	273989	1		\$89.31	1115191	TRANS PRESSURE SW VEH#3329 WO#
11/15/2019	273990	273990	1		\$648.18	1115191	RANGER PRO, PENDULUM AQUA, VAS
11/15/2019	273991	273991	1		\$20,919.79	1115191	LOGAN-HAGEN ROAD PROJECT #168-
11/15/2019	273992	273992	1		\$146,202.34	1115191	2019 WATER TRUCK
11/15/2019	273993	273993	1		\$11,523.32	1115191	DUPORTAIL BRIDGE-CNST MGMT
11/15/2019	273994	273994	1		\$719.08	1115191	WO COPIERFAX LEASE SEPTEMBER R
11/19/2019	273995	273995	1		\$10,000.00	1119191	DPA 30919-1307/DeBrine 1003 Wi
11/20/2019	273996	273996	1		\$1,542.12	1120191	APPROACH CUT AS PER LAYOUT - 4
11/20/2019	273997	273997	1		\$202.05	1120191	2019 TRENCHLESS SEWER REHAB -
11/20/2019	273998	273998	1		\$123.02	1120191	EXTENSION CORDS - COLLECTION T
11/20/2019	273999	273999	1		\$1,000.00	1120191	250 Saint Ct. - Parkman - Heat
11/20/2019	274000	274000	1		\$117.26	1120191	9"X25' DEGRADABLE WATTLES GREE
11/20/2019	274001	274001	1		\$813.41	1120191	COR WELLNESS BEANIES - TURKEY
11/20/2019	274002	274002	1		\$129.20	1120191	ROTORS,SHOES VEH#2381 WO#56284
11/20/2019	274003	274088	86	VOID	\$0.00	1120191	VOID AFTER UPDATE 11/20/2019
11/20/2019	274004	274004	1		\$35.00	1120191	IMAGES 11-1-19
11/20/2019	274005	274005	1		\$1,603.56	1120191	KENNEDY BOOSTER STATION
11/20/2019	274006	274006	1		\$18.00	1120191	19-484 BERGER EXPLOSIVES PURCH
11/20/2019	274007	274007	1		\$660.00	1120191	PRE-EMP. DOT DRUG/ALCOHOL TEST
11/20/2019	274008	274008	1		\$3,000.00	1120191	1945 Sheridan - Heat Pump Reba
11/20/2019	274009	274009	1		\$86,312.02	1120191	LESLIE & REATA RD STREET IMPRV
11/20/2019	274010	274010	1		\$1,610.19	1120191	OCTOBER CLASSES 7877, 7879, 7
11/20/2019	274011	274011	1		\$258.80	1120191	CANON COPIER CHG OCT-PURCHASIN
11/20/2019	274012	274012	1		\$592.26	1120191	EPINEPHRINE, ONDANSETRON, RACE
11/20/2019	274013	274013	1		\$17.51	1120191	GAS FR SUNDANCE L/S GENR
11/20/2019	274014	274014	1		\$6,500.00	1120191	COMMERCIAL IMP. GRANT REIMBURS
11/20/2019	274015	274015	1		\$24.42	1120191	HOSE REPAIR VEH#6522 WO#55855
11/20/2019	274016	274016	1		\$608.16	1120191	ENGINEER REMOTE SYS PROGRAMMIN
11/20/2019	274017	274017	1		\$64.49	1120191	BOILER TESTING OCT19 BW LABOR
11/20/2019	274018	274018	1		\$217.63	1120191	Sidewalk Repair Reimbursement-
11/20/2019	274019	274019	1		\$10,000.00	1120191	DPA 30919-1306 Keith 519 Thaye

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11/20/2019	274020	274020	1		\$1,000.00	1120191	Hewitt, Shawn - 1002 Sanford -
11/20/2019	274021	274021	1		\$241.02	1120191	75W/140 GREASE VEH#5042 WO#563
11/20/2019	274022	274022	1		\$1,418.46	1120191	RHLD COMM-TONS
11/20/2019	274023	274023	1		\$262.50	1120191	SCHOLARSHIP ACIREE THOMAS
11/20/2019	274024	274024	1		\$36.00	1120191	ZONING PLAT EXEMPT ADJ - 3101
11/20/2019	274025	274043	19		\$6,184.99	1120191	19-451 FLORENCE NW ICAC CONF
11/20/2019	274026	274026	1		\$100.00	1120191	STORAGE RENT FOR NOVEMBER
11/20/2019	274027	274027	1		\$103.17	1120191	SERVICE LABOR ST 71
11/20/2019	274028	274028	1		\$173.65	1120191	EATON FAN KITS FR SLDS BLD VFD
11/20/2019	274029	274029	1		\$224.78	1120191	19-487 COSSMAN HOTEL CESCL TRN
11/20/2019	274030	274030	1		\$334.33	1120191	MONTHLY USER FEE (OCT)
11/20/2019	274031	274031	1		\$94.55	1120191	GROMMET SEAL
11/20/2019	274032	274032	1		\$782.87	1120191	PERRY MONUMENT RENT - NOV
11/20/2019	274033	274033	1		\$3,920.86	1120191	RADIO INSTALLATION VEH#1209 WO
11/20/2019	274034	274034	1		\$6,000.00	1120191	118 High Meadows - Heat Pump
11/20/2019	274035	274035	1		\$3,800.00	1120191	2110 Austin Ct. - Heat Pump Re
11/20/2019	274036	274036	1		\$128.00	1120191	CERT RENEW 2020 WW OPS 5102 (S
11/20/2019	274037	274037	1		\$1,450.00	1120191	CRIMINAL SPECIFIC 19-17490
11/20/2019	274038	274038	1		\$200.00	1120191	Polygraph. Richland PD-Chris H
11/20/2019	274039	274039	1		\$540.44	1120191	JOHN DAM - WWL SET UP PARTS
11/20/2019	274040	274040	1		\$524.05	1120191	CORO YARD SIGNS
11/20/2019	274041	274041	1		\$62.76	1120191	WM HEX NUTS AND HEX CAP SCREWS
11/20/2019	274042	274042	1		\$61.00	1120191	COMPOST IMPROV
11/20/2019	274044	274044	1		\$1,829.91	1120191	QUEENSGATE ROUNDABOUT FENCE
11/20/2019	274045	274045	1		\$450.00	1120191	MODERATION OF 2019 BUDGET PRES
11/20/2019	274046	274046	1		\$648.34	1120191	CPMA LANDSCAPE MAINT. - OCT201
11/20/2019	274047	274047	1		\$1,756.92	1120191	WHSE STOCK
11/20/2019	274048	274048	1		\$444.58	1120191	FIELD SVC KIT VEH#5047 WO#5627
11/20/2019	274049	274049	1		\$2,498.43	1120191	DOOR REPAIR - J.D. - WOMEN'S
11/20/2019	274050	274050	1		\$7,117.50	1120191	GWW PVMT PRES- MATERIAL TESTIN
11/20/2019	274051	274051	1		\$1,050.00	1120191	ICC REGION II REGISTRATIONS -
11/20/2019	274052	274052	1		\$667.84	1120191	CONNECTORS FOR GAS BOILER WORK
11/20/2019	274053	274053	1		\$1,000.00	1120191	609 Carner Ct. E - Heat Pump R
11/20/2019	274054	274054	1		\$49,704.44	1120191	LIBRARY ROOF REPAIR
11/20/2019	274055	274055	1		\$589.62	1120191	AFTER HOURS EMERGENCY CALLS
11/20/2019	274056	274056	1		\$485.50	1120191	PVB W/BALL VALVE STEVENS SUB
11/20/2019	274057	274057	1		\$27.49	1120191	TRANSLATION SERVICE OCTOBER 20
11/20/2019	274058	274058	1		\$2,689.43	1120191	SANI CLOTH,MEGA MOVER, IV CATH

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11/20/2019	274059	274059	1		\$668.71	1120191	Travel for Background Investig
11/20/2019	274060	274060	1		\$6,733.20	1120191	FIRE HELMETS (X 25)
11/20/2019	274061	274061	1		\$1,158.76	1120191	CALIBRATE INSTRUMENTS
11/20/2019	274062	274062	1		\$200.00	1120191	RESEARCH AND CONTACTS FOR NUCL
11/20/2019	274063	274063	1		\$6,000.00	1120191	1304 Winslow - Heat Pump Rebat
11/20/2019	274064	274064	1		\$563.33	1120191	OCTOBER CLASS - 7465, 7515, DR
11/20/2019	274065	274065	1		\$56.70	1120191	HEATER HOSES,CLAMPS,CONNECTOR
11/20/2019	274066	274066	1		\$8,120.59	1120191	OCTOBER 2019 HOOPLA
11/20/2019	274067	274067	1		\$83.24	1120191	WELD REPAIR ON TANK VEH#7146
11/20/2019	274068	274068	1		\$53.71	1120191	19-224 NELSON CEW INSTRUCTOR
11/20/2019	274069	274069	1		\$431.69	1120191	NFL FLAG JERSEYS AND BELTS
11/20/2019	274070	274070	1		\$101.10	1120191	SHOPS BLDG 100 - HEATING ELEME
11/20/2019	274071	274071	1		\$320.00	1120191	USED OIL TESTING & COLLECTION
11/20/2019	274072	274072	1		\$1,118.72	1120191	PROUT POOL - C02
11/20/2019	274073	274073	1		\$62,704.01	1120191	2018 DIRECTIONAL BORE/DRILL
11/20/2019	274074	274074	1		\$1,420.32	1120191	1113 Appoloosa - Window Rebate
11/20/2019	274075	274075	1		\$1,080.00	1120191	ALTA SURVEY - PACKAGING CORP
11/20/2019	274076	274076	1		\$5,381.56	1120191	FLYWHEEL,COUPLING VEH#7143 WO#
11/20/2019	274077	274077	1		\$647.90	1120191	SEAT VEH#7117 WO#56364
11/20/2019	274078	274078	1		\$5,600.00	1120191	13-19 PROJECT MANAGEMENT SVC.
11/20/2019	274079	274079	1		\$216.11	1120191	TOWING CHARGE
11/20/2019	274080	274080	1		\$102.65	1120191	NOVEMBER CHAIR LIFT INSPECTIO
11/20/2019	274081	274081	1		\$299.78	1120191	OCTOBER CLASSES - 7449, 7869,
11/20/2019	274082	274082	1		\$7,663.71	1120191	GROUNDWATER MONITOR - OLD SHOP
11/20/2019	274083	274083	1		\$135.50	1120191	MEDICARE PREMIUM/SIEMENS
11/20/2019	274084	274084	1		\$500.00	1120191	AUDIO FOR 2019 BUDGET PRESENAT
11/20/2019	274085	274085	1		\$322.54	1120191	WWTF MONTHLY SVC OCT19
11/20/2019	274086	274086	1		\$10.36	1120191	DISPOSAL CHARGE
11/20/2019	274087	274087	1		\$890.23	1120191	WO FORCED PORTABLE HEATER FOR
11/20/2019	274089	274089	1		\$235.06	1120191	REDUCER FR JETSCAN DEMO NOZZLE
11/20/2019	274090	274090	1		\$4,000.00	1120191	LABOR RELATIONS, MONTHLY RETAI
11/20/2019	274091	274091	1		\$100.00	1120191	TOTAL CARE CLINIC-DOT PHY-NATE
11/20/2019	274092	274092	1		\$1,600.00	1120191	1922 Harris - Heat Pump Rebate
11/20/2019	274093	274093	1		\$1,391.00	1120191	C06-19 BATTELLE BLVD TRAFFIC C
11/20/2019	274094	274094	1		\$120.65	1120191	RECORDS SEARCH
11/20/2019	274095	274095	1		\$141.00	1120191	SECURITY FOR FALL CARNIVAL
11/20/2019	274096	274096	1		\$25.00	1120191	NOV 2019 LUNCHEON - K.JENSEN
11/20/2019	274097	274097	1		\$7,500.00	1120191	Q3 2019

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11/20/2019	274098	274098	1		\$300.00	1120191	FIREARMS HANDGUN INSTRUCTOR RE
11/20/2019	274099	274099	1		\$249.61	1120191	19-470, WALLNER, IEDC TRAINING
11/20/2019	274100	274100	1		\$1,471.29	1120191	WM FILTER SCREEN WASH FOR HORN
11/20/2019	274101	274101	1		\$224.78	1120191	19-488 WEIXEL FINAL DIR APPVD
11/20/2019	274102	274102	1		\$290.06	1120191	AIR SOLENOID VALVE VEH#3203 WO
11/20/2019	274103	274103	1		\$249.04	1120191	OCTOBER PRINTING - SN# 3UA-367
11/21/2019	19884	19884	1		\$227.96	112119AT	19-531 GLOCK ARMORER COURSE
11/21/2019	19885	19885	1		\$858.11	112119AT	19-196 INTERNAL AFFAIRS
11/21/2019	19886	19886	1		\$373.24	112119AT	19-528 CERB BRD MTNG GRNT PRST
11/21/2019	19887	19887	1		\$227.96	112119AT	19-530 GLOCK ARMORER COURSE
11/21/2019	19888	19888	1		\$1,026.18	112119AT	19-529 INTERNAL AFFAIRS
11/22/2019	274104	274104	1		\$2,245.14	1122191	RETAINAGE CONTRACT #103-17
11/22/2019	274105	274105	1		\$592.70	1122191	HYDRANT METER #306 REFUND
11/22/2019	274106	274106	1		\$127.89	1122191	SHELTERBELT - PVC PARTS
11/22/2019	274107	274107	1		\$528.12	1122191	RADIO BATTERIES
11/22/2019	274108	274108	1		\$639.56	1122191	AMB BILLING REFUND 2019-01371
11/22/2019	274109	274109	1		\$50.00	1122191	AMB BILLING REFUND 2019-00825
11/22/2019	274110	274110	1		\$206.80	1122191	AMB BILLING REFUND 2019-03074
11/22/2019	274111	274111	1		\$592.00	1122191	AMB BILLING REFUND 2018-05329
11/22/2019	274112	274112	1		\$2.03	1122191	AMB BILLING REFUND 2019-03211
11/22/2019	274113	274113	1		\$578.00	1122191	AMB BILLING REFUND 2019-00692
11/22/2019	274114	274114	1		\$270.19	1122191	AMB BILLING REFUND 2018-02092
11/22/2019	274115	274115	1		\$7,890.70	1122191	PROUT POOL - OCT CLEANING
11/22/2019	274116	274116	1		\$1,518.78	1122191	STANDOFF INSULATORS
11/22/2019	274117	274117	1		\$65.64	1122191	LINEN CHARGES FOR OCTOBER - LA
11/22/2019	274118	274118	1		\$70.31	1122191	19-425 AUCHMOODY AMB BILLING W
11/22/2019	274119	274119	1		\$0.64	1122191	1413 POTTER AVE
11/22/2019	274120	274120	1		\$96.80	1122191	1621 GEORGE WASHINGTON WAY D5
11/22/2019	274121	274121	1		\$15.79	1122191	1410 SANFORD AVE
11/22/2019	274122	274122	1		\$134.08	1122191	2100 BELLERIVE DR CC32
11/22/2019	274123	274123	1		\$40.27	1122191	785 CANYON ST Apt 107
11/22/2019	274124	274124	1		\$253.11	1122191	2229 CAMAS AVE
11/22/2019	274125	274125	1		\$54.16	1122191	2100 BELLERIVE DR CC34
11/22/2019	274126	274126	1		\$335.92	1122191	122 MELEINA CT
11/22/2019	274127	274127	1		\$50.56	1122191	303 GAGE BLVD 123
11/22/2019	274128	274128	1		\$63.01	1122191	451 WESTCLIFFE BLVD Apt 103
11/22/2019	274129	274129	1		\$23.01	1122191	2555 DUORTAIL ST C324
11/22/2019	274130	274130	1		\$6.31	1122191	1621 EATON CT

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11/22/2019	274131	274131	1		\$98.12	1122191	2500 GEORGE WASHINGTON WAY 235
11/22/2019	274132	274132	1		\$10.04	1122191	3027 BRUCE LEE LN
11/22/2019	274133	274133	1		\$2,848.18	1122191	CHCK 271849 REISSUE P060154 TA
11/22/2019	274134	274134	1		\$16.00	1122191	PER DIEM REIMB-AVETISYAN-LTAP
11/22/2019	274135	274135	1		\$131,775.42	1122191	OCT 2019 PCARD 471529000664316
11/22/2019	274136	274136	1		\$1,466.94	1122191	BANK ANALYSIS FEES
11/22/2019	274137	274137	1		\$350.00	1122191	RICEBAB09 CALC AGENT FEE 11/
11/22/2019	274138	274138	1		\$311.99	1122191	LITHIUM BATTERY - COMPOST IMPR
11/22/2019	274139	274139	1		\$748.01	1122191	MEMORIAL BENCH - CONCRETE
11/22/2019	274140	274140	1		\$4,655.00	1122191	2019 Park Partnership Program
11/22/2019	274141	274141	1		\$15.07	1122191	3384 VILLAGE PKWY 129082030002
11/22/2019	274142	274142	1		\$615.00	1122191	HH/SENIOR & DISABLED DISC APPS
11/22/2019	274143	274143	1		\$2,063.40	1122191	STAND PIPE 5 YEAR INSPECTION
11/22/2019	274144	274144	1		\$372.34	1122191	19-379 BRUCE IACP CONF
11/22/2019	274145	274145	1		\$75.00	1122191	19-424 BUECHLER STATE PREVENTI
11/22/2019	274146	274146	1		\$75.00	1122191	19-425 BYRD WA STATE PREVENTIO
11/22/2019	274147	274147	1		\$9,946.02	1122191	METER, FRM 2S, 240V, CL200, 1P
11/22/2019	274148	274148	1		\$195,878.07	1122191	CITY UTILITY BILLS/OCT 2019
11/22/2019	274149	274149	1		\$3,523.65	1122191	18-362 FLOHR HUMAN TRAFFICKING
11/22/2019	274150	274150	1		\$35,675.88	1122191	CURBSIDE RECYCLING - OCTOBER 2
11/22/2019	274151	274151	1		\$80.84	1122191	ON SITE SHREDDING WO#0155021-1
11/22/2019	274152	274152	1		\$629.60	1122191	FLAT REPAIR VEH#3339 WO#56612
11/22/2019	274153	274153	1		\$6,016.79	1122191	LIGHT RECYCLE KITS
11/22/2019	274154	274154	1		\$39,035.18	1122191	FORD INTERCEPTOR
11/22/2019	274155	274155	1		\$265.74	1122191	19-498 Davis EMAG Mtg
11/22/2019	274156	274156	1		\$2,584.96	1122191	OPTIPLEX 5070
11/22/2019	274157	274157	1		\$5,039.04	1122191	GUARDIAN FS 57 PPB
11/22/2019	274158	274158	1		\$984.37	1122191	MAINT KIT
11/22/2019	274159	274159	1		\$8,003.30	1122191	NOZZLES
11/22/2019	274160	274160	1		\$198.73	1122191	CHAINSAW REPAIR
11/22/2019	274161	274161	1		\$952.50	1122191	SERVICES FOR 8/23/19 - PROGRES
11/22/2019	274162	274162	1		\$4,008.97	1122191	ELBOWS
11/22/2019	274163	274163	1		\$18.00	1122191	19-450 GLASEN WSP LAB LUNCH PE
11/22/2019	274164	274164	1		\$10,164.96	1122191	AMIAD FILTER
11/22/2019	274165	274165	1		\$427.32	1122191	WINTER WONDERLAND - LIGHTS, PR
11/22/2019	274166	274166	1		\$47,180.88	1122191	48-19 GENETEC UPGRADE PROJECT
11/22/2019	274167	274167	1		\$19.80	1122191	19-467 JANSEN NW ICAC CONF
11/22/2019	274168	274168	1		\$64.00	1122191	REIMB TRAVEL EXPENSE WCIA FULL

AP (Non-Payroll) Check Log Summary- MUNIS 10/25/2019 - 11/22/2019

11/22/2019	274169	274169	1		\$4,134.71	1122191	EXTRICATION COLLAR/ IV CATHETE
11/22/2019	274170	274170	1		\$30.00	1122191	REIMB RECORDING FEE EXCISE TAX
11/22/2019	274171	274171	1		\$40.60	1122191	REIMB OCTOBER 2019 MILEAGE-F.M
11/22/2019	274172	274172	1		\$532.94	1122191	HUB ASSYS VEH#2381 WO#56470
11/22/2019	274173	274173	1		\$44,206.71	1122191	MERCHANT SRVC CHARGES OCT 2019
11/22/2019	274174	274174	1		\$472.80	1122191	BADGER PLAYFIELD - TRENCHER -
11/22/2019	274175	274175	1		\$14,006.00	1122191	PRE EMP AND DIVISON PHY, AUDIO
11/22/2019	274176	274176	1		\$25.00	1122191	19-440 PECK WSCPA DIRECTORS MT
11/22/2019	274177	274177	1		\$258.00	1122191	PORTAL SERVICE LOCATES OCTOBER
11/22/2019	274178	274178	1		\$2,419.47	1122191	UB PAYMENT PROCESSING OCTOBER
11/22/2019	274179	274179	1		\$3,697.74	1122191	C 112-18 COLUMBIA RIVER INTAKE
11/22/2019	274180	274180	1		\$36.54	1122191	REIMB OCTOBER 2019 MILEAGE-A.R
11/22/2019	274181	274181	1		\$480.44	1122191	19-454 SCHENNUM WESTER PROTECT
11/22/2019	274182	274182	1		\$161.81	1122191	PEST PREVENTION LANDFILL - NOV
11/22/2019	274183	274183	1		\$5,000.00	1122191	ANALYTICAL SERVICES WATER/SEWE
11/22/2019	274184	274184	1		\$30.00	1122191	100119 Stanley Best Practices
11/22/2019	274185	274185	1		\$597.76	1122191	BEVERLY - METER RELOCATE
11/22/2019	274186	274186	1		\$16,307.27	1122191	BLDG 100 - OCT CLEANING
11/22/2019	274187	274187	1		\$130.00	1122191	DOT PHYS-RICK BUSH
11/22/2019	274188	274188	1		\$1,189.69	1122191	LINEN/UNIFORM LAUNDRY SERVICES
11/22/2019	274189	274189	1		\$1,311.31	1122191	AUDIT SERVICES OCTOBER 2019
11/22/2019	274190	274190	1		\$18,375.12	1122191	WP & COPPER WIRE FOR STOCK
11/22/2019	274191	274191	1		\$498.20	1122191	750 HR SVC BY CAT VEH#7162 WO#
11/22/2019	274192	274192	1		\$16.24	1122191	REIMB OCTOBER 2019 MILEAGE - A
11/22/2019	274193	274193	1		\$16.00	1122191	PER DIEM REIMB-WILLIAMSON-LTAP
11/22/2019	274194	274194	1		\$977.00	1122191	METER PADLOCKS

\$4,646,907.94

Payroll History Totals - MUNIS 10/23/2019 - 11/22/2019

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	GROSS PAY	NET PAY	DEDUCTIONS	GROSS TAX	DD AMT
PAYROLL - 2019-10-31	PAYROLL - 2019-10-31	10/31/2019	157312		3759		3241.6	\$2,352.39	360.99	528.22	\$2352.39
	PAYROLL - 2019-10-31	10/31/2019	157313		3681		3048	\$2,099.86	388.08	560.06	\$2099.86
	PAYROLL - 2019-10-31	10/31/2019	157314		4083		2525.71	\$1,651.36	411.32	463.03	\$1651.36
	PAYROLL - 2019-10-31	10/31/2019	157315		4929		4226.4	\$113.24	3170.61	942.55	\$113.24
	PAYROLL - 2019-10-31	10/31/2019	157316		4562		5363.2	\$3,726.99	776	860.21	\$3726.99
	PAYROLL - 2019-10-31	10/31/2019	157317		4895		2887.5	\$1,834.81	537.91	514.78	\$1834.81
	PAYROLL - 2019-10-31	10/31/2019	157318		4941		2080	\$1,411.89	390.36	277.75	\$1411.89
	PAYROLL - 2019-10-31	10/31/2019	157319		4369		5499.2	\$3,357.88	740.68	1400.64	\$3357.88
	PAYROLL - 2019-10-31	10/31/2019	157320		4575		3750.4	\$2,474.07	577.25	699.08	\$2474.07
	PAYROLL - 2019-10-31	10/31/2019	157321		4812		1247	\$867.83	229.01	150.16	\$867.83
	PAYROLL - 2019-10-31	10/31/2019	157322		4185		5834.4	\$4,655.95	785.83	392.62	\$4655.95
	PAYROLL - 2019-10-31	10/31/2019	157323		4338		1247	\$1,039.48	12.13	195.39	\$1039.48
	PAYROLL - 2019-10-31	10/31/2019	157324		3322		4492	\$2,324.08	1448.25	719.67	\$2324.08
	PAYROLL - 2019-10-31	10/31/2019	157325		4337		1247	\$954.01	12.13	280.86	\$954.01
	PAYROLL - 2019-10-31	10/31/2019	157326		4736		2301.6	\$1,603.88	258.52	439.2	\$1603.88
	PAYROLL - 2019-10-31	10/31/2019	157327		4133		1247	\$1,081.45	12.13	153.42	\$1081.45
	PAYROLL - 2019-10-31	10/31/2019	157328		4232		1247	\$951.38	170.22	125.4	\$951.38
	PAYROLL - 2019-10-31	10/31/2019	157329		4811		1247	\$703.31	428.8	114.89	\$703.31
	PAYROLL - 2019-10-31	10/31/2019	157330		3885		7291.2	\$4,171.43	2029.79	1089.98	\$4171.43
	PAYROLL - 2019-10-31	10/31/2019	157331		3243		1584	\$1,249.55	229.87	104.58	\$1249.55
	PAYROLL - 2019-10-31	10/31/2019	157332		4901		2428	\$1,794.59	274.8	358.61	\$1794.59
	PAYROLL - 2019-10-31	10/31/2019	157333		4774		960	\$728.19	81.66	150.15	\$728.19
	PAYROLL - 2019-10-31	10/31/2019	157334		3709		2321.6	\$1,695.86	309.83	315.91	\$1695.86
	PAYROLL - 2019-10-31	10/31/2019	157335		4539		1200	\$950.50	127.39	122.11	\$950.50
	PAYROLL - 2019-10-31	10/31/2019	157336		4968		1059.5	\$907.86	7.22	144.42	\$907.86
	PAYROLL - 2019-10-31	10/31/2019	157337		3688		2876	\$1,928.46	295.76	651.78	\$1928.46
	PAYROLL - 2019-10-31	10/31/2019	157338		4975		949	\$781.59	5.93	161.48	\$781.59
	PAYROLL - 2019-10-31	10/31/2019	157339		2156		2838.4	\$1,273.94	1190.73	373.73	\$1273.94
	PAYROLL - 2019-10-31	10/31/2019	157340		4102		2564.14	\$2,073.33	255.66	235.15	\$2073.33
	PAYROLL - 2019-10-31	10/31/2019	157341		3836		3237.6	\$2,289.24	444.59	503.77	\$2289.24
	PAYROLL - 2019-10-31	10/31/2019	157342		4930		168.56	\$153.00	0.43	15.13	\$153.00
	PAYROLL - 2019-10-31	10/31/2019	157343		4541		1200	\$771.74	307.55	120.71	\$771.74
	PAYROLL - 2019-10-31	10/31/2019	157344		4029		2231.2	\$1,595.45	271.15	364.6	\$1595.45
	PAYROLL - 2019-10-31	10/31/2019	157345		4952		847	\$719.42	5.53	122.05	\$719.42
	PAYROLL - 2019-10-31	10/31/2019	157346		3690		2679.8	\$1,742.21	490.5	447.09	\$1742.21
	PAYROLL - 2019-10-31	10/31/2019	157347		3828		2320.8	\$1,482.97	483.8	354.03	\$1482.97
	PAYROLL - 2019-10-31	10/31/2019	157348		4204		2645.76	\$2,038.32	327.34	280.1	\$2038.32
	PAYROLL - 2019-10-31	10/31/2019	157349		4092		2663.2	\$1,731.31	420.91	510.98	\$1731.31
	PAYROLL - 2019-10-31	10/31/2019	157350		4461		2850.4	\$1,883.25	407.87	559.28	\$1883.25
	PAYROLL - 2019-10-31	10/31/2019	157351		4756		784	\$646.34	67.01	70.65	\$646.34
	PAYROLL - 2019-10-31	10/31/2019	157352		3516		2858.74	\$1,827.34	666.09	365.31	\$1827.34

Payroll History Totals - MUNIS 10/23/2019 - 11/22/2019

PAYROLL - 2019-10-31	10/31/2019	157353	1834	2647.2	\$1,937.91	317.27	392.02	\$1937.91
PAYROLL - 2019-10-31	10/31/2019	157354	4731	2231.2	\$1,742.53	241.98	246.69	\$1742.53
PAYROLL - 2019-10-31	10/31/2019	157355	4130	2631.2	\$1,701.29	587.13	342.78	\$1701.29
PAYROLL - 2019-10-31	10/31/2019	157356	4035	2264.49	\$1,427.26	528.78	308.45	\$1427.26
PAYROLL - 2019-10-31	10/31/2019	157357	4932	1040	\$853.52	7.12	179.36	\$853.52
PAYROLL - 2019-10-31	10/31/2019	157358	4375	3669.6	\$2,838.21	338.77	492.62	\$2838.21
PAYROLL - 2019-10-31	10/31/2019	157359	4550	1435.52	\$1,170.32	8.12	257.08	\$1170.32
PAYROLL - 2019-10-31	10/31/2019	157360	4109	2631.2	\$1,776.33	508.22	346.65	\$1776.33
PAYROLL - 2019-10-31	10/31/2019	157361	3635	2231.2	\$1,625.59	184.14	421.47	\$1625.59
PAYROLL - 2019-10-31	10/31/2019	157362	3699	2663.2	\$1,849.86	327.32	486.02	\$1849.86
PAYROLL - 2019-10-31	10/31/2019	157363	4667	2902.54	\$2,107.31	432.86	362.37	\$2107.31
PAYROLL - 2019-10-31	10/31/2019	157364	4825	1040	\$853.52	7.12	179.36	\$853.52
PAYROLL - 2019-10-31	10/31/2019	157365	4949	1838.4	\$1,357.32	209.52	271.56	\$1357.32
PAYROLL - 2019-10-31	10/31/2019	157366	4361	2972.18	\$1,998.04	415.03	559.11	\$1998.04
PAYROLL - 2019-10-31	10/31/2019	157367	4426	5682.4	\$3,233.99	1106.31	1342.1	\$3233.99
PAYROLL - 2019-10-31	10/31/2019	157368	4717	2919.2	\$1,845.45	561.42	512.33	\$1845.45
PAYROLL - 2019-10-31	10/31/2019	157369	4517	4830.4	\$3,745.90	554	530.5	\$3745.90
PAYROLL - 2019-10-31	10/31/2019	157370	4719	3074.4	\$2,301.66	406.81	365.93	\$2301.66
PAYROLL - 2019-10-31	10/31/2019	157371	4974	1883.76	\$1,317.74	251.5	314.52	\$1317.74
PAYROLL - 2019-10-31	10/31/2019	157372	4835	1868	\$1,378.38	212.63	276.99	\$1378.38
PAYROLL - 2019-10-31	10/31/2019	157373	4810	1868	\$1,493.22	174.12	200.66	\$1493.22
PAYROLL - 2019-10-31	10/31/2019	157374	2798	3027.2	\$1,853.03	577.66	596.51	\$1853.03
PAYROLL - 2019-10-31	10/31/2019	157375	4940	2089.75	\$1,501.79	303.88	284.08	\$1501.79
PAYROLL - 2019-10-31	10/31/2019	157376	4715	1877.6	\$1,386.05	213.9	277.65	\$1386.05
PAYROLL - 2019-10-31	10/31/2019	157377	3755	3548	\$2,574.59	451.73	521.68	\$2574.59
PAYROLL - 2019-10-31	10/31/2019	157378	4690	1868	\$1,349.30	194.08	324.62	\$1349.30
PAYROLL - 2019-10-31	10/31/2019	157379	4622	2940.8	\$2,291.83	185.36	463.61	\$2291.83
PAYROLL - 2019-10-31	10/31/2019	157380	4583	1868	\$1,345.42	250.19	272.39	\$1345.42
PAYROLL - 2019-10-31	10/31/2019	157381	4178	3423.2	\$1,887.72	949.33	586.15	\$1887.72
PAYROLL - 2019-10-31	10/31/2019	157382	4960	1868	\$1,202.01	362.27	303.72	\$1202.01
PAYROLL - 2019-10-31	10/31/2019	157383	4067	3504	\$2,486.77	376.05	641.18	\$2486.77
PAYROLL - 2019-10-31	10/31/2019	157384	4840	1868	\$1,370.30	174.6	323.1	\$1370.30
PAYROLL - 2019-10-31	10/31/2019	157385	4728	3134.4	\$2,022.06	669.28	443.06	\$2022.06
PAYROLL - 2019-10-31	10/31/2019	157386	4449	1868	\$1,275.84	352.16	240	\$1275.84
PAYROLL - 2019-10-31	10/31/2019	157387	3960	3248.8	\$1,820.60	808.36	619.84	\$1820.60
PAYROLL - 2019-10-31	10/31/2019	157388	4809	2580.8	\$2,067.93	318.13	194.74	\$2067.93
PAYROLL - 2019-10-31	10/31/2019	157389	3000	2802.4	\$1,488.72	918.21	395.47	\$1488.72
PAYROLL - 2019-10-31	10/31/2019	157390	3110	2652.8	\$1,697.78	518.52	436.5	\$1697.78
PAYROLL - 2019-10-31	10/31/2019	157391	4502	2580.8	\$1,984.69	395.56	200.55	\$1984.69
PAYROLL - 2019-10-31	10/31/2019	157392	3499	2784	\$1,315.07	1066.49	402.44	\$1315.07
PAYROLL - 2019-10-31	10/31/2019	157393	4466	4170.4	\$2,643.68	691.6	835.12	\$2643.68
PAYROLL - 2019-10-31	10/31/2019	157394	4915	2062.4	\$1,813.74	9.71	238.95	\$1813.74
PAYROLL - 2019-10-31	10/31/2019	157395	4602	1896	\$1,340.56	278.35	277.09	\$1340.56
PAYROLL - 2019-10-31	10/31/2019	157396	4611	2828.8	\$1,908.54	522.21	398.05	\$1908.54
PAYROLL - 2019-10-31	10/31/2019	157397	3721	3088	\$1,679.60	936.25	472.15	\$1679.60

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PAYROLL - 2019-10-31	10/31/2019	157398	4537	3832.8	\$2,317.54	714.32	800.94	\$2317.54
PAYROLL - 2019-10-31	10/31/2019	157399	4982	790	\$651.12	67.22	71.66	\$651.12
PAYROLL - 2019-10-31	10/31/2019	157400	4823	2541.6	\$1,757.47	336.3	447.83	\$1757.47
PAYROLL - 2019-10-31	10/31/2019	157401	4873	754.45	\$560.22	80.03	114.2	\$560.22
PAYROLL - 2019-10-31	10/31/2019	157402	4792	1779.2	\$1,271.65	202.92	304.63	\$1271.65
PAYROLL - 2019-10-31	10/31/2019	157403	4919	60	\$54.98	0.43	4.59	\$54.98
PAYROLL - 2019-10-31	10/31/2019	157404	4135	2355.2	\$1,693.37	299.87	361.96	\$1693.37
PAYROLL - 2019-10-31	10/31/2019	157405	4492	758.4	\$657.85	42.53	58.02	\$657.85
PAYROLL - 2019-10-31	10/31/2019	157406	4713	1779.2	\$1,346.97	167.34	264.89	\$1346.97
PAYROLL - 2019-10-31	10/31/2019	157407	4892	60	\$54.98	0.43	4.59	\$54.98
PAYROLL - 2019-10-31	10/31/2019	157408	4824	3093.6	\$2,041.47	514.24	537.89	\$2041.47
PAYROLL - 2019-10-31	10/31/2019	157409	4143	1855.2	\$1,409.47	194.7	251.03	\$1409.47
PAYROLL - 2019-10-31	10/31/2019	157410	2921	3064.8	\$2,248.82	344.25	471.73	\$2248.82
PAYROLL - 2019-10-31	10/31/2019	157411	4939	60	\$43.98	0.43	15.59	\$43.98
PAYROLL - 2019-10-31	10/31/2019	157412	3973	2092	\$1,519.91	279.66	292.43	\$1519.91
PAYROLL - 2019-10-31	10/31/2019	157413	4289	1961.6	\$1,474.39	127.15	360.06	\$1474.39
PAYROLL - 2019-10-31	10/31/2019	157414	3736	5299.2	\$3,378.31	793.24	1127.65	\$3378.31
PAYROLL - 2019-10-31	10/31/2019	157415	4868	750.5	\$595.50	63.85	91.15	\$595.50
PAYROLL - 2019-10-31	10/31/2019	157416	4936	60	\$54.98	0.43	4.59	\$54.98
PAYROLL - 2019-10-31	10/31/2019	157417	2599	94.5	\$86.64	0.63	7.23	\$86.64
PAYROLL - 2019-10-31	10/31/2019	157418	4470	2397.6	\$1,783.73	274.48	339.39	\$1783.73
PAYROLL - 2019-10-31	10/31/2019	157419	3177	3234.4	\$2,148.79	354.98	730.63	\$2148.79
PAYROLL - 2019-10-31	10/31/2019	157420	4666	3332.8	\$2,534.54	307.68	490.58	\$2534.54
PAYROLL - 2019-10-31	10/31/2019	157421	4305	2083.2	\$1,694.02	71.93	317.25	\$1694.02
PAYROLL - 2019-10-31	10/31/2019	157422	2751	2882.4	\$2,082.51	352.32	447.57	\$2082.51
PAYROLL - 2019-10-31	10/31/2019	157423	3563	2751.2	\$1,879.60	310.19	561.41	\$1879.60
PAYROLL - 2019-10-31	10/31/2019	157424	4959	936	\$765.05	6.41	164.54	\$765.05
PAYROLL - 2019-10-31	10/31/2019	157425	2434	2663.2	\$1,853.57	360.71	448.92	\$1853.57
PAYROLL - 2019-10-31	10/31/2019	157426	3344	2644.8	\$1,558.39	616.84	469.57	\$1558.39
PAYROLL - 2019-10-31	10/31/2019	157427	4597	2925.6	\$2,100.02	359.38	466.2	\$2100.02
PAYROLL - 2019-10-31	10/31/2019	157428	4747	4100	\$2,799.36	637.99	662.65	\$2799.36
PAYROLL - 2019-10-31	10/31/2019	157429	4056	2644.8	\$1,609.72	577.97	457.11	\$1609.72
PAYROLL - 2019-10-31	10/31/2019	157430	4916	2289.6	\$1,611.62	238.93	439.05	\$1611.62
PAYROLL - 2019-10-31	10/31/2019	157431	4653	1890.4	\$1,438.35	103.79	348.26	\$1438.35
PAYROLL - 2019-10-31	10/31/2019	157432	3649	2309.6	\$1,656.22	354.47	298.91	\$1656.22
PAYROLL - 2019-10-31	10/31/2019	157433	4973	2328.48	\$1,574.03	307.59	446.86	\$1574.03
PAYROLL - 2019-10-31	10/31/2019	157434	4798	2644.8	\$1,900.04	378.81	365.95	\$1900.04
PAYROLL - 2019-10-31	10/31/2019	157435	4989	1025.6	\$844.24	4.83	176.53	\$844.24
PAYROLL - 2019-10-31	10/31/2019	157436	3875	2663.2	\$1,779.18	456.63	427.39	\$1779.18
PAYROLL - 2019-10-31	10/31/2019	157437	4797	2332.8	\$1,639.99	287.67	405.14	\$1639.99
PAYROLL - 2019-10-31	10/31/2019	157438	3352	2663.2	\$1,997.69	301.52	363.99	\$1997.69
PAYROLL - 2019-10-31	10/31/2019	157439	3533	2690.72	\$1,893.14	392.74	404.84	\$1893.14
PAYROLL - 2019-10-31	10/31/2019	157440	4945	1890.4	\$1,598.44	9.27	282.69	\$1598.44
PAYROLL - 2019-10-31	10/31/2019	157441	4912	2119.2	\$1,705.60	230.25	183.35	\$1705.60
PAYROLL - 2019-10-31	10/31/2019	157442	3980	2663.2	\$1,950.07	354.33	358.8	\$1950.07

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PAYROLL - 2019-10-31	10/31/2019	157443	4646	2148.8	\$1,787.31	199.51	161.98	\$1787.31
PAYROLL - 2019-10-31	10/31/2019	157444	4793	2353.6	\$1,778.76	290.2	284.64	\$1778.76
PAYROLL - 2019-10-31	10/31/2019	157445	4985	1041.6	\$776.26	97.59	167.75	\$776.26
PAYROLL - 2019-10-31	10/31/2019	157446	3435	2663.2	\$1,941.93	300.73	420.54	\$1941.93
PAYROLL - 2019-10-31	10/31/2019	157447	4495	2353.6	\$1,644.16	254.89	454.55	\$1644.16
PAYROLL - 2019-10-31	10/31/2019	157448	4351	2397.6	\$1,651.74	378.55	367.31	\$1651.74
PAYROLL - 2019-10-31	10/31/2019	157449	4908	2148.8	\$1,679.28	200.41	269.11	\$1679.28
PAYROLL - 2019-10-31	10/31/2019	157450	4760	1040	\$872.90	7.12	159.98	\$872.90
PAYROLL - 2019-10-31	10/31/2019	157451	3933	2558.4	\$1,599.49	545.66	413.25	\$1599.49
PAYROLL - 2019-10-31	10/31/2019	157452	3576	2751.2	\$1,900.05	423.51	427.64	\$1900.05
PAYROLL - 2019-10-31	10/31/2019	157453	4844	2400.8	\$1,866.02	190.61	344.17	\$1866.02
PAYROLL - 2019-10-31	10/31/2019	157454	3455	2663.2	\$1,835.53	301.52	526.15	\$1835.53
PAYROLL - 2019-10-31	10/31/2019	157455	4817	3105.31	\$2,136.61	701.43	267.27	\$2136.61
PAYROLL - 2019-10-31	10/31/2019	157456	3679	5243.2	\$3,575.66	355.63	1311.91	\$3575.66
PAYROLL - 2019-10-31	10/31/2019	157457	3760	7047.41	\$4,797.64	1040.03	1209.74	\$4797.64
PAYROLL - 2019-10-31	10/31/2019	157458	3814	4233.29	\$2,870.89	980.04	382.36	\$2870.89
PAYROLL - 2019-10-31	10/31/2019	157459	4587	3849.95	\$2,781.73	500.06	568.16	\$2781.73
PAYROLL - 2019-10-31	10/31/2019	157460	4340	3563.02	\$2,238.10	975.67	349.25	\$2238.10
PAYROLL - 2019-10-31	10/31/2019	157461	4669	5302.44	\$3,829.81	608.32	864.31	\$3829.81
PAYROLL - 2019-10-31	10/31/2019	157462	4523	3703.46	\$2,403.59	932.7	367.17	\$2403.59
PAYROLL - 2019-10-31	10/31/2019	157463	3528	3952.57	\$3,090.12	564.58	297.87	\$3090.12
PAYROLL - 2019-10-31	10/31/2019	157464	3308	5278.59	\$3,731.09	1071.31	476.19	\$3731.09
PAYROLL - 2019-10-31	10/31/2019	157465	3567	4277.49	\$2,671.00	1035.69	570.8	\$2671.00
PAYROLL - 2019-10-31	10/31/2019	157466	3764	3879.04	\$2,852.75	720.37	305.92	\$2852.75
PAYROLL - 2019-10-31	10/31/2019	157467	4923	2469.24	\$2,007.43	225.09	236.72	\$2007.43
PAYROLL - 2019-10-31	10/31/2019	157468	4499	3703.46	\$2,377.11	935.18	391.17	\$2377.11
PAYROLL - 2019-10-31	10/31/2019	157469	3601	4876.12	\$3,733.71	741.74	400.67	\$3733.71
PAYROLL - 2019-10-31	10/31/2019	157470	4524	3366.63	\$2,569.04	448.1	349.49	\$2569.04
PAYROLL - 2019-10-31	10/31/2019	157471	4522	4260.61	\$2,818.52	807.39	634.7	\$2818.52
PAYROLL - 2019-10-31	10/31/2019	157472	4053	3879.81	\$2,489.75	847.58	542.48	\$2489.75
PAYROLL - 2019-10-31	10/31/2019	157473	3972	6587.9	\$4,261.09	1192.5	1134.31	\$4261.09
PAYROLL - 2019-10-31	10/31/2019	157474	3493	8866.16	\$5,394.28	1646.08	1825.8	\$5394.28
PAYROLL - 2019-10-31	10/31/2019	157475	2897	6576.55	\$4,439.72	1186.38	950.45	\$4439.72
PAYROLL - 2019-10-31	10/31/2019	157476	2978	3815.68	\$2,577.67	924.05	313.96	\$2577.67
PAYROLL - 2019-10-31	10/31/2019	157477	4520	4431.34	\$3,185.76	523.95	721.63	\$3185.76
PAYROLL - 2019-10-31	10/31/2019	157478	3612	4570.57	\$3,087.55	1011.22	471.8	\$3087.55
PAYROLL - 2019-10-31	10/31/2019	157479	3965	4028.27	\$2,708.01	963.04	357.22	\$2708.01
PAYROLL - 2019-10-31	10/31/2019	157480	4585	3494.89	\$2,419.29	662.3	413.3	\$2419.29
PAYROLL - 2019-10-31	10/31/2019	157481	3761	4511.93	\$3,198.99	869.17	443.77	\$3198.99
PAYROLL - 2019-10-31	10/31/2019	157482	4150	5984.95	\$3,744.87	1138.5	1101.58	\$3744.87
PAYROLL - 2019-10-31	10/31/2019	157483	2380	5611.52	\$4,197.92	653.01	760.59	\$4197.92
PAYROLL - 2019-10-31	10/31/2019	157484	2935	5024.51	\$3,075.41	1304.92	644.18	\$3075.41
PAYROLL - 2019-10-31	10/31/2019	157485	3309	5535.2	\$3,440.37	1416.93	677.9	\$3440.37
PAYROLL - 2019-10-31	10/31/2019	157486	4586	3797.23	\$2,812.62	681.58	303.03	\$2812.62
PAYROLL - 2019-10-31	10/31/2019	157487	3600	4537.68	\$2,695.08	1463.1	379.5	\$2695.08

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PAYROLL - 2019-10-31	10/31/2019	157488		3832	5133.28	\$3,891.88	880.1	361.3	\$3891.88
PAYROLL - 2019-10-31	10/31/2019	157489		4815	2902.16	\$2,257.74	391.51	252.91	\$2257.74
PAYROLL - 2019-10-31	10/31/2019	157490		4318	4558.64	\$2,898.64	995.65	664.35	\$2898.64
PAYROLL - 2019-10-31	10/31/2019	157491		4453	3462.83	\$2,270.33	902.27	290.23	\$2270.33
PAYROLL - 2019-10-31	10/31/2019	157492		4500	4138.52	\$2,884.81	770.35	483.36	\$2884.81
PAYROLL - 2019-10-31	10/31/2019	157493		4887	2902.16	\$1,953.23	637.03	311.9	\$1953.23
PAYROLL - 2019-10-31	10/31/2019	157494		4497	3885.22	\$2,805.91	504.59	574.72	\$2805.91
PAYROLL - 2019-10-31	10/31/2019	157495		2765	9163.76	\$6,858.53	1195.29	1109.94	\$6858.53
PAYROLL - 2019-10-31	10/31/2019	157496		3116	4525.71	\$3,301.00	484.88	739.83	\$3301.00
PAYROLL - 2019-10-31	10/31/2019	157497		4584	5021.89	\$3,583.71	600.82	837.36	\$3583.71
PAYROLL - 2019-10-31	10/31/2019	157498		3763	4622.74	\$3,327.36	545.76	749.62	\$3327.36
PAYROLL - 2019-10-31	10/31/2019	157499		4816	3047.27	\$2,384.41	469.47	193.39	\$2384.41
PAYROLL - 2019-10-31	10/31/2019	157500		3506	5193.22	\$4,423.94	652.77	116.51	\$4423.94
PAYROLL - 2019-10-31	10/31/2019	157501		4623	3526.95	\$2,238.26	919.8	368.89	\$2238.26
PAYROLL - 2019-10-31	10/31/2019	157502		4906	2729.6	\$1,856.12	341.03	532.45	\$1856.12
PAYROLL - 2019-10-31	10/31/2019	157503		2694	3366.63	\$2,596.76	483.79	286.08	\$2596.76
PAYROLL - 2019-10-31	10/31/2019	157504		3057	7001.99	\$4,914.45	1119.22	968.32	\$4914.45
PAYROLL - 2019-10-31	10/31/2019	157505		3311	4238.44	\$2,824.95	788.51	624.98	\$2824.95
PAYROLL - 2019-10-31	10/31/2019	157506		3762	3685.01	\$2,274.18	944.48	466.35	\$2274.18
PAYROLL - 2019-10-31	10/31/2019	157507		4291	4251.22	\$2,857.91	932.67	460.64	\$2857.91
PAYROLL - 2019-10-31	10/31/2019	157508		4521	5035.06	\$3,954.18	452.04	628.84	\$3954.18
PAYROLL - 2019-10-31	10/31/2019	157509		4307	3498.89	\$2,586.75	452.1	460.04	\$2586.75
PAYROLL - 2019-10-31	10/31/2019	157510		4498	4285.01	\$2,905.92	988.62	390.47	\$2905.92
PAYROLL - 2019-10-31	10/31/2019	157511		4899	1762.5	\$1,364.67	217.71	180.12	\$1364.67
PAYROLL - 2019-10-31	10/31/2019	157512		4076	1859.2	\$970.69	669.81	218.7	\$970.69
PAYROLL - 2019-10-31	10/31/2019	157513		3765	4946.62	\$3,314.01	1055.58	577.03	\$3314.01
PAYROLL - 2019-10-31	10/31/2019	157514		4454	3430.77	\$2,496.39	454.73	479.65	\$2496.39
PAYROLL - 2019-10-31	10/31/2019	157515		4505	3646.96	\$2,584.17	506.2	556.59	\$2584.17
PAYROLL - 2019-10-31	10/31/2019	157516		3206	9658.12	\$6,766.07	1380.63	1511.42	\$6766.07
PAYROLL - 2019-10-31	10/31/2019	157517		4924	2716.16	\$2,080.41	242.88	392.87	\$2080.41
PAYROLL - 2019-10-31	10/31/2019	157518		3207	5356.45	\$4,112.00	493.43	751.02	\$4112.00
PAYROLL - 2019-10-31	10/31/2019	157519		4360	4806.89	\$2,981.26	1022.05	803.58	\$2981.26
PAYROLL - 2019-10-31	10/31/2019	157520		4937	1920	\$1,453.94	180.45	285.61	\$1453.94
PAYROLL - 2019-10-31	10/31/2019	157521		4129	3801.74	\$2,630.34	941.52	229.88	\$2630.34
PAYROLL - 2019-10-31	10/31/2019	157522		3340	2556	\$1,761.22	391.8	402.98	\$1761.22
PAYROLL - 2019-10-31	10/31/2019	157523		4088	3794.56	\$2,706.35	825.42	262.79	\$2706.35
PAYROLL - 2019-10-31	10/31/2019	157524		3896	4029.41	\$2,319.34	1223.67	486.4	\$2319.34
PAYROLL - 2019-10-31	10/31/2019	157525		3353	7060.51	\$4,824.92	1414.94	820.65	\$4824.92
PAYROLL - 2019-10-31	10/31/2019	157526		4000	6195.21	\$4,428.54	1117.11	649.56	\$4428.54
PAYROLL - 2019-10-31	10/31/2019	157527		4362	2162.4	\$1,623.92	160.98	377.5	\$1623.92
PAYROLL - 2019-10-31	10/31/2019	157528		3295	4293.84	\$3,201.61	752.14	340.09	\$3201.61
PAYROLL - 2019-10-31	10/31/2019	157529		4947	6154.4	\$4,279.34	750.01	1125.05	\$4279.34
PAYROLL - 2019-10-31	10/31/2019	157530		4834	3727.2	\$2,914.92	435.62	376.66	\$2914.92
PAYROLL - 2019-10-31	10/31/2019	157531		3524	3336.8	\$1,947.79	913.26	475.75	\$1947.79
PAYROLL - 2019-10-31	10/31/2019	157532		4745	4956	\$3,128.43	1191.08	636.49	\$3128.43

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PAYROLL - 2019-10-31	10/31/2019	157533	2202	5290.18	\$3,734.32	1024.19	531.67	\$3734.32
PAYROLL - 2019-10-31	10/31/2019	157534	4184	3982.87	\$3,137.58	424.63	420.66	\$3137.58
PAYROLL - 2019-10-31	10/31/2019	157535	4433	2162.4	\$1,650.43	201.71	310.26	\$1650.43
PAYROLL - 2019-10-31	10/31/2019	157536	4127	3801.74	\$2,964.78	558.54	278.42	\$2964.78
PAYROLL - 2019-10-31	10/31/2019	157537	4183	4086.88	\$3,061.76	617.78	407.34	\$3061.76
PAYROLL - 2019-10-31	10/31/2019	157538	4787	3632.8	\$2,242.75	976.95	413.1	\$2242.75
PAYROLL - 2019-10-31	10/31/2019	157539	4943	3267.01	\$2,749.16	388.45	129.4	\$2749.16
PAYROLL - 2019-10-31	10/31/2019	157540	3821	4592.98	\$3,279.02	978.46	335.5	\$3279.02
PAYROLL - 2019-10-31	10/31/2019	157541	4345	4851.27	\$3,609.08	923.92	318.27	\$3609.08
PAYROLL - 2019-10-31	10/31/2019	157542	3855	4553.68	\$3,062.21	749.33	742.14	\$3062.21
PAYROLL - 2019-10-31	10/31/2019	157543	4874	3632.8	\$2,445.98	856.26	330.56	\$2445.98
PAYROLL - 2019-10-31	10/31/2019	157544	4701	3727.2	\$2,845.16	621.36	260.68	\$2845.16
PAYROLL - 2019-10-31	10/31/2019	157545	4746	2059.2	\$1,469.05	256.8	333.35	\$1469.05
PAYROLL - 2019-10-31	10/31/2019	157546	3473	3816.73	\$2,883.64	558.64	374.45	\$2883.64
PAYROLL - 2019-10-31	10/31/2019	157547	4772	2313.6	\$1,751.45	262.43	299.72	\$1751.45
PAYROLL - 2019-10-31	10/31/2019	157548	3856	4029.41	\$3,056.99	589.24	383.18	\$3056.99
PAYROLL - 2019-10-31	10/31/2019	157549	4366	2544	\$1,751.57	287.24	505.19	\$1751.57
PAYROLL - 2019-10-31	10/31/2019	157550	4574	2034.33	\$1,542.57	189.71	302.05	\$1542.57
PAYROLL - 2019-10-31	10/31/2019	157551	2709	4626.05	\$3,214.72	1000.37	410.96	\$3214.72
PAYROLL - 2019-10-31	10/31/2019	157552	4398	5353.4	\$4,420.03	547.15	386.22	\$4420.03
PAYROLL - 2019-10-31	10/31/2019	157553	4665	3557.6	\$2,396.88	846.29	314.43	\$2396.88
PAYROLL - 2019-10-31	10/31/2019	157554	3803	4863.99	\$3,882.85	714.13	267.01	\$3882.85
PAYROLL - 2019-10-31	10/31/2019	157555	3901	3801.74	\$2,582.22	713.32	506.2	\$2582.22
PAYROLL - 2019-10-31	10/31/2019	157556	4432	2075.2	\$1,501.33	194.26	379.61	\$1501.33
PAYROLL - 2019-10-31	10/31/2019	157557	4904	2988	\$2,389.25	478.1	120.65	\$2389.25
PAYROLL - 2019-10-31	10/31/2019	157558	4900	3158.74	\$2,390.59	534.8	233.35	\$2390.59
PAYROLL - 2019-10-31	10/31/2019	157559	3902	4700.04	\$3,339.50	1015.5	345.04	\$3339.50
PAYROLL - 2019-10-31	10/31/2019	157560	3894	4770.36	\$3,529.75	872.34	368.27	\$3529.75
PAYROLL - 2019-10-31	10/31/2019	157561	3804	4029.41	\$2,562.70	915.27	551.44	\$2562.70
PAYROLL - 2019-10-31	10/31/2019	157562	4515	3913.54	\$2,964.54	801.05	147.95	\$2964.54
PAYROLL - 2019-10-31	10/31/2019	157563	4080	3794.56	\$2,665.11	1073.53	55.92	\$2665.11
PAYROLL - 2019-10-31	10/31/2019	157564	4075	4981.94	\$3,331.39	844.74	805.81	\$3331.39
PAYROLL - 2019-10-31	10/31/2019	157565	3356	3944.31	\$2,734.90	657.82	551.59	\$2734.90
PAYROLL - 2019-10-31	10/31/2019	157566	4394	5887.45	\$4,334.44	890.49	662.52	\$4334.44
PAYROLL - 2019-10-31	10/31/2019	157567	3651	3794.56	\$2,835.08	608.79	350.69	\$2835.08
PAYROLL - 2019-10-31	10/31/2019	157568	4944	1920	\$1,270.88	333.38	315.74	\$1270.88
PAYROLL - 2019-10-31	10/31/2019	157569	4271	3727.2	\$2,744.02	625.48	357.7	\$2744.02
PAYROLL - 2019-10-31	10/31/2019	157570	3413	3837.38	\$2,676.24	640.73	520.41	\$2676.24
PAYROLL - 2019-10-31	10/31/2019	157571	4230	2112.37	\$1,525.67	275.6	311.1	\$1525.67
PAYROLL - 2019-10-31	10/31/2019	157572	4270	4613.52	\$3,268.76	665.09	679.67	\$3268.76
PAYROLL - 2019-10-31	10/31/2019	157573	4113	3913.56	\$2,990.71	572.62	350.23	\$2990.71
PAYROLL - 2019-10-31	10/31/2019	157574	4016	3866.72	\$2,955.31	567.73	343.68	\$2955.31
PAYROLL - 2019-10-31	10/31/2019	157575	3306	4022.14	\$2,893.19	749.14	379.81	\$2893.19
PAYROLL - 2019-10-31	10/31/2019	157576	4296	4474.01	\$3,200.01	823.54	450.46	\$3200.01
PAYROLL - 2019-10-31	10/31/2019	157577	4599	3938.9	\$2,775.53	555.12	608.25	\$2775.53

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PAYROLL - 2019-10-31	10/31/2019	157578	4894	1779.2	\$1,266.48	236.99	275.73	\$1266.48
PAYROLL - 2019-10-31	10/31/2019	157579	4235	4029.41	\$3,296.68	673.21	59.52	\$3296.68
PAYROLL - 2019-10-31	10/31/2019	157580	4357	2305.6	\$1,882.88	215.52	207.2	\$1882.88
PAYROLL - 2019-10-31	10/31/2019	157581	4813	1822.07	\$1,423.44	171.05	227.58	\$1423.44
PAYROLL - 2019-10-31	10/31/2019	157582	4496	5293.2	\$3,353.24	1117.39	822.57	\$3353.24
PAYROLL - 2019-10-31	10/31/2019	157583	4519	3552	\$2,719.62	568.61	263.77	\$2719.62
PAYROLL - 2019-10-31	10/31/2019	157584	4684	3727.2	\$2,819.43	583.7	324.07	\$2819.43
PAYROLL - 2019-10-31	10/31/2019	157585	4535	3922.43	\$2,472.54	923.9	525.99	\$2472.54
PAYROLL - 2019-10-31	10/31/2019	157586	4114	3974.1	\$3,015.52	582.64	375.94	\$3015.52
PAYROLL - 2019-10-31	10/31/2019	157587	4128	3899.28	\$3,151.29	421.75	326.24	\$3151.29
PAYROLL - 2019-10-31	10/31/2019	157588	4896	3539.45	\$2,741.28	553.67	244.5	\$2741.28
PAYROLL - 2019-10-31	10/31/2019	157589	3746	4955.06	\$3,705.56	788.29	461.21	\$3705.56
PAYROLL - 2019-10-31	10/31/2019	157590	3964	4403.64	\$3,050.32	646.71	706.61	\$3050.32
PAYROLL - 2019-10-31	10/31/2019	157591	4536	3801.74	\$2,797.69	640.13	363.92	\$2797.69
PAYROLL - 2019-10-31	10/31/2019	157592	2885	5321.33	\$3,703.63	1074.41	543.29	\$3703.63
PAYROLL - 2019-10-31	10/31/2019	157593	3904	2189.6	\$1,454.79	335.4	399.41	\$1454.79
PAYROLL - 2019-10-31	10/31/2019	157594	3903	4618.06	\$3,126.54	998.96	492.56	\$3126.54
PAYROLL - 2019-10-31	10/31/2019	157595	4872	2162.4	\$1,199.05	634.39	328.96	\$1199.05
PAYROLL - 2019-10-31	10/31/2019	157596	4103	4707.33	\$3,411.22	675.31	620.8	\$3411.22
PAYROLL - 2019-10-31	10/31/2019	157597	4967	3523.24	\$2,508.30	657.73	357.21	\$2508.30
PAYROLL - 2019-10-31	10/31/2019	157598	4234	3689.6	\$2,034.55	1096.99	558.06	\$2034.55
PAYROLL - 2019-10-31	10/31/2019	157599	4332	4357.6	\$2,790.12	888.51	678.97	\$2790.12
PAYROLL - 2019-10-31	10/31/2019	157600	4913	3923.2	\$2,826.20	450.65	646.35	\$2826.20
PAYROLL - 2019-10-31	10/31/2019	157601	4981	3077.6	\$2,293.62	284.13	499.85	\$2293.62
PAYROLL - 2019-10-31	10/31/2019	157602	4452	2202.4	\$1,575.47	245.62	381.31	\$1575.47
PAYROLL - 2019-10-31	10/31/2019	157603	4216	4779.2	\$3,022.23	663.83	1093.14	\$3022.23
PAYROLL - 2019-10-31	10/31/2019	157604	4687	2848	\$2,073.31	393.11	381.58	\$2073.31
PAYROLL - 2019-10-31	10/31/2019	157605	4238	3330.4	\$2,130.08	658.2	542.12	\$2130.08
PAYROLL - 2019-10-31	10/31/2019	157606	4223	4596	\$2,726.82	923.29	945.89	\$2726.82
PAYROLL - 2019-10-31	10/31/2019	157607	3456	3281.6	\$2,259.91	459.22	562.47	\$2259.91
PAYROLL - 2019-10-31	10/31/2019	157608	4724	1850.4	\$1,426.42	172.78	251.2	\$1426.42
PAYROLL - 2019-10-31	10/31/2019	157609	4762	2578.4	\$1,990.70	240.03	347.67	\$1990.70
PAYROLL - 2019-10-31	10/31/2019	157610	3738	4356	\$2,878.26	685.29	792.45	\$2878.26
PAYROLL - 2019-10-31	10/31/2019	157611	3541	5631.2	\$3,274.79	1302.65	1053.76	\$3274.79
PAYROLL - 2019-10-31	10/31/2019	157612	4487	4634.3	\$3,353.22	591.42	689.66	\$3353.22
PAYROLL - 2019-10-31	10/31/2019	157613	3185	4769.68	\$3,476.80	583.48	709.4	\$3476.80
PAYROLL - 2019-10-31	10/31/2019	157614	4526	2587.4	\$1,766.38	407.11	413.91	\$1766.38
PAYROLL - 2019-10-31	10/31/2019	157615	4326	4662.48	\$2,821.32	1020.79	820.37	\$2821.32
PAYROLL - 2019-10-31	10/31/2019	157616	4140	4662.5	\$2,975.85	722.53	964.12	\$2975.85
PAYROLL - 2019-10-31	10/31/2019	157617	4790	3644	\$2,164.65	741.1	738.25	\$2164.65
PAYROLL - 2019-10-31	10/31/2019	157618	4596	4484.15	\$3,135.41	564.26	784.48	\$3135.41
PAYROLL - 2019-10-31	10/31/2019	157619	3551	4093.46	\$2,076.12	1280.23	737.11	\$2076.12
PAYROLL - 2019-10-31	10/31/2019	157620	2942	2284.8	\$1,530.29	258.86	495.65	\$1530.29
PAYROLL - 2019-10-31	10/31/2019	157621	3444	4529.62	\$3,319.14	555.09	655.39	\$3319.14
PAYROLL - 2019-10-31	10/31/2019	157622	3818	2795.2	\$2,063.99	287.99	443.22	\$2063.99

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PAYROLL - 2019-10-31	10/31/2019	157623	4436	8436.1	\$5,583.24	1154.21	1698.65	\$5583.24
PAYROLL - 2019-10-31	10/31/2019	157624	4948	6492.08	\$5,001.27	986.84	503.97	\$5001.27
PAYROLL - 2019-10-31	10/31/2019	157625	3970	5919.58	\$4,009.15	751.1	1159.33	\$4009.15
PAYROLL - 2019-10-31	10/31/2019	157626	3324	7576.14	\$3,794.89	2122.09	1659.16	\$3794.89
PAYROLL - 2019-10-31	10/31/2019	157627	4683	6287.34	\$3,983.69	1059.04	1244.61	\$3983.69
PAYROLL - 2019-10-31	10/31/2019	157628	4335	4491.76	\$2,600.59	851.59	1039.58	\$2600.59
PAYROLL - 2019-10-31	10/31/2019	157629	4761	4191.58	\$3,327.29	262.04	602.25	\$3327.29
PAYROLL - 2019-10-31	10/31/2019	157630	4342	6531.65	\$4,196.03	1059.58	1276.04	\$4196.03
PAYROLL - 2019-10-31	10/31/2019	157631	3781	2284.8	\$1,620.71	327.86	336.23	\$1620.71
PAYROLL - 2019-10-31	10/31/2019	157632	4329	9775.64	\$7,712.49	1304.44	758.71	\$7712.49
PAYROLL - 2019-10-31	10/31/2019	157633	4805	8225.73	\$5,532.19	1041	1652.54	\$5532.19
PAYROLL - 2019-10-31	10/31/2019	157634	3944	4126.26	\$2,807.77	772.58	545.91	\$2807.77
PAYROLL - 2019-10-31	10/31/2019	157635	4830	1965.6	\$1,431.68	242.84	291.08	\$1431.68
PAYROLL - 2019-10-31	10/31/2019	157636	4734	5321.89	\$3,669.99	764.43	887.47	\$3669.99
PAYROLL - 2019-10-31	10/31/2019	157637	4702	3787.2	\$2,360.43	725.36	701.41	\$2360.43
PAYROLL - 2019-10-31	10/31/2019	157638	4727	2284.8	\$1,498.33	373	413.47	\$1498.33
PAYROLL - 2019-10-31	10/31/2019	157639	3531	3335.2	\$1,654.76	1313.91	366.53	\$1654.76
PAYROLL - 2019-10-31	10/31/2019	157640	4269	913.55	\$652.02	123.01	138.52	\$652.02
PAYROLL - 2019-10-31	10/31/2019	157641	4826	4208.57	\$2,632.54	650.85	925.18	\$2632.54
PAYROLL - 2019-10-31	10/31/2019	157642	4254	8556.72	\$5,627.43	1139.61	1789.68	\$5627.43
PAYROLL - 2019-10-31	10/31/2019	157643	4491	4100.33	\$2,617.51	578.85	903.97	\$2617.51
PAYROLL - 2019-10-31	10/31/2019	157644	4807	1529.5	\$1,189.02	158.68	181.8	\$1189.02
PAYROLL - 2019-10-31	10/31/2019	157645	3216	4266.27	\$2,980.94	733.94	551.39	\$2980.94
PAYROLL - 2019-10-31	10/31/2019	157646	4175	6284.07	\$4,176.44	925.8	1181.83	\$4176.44
PAYROLL - 2019-10-31	10/31/2019	157647	4475	6191.36	\$4,171.17	795.48	1224.71	\$4171.17
PAYROLL - 2019-10-31	10/31/2019	157648	3999	5998	\$3,403.93	1198.27	1395.8	\$3403.93
PAYROLL - 2019-10-31	10/31/2019	157649	4055	7225.28	\$4,764.23	1317.44	1143.61	\$4764.23
PAYROLL - 2019-10-31	10/31/2019	157650	4795	1998.38	\$1,440.28	206.26	351.84	\$1440.28
PAYROLL - 2019-10-31	10/31/2019	157651	3945	4046.4	\$2,430.23	698.07	918.1	\$2430.23
PAYROLL - 2019-10-31	10/31/2019	157652	4241	2284.8	\$1,641.81	246.82	396.17	\$1641.81
PAYROLL - 2019-10-31	10/31/2019	157653	4688	4098.4	\$3,179.84	388.37	530.19	\$3179.84
PAYROLL - 2019-10-31	10/31/2019	157654	4327	5351.28	\$3,804.32	653.96	893	\$3804.32
PAYROLL - 2019-10-31	10/31/2019	157655	4845	3276	\$2,391.18	367.96	516.86	\$2391.18
PAYROLL - 2019-10-31	10/31/2019	157656	4697	2533.6	\$2,005.09	337.28	191.23	\$2005.09
PAYROLL - 2019-10-31	10/31/2019	157657	4507	3143.2	\$2,174.28	480.77	488.15	\$2174.28
PAYROLL - 2019-10-31	10/31/2019	157658	4074	3001.6	\$2,259.27	177.08	565.25	\$2259.27
PAYROLL - 2019-10-31	10/31/2019	157659	4791	4098.4	\$2,696.60	460.33	941.47	\$2696.60
PAYROLL - 2019-10-31	10/31/2019	157660	4073	2706.4	\$1,364.04	980.41	361.95	\$1364.04
PAYROLL - 2019-10-31	10/31/2019	157661	3805	7254.04	\$5,101.37	1075.62	1077.05	\$5101.37
PAYROLL - 2019-10-31	10/31/2019	157662	3354	2342.4	\$1,611.93	393.68	336.79	\$1611.93
PAYROLL - 2019-10-31	10/31/2019	157663	4848	264	\$242.23	1.57	20.2	\$242.23
PAYROLL - 2019-10-31	10/31/2019	157664	4031	3114.4	\$1,940.87	572.69	600.84	\$1940.87
PAYROLL - 2019-10-31	10/31/2019	157665	3741	4930.4	\$3,289.68	635.53	1005.19	\$3289.68
PAYROLL - 2019-10-31	10/31/2019	157666	4276	2422.4	\$1,637.53	425.81	359.06	\$1637.53
PAYROLL - 2019-10-31	10/31/2019	157667	4870	2800	\$2,034.37	316.77	448.86	\$2034.37

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PAYROLL - 2019-10-31	10/31/2019	157668	4871	2400	\$1,857.05	250.28	292.67	\$1857.05
PAYROLL - 2019-10-31	10/31/2019	157669	4836	2059.2	\$1,488.98	234.15	336.07	\$1488.98
PAYROLL - 2019-10-31	10/31/2019	157670	3685	3504	\$2,535.55	446.13	522.32	\$2535.55
PAYROLL - 2019-10-31	10/31/2019	157671	4911	2471.2	\$1,722.96	381.01	367.23	\$1722.96
PAYROLL - 2019-10-31	10/31/2019	157672	2800	3337.6	\$2,129.84	721.63	486.13	\$2129.84
PAYROLL - 2019-10-31	10/31/2019	157673	3265	5798.4	\$4,065.28	772	961.12	\$4065.28
PAYROLL - 2019-10-31	10/31/2019	157674	2996	3664.56	\$1,620.13	1440.35	604.08	\$1620.13
PAYROLL - 2019-10-31	10/31/2019	157675	4942	2339.77	\$1,318.59	664.99	356.19	\$1318.59
PAYROLL - 2019-10-31	10/31/2019	157676	3912	3036	\$2,018.95	479.71	537.34	\$2018.95
PAYROLL - 2019-10-31	10/31/2019	157677	3318	4326.4	\$2,688.43	675.39	962.58	\$2688.43
PAYROLL - 2019-10-31	10/31/2019	157678	3981	3790.4	\$2,680.12	409.87	700.41	\$2680.12
PAYROLL - 2019-10-31	10/31/2019	157679	4822	2384	\$1,715.98	318.06	349.96	\$1715.98
PAYROLL - 2019-10-31	10/31/2019	157680	4467	3026.4	\$1,494.55	886.78	645.07	\$1494.55
PAYROLL - 2019-10-31	10/31/2019	157681	4308	1232.54	\$930.61	183.33	118.6	\$930.61
PAYROLL - 2019-10-31	10/31/2019	157682	3646	2663.2	\$2,058.35	306.34	298.51	\$2058.35
PAYROLL - 2019-10-31	10/31/2019	157683	3905	2868.04	\$1,991.78	241.09	635.17	\$1991.78
PAYROLL - 2019-10-31	10/31/2019	157684	3941	2993.22	\$1,352.56	1076.3	564.36	\$1352.56
PAYROLL - 2019-10-31	10/31/2019	157685	4808	3560.8	\$2,297.34	512.4	751.06	\$2297.34
PAYROLL - 2019-10-31	10/31/2019	157686	4404	1906.4	\$1,429.28	218.05	259.07	\$1429.28
PAYROLL - 2019-10-31	10/31/2019	157687	4316	2729.89	\$1,964.28	335.45	430.16	\$1964.28
PAYROLL - 2019-10-31	10/31/2019	157688	3470	2644.8	\$2,155.51	388.18	101.11	\$2155.51
PAYROLL - 2019-10-31	10/31/2019	157689	3454	2644.8	\$1,864.67	370.03	410.1	\$1864.67
PAYROLL - 2019-10-31	10/31/2019	157690	3503	4117.89	\$2,829.43	661.38	627.08	\$2829.43
PAYROLL - 2019-10-31	10/31/2019	157691	3517	2700.65	\$2,023.13	305.67	371.85	\$2023.13
PAYROLL - 2019-10-31	10/31/2019	157692	4363	2454.72	\$1,831.09	301.81	321.82	\$1831.09
PAYROLL - 2019-10-31	10/31/2019	157693	4914	2376.54	\$1,728.35	220.36	427.83	\$1728.35
PAYROLL - 2019-10-31	10/31/2019	157694	4833	2083.2	\$1,513.59	256.22	313.39	\$1513.59
PAYROLL - 2019-10-31	10/31/2019	157695	2992	3047.14	\$2,222.78	342.09	482.27	\$2222.78
PAYROLL - 2019-10-31	10/31/2019	157696	3826	2801.6	\$1,930.17	427.6	443.83	\$1930.17
PAYROLL - 2019-10-31	10/31/2019	157697	1995	3150.94	\$1,644.38	1107.54	399.02	\$1644.38
PAYROLL - 2019-10-31	10/31/2019	157698	4563	2920	\$2,140.87	242.45	536.68	\$2140.87
PAYROLL - 2019-10-31	10/31/2019	157699	4615	1960.8	\$1,253.41	392.47	314.92	\$1253.41
PAYROLL - 2019-10-31	10/31/2019	157700	4988	1100.19	\$903.90	5.11	191.18	\$903.90
PAYROLL - 2019-10-31	10/31/2019	157701	4373	2400.8	\$1,711.79	319.6	369.41	\$1711.79
PAYROLL - 2019-10-31	10/31/2019	157702	3876	2548.14	\$1,603.09	490.27	454.78	\$1603.09
PAYROLL - 2019-10-31	10/31/2019	157703	3578	3141.03	\$1,927.17	620.33	593.53	\$1927.17
PAYROLL - 2019-10-31	10/31/2019	157704	4242	2161.32	\$1,488.21	286.51	386.6	\$1488.21
PAYROLL - 2019-10-31	10/31/2019	157705	4983	1906.4	\$1,392.51	178.82	335.07	\$1392.51
PAYROLL - 2019-10-31	10/31/2019	157706	2836	2604	\$1,899.06	218.95	485.99	\$1899.06
PAYROLL - 2019-10-31	10/31/2019	157707	3728	2619.96	\$2,004.17	217.37	398.42	\$2004.17
PAYROLL - 2019-10-31	10/31/2019	157708	2297	2478.75	\$1,681.90	409.52	387.33	\$1681.90
PAYROLL - 2019-10-31	10/31/2019	157709	3780	2778.75	\$2,012.95	389.83	375.97	\$2012.95
PAYROLL - 2019-10-31	10/31/2019	157710	2887	3008	\$1,898.05	561.24	548.71	\$1898.05
PAYROLL - 2019-10-31	10/31/2019	157711	3865	2448	\$1,700.58	274.37	473.05	\$1700.58
PAYROLL - 2019-10-31	10/31/2019	157712	4101	1958.4	\$1,639.98	301.97	16.45	\$1639.98

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PAYROLL - 2019-10-31	10/31/2019	157713	4560	2571.13	\$1,760.63	443.82	366.68	\$1760.63
PAYROLL - 2019-10-31	10/31/2019	157714	4300	2567.78	\$1,830.08	341.01	396.69	\$1830.08
PAYROLL - 2019-10-31	10/31/2019	157715	4876	186.8	\$171.59	0.92	14.29	\$171.59
PAYROLL - 2019-10-31	10/31/2019	157716	4951	1906.19	\$1,751.54	8.83	145.82	\$1751.54
PAYROLL - 2019-10-31	10/31/2019	157717	4504	2464	\$1,818.91	229.7	415.39	\$1818.91
PAYROLL - 2019-10-31	10/31/2019	157718	4660	2557.98	\$1,751.10	314.18	492.7	\$1751.10
PAYROLL - 2019-10-31	10/31/2019	157719	4386	2464	\$1,693.28	303.62	467.1	\$1693.28
PAYROLL - 2019-10-31	10/31/2019	157720	4448	2477.28	\$1,709.75	230.79	536.74	\$1709.75
PAYROLL - 2019-10-31	10/31/2019	157721	4641	2470.95	\$1,597.79	402.1	471.06	\$1597.79
PAYROLL - 2019-10-31	10/31/2019	157722	4440	2604.64	\$2,010.27	241.31	353.06	\$2010.27
PAYROLL - 2019-10-31	10/31/2019	157723	4169	1868	\$952.52	698.06	217.42	\$952.52
PAYROLL - 2019-10-31	10/31/2019	157724	3988	2464	\$1,674.62	402.98	386.4	\$1674.62
PAYROLL - 2019-10-31	10/31/2019	157725	4025	2464	\$1,710.40	279.3	474.3	\$1710.40
PAYROLL - 2019-10-31	10/31/2019	157726	1973	2494.95	\$1,784.72	272.74	437.49	\$1784.72
PAYROLL - 2019-10-31	10/31/2019	157727	4100	2464	\$2,080.40	190.13	193.47	\$2080.40
PAYROLL - 2019-10-31	10/31/2019	157728	4933	855.71	\$688.60	3.96	163.15	\$688.60
PAYROLL - 2019-10-31	10/31/2019	157729	4643	3098.17	\$2,133.21	367.28	597.68	\$2133.21
PAYROLL - 2019-10-31	10/31/2019	157730	4533	1377.65	\$1,084.81	74.78	218.06	\$1084.81
PAYROLL - 2019-10-31	10/31/2019	157731	3778	2448	\$1,580.81	424.1	443.09	\$1580.81
PAYROLL - 2019-10-31	10/31/2019	157732	4709	2459.48	\$1,940.44	231.79	287.25	\$1940.44
PAYROLL - 2019-10-31	10/31/2019	157733	3749	1868	\$1,217.94	386.68	263.38	\$1217.94
PAYROLL - 2019-10-31	10/31/2019	157734	4548	2303.87	\$1,521.49	374.31	408.07	\$1521.49
PAYROLL - 2019-10-31	10/31/2019	157735	4934	1401	\$1,048.42	115.57	237.01	\$1048.42
PAYROLL - 2019-10-31	10/31/2019	157736	4689	1788	\$1,315.47	168.14	304.39	\$1315.47
PAYROLL - 2019-10-31	10/31/2019	157737	4233	2432.13	\$1,623.13	398.98	410.02	\$1623.13
PAYROLL - 2019-10-31	10/31/2019	157738	4196	2663.2	\$2,167.67	405.33	90.2	\$2167.67
PAYROLL - 2019-10-31	10/31/2019	157739	4616	2738.1	\$1,875.10	370.56	492.44	\$1875.10
PAYROLL - 2019-10-31	10/31/2019	157740	4568	2663.2	\$1,874.15	285.64	503.41	\$1874.15
PAYROLL - 2019-10-31	10/31/2019	157741	3747	2738.1	\$1,617.65	640.33	480.12	\$1617.65
PAYROLL - 2019-10-31	10/31/2019	157742	3740	3017.51	\$1,667.48	773.64	576.39	\$1667.48
PAYROLL - 2019-10-31	10/31/2019	157743	4503	2738.1	\$1,860.61	527.94	349.55	\$1860.61
PAYROLL - 2019-10-31	10/31/2019	157744	4789	2655.85	\$1,732.54	459.09	464.22	\$1732.54
PAYROLL - 2019-10-31	10/31/2019	157745	3730	3780.8	\$2,624.48	576.99	579.33	\$2624.48
PAYROLL - 2019-10-31	10/31/2019	157746	3771	2888.8	\$2,046.94	396.69	445.17	\$2046.94
PAYROLL - 2019-10-31	10/31/2019	157747	4902	3301.6	\$2,523.18	274.13	504.29	\$2523.18
PAYROLL - 2019-10-31	10/31/2019	157748	4828	3120	\$1,420.58	1068.03	631.39	\$1420.58
PAYROLL - 2019-10-31	10/31/2019	157749	4691	2297.6	\$1,669.88	260.74	366.98	\$1669.88
PAYROLL - 2019-10-31	10/31/2019	157750	4006	3905.6	\$2,691.50	610.57	603.53	\$2691.50
PAYROLL - 2019-10-31	10/31/2019	157751	3883	3212	\$2,255.94	491.21	464.85	\$2255.94
PAYROLL - 2019-10-31	10/31/2019	157752	4281	5097.6	\$3,664.17	682.57	750.86	\$3664.17
PAYROLL - 2019-10-31	10/31/2019	157753	4012	3854.4	\$1,690.78	1678.37	485.25	\$1690.78
PAYROLL - 2019-10-31	10/31/2019	157754	4165	3280	\$2,146.30	483.21	650.49	\$2146.30
PAYROLL - 2019-10-31	10/31/2019	157755	4374	3818.4	\$2,409.47	740.67	668.26	\$2409.47
PAYROLL - 2019-10-31	10/31/2019	157756	4177	3856.8	\$2,510.50	529.61	816.69	\$2510.50
PAYROLL - 2019-10-31	10/31/2019	157757	4832	907.2	\$720.91	93.91	92.38	\$720.91

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PAYROLL - 2019-10-31	10/31/2019	157758	4694	2845.6	\$2,104.39	398.77	342.44	\$2104.39
PAYROLL - 2019-10-31	10/31/2019	157759	3858	3859.2	\$2,045.37	983.18	830.65	\$2045.37
PAYROLL - 2019-10-31	10/31/2019	157760	4485	3354.4	\$2,229.25	645.12	480.03	\$2229.25
PAYROLL - 2019-10-31	10/31/2019	157761	4013	4247.2	\$2,980.88	668.17	598.15	\$2980.88
PAYROLL - 2019-10-31	10/31/2019	157762	4333	4068.8	\$2,478.06	826.9	763.84	\$2478.06
PAYROLL - 2019-10-31	10/31/2019	157763	3468	3350.4	\$1,826.94	922.77	600.69	\$1826.94
PAYROLL - 2019-10-31	10/31/2019	157764	4976	2594.4	\$1,980.73	241.95	371.72	\$1980.73
PAYROLL - 2019-10-31	10/31/2019	157765	3831	3501.6	\$1,809.77	1273.27	418.56	\$1809.77
PAYROLL - 2019-10-31	10/31/2019	157766	4802	1961.6	\$1,359.97	262.36	339.27	\$1359.97
PAYROLL - 2019-10-31	10/31/2019	157767	3853	2772	\$1,785.23	483.94	502.83	\$1785.23
PAYROLL - 2019-10-31	10/31/2019	157768	4707	2720	\$1,870.04	385.36	464.6	\$1870.04
PAYROLL - 2019-10-31	10/31/2019	157769	4606	2979.2	\$1,785.34	725.04	468.82	\$1785.34
PAYROLL - 2019-10-31	10/31/2019	157770	4620	2300	\$1,710.20	306.45	283.35	\$1710.20
PAYROLL - 2019-10-31	10/31/2019	157771	4542	2508.1	\$1,832.44	358.1	317.56	\$1832.44
PAYROLL - 2019-10-31	10/31/2019	157772	3787	2119.2	\$1,349.38	430.45	339.37	\$1349.38
PAYROLL - 2019-10-31	10/31/2019	157773	4893	3629.6	\$2,586.24	536.82	506.54	\$2586.24
PAYROLL - 2019-10-31	10/31/2019	157774	4984	1980	\$1,491.65	185.72	302.63	\$1491.65
PAYROLL - 2019-10-31	10/31/2019	157775	3866	2436.22	\$1,625.63	397.07	413.52	\$1625.63
PAYROLL - 2019-10-31	10/31/2019	157776	4738	2351.2	\$1,696.62	191.69	462.89	\$1696.62
PAYROLL - 2019-10-31	10/31/2019	157777	4040	2964.31	\$2,118.45	395.12	450.74	\$2118.45
PAYROLL - 2019-10-31	10/31/2019	157778	4673	3188.82	\$2,466.21	473.91	248.7	\$2466.21
PAYROLL - 2019-10-31	10/31/2019	157779	3534	2968.39	\$2,052.30	289.23	626.86	\$2052.30
PAYROLL - 2019-10-31	10/31/2019	157780	3058	3480.89	\$2,320.41	531.11	629.37	\$2320.41
PAYROLL - 2019-10-31	10/31/2019	157781	3482	2815.2	\$1,997.59	364.7	452.91	\$1997.59
PAYROLL - 2019-10-31	10/31/2019	157782	4566	4041.77	\$2,652.94	617.84	770.99	\$2652.94
PAYROLL - 2019-10-31	10/31/2019	157783	4978	1769.88	\$1,314.94	149.01	305.93	\$1314.94
PAYROLL - 2019-10-31	10/31/2019	157784	4262	1539.05	\$1,135.08	159.5	244.47	\$1135.08
PAYROLL - 2019-10-31	10/31/2019	157785	4883	2391.2	\$1,717.99	199.44	473.77	\$1717.99
PAYROLL - 2019-10-31	10/31/2019	157786	4979	535.08	\$445.36	44.94	44.78	\$445.36
PAYROLL - 2019-10-31	10/31/2019	157787	4001	2740.25	\$2,011.38	310.84	418.03	\$2011.38
PAYROLL - 2019-10-31	10/31/2019	157788	3489	3195.2	\$2,102.22	437.84	655.14	\$2102.22
PAYROLL - 2019-10-31	10/31/2019	157789	4043	4518.4	\$3,494.57	629.14	394.69	\$3494.57
PAYROLL - 2019-10-31	10/31/2019	157790	4104	3312.9	\$2,284.47	510.26	518.17	\$2284.47
PAYROLL - 2019-10-31	10/31/2019	157791	4723	3159.32	\$2,277.29	263.81	618.22	\$2277.29
PAYROLL - 2019-10-31	10/31/2019	157792	4069	2865.6	\$1,696.18	589.54	579.88	\$1696.18
PAYROLL - 2019-10-31	10/31/2019	157793	3020	2329.6	\$1,555.51	286.12	487.97	\$1555.51
PAYROLL - 2019-10-31	10/31/2019	157794	4987	1646.4	\$1,269.14	138.73	238.53	\$1269.14
PAYROLL - 2019-10-31	10/31/2019	157795	3808	2445.6	\$1,953.82	299.15	192.63	\$1953.82
PAYROLL - 2019-10-31	10/31/2019	157796	4980	1771.2	\$1,316.11	148.89	306.2	\$1316.11
PAYROLL - 2019-10-31	10/31/2019	157797	4927	2560	\$1,777.06	266.97	515.97	\$1777.06
PAYROLL - 2019-10-31	10/31/2019	157798	4527	1926.48	\$1,332.70	274.31	319.47	\$1332.70
PAYROLL - 2019-10-31	10/31/2019	157799	4950	2449.02	\$1,893.69	205.62	349.71	\$1893.69
PAYROLL - 2019-10-31	10/31/2019	157800	4925	1905.5	\$1,492.05	160.12	253.33	\$1492.05
PAYROLL - 2019-10-31	10/31/2019	157801	3813	4688.82	\$3,172.50	814.81	701.51	\$3172.50
PAYROLL - 2019-10-31	10/31/2019	157802	4878	2812.05	\$2,054.80	308.13	449.12	\$2054.80

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PAYROLL - 2019-10-31	10/31/2019	157803	3816	4949.59	\$3,598.97	559.38	791.24	\$3598.97
PAYROLL - 2019-10-31	10/31/2019	157804	4321	1410.72	\$1,092.01	75.62	243.09	\$1092.01
PAYROLL - 2019-10-31	10/31/2019	157805	4884	3537.41	\$2,449.10	294.36	793.95	\$2449.10
PAYROLL - 2019-10-31	10/31/2019	157806	3729	3144.74	\$2,092.66	402.43	649.65	\$2092.66
PAYROLL - 2019-10-31	10/31/2019	157807	3852	3064.28	\$2,070.60	504.12	489.56	\$2070.60
PAYROLL - 2019-10-31	10/31/2019	157808	4990	1646.4	\$1,284.70	158.73	202.97	\$1284.70
PAYROLL - 2019-10-31	10/31/2019	157809	4320	3012.47	\$2,061.13	319.46	631.88	\$2061.13
PAYROLL - 2019-10-31	10/31/2019	157810	4071	1175.6	\$987.58	98.08	89.94	\$987.58
PAYROLL - 2019-10-31	10/31/2019	157811	3011	3924	\$2,606.11	505.81	812.08	\$2606.11
PAYROLL - 2019-10-31	10/31/2019	157812	3015	1196	\$939.65	100.09	156.26	\$939.65
PAYROLL - 2019-10-31	10/31/2019	157813	4804	2607.54	\$1,847.40	269.18	490.96	\$1847.40
PAYROLL - 2019-10-31	10/31/2019	157814	4885	3661.49	\$2,793.81	307.95	559.73	\$2793.81
PAYROLL - 2019-10-31	10/31/2019	157815	3604	2980	\$1,868.59	649.9	461.51	\$1868.59
PAYROLL - 2019-10-31	10/31/2019	157816	4818	3096.57	\$2,034.15	422.71	639.71	\$2034.15
PAYROLL - 2019-10-31	10/31/2019	157817	4796	2648.56	\$2,079.13	222	347.43	\$2079.13
PAYROLL - 2019-10-31	10/31/2019	157818	3009	2115.2	\$1,516.52	281.19	317.49	\$1516.52
PAYROLL - 2019-10-31	10/31/2019	157819	4039	3452.32	\$2,338.65	516.36	597.31	\$2338.65
PAYROLL - 2019-10-31	10/31/2019	157820	4601	1681.12	\$1,251.86	140.87	288.39	\$1251.86
PAYROLL - 2019-10-31	10/31/2019	157821	3253	1169.81	\$982.67	97.65	89.49	\$982.67
PAYROLL - 2019-10-31	10/31/2019	157822	4986	1646.4	\$1,259.14	148.73	238.53	\$1259.14
PAYROLL - 2019-10-31	10/31/2019	157823	3800	2445.6	\$1,691.39	274.69	479.52	\$1691.39
PAYROLL - 2019-10-31	10/31/2019	157824	4881	2317.73	\$1,673.53	192.41	451.79	\$1673.53
PAYROLL - 2019-10-31	10/31/2019	157825	4661	2855.56	\$2,150.15	154.6	550.81	\$2150.15
PAYROLL - 2019-10-31	10/31/2019	157826	4877	3162.69	\$2,098.48	578.47	485.74	\$2098.48
PAYROLL - 2019-10-31	10/31/2019	157827	4721	2313.6	\$1,793.14	191.09	329.37	\$1793.14
PAYROLL - 2019-10-31	10/31/2019	157828	4820	2216.28	\$1,639.96	185.41	390.91	\$1639.96
PAYROLL - 2019-10-31	10/31/2019	157829	3642	3086.4	\$1,739.05	731.2	616.15	\$1739.05
PAYROLL - 2019-10-31	10/31/2019	157830	3359	3020	\$2,033.94	581.56	404.5	\$2033.94
PAYROLL - 2019-10-31	10/31/2019	157831	4142	1234.08	\$1,032.62	67.51	133.95	\$1032.62
PAYROLL - 2019-10-31	10/31/2019	157832	4609	3596	\$2,607.94	492.51	495.55	\$2607.94
PAYROLL - 2019-10-31	10/31/2019	157833	4938	2400	\$1,663.43	269.57	467	\$1663.43
PAYROLL - 2019-10-31	10/31/2019	157834	2130	2596.8	\$1,871.88	353.61	371.31	\$1871.88
PAYROLL - 2019-10-31	10/31/2019	157835	4799	889.6	\$707.73	92.48	89.39	\$707.73
PAYROLL - 2019-10-31	10/31/2019	157836	4292	256.06	\$224.04	1.44	30.58	\$224.04
PAYROLL - 2019-10-31	10/31/2019	157837	3050	2384	\$1,615.49	375.45	393.06	\$1615.49
PAYROLL - 2019-10-31	10/31/2019	157838	4712	731.6	\$506.09	111.45	114.06	\$506.09
PAYROLL - 2019-10-31	10/31/2019	157839	4954	127.05	\$116.73	0.6	9.72	\$116.73
PAYROLL - 2019-10-31	10/31/2019	157840	4051	1463.2	\$1,011.07	338.41	113.72	\$1011.07
PAYROLL - 2019-10-31	10/31/2019	157841	4531	3569.6	\$1,772.43	1368.27	428.9	\$1772.43
PAYROLL - 2019-10-31	10/31/2019	157842	4970	320	\$293.81	1.71	24.48	\$293.81
PAYROLL - 2019-10-31	10/31/2019	157843	4897	847.2	\$676.75	88.25	82.2	\$676.75
PAYROLL - 2019-10-31	10/31/2019	157844	4971	350	\$300.97	1.87	47.16	\$300.97
PAYROLL - 2019-10-31	10/31/2019	157845	4704	859.64	\$695.21	81.98	82.45	\$695.21
PAYROLL - 2019-10-31	10/31/2019	157846	3661	1029.15	\$866.19	5.12	157.84	\$866.19
PAYROLL - 2019-10-31	10/31/2019	157847	4180	2162.4	\$1,802.77	136.29	223.34	\$1802.77

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	PAYROLL - 2019-10-31	10/31/2019	157848		4778	2361.6	\$1,676.76	265.25	419.59	\$1676.76
	PAYROLL - 2019-10-31	10/31/2019	157849		3911	874.8	\$664.16	90.84	119.8	\$664.16
	PAYROLL - 2019-10-31	10/31/2019	157850		3918	1694.4	\$1,152.61	229.36	312.43	\$1152.61
	PAYROLL - 2019-10-31	10/31/2019	157851		4910	745.5	\$587.32	63.14	95.04	\$587.32
	PAYROLL - 2019-10-31	10/31/2019	157852		3745	2815.2	\$1,676.02	696.25	442.93	\$1676.02
	PAYROLL - 2019-10-31	10/31/2019	157853		3366	1573.6	\$1,123.06	216.22	234.32	\$1123.06
	PAYROLL - 2019-10-31	10/31/2019	157854		4511	1463.2	\$1,112.86	167.62	182.72	\$1112.86
	PAYROLL - 2019-10-31	10/31/2019	157855		4172	877.92	\$713.93	58.81	105.18	\$713.93
	PAYROLL - 2019-10-31	10/31/2019	157856		3739	1961.6	\$1,493.92	184.04	283.64	\$1493.92
	PAYROLL - 2019-10-31	10/31/2019	157857		4280	853.2	\$652.97	106.72	93.51	\$652.97
	PAYROLL - 2019-10-31	10/31/2019	157858		4777	2025.6	\$1,474.94	219.16	331.5	\$1474.94
	PAYROLL - 2019-10-31	10/31/2019	157859		4853	632	\$427.56	53.66	150.78	\$427.56
	PAYROLL - 2019-10-31	10/31/2019	157860		4339	329.22	\$283.89	1.84	43.49	\$283.89
	PAYROLL - 2019-10-31	10/31/2019	157861		3460	191.88	\$171.64	0.99	19.25	\$171.64
	PAYROLL - 2019-10-31 TOTALS:					\$1,709,869.00	\$1,182,737.91	\$275,714.82	\$251,416.27	\$1,182,737.91
PAYROLL - 2019-11-14	PAYROLL - 2019-11-14	11/14/2019	157863		3759	3241.6	\$2,256.57	469.36	515.67	\$2256.57
	PAYROLL - 2019-11-14	11/14/2019	157864		3681	3048	\$1,994.50	508.62	544.88	\$1994.50
	PAYROLL - 2019-11-14	11/14/2019	157865		4083	2391.2	\$1,469.69	526.25	395.26	\$1469.69
	PAYROLL - 2019-11-14	11/14/2019	157866		4929	4226.4	\$47.48	3250.01	928.91	\$47.48
	PAYROLL - 2019-11-14	11/14/2019	157867		4562	5747	\$3,873.39	885.41	988.2	\$3873.39
	PAYROLL - 2019-11-14	11/14/2019	157868		4895	2640	\$1,607.97	610.51	421.52	\$1607.97
	PAYROLL - 2019-11-14	11/14/2019	157869		4941	2080	\$1,292.72	535.52	251.76	\$1292.72
	PAYROLL - 2019-11-14	11/14/2019	157870		4369	5883	\$3,510.65	858.1	1514.25	\$3510.65
	PAYROLL - 2019-11-14	11/14/2019	157871		4575	3750.4	\$2,101.23	965.03	684.14	\$2101.23
	PAYROLL - 2019-11-14	11/14/2019	157872		4185	6218.2	\$4,822.50	973.07	422.63	\$4822.50
	PAYROLL - 2019-11-14	11/14/2019	157873		3322	4492	\$2,119.92	1578.49	793.59	\$2119.92
	PAYROLL - 2019-11-14	11/14/2019	157874		4736	2301.6	\$1,533.67	355.41	412.52	\$1533.67
	PAYROLL - 2019-11-14	11/14/2019	157875		3885	7791.2	\$4,504.39	2029.8	1257.01	\$4504.39
	PAYROLL - 2019-11-14	11/14/2019	157876		4901	2428	\$1,648.16	436.06	343.78	\$1648.16
	PAYROLL - 2019-11-14	11/14/2019	157877		4774	607.5	\$469.03	51.81	86.66	\$469.03
	PAYROLL - 2019-11-14	11/14/2019	157878		3709	2321.6	\$1,535.43	489.39	296.78	\$1535.43
	PAYROLL - 2019-11-14	11/14/2019	157879		4539	1200	\$950.36	127.53	122.11	\$950.36
	PAYROLL - 2019-11-14	11/14/2019	157880		4968	1040	\$892.29	7.12	140.59	\$892.29
	PAYROLL - 2019-11-14	11/14/2019	157881		3688	2876	\$1,763.89	487.68	624.43	\$1763.89
	PAYROLL - 2019-11-14	11/14/2019	157882		4975	1040	\$600.89	259.75	179.36	\$600.89
	PAYROLL - 2019-11-14	11/14/2019	157883		2156	2838.4	\$1,132.38	1340.42	365.6	\$1132.38
	PAYROLL - 2019-11-14	11/14/2019	157884		4102	2902.8	\$2,221.11	399.64	282.05	\$2221.11
	PAYROLL - 2019-11-14	11/14/2019	157885		3836	3237.6	\$2,198.71	553.03	485.86	\$2198.71
	PAYROLL - 2019-11-14	11/14/2019	157886		4541	1200	\$756.39	326.19	117.42	\$756.39
	PAYROLL - 2019-11-14	11/14/2019	157887		4029	2231.2	\$1,455.69	420.66	354.85	\$1455.69
	PAYROLL - 2019-11-14	11/14/2019	157888		4952	896	\$758.63	5.69	131.68	\$758.63
	PAYROLL - 2019-11-14	11/14/2019	157889		3690	2696	\$1,592.47	657.19	446.34	\$1592.47
	PAYROLL - 2019-11-14	11/14/2019	157890		3828	2320.8	\$1,409.44	563.1	348.26	\$1409.44
	PAYROLL - 2019-11-14	11/14/2019	157891		4204	2060.8	\$1,305.40	418.79	336.61	\$1305.40

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PAYROLL - 2019-11-14	11/14/2019	157892	4092	2663.2	\$1,571.75	608.39	483.06	\$1571.75
PAYROLL - 2019-11-14	11/14/2019	157893	4461	3465.02	\$2,098.30	663.63	703.09	\$2098.30
PAYROLL - 2019-11-14	11/14/2019	157894	4756	932.82	\$757.42	79.67	95.73	\$757.42
PAYROLL - 2019-11-14	11/14/2019	157895	3516	2764.31	\$1,599.15	834.33	330.83	\$1599.15
PAYROLL - 2019-11-14	11/14/2019	157896	1834	2647.2	\$1,715.78	509.03	422.39	\$1715.78
PAYROLL - 2019-11-14	11/14/2019	157897	4731	2231.2	\$1,583.54	418.44	229.22	\$1583.54
PAYROLL - 2019-11-14	11/14/2019	157898	4130	2631.2	\$1,529.67	775.88	325.65	\$1529.67
PAYROLL - 2019-11-14	11/14/2019	157899	4035	2284.41	\$1,278.55	699.04	306.82	\$1278.55
PAYROLL - 2019-11-14	11/14/2019	157900	4932	1040	\$853.52	7.12	179.36	\$853.52
PAYROLL - 2019-11-14	11/14/2019	157901	4375	3669.6	\$2,746.56	447.21	475.83	\$2746.56
PAYROLL - 2019-11-14	11/14/2019	157902	4550	1464.96	\$1,193.89	8.2	262.87	\$1193.89
PAYROLL - 2019-11-14	11/14/2019	157903	4109	3946.8	\$2,508.39	859.9	578.51	\$2508.39
PAYROLL - 2019-11-14	11/14/2019	157904	3635	2231.2	\$1,464.94	363.14	403.12	\$1464.94
PAYROLL - 2019-11-14	11/14/2019	157905	3699	3978.8	\$2,577.72	541.95	859.13	\$2577.72
PAYROLL - 2019-11-14	11/14/2019	157906	4667	2631.2	\$1,808.33	512.86	310.01	\$1808.33
PAYROLL - 2019-11-14	11/14/2019	157907	4825	1040	\$853.52	7.12	179.36	\$853.52
PAYROLL - 2019-11-14	11/14/2019	157908	4949	2160	\$1,517.73	324.79	317.48	\$1517.73
PAYROLL - 2019-11-14	11/14/2019	157909	4361	3458.63	\$2,247.10	533.81	677.72	\$2247.10
PAYROLL - 2019-11-14	11/14/2019	157910	4426	6066.2	\$3,549.60	1375.33	1141.27	\$3549.60
PAYROLL - 2019-11-14	11/14/2019	157911	4717	2919.2	\$1,774.33	658.31	486.56	\$1774.33
PAYROLL - 2019-11-14	11/14/2019	157912	4517	5214.2	\$3,953.01	671.08	590.11	\$3953.01
PAYROLL - 2019-11-14	11/14/2019	157913	4719	3074.4	\$2,207.17	519.44	347.79	\$2207.17
PAYROLL - 2019-11-14	11/14/2019	157914	4974	1876.76	\$1,244.24	334.51	298.01	\$1244.24
PAYROLL - 2019-11-14	11/14/2019	157915	4835	1868	\$1,315.11	290.74	262.15	\$1315.11
PAYROLL - 2019-11-14	11/14/2019	157916	4810	1868	\$1,401.74	283.37	182.89	\$1401.74
PAYROLL - 2019-11-14	11/14/2019	157917	2798	3027.2	\$1,762.63	674.55	590.02	\$1762.63
PAYROLL - 2019-11-14	11/14/2019	157918	4940	2080	\$1,406.28	411.06	262.66	\$1406.28
PAYROLL - 2019-11-14	11/14/2019	157919	4715	1877.6	\$1,295.43	323.5	258.67	\$1295.43
PAYROLL - 2019-11-14	11/14/2019	157920	3755	3548	\$2,474.79	562.97	510.24	\$2474.79
PAYROLL - 2019-11-14	11/14/2019	157921	4690	1868	\$1,284.88	274.52	308.6	\$1284.88
PAYROLL - 2019-11-14	11/14/2019	157922	4622	2940.8	\$2,199.26	296.6	444.94	\$2199.26
PAYROLL - 2019-11-14	11/14/2019	157923	4583	1868	\$1,252.21	363.78	252.01	\$1252.21
PAYROLL - 2019-11-14	11/14/2019	157924	4178	3423.2	\$1,778.48	1041.33	603.39	\$1778.48
PAYROLL - 2019-11-14	11/14/2019	157925	4960	1868	\$1,137.60	441.67	288.73	\$1137.60
PAYROLL - 2019-11-14	11/14/2019	157926	4067	3504	\$2,359.82	526.16	618.02	\$2359.82
PAYROLL - 2019-11-14	11/14/2019	157927	4840	1868	\$1,284.77	283.51	299.72	\$1284.77
PAYROLL - 2019-11-14	11/14/2019	157928	4728	3134.4	\$1,940.95	766.17	427.28	\$1940.95
PAYROLL - 2019-11-14	11/14/2019	157929	4449	1868	\$1,186.47	460.56	220.97	\$1186.47
PAYROLL - 2019-11-14	11/14/2019	157930	3960	3248.8	\$1,720.77	910.85	617.18	\$1720.77
PAYROLL - 2019-11-14	11/14/2019	157931	4809	2580.8	\$1,653.68	747.63	179.49	\$1653.68
PAYROLL - 2019-11-14	11/14/2019	157932	3000	2802.4	\$1,406.70	1016.45	379.25	\$1406.70
PAYROLL - 2019-11-14	11/14/2019	157933	3110	2652.8	\$1,522.45	689.25	441.1	\$1522.45
PAYROLL - 2019-11-14	11/14/2019	157934	4502	2580.8	\$1,804.81	582.46	193.53	\$1804.81
PAYROLL - 2019-11-14	11/14/2019	157935	3499	2784	\$1,230.94	1162.65	390.41	\$1230.94
PAYROLL - 2019-11-14	11/14/2019	157936	4466	34617.89	\$10,672.22	15637.61	8308.06	\$10672.22

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PAYROLL - 2019-11-14	11/14/2019	157937	4915	2062.4	\$1,738.50	84.95	238.95	\$1738.50
PAYROLL - 2019-11-14	11/14/2019	157938	4602	2010.24	\$1,325.41	407.02	277.81	\$1325.41
PAYROLL - 2019-11-14	11/14/2019	157939	4611	2828.8	\$1,732.10	716.83	379.87	\$1732.10
PAYROLL - 2019-11-14	11/14/2019	157940	3721	3088	\$1,567.50	1061.49	459.01	\$1567.50
PAYROLL - 2019-11-14	11/14/2019	157941	4537	3832.8	\$2,150.28	938.14	744.38	\$2150.28
PAYROLL - 2019-11-14	11/14/2019	157942	4982	869	\$710.08	73.94	84.98	\$710.08
PAYROLL - 2019-11-14	11/14/2019	157943	4823	2541.6	\$1,688.58	425.16	427.86	\$1688.58
PAYROLL - 2019-11-14	11/14/2019	157944	4873	790	\$585.42	83.82	120.76	\$585.42
PAYROLL - 2019-11-14	11/14/2019	157945	4792	1779.2	\$1,200.42	290.22	288.56	\$1200.42
PAYROLL - 2019-11-14	11/14/2019	157946	4135	2355.2	\$1,574.92	442.7	337.58	\$1574.92
PAYROLL - 2019-11-14	11/14/2019	157947	4492	1852.55	\$1,552.73	48.9	250.92	\$1552.73
PAYROLL - 2019-11-14	11/14/2019	157948	4713	1779.2	\$1,281.44	247.64	250.12	\$1281.44
PAYROLL - 2019-11-14	11/14/2019	157949	4824	3093.6	\$1,981.32	593.64	518.64	\$1981.32
PAYROLL - 2019-11-14	11/14/2019	157950	4143	1855.2	\$1,312.45	311.54	231.21	\$1312.45
PAYROLL - 2019-11-14	11/14/2019	157951	2921	3064.8	\$2,155.94	441.14	467.72	\$2155.94
PAYROLL - 2019-11-14	11/14/2019	157952	3973	2092	\$1,426.44	391.58	273.98	\$1426.44
PAYROLL - 2019-11-14	11/14/2019	157953	4289	1961.6	\$1,351.67	289.29	320.64	\$1351.67
PAYROLL - 2019-11-14	11/14/2019	157954	3736	5683	\$3,466.10	993.13	1223.77	\$3466.10
PAYROLL - 2019-11-14	11/14/2019	157955	4868	722.85	\$575.00	61.36	86.49	\$575.00
PAYROLL - 2019-11-14	11/14/2019	157956	2599	141.75	\$129.95	0.95	10.85	\$129.95
PAYROLL - 2019-11-14	11/14/2019	157957	4470	2397.6	\$1,800.23	432.41	164.96	\$1800.23
PAYROLL - 2019-11-14	11/14/2019	157958	3177	3234.4	\$2,039.36	496.62	698.42	\$2039.36
PAYROLL - 2019-11-14	11/14/2019	157959	4666	3332.8	\$2,391.30	478.62	462.88	\$2391.30
PAYROLL - 2019-11-14	11/14/2019	157960	4305	2083.2	\$1,559.18	223.63	300.39	\$1559.18
PAYROLL - 2019-11-14	11/14/2019	157961	2751	2882.4	\$1,898.05	535.08	449.27	\$1898.05
PAYROLL - 2019-11-14	11/14/2019	157962	3563	2751.2	\$1,715.41	502.03	533.76	\$1715.41
PAYROLL - 2019-11-14	11/14/2019	157963	4959	942.5	\$770.67	6	165.83	\$770.67
PAYROLL - 2019-11-14	11/14/2019	157964	2434	2663.2	\$1,695.93	537.37	429.9	\$1695.93
PAYROLL - 2019-11-14	11/14/2019	157965	3344	2644.8	\$1,395.30	802.28	447.22	\$1395.30
PAYROLL - 2019-11-14	11/14/2019	157966	4597	2925.6	\$1,924.49	553.41	447.7	\$1924.49
PAYROLL - 2019-11-14	11/14/2019	157967	4747	4100	\$2,698.86	747.83	653.31	\$2698.86
PAYROLL - 2019-11-14	11/14/2019	157968	4056	2909.28	\$1,584.27	797.05	527.96	\$1584.27
PAYROLL - 2019-11-14	11/14/2019	157969	4916	2354	\$1,502.67	420.91	430.42	\$1502.67
PAYROLL - 2019-11-14	11/14/2019	157970	4653	1866.77	\$1,423.15	102.1	341.52	\$1423.15
PAYROLL - 2019-11-14	11/14/2019	157971	3649	2309.6	\$1,562.10	464.71	282.79	\$1562.10
PAYROLL - 2019-11-14	11/14/2019	157972	4973	2217.6	\$1,359.66	473.3	384.64	\$1359.66
PAYROLL - 2019-11-14	11/14/2019	157973	4798	2843.16	\$1,850.33	608.27	384.56	\$1850.33
PAYROLL - 2019-11-14	11/14/2019	157974	4989	1717.88	\$1,416.59	8.11	293.18	\$1416.59
PAYROLL - 2019-11-14	11/14/2019	157975	3875	2663.2	\$1,601.89	634.53	426.78	\$1601.89
PAYROLL - 2019-11-14	11/14/2019	157976	4797	2332.8	\$1,497.18	456.26	379.36	\$1497.18
PAYROLL - 2019-11-14	11/14/2019	157977	3352	3978.8	\$3,145.24	530.98	302.58	\$3145.24
PAYROLL - 2019-11-14	11/14/2019	157978	3533	2697.6	\$1,693.03	582.02	422.55	\$1693.03
PAYROLL - 2019-11-14	11/14/2019	157979	4945	1890.4	\$1,598.44	9.27	282.69	\$1598.44
PAYROLL - 2019-11-14	11/14/2019	157980	4912	2119.2	\$1,549.66	404.43	165.11	\$1549.66
PAYROLL - 2019-11-14	11/14/2019	157981	3980	2688.17	\$1,484.00	859.66	344.51	\$1484.00

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PAYROLL - 2019-11-14	11/14/2019	157982	4646	2299.67	\$1,759.60	372.86	167.21	\$1759.60
PAYROLL - 2019-11-14	11/14/2019	157983	4793	2353.6	\$1,619.54	469.44	264.62	\$1619.54
PAYROLL - 2019-11-14	11/14/2019	157984	4985	1995.97	\$1,188.81	465.73	341.43	\$1188.81
PAYROLL - 2019-11-14	11/14/2019	157985	3435	2663.2	\$1,767.70	489.84	405.66	\$1767.70
PAYROLL - 2019-11-14	11/14/2019	157986	4495	2353.6	\$1,018.27	905.09	430.24	\$1018.27
PAYROLL - 2019-11-14	11/14/2019	157987	4351	2427.24	\$1,500.01	570.39	356.84	\$1500.01
PAYROLL - 2019-11-14	11/14/2019	157988	4908	2299.67	\$1,499.88	521.99	277.8	\$1499.88
PAYROLL - 2019-11-14	11/14/2019	157989	4760	981.5	\$826.64	6.38	148.48	\$826.64
PAYROLL - 2019-11-14	11/14/2019	157990	3933	2750.28	\$1,532.18	787.8	430.3	\$1532.18
PAYROLL - 2019-11-14	11/14/2019	157991	3576	2751.2	\$1,711.91	611	428.29	\$1711.91
PAYROLL - 2019-11-14	11/14/2019	157992	4844	3301.1	\$2,341.33	472.46	487.31	\$2341.33
PAYROLL - 2019-11-14	11/14/2019	157993	3455	2663.2	\$1,674.28	475.37	513.55	\$1674.28
PAYROLL - 2019-11-14	11/14/2019	157994	4817	3105.31	\$1,885.50	978.76	241.05	\$1885.50
PAYROLL - 2019-11-14	11/14/2019	157995	3679	2621.6	\$1,675.52	471.44	474.64	\$1675.52
PAYROLL - 2019-11-14	11/14/2019	157996	3760	6188.41	\$3,920.47	1312.86	955.08	\$3920.47
PAYROLL - 2019-11-14	11/14/2019	157997	3814	5904.18	\$3,739.76	1505.4	659.02	\$3739.76
PAYROLL - 2019-11-14	11/14/2019	157998	4587	3703.46	\$2,433.86	761.39	508.21	\$2433.86
PAYROLL - 2019-11-14	11/14/2019	157999	4340	3807.05	\$2,126.44	1329.43	351.18	\$2126.44
PAYROLL - 2019-11-14	11/14/2019	158000	4669	3931.91	\$2,629.29	798.19	504.43	\$2629.29
PAYROLL - 2019-11-14	11/14/2019	158001	4523	3849.95	\$2,226.21	1264.15	359.59	\$2226.21
PAYROLL - 2019-11-14	11/14/2019	158002	3528	4178.34	\$2,964.39	911.02	302.93	\$2964.39
PAYROLL - 2019-11-14	11/14/2019	158003	3308	5056.82	\$3,262.35	1389.87	404.6	\$3262.35
PAYROLL - 2019-11-14	11/14/2019	158004	3567	5272.63	\$2,933.04	1600.27	739.32	\$2933.04
PAYROLL - 2019-11-14	11/14/2019	158005	3764	3843.02	\$2,528.39	1033.29	281.34	\$2528.39
PAYROLL - 2019-11-14	11/14/2019	158006	4923	2469.24	\$1,652.02	617.67	199.55	\$1652.02
PAYROLL - 2019-11-14	11/14/2019	158007	4499	3755.56	\$2,118.64	1265.05	371.87	\$2118.64
PAYROLL - 2019-11-14	11/14/2019	158008	3601	5652.3	\$3,974.99	1175.11	502.2	\$3974.99
PAYROLL - 2019-11-14	11/14/2019	158009	4524	3366.63	\$2,267.43	775.69	323.51	\$2267.43
PAYROLL - 2019-11-14	11/14/2019	158010	4522	3738.73	\$2,867.90	751.77	119.06	\$2867.90
PAYROLL - 2019-11-14	11/14/2019	158011	4053	3879.81	\$2,243.52	1119.91	516.38	\$2243.52
PAYROLL - 2019-11-14	11/14/2019	158012	3972	4745.11	\$2,786.00	1301.4	657.71	\$2786.00
PAYROLL - 2019-11-14	11/14/2019	158013	3493	6709.9	\$3,664.87	1787.34	1257.69	\$3664.87
PAYROLL - 2019-11-14	11/14/2019	158014	2897	4545.33	\$2,868.78	1146.22	530.33	\$2868.78
PAYROLL - 2019-11-14	11/14/2019	158015	2978	3815.68	\$2,289.73	1235.14	290.81	\$2289.73
PAYROLL - 2019-11-14	11/14/2019	158016	4520	3755.56	\$2,433.67	798.42	523.47	\$2433.67
PAYROLL - 2019-11-14	11/14/2019	158017	3612	4836.69	\$2,904.50	1465.59	466.6	\$2904.50
PAYROLL - 2019-11-14	11/14/2019	158018	3965	4619.31	\$2,899.89	1313.11	406.31	\$2899.89
PAYROLL - 2019-11-14	11/14/2019	158019	4585	3678	\$2,269.38	1000.24	408.38	\$2269.38
PAYROLL - 2019-11-14	11/14/2019	158020	3761	4511.93	\$2,862.81	1243.53	405.59	\$2862.81
PAYROLL - 2019-11-14	11/14/2019	158021	4150	4698.71	\$2,526.16	1443.76	728.79	\$2526.16
PAYROLL - 2019-11-14	11/14/2019	158022	2380	9294.14	\$6,500.03	1295.96	1498.15	\$6500.03
PAYROLL - 2019-11-14	11/14/2019	158023	2935	5024.51	\$2,756.42	1643.7	624.39	\$2756.42
PAYROLL - 2019-11-14	11/14/2019	158024	3309	5535.2	\$3,312.66	1567.05	655.49	\$3312.66
PAYROLL - 2019-11-14	11/14/2019	158025	4586	3745.13	\$2,516.86	956.05	272.22	\$2516.86
PAYROLL - 2019-11-14	11/14/2019	158026	3600	4271.56	\$2,191.67	1751.56	328.33	\$2191.67

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PAYROLL - 2019-11-14	11/14/2019	158027	3832	5133.28	\$3,632.66	1162.61	338.01	\$3632.66
PAYROLL - 2019-11-14	11/14/2019	158028	4815	2902.16	\$2,007.84	667.2	227.12	\$2007.84
PAYROLL - 2019-11-14	11/14/2019	158029	4318	3923.67	\$1,760.14	1682.99	480.54	\$1760.14
PAYROLL - 2019-11-14	11/14/2019	158030	4453	3462.83	\$1,981.96	1216.62	264.25	\$1981.96
PAYROLL - 2019-11-14	11/14/2019	158031	4500	3992.03	\$2,136.86	1446.27	408.9	\$2136.86
PAYROLL - 2019-11-14	11/14/2019	158032	4887	2902.16	\$1,691.69	924.58	285.89	\$1691.69
PAYROLL - 2019-11-14	11/14/2019	158033	4497	4230.31	\$2,785.43	841.68	603.2	\$2785.43
PAYROLL - 2019-11-14	11/14/2019	158034	2765	6621.22	\$4,794.98	1299.41	526.83	\$4794.98
PAYROLL - 2019-11-14	11/14/2019	158035	3116	3793.28	\$2,546.06	698.7	548.52	\$2546.06
PAYROLL - 2019-11-14	11/14/2019	158036	4584	3849.95	\$2,519.30	808.35	522.3	\$2519.30
PAYROLL - 2019-11-14	11/14/2019	158037	3763	4251.85	\$2,767.87	882.34	601.64	\$2767.87
PAYROLL - 2019-11-14	11/14/2019	158038	4816	3047.27	\$2,128.29	751.38	167.6	\$2128.29
PAYROLL - 2019-11-14	11/14/2019	158039	3506	5980.49	\$3,983.50	1348.07	648.92	\$3983.50
PAYROLL - 2019-11-14	11/14/2019	158040	4623	3526.95	\$1,939.83	1243.48	343.64	\$1939.83
PAYROLL - 2019-11-14	11/14/2019	158041	4906	2729.6	\$1,770.70	442.92	515.98	\$1770.70
PAYROLL - 2019-11-14	11/14/2019	158042	2694	3366.63	\$1,842.87	1259.3	264.46	\$1842.87
PAYROLL - 2019-11-14	11/14/2019	158043	3057	5366.63	\$3,528.14	1239.56	598.93	\$3528.14
PAYROLL - 2019-11-14	11/14/2019	158044	3311	4342.64	\$2,619.93	1110.57	612.14	\$2619.93
PAYROLL - 2019-11-14	11/14/2019	158045	3762	3956.85	\$2,193.57	1281.25	482.03	\$2193.57
PAYROLL - 2019-11-14	11/14/2019	158046	4291	5039.44	\$3,135.22	1316.28	587.94	\$3135.22
PAYROLL - 2019-11-14	11/14/2019	158047	4521	4273.01	\$3,128.33	724.24	420.44	\$3128.33
PAYROLL - 2019-11-14	11/14/2019	158048	4307	3550.99	\$2,381.86	741.81	427.32	\$2381.86
PAYROLL - 2019-11-14	11/14/2019	158049	4498	3992.03	\$2,207.48	1483.38	301.17	\$2207.48
PAYROLL - 2019-11-14	11/14/2019	158050	4899	1579.2	\$1,234.75	194.51	149.94	\$1234.75
PAYROLL - 2019-11-14	11/14/2019	158051	4076	4717.72	\$1,874.49	2259.71	583.52	\$1874.49
PAYROLL - 2019-11-14	11/14/2019	158052	3765	4946.62	\$3,017.28	1394.18	535.16	\$3017.28
PAYROLL - 2019-11-14	11/14/2019	158053	4454	3482.87	\$2,268.33	768.95	445.59	\$2268.33
PAYROLL - 2019-11-14	11/14/2019	158054	4505	3646.96	\$2,354.96	769.12	522.88	\$2354.96
PAYROLL - 2019-11-14	11/14/2019	158055	3206	7223.24	\$4,783.55	1491.56	948.13	\$4783.55
PAYROLL - 2019-11-14	11/14/2019	158056	4924	2716.16	\$1,865.04	489.98	361.14	\$1865.04
PAYROLL - 2019-11-14	11/14/2019	158057	3207	8845.23	\$6,250.76	1107.76	1486.71	\$6250.76
PAYROLL - 2019-11-14	11/14/2019	158058	4360	4096.23	\$2,221.37	1283.29	591.57	\$2221.37
PAYROLL - 2019-11-14	11/14/2019	158059	4937	1920	\$1,375.72	277.12	267.16	\$1375.72
PAYROLL - 2019-11-14	11/14/2019	158060	4129	3801.74	\$2,394.26	1184.47	223.01	\$2394.26
PAYROLL - 2019-11-14	11/14/2019	158061	3340	2556	\$1,661.57	520.48	373.95	\$1661.57
PAYROLL - 2019-11-14	11/14/2019	158062	4088	7257.07	\$4,696.03	1765.74	795.3	\$4696.03
PAYROLL - 2019-11-14	11/14/2019	158063	3896	4086.07	\$2,125.42	1474.12	486.53	\$2125.42
PAYROLL - 2019-11-14	11/14/2019	158064	3353	6019.71	\$3,874.04	1566.29	579.38	\$3874.04
PAYROLL - 2019-11-14	11/14/2019	158065	4000	4029.41	\$2,453.98	1292.24	283.19	\$2453.98
PAYROLL - 2019-11-14	11/14/2019	158066	4362	2162.4	\$1,538.76	275.89	347.75	\$1538.76
PAYROLL - 2019-11-14	11/14/2019	158067	3295	4104.96	\$2,649.41	1148.08	307.47	\$2649.41
PAYROLL - 2019-11-14	11/14/2019	158068	4947	6154.4	\$4,178.61	858.45	1117.34	\$4178.61
PAYROLL - 2019-11-14	11/14/2019	158069	4834	3727.2	\$2,681.09	679.05	367.06	\$2681.09
PAYROLL - 2019-11-14	11/14/2019	158070	3524	3336.8	\$1,866.93	992.67	477.2	\$1866.93
PAYROLL - 2019-11-14	11/14/2019	158071	4745	4956	\$3,014.80	1318.97	622.23	\$3014.80

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PAYROLL - 2019-11-14	11/14/2019	158072	2202	5290.18	\$3,581.78	1154.88	553.52	\$3581.78
PAYROLL - 2019-11-14	11/14/2019	158073	4184	4053.57	\$2,961.96	675.1	416.51	\$2961.96
PAYROLL - 2019-11-14	11/14/2019	158074	4433	2162.4	\$1,561.07	310.79	290.54	\$1561.07
PAYROLL - 2019-11-14	11/14/2019	158075	4127	3801.74	\$2,721.47	812.81	267.46	\$2721.47
PAYROLL - 2019-11-14	11/14/2019	158076	4183	4372	\$3,023.79	903.87	444.34	\$3023.79
PAYROLL - 2019-11-14	11/14/2019	158077	4787	3632.8	\$1,929.72	1335.97	367.11	\$1929.72
PAYROLL - 2019-11-14	11/14/2019	158078	4943	3402.26	\$2,627.46	641.59	133.21	\$2627.46
PAYROLL - 2019-11-14	11/14/2019	158079	3821	7621.27	\$4,995.77	1788.66	836.84	\$4995.77
PAYROLL - 2019-11-14	11/14/2019	158080	4345	6111.17	\$4,261.67	1386.46	463.04	\$4261.67
PAYROLL - 2019-11-14	11/14/2019	158081	3855	5990.4	\$3,753.99	1188.34	1048.07	\$3753.99
PAYROLL - 2019-11-14	11/14/2019	158082	4874	3632.8	\$2,198.34	1116.27	318.19	\$2198.34
PAYROLL - 2019-11-14	11/14/2019	158083	4701	3727.2	\$2,614.19	863.61	249.4	\$2614.19
PAYROLL - 2019-11-14	11/14/2019	158084	4746	2059.2	\$1,398.74	339.95	320.51	\$1398.74
PAYROLL - 2019-11-14	11/14/2019	158085	3473	3816.74	\$2,645.40	803.77	367.57	\$2645.40
PAYROLL - 2019-11-14	11/14/2019	158086	4772	2313.6	\$1,661.81	367.74	284.05	\$1661.81
PAYROLL - 2019-11-14	11/14/2019	158087	3856	4029.41	\$2,827.49	829.54	372.38	\$2827.49
PAYROLL - 2019-11-14	11/14/2019	158088	4366	2544	\$1,691.99	366.79	485.22	\$1691.99
PAYROLL - 2019-11-14	11/14/2019	158089	4574	1960.8	\$1,394.42	292.15	274.23	\$1394.42
PAYROLL - 2019-11-14	11/14/2019	158090	2709	4626.05	\$2,871.27	1363.66	391.12	\$2871.27
PAYROLL - 2019-11-14	11/14/2019	158091	4398	4679.24	\$3,620.97	765.94	292.33	\$3620.97
PAYROLL - 2019-11-14	11/14/2019	158092	4665	3557.6	\$2,172.31	1090.86	294.43	\$2172.31
PAYROLL - 2019-11-14	11/14/2019	158093	3803	4372.13	\$3,033.01	890.92	448.2	\$3033.01
PAYROLL - 2019-11-14	11/14/2019	158094	3901	3834.55	\$2,365.34	972.34	496.87	\$2365.34
PAYROLL - 2019-11-14	11/14/2019	158095	4432	2075.2	\$1,422.04	302.87	350.29	\$1422.04
PAYROLL - 2019-11-14	11/14/2019	158096	4904	2988	\$2,158.22	720	109.78	\$2158.22
PAYROLL - 2019-11-14	11/14/2019	158097	4900	3291.38	\$2,257.35	796.82	237.21	\$2257.35
PAYROLL - 2019-11-14	11/14/2019	158098	3902	8639.95	\$5,499.40	2142.99	997.56	\$5499.40
PAYROLL - 2019-11-14	11/14/2019	158099	3894	5843.69	\$4,023.98	1295.24	524.47	\$4023.98
PAYROLL - 2019-11-14	11/14/2019	158100	3804	4029.41	\$2,346.89	1143.12	539.4	\$2346.89
PAYROLL - 2019-11-14	11/14/2019	158101	4515	4290.43	\$2,900.43	1224.4	165.6	\$2900.43
PAYROLL - 2019-11-14	11/14/2019	158102	4080	4900.48	\$3,343.81	1485.16	71.51	\$3343.81
PAYROLL - 2019-11-14	11/14/2019	158103	4075	4981.94	\$3,212.27	984.18	785.49	\$3212.27
PAYROLL - 2019-11-14	11/14/2019	158104	3356	3837.37	\$2,652.92	841.47	342.98	\$2652.92
PAYROLL - 2019-11-14	11/14/2019	158105	4394	4831.83	\$3,339.99	1080.82	411.02	\$3339.99
PAYROLL - 2019-11-14	11/14/2019	158106	3651	3794.56	\$2,603.23	850.29	341.04	\$2603.23
PAYROLL - 2019-11-14	11/14/2019	158107	4944	1920	\$1,188.84	430.72	300.44	\$1188.84
PAYROLL - 2019-11-14	11/14/2019	158108	4271	3727.2	\$2,433.90	959.81	333.49	\$2433.90
PAYROLL - 2019-11-14	11/14/2019	158109	3413	3801.73	\$2,409.31	891.23	501.19	\$2409.31
PAYROLL - 2019-11-14	11/14/2019	158110	4230	3947.2	\$2,921.45	356.53	669.22	\$2921.45
PAYROLL - 2019-11-14	11/14/2019	158111	4270	4126.95	\$2,723.81	848.9	554.24	\$2723.81
PAYROLL - 2019-11-14	11/14/2019	158112	4113	3975.55	\$2,803.58	825.6	346.37	\$2803.58
PAYROLL - 2019-11-14	11/14/2019	158113	4016	4094.13	\$2,894.44	838.5	361.19	\$2894.44
PAYROLL - 2019-11-14	11/14/2019	158114	3306	4022.14	\$2,658.20	991.35	372.59	\$2658.20
PAYROLL - 2019-11-14	11/14/2019	158115	4296	4536.79	\$2,942.91	1170.17	423.71	\$2942.91
PAYROLL - 2019-11-14	11/14/2019	158116	4599	4719.49	\$2,388.00	1555.24	776.25	\$2388.00

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PAYROLL - 2019-11-14	11/14/2019	158117	4894	1916.48	\$1,295.25	335.51	285.72	\$1295.25
PAYROLL - 2019-11-14	11/14/2019	158118	4235	4029.41	\$3,052.56	918.49	58.36	\$3052.56
PAYROLL - 2019-11-14	11/14/2019	158119	4357	2305.6	\$520.95	1609.45	175.2	\$520.95
PAYROLL - 2019-11-14	11/14/2019	158120	4813	1796.8	\$1,313.01	280.16	203.63	\$1313.01
PAYROLL - 2019-11-14	11/14/2019	158121	4496	4375.88	\$2,541.21	1237.05	597.62	\$2541.21
PAYROLL - 2019-11-14	11/14/2019	158122	4519	3412.6	\$2,366.39	810.8	235.41	\$2366.39
PAYROLL - 2019-11-14	11/14/2019	158123	4684	6677.88	\$4,697.01	1112	868.87	\$4697.01
PAYROLL - 2019-11-14	11/14/2019	158124	4535	3966.6	\$2,296.78	1149.67	520.15	\$2296.78
PAYROLL - 2019-11-14	11/14/2019	158125	4114	3521.47	\$2,441.86	767.95	311.66	\$2441.86
PAYROLL - 2019-11-14	11/14/2019	158126	4128	4060.06	\$3,042.38	682.67	335.01	\$3042.38
PAYROLL - 2019-11-14	11/14/2019	158127	4896	3507.03	\$2,489.57	789.34	228.12	\$2489.57
PAYROLL - 2019-11-14	11/14/2019	158128	3746	4955.06	\$3,550.03	969.4	435.63	\$3550.03
PAYROLL - 2019-11-14	11/14/2019	158129	3964	4604.44	\$2,953.77	918.6	732.07	\$2953.77
PAYROLL - 2019-11-14	11/14/2019	158130	4536	3801.74	\$2,545.44	901.78	354.52	\$2545.44
PAYROLL - 2019-11-14	11/14/2019	158131	2885	7576.13	\$5,039.17	1528.39	1008.57	\$5039.17
PAYROLL - 2019-11-14	11/14/2019	158132	3904	2189.6	\$1,392.19	414.38	383.03	\$1392.19
PAYROLL - 2019-11-14	11/14/2019	158133	3903	5139.92	\$3,180.75	1400.7	558.47	\$3180.75
PAYROLL - 2019-11-14	11/14/2019	158134	4872	2162.4	\$1,131.36	714.3	316.74	\$1131.36
PAYROLL - 2019-11-14	11/14/2019	158135	4103	4147.92	\$2,812.07	847.23	488.62	\$2812.07
PAYROLL - 2019-11-14	11/14/2019	158136	4967	3750.21	\$2,441.64	936.19	372.38	\$2441.64
PAYROLL - 2019-11-14	11/14/2019	158137	4234	3689.6	\$1,939.66	1209.45	540.49	\$1939.66
PAYROLL - 2019-11-14	11/14/2019	158138	4332	4357.6	\$2,699.27	985.4	672.93	\$2699.27
PAYROLL - 2019-11-14	11/14/2019	158139	4913	3923.2	\$2,718.62	575.89	628.69	\$2718.62
PAYROLL - 2019-11-14	11/14/2019	158140	4981	3077.6	\$2,204.28	393.97	479.35	\$2204.28
PAYROLL - 2019-11-14	11/14/2019	158141	4452	2202.4	\$1,499.50	350.02	352.88	\$1499.50
PAYROLL - 2019-11-14	11/14/2019	158142	4216	4779.2	\$2,812.98	773.67	1192.55	\$2812.98
PAYROLL - 2019-11-14	11/14/2019	158143	4687	2848	\$1,945.55	539.35	363.1	\$1945.55
PAYROLL - 2019-11-14	11/14/2019	158144	4238	3330.4	\$1,979.72	837.84	512.84	\$1979.72
PAYROLL - 2019-11-14	11/14/2019	158145	4223	4596	\$2,516.15	1131.71	948.14	\$2516.15
PAYROLL - 2019-11-14	11/14/2019	158146	3456	3281.6	\$2,162.48	569.06	550.06	\$2162.48
PAYROLL - 2019-11-14	11/14/2019	158147	4724	1850.4	\$1,334.79	282.29	233.32	\$1334.79
PAYROLL - 2019-11-14	11/14/2019	158148	4762	2626.75	\$1,935.87	352.77	338.11	\$1935.87
PAYROLL - 2019-11-14	11/14/2019	158149	3738	4356	\$2,548.19	897.27	910.54	\$2548.19
PAYROLL - 2019-11-14	11/14/2019	158150	3541	6015	\$3,705.01	1526.93	783.06	\$3705.01
PAYROLL - 2019-11-14	11/14/2019	158151	4487	4992.21	\$3,366.54	871.65	754.02	\$3366.54
PAYROLL - 2019-11-14	11/14/2019	158152	3185	4661.28	\$3,150.10	804.33	706.85	\$3150.10
PAYROLL - 2019-11-14	11/14/2019	158153	4526	2315.06	\$1,443.77	543.54	327.75	\$1443.77
PAYROLL - 2019-11-14	11/14/2019	158154	4326	4662.48	\$2,496.17	1401.73	764.58	\$2496.17
PAYROLL - 2019-11-14	11/14/2019	158155	4140	11034.84	\$4,445.62	4832.87	1756.35	\$4445.62
PAYROLL - 2019-11-14	11/14/2019	158156	4790	3644	\$2,026.43	924.64	692.93	\$2026.43
PAYROLL - 2019-11-14	11/14/2019	158157	4596	4528.31	\$2,852.30	936.93	739.08	\$2852.30
PAYROLL - 2019-11-14	11/14/2019	158158	3551	3383.37	\$1,546.98	1259.34	577.05	\$1546.98
PAYROLL - 2019-11-14	11/14/2019	158159	2942	2284.8	\$1,353.40	442.35	489.05	\$1353.40
PAYROLL - 2019-11-14	11/14/2019	158160	3444	4792.97	\$3,258.34	829.35	705.28	\$3258.34
PAYROLL - 2019-11-14	11/14/2019	158161	3818	2795.2	\$1,874.46	506.2	414.54	\$1874.46

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PAYROLL - 2019-11-14	11/14/2019	158162	4436	4244.58	\$2,809.17	828.63	606.78	\$2809.17
PAYROLL - 2019-11-14	11/14/2019	158163	4948	3306.95	\$1,937.97	691.69	677.29	\$1937.97
PAYROLL - 2019-11-14	11/14/2019	158164	3970	3508.68	\$2,265.86	675.02	567.8	\$2265.86
PAYROLL - 2019-11-14	11/14/2019	158165	3324	4238.4	\$1,931.23	1485.64	821.53	\$1931.23
PAYROLL - 2019-11-14	11/14/2019	158166	4683	5541.65	\$3,337.30	1186.07	1018.28	\$3337.30
PAYROLL - 2019-11-14	11/14/2019	158167	4335	4315.14	\$2,279.18	1067.46	968.5	\$2279.18
PAYROLL - 2019-11-14	11/14/2019	158168	4761	4003.18	\$2,954.03	499.54	549.61	\$2954.03
PAYROLL - 2019-11-14	11/14/2019	158169	4342	6254.12	\$3,815.12	1270.11	1168.89	\$3815.12
PAYROLL - 2019-11-14	11/14/2019	158170	3781	2284.8	\$1,458.67	494.27	331.86	\$1458.67
PAYROLL - 2019-11-14	11/14/2019	158171	4329	5786.96	\$3,644.79	1205.45	936.72	\$3644.79
PAYROLL - 2019-11-14	11/14/2019	158172	4805	4144.48	\$2,741.23	809.2	594.05	\$2741.23
PAYROLL - 2019-11-14	11/14/2019	158173	3944	4288.46	\$2,699.48	1026.8	562.18	\$2699.48
PAYROLL - 2019-11-14	11/14/2019	158174	4830	1965.6	\$1,341.97	352.86	270.77	\$1341.97
PAYROLL - 2019-11-14	11/14/2019	158175	4734	6305.71	\$4,096.30	1072.42	1136.99	\$4096.30
PAYROLL - 2019-11-14	11/14/2019	158176	4702	3787.2	\$2,144.39	957.25	685.56	\$2144.39
PAYROLL - 2019-11-14	11/14/2019	158177	4727	2317.12	\$1,388.29	528.7	400.13	\$1388.29
PAYROLL - 2019-11-14	11/14/2019	158178	3531	3335.2	\$1,561.73	1422.35	351.12	\$1561.73
PAYROLL - 2019-11-14	11/14/2019	158179	4269	1915.2	\$1,213.54	410.44	291.22	\$1213.54
PAYROLL - 2019-11-14	11/14/2019	158180	4826	4402.62	\$2,553.98	880.48	968.16	\$2553.98
PAYROLL - 2019-11-14	11/14/2019	158181	4254	4609.5	\$3,008.17	897.69	703.64	\$3008.17
PAYROLL - 2019-11-14	11/14/2019	158182	4491	4003.18	\$2,342.17	798.79	862.22	\$2342.17
PAYROLL - 2019-11-14	11/14/2019	158183	4807	1523.75	\$1,185.17	157.75	180.83	\$1185.17
PAYROLL - 2019-11-14	11/14/2019	158184	3216	4213.6	\$2,698.87	970.96	543.77	\$2698.87
PAYROLL - 2019-11-14	11/14/2019	158185	4175	5466.63	\$3,569.53	1073.62	823.48	\$3569.53
PAYROLL - 2019-11-14	11/14/2019	158186	4475	4686.08	\$2,912.36	1022.04	751.68	\$2912.36
PAYROLL - 2019-11-14	11/14/2019	158187	3999	5016.26	\$2,547.98	1372.83	1095.45	\$2547.98
PAYROLL - 2019-11-14	11/14/2019	158188	4055	7117.44	\$4,668.94	1569.02	879.48	\$4668.94
PAYROLL - 2019-11-14	11/14/2019	158189	4795	1961.6	\$1,339.80	303.34	318.46	\$1339.80
PAYROLL - 2019-11-14	11/14/2019	158190	4992	6406.54	\$3,946.40	1182.48	1277.66	\$3946.40
PAYROLL - 2019-11-14	11/14/2019	158191	3945	4046.4	\$2,172.20	955.09	919.11	\$2172.20
PAYROLL - 2019-11-14	11/14/2019	158192	4241	2284.8	\$1,475.45	437.61	371.74	\$1475.45
PAYROLL - 2019-11-14	11/14/2019	158193	4688	4098.4	\$3,087.49	496.82	514.09	\$3087.49
PAYROLL - 2019-11-14	11/14/2019	158194	4327	5113.04	\$3,380.46	946.6	785.98	\$3380.46
PAYROLL - 2019-11-14	11/14/2019	158195	4845	3276	\$2,299.19	477.81	499	\$2299.19
PAYROLL - 2019-11-14	11/14/2019	158196	4697	2533.6	\$1,903.75	446	183.85	\$1903.75
PAYROLL - 2019-11-14	11/14/2019	158197	4507	3143.2	\$2,071.72	589.08	482.4	\$2071.72
PAYROLL - 2019-11-14	11/14/2019	158198	4074	3001.6	\$2,177.05	286.33	538.22	\$2177.05
PAYROLL - 2019-11-14	11/14/2019	158199	4791	4098.4	\$2,589.96	574.02	934.42	\$2589.96
PAYROLL - 2019-11-14	11/14/2019	158200	4073	2706.4	\$1,246.33	1077.07	383	\$1246.33
PAYROLL - 2019-11-14	11/14/2019	158201	3805	3954.85	\$2,466.65	848.11	640.09	\$2466.65
PAYROLL - 2019-11-14	11/14/2019	158202	3354	4684.8	\$3,253.58	591.05	840.17	\$3253.58
PAYROLL - 2019-11-14	11/14/2019	158203	4848	264	\$242.23	1.57	20.2	\$242.23
PAYROLL - 2019-11-14	11/14/2019	158204	4031	6034.15	\$3,774.20	810.89	1449.06	\$3774.20
PAYROLL - 2019-11-14	11/14/2019	158205	3741	4930.4	\$3,198.55	743.96	987.89	\$3198.55
PAYROLL - 2019-11-14	11/14/2019	158206	4276	2422.4	\$1,469.18	534.53	418.69	\$1469.18

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PAYROLL - 2019-11-14	11/14/2019	158207	4870	2800	\$1,961.64	404.22	434.14	\$1961.64
PAYROLL - 2019-11-14	11/14/2019	158208	4871	2400	\$1,750.92	375.8	273.28	\$1750.92
PAYROLL - 2019-11-14	11/14/2019	158209	4836	2059.2	\$1,416.64	320.92	321.64	\$1416.64
PAYROLL - 2019-11-14	11/14/2019	158210	3685	3504	\$2,438.71	554.57	510.72	\$2438.71
PAYROLL - 2019-11-14	11/14/2019	158211	4911	2471.2	\$1,587.40	545.07	338.73	\$1587.40
PAYROLL - 2019-11-14	11/14/2019	158212	2800	3337.6	\$2,034.93	818.51	484.16	\$2034.93
PAYROLL - 2019-11-14	11/14/2019	158213	3265	6182.2	\$4,289.69	919.97	972.54	\$4289.69
PAYROLL - 2019-11-14	11/14/2019	158214	2996	4138.67	\$1,830.15	1559.29	749.23	\$1830.15
PAYROLL - 2019-11-14	11/14/2019	158215	4942	2139.2	\$1,127.33	707.61	304.26	\$1127.33
PAYROLL - 2019-11-14	11/14/2019	158216	3912	3036	\$1,906.42	628.93	500.65	\$1906.42
PAYROLL - 2019-11-14	11/14/2019	158217	3318	4326.4	\$2,608.71	772.28	945.41	\$2608.71
PAYROLL - 2019-11-14	11/14/2019	158218	3981	3790.4	\$2,507.60	615.8	667	\$2507.60
PAYROLL - 2019-11-14	11/14/2019	158219	4822	2384	\$1,647.17	397	339.83	\$1647.17
PAYROLL - 2019-11-14	11/14/2019	158220	4467	3026.4	\$1,425.75	967.23	633.42	\$1425.75
PAYROLL - 2019-11-14	11/14/2019	158221	4308	2397.6	\$1,671.17	395.63	330.8	\$1671.17
PAYROLL - 2019-11-14	11/14/2019	158222	3646	2663.2	\$2,163.99	439.75	59.46	\$2163.99
PAYROLL - 2019-11-14	11/14/2019	158223	3905	2930.57	\$1,811.45	514.08	605.04	\$1811.45
PAYROLL - 2019-11-14	11/14/2019	158224	3941	2678.7	\$1,096.99	1095.41	486.3	\$1096.99
PAYROLL - 2019-11-14	11/14/2019	158225	4808	3560.8	\$2,226.50	591.81	742.49	\$2226.50
PAYROLL - 2019-11-14	11/14/2019	158226	4404	1906.4	\$1,298.54	365.3	242.56	\$1298.54
PAYROLL - 2019-11-14	11/14/2019	158227	4316	2713.18	\$1,724.78	589.55	398.85	\$1724.78
PAYROLL - 2019-11-14	11/14/2019	158228	3470	2592	\$1,891.89	599.83	100.28	\$1891.89
PAYROLL - 2019-11-14	11/14/2019	158229	3454	3041.52	\$1,932.55	589.91	519.06	\$1932.55
PAYROLL - 2019-11-14	11/14/2019	158230	3503	3314.76	\$2,037.41	829.65	447.7	\$2037.41
PAYROLL - 2019-11-14	11/14/2019	158231	3517	3220.81	\$2,220.73	551.33	448.75	\$2220.73
PAYROLL - 2019-11-14	11/14/2019	158232	4363	2423.83	\$1,595.32	541.15	287.36	\$1595.32
PAYROLL - 2019-11-14	11/14/2019	158233	4914	2332.8	\$1,565.12	375.5	392.18	\$1565.12
PAYROLL - 2019-11-14	11/14/2019	158234	4833	937.44	\$557.64	287.5	92.3	\$557.64
PAYROLL - 2019-11-14	11/14/2019	158235	2992	2644.8	\$1,761.68	475.04	408.08	\$1761.68
PAYROLL - 2019-11-14	11/14/2019	158236	3826	2801.6	\$1,759.66	614.06	427.88	\$1759.66
PAYROLL - 2019-11-14	11/14/2019	158237	1995	2663.2	\$1,272.83	1053.74	336.63	\$1272.83
PAYROLL - 2019-11-14	11/14/2019	158238	4563	2920	\$1,972.91	445.43	501.66	\$1972.91
PAYROLL - 2019-11-14	11/14/2019	158239	4615	1960.8	\$1,141.95	522.11	296.74	\$1141.95
PAYROLL - 2019-11-14	11/14/2019	158240	4988	1966.02	\$1,565.33	9.21	391.48	\$1565.33
PAYROLL - 2019-11-14	11/14/2019	158241	4373	2917.56	\$1,914.31	557.48	445.77	\$1914.31
PAYROLL - 2019-11-14	11/14/2019	158242	3876	2512.8	\$1,409.34	684.65	418.81	\$1409.34
PAYROLL - 2019-11-14	11/14/2019	158243	3578	2650.42	\$1,475.18	732.36	442.88	\$1475.18
PAYROLL - 2019-11-14	11/14/2019	158244	4242	2415.21	\$1,522.62	460.47	432.12	\$1522.62
PAYROLL - 2019-11-14	11/14/2019	158245	4983	1906.4	\$1,212.62	376.99	316.79	\$1212.62
PAYROLL - 2019-11-14	11/14/2019	158246	2836	2638.73	\$1,761.58	378.15	499	\$1761.58
PAYROLL - 2019-11-14	11/14/2019	158247	3728	2821.24	\$1,969.74	403.14	448.36	\$1969.74
PAYROLL - 2019-11-14	11/14/2019	158248	2297	2482.43	\$1,522.90	580.04	379.49	\$1522.90
PAYROLL - 2019-11-14	11/14/2019	158249	3780	3874	\$2,735.14	563.15	575.71	\$2735.14
PAYROLL - 2019-11-14	11/14/2019	158250	2887	3008	\$1,819.14	654.29	534.57	\$1819.14
PAYROLL - 2019-11-14	11/14/2019	158251	3865	2448	\$1,531.10	472.31	444.59	\$1531.10

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PAYROLL - 2019-11-14	11/14/2019	158252	4101	2350.08	\$1,516.90	590.5	242.68	\$1516.90
PAYROLL - 2019-11-14	11/14/2019	158253	4560	2448	\$1,508.17	613.38	326.45	\$1508.17
PAYROLL - 2019-11-14	11/14/2019	158254	4300	2483.68	\$1,621.59	494.23	367.86	\$1621.59
PAYROLL - 2019-11-14	11/14/2019	158255	4951	2439.53	\$2,204.79	11.09	223.65	\$2204.79
PAYROLL - 2019-11-14	11/14/2019	158256	4504	2464	\$1,455.06	615.79	393.15	\$1455.06
PAYROLL - 2019-11-14	11/14/2019	158257	4660	2534.66	\$1,573.40	487.79	473.47	\$1573.40
PAYROLL - 2019-11-14	11/14/2019	158258	4386	2667.25	\$1,675.35	476.39	515.51	\$1675.35
PAYROLL - 2019-11-14	11/14/2019	158259	4448	2467.52	\$1,559.76	391.18	516.58	\$1559.76
PAYROLL - 2019-11-14	11/14/2019	158260	4641	2606.92	\$1,467.54	681.21	458.17	\$1467.54
PAYROLL - 2019-11-14	11/14/2019	158261	4440	2809.57	\$1,998.71	438.05	372.81	\$1998.71
PAYROLL - 2019-11-14	11/14/2019	158262	4169	1868	\$1,010.98	636.79	220.23	\$1010.98
PAYROLL - 2019-11-14	11/14/2019	158263	3988	2483.52	\$1,483.99	639.06	360.47	\$1483.99
PAYROLL - 2019-11-14	11/14/2019	158264	4025	2487.1	\$1,452.08	564.5	470.52	\$1452.08
PAYROLL - 2019-11-14	11/14/2019	158265	1973	2610.45	\$1,697.47	464.68	448.3	\$1697.47
PAYROLL - 2019-11-14	11/14/2019	158266	4100	2464	\$1,888.77	389.2	186.03	\$1888.77
PAYROLL - 2019-11-14	11/14/2019	158267	4933	2134.95	\$1,663.62	9.75	461.58	\$1663.62
PAYROLL - 2019-11-14	11/14/2019	158268	4643	2995.91	\$1,615.54	824.01	556.36	\$1615.54
PAYROLL - 2019-11-14	11/14/2019	158269	4533	1307.6	\$1,031.06	71.83	204.71	\$1031.06
PAYROLL - 2019-11-14	11/14/2019	158270	3778	2448	\$1,022.72	1004.42	420.86	\$1022.72
PAYROLL - 2019-11-14	11/14/2019	158271	4709	2692.2	\$1,952.00	430.47	309.73	\$1952.00
PAYROLL - 2019-11-14	11/14/2019	158272	3749	1868	\$1,140.25	475	252.75	\$1140.25
PAYROLL - 2019-11-14	11/14/2019	158273	4548	2418.8	\$1,449.51	550.41	418.88	\$1449.51
PAYROLL - 2019-11-14	11/14/2019	158274	4934	1330.95	\$995.31	111.72	223.92	\$995.31
PAYROLL - 2019-11-14	11/14/2019	158275	4689	1788	\$1,243.12	255.59	289.29	\$1243.12
PAYROLL - 2019-11-14	11/14/2019	158276	4233	2365.6	\$1,431.81	570.26	363.53	\$1431.81
PAYROLL - 2019-11-14	11/14/2019	158277	4196	2663.2	\$1,980.81	609.32	73.07	\$1980.81
PAYROLL - 2019-11-14	11/14/2019	158278	4616	2663.2	\$1,678.16	529.64	455.4	\$1678.16
PAYROLL - 2019-11-14	11/14/2019	158279	4568	2663.2	\$1,713.49	475.08	474.63	\$1713.49
PAYROLL - 2019-11-14	11/14/2019	158280	3747	2738.1	\$1,464.90	798.48	474.72	\$1464.90
PAYROLL - 2019-11-14	11/14/2019	158281	3740	2936.44	\$1,424.52	968.13	543.79	\$1424.52
PAYROLL - 2019-11-14	11/14/2019	158282	4503	2738.1	\$1,674.18	731.48	332.44	\$1674.18
PAYROLL - 2019-11-14	11/14/2019	158283	4789	2583.2	\$1,555.76	603.43	424.01	\$1555.76
PAYROLL - 2019-11-14	11/14/2019	158284	3730	3780.8	\$2,506.34	685.43	589.03	\$2506.34
PAYROLL - 2019-11-14	11/14/2019	158285	3771	5777.6	\$1,718.53	3406.84	652.23	\$1718.53
PAYROLL - 2019-11-14	11/14/2019	158286	4902	3301.6	\$2,428.52	371.02	502.06	\$2428.52
PAYROLL - 2019-11-14	11/14/2019	158287	4828	3120	\$1,321.01	1176.48	622.51	\$1321.01
PAYROLL - 2019-11-14	11/14/2019	158288	4691	2297.6	\$1,609.72	340.05	347.83	\$1609.72
PAYROLL - 2019-11-14	11/14/2019	158289	4006	3905.6	\$2,570.26	731.88	603.46	\$2570.26
PAYROLL - 2019-11-14	11/14/2019	158290	3883	3212	\$2,154.06	587.42	470.52	\$2154.06
PAYROLL - 2019-11-14	11/14/2019	158291	4281	5097.6	\$3,510.92	796.27	790.41	\$3510.92
PAYROLL - 2019-11-14	11/14/2019	158292	4012	3854.4	\$1,564.79	1820.92	468.69	\$1564.79
PAYROLL - 2019-11-14	11/14/2019	158293	4165	3280	\$2,056.09	596.9	627.01	\$2056.09
PAYROLL - 2019-11-14	11/14/2019	158294	4374	3818.4	\$2,309.73	838.96	669.71	\$2309.73
PAYROLL - 2019-11-14	11/14/2019	158295	4177	3856.8	\$2,415.95	632.1	808.75	\$2415.95
PAYROLL - 2019-11-14	11/14/2019	158296	4832	907.2	\$720.47	94.35	92.38	\$720.47

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PAYROLL - 2019-11-14	11/14/2019	158297	4694	2845.6	\$2,015.65	506.31	323.64	\$2015.65
PAYROLL - 2019-11-14	11/14/2019	158298	3858	3859.2	\$1,935.53	1108.42	815.25	\$1935.53
PAYROLL - 2019-11-14	11/14/2019	158299	4485	3354.4	\$2,148.23	742.01	464.16	\$2148.23
PAYROLL - 2019-11-14	11/14/2019	158300	4013	4247.2	\$2,884.16	778.01	585.03	\$2884.16
PAYROLL - 2019-11-14	11/14/2019	158301	4333	4068.8	\$2,380.73	935	753.07	\$2380.73
PAYROLL - 2019-11-14	11/14/2019	158302	3468	3350.4	\$1,732.68	1037.17	580.55	\$1732.68
PAYROLL - 2019-11-14	11/14/2019	158303	4976	2594.4	\$1,887.58	355.38	351.44	\$1887.58
PAYROLL - 2019-11-14	11/14/2019	158304	3831	3501.6	\$1,711.51	1383.12	406.97	\$1711.51
PAYROLL - 2019-11-14	11/14/2019	158305	4802	2007.58	\$1,310.50	367.15	329.93	\$1310.50
PAYROLL - 2019-11-14	11/14/2019	158306	3853	2772	\$1,685.27	582.59	504.14	\$1685.27
PAYROLL - 2019-11-14	11/14/2019	158307	4707	2720	\$1,590.08	772.4	357.52	\$1590.08
PAYROLL - 2019-11-14	11/14/2019	158308	4606	2979.2	\$1,711.08	823.21	444.91	\$1711.08
PAYROLL - 2019-11-14	11/14/2019	158309	4620	2300	\$1,635.31	393.34	271.35	\$1635.31
PAYROLL - 2019-11-14	11/14/2019	158310	4542	2647.87	\$1,850.90	466.46	330.51	\$1850.90
PAYROLL - 2019-11-14	11/14/2019	158311	3787	2377.48	\$1,426.38	567.97	383.13	\$1426.38
PAYROLL - 2019-11-14	11/14/2019	158312	4893	3629.6	\$2,491.04	646.66	491.9	\$2491.04
PAYROLL - 2019-11-14	11/14/2019	158313	4984	1980	\$1,357.86	344.32	277.82	\$1357.86
PAYROLL - 2019-11-14	11/14/2019	158314	3866	2337.6	\$1,488.97	490.07	358.56	\$1488.97
PAYROLL - 2019-11-14	11/14/2019	158315	4738	2920.22	\$1,967.30	354.3	598.62	\$1967.30
PAYROLL - 2019-11-14	11/14/2019	158316	4040	2642.16	\$1,760.31	507.26	374.59	\$1760.31
PAYROLL - 2019-11-14	11/14/2019	158317	4673	2655.7	\$1,890.09	565.09	200.52	\$1890.09
PAYROLL - 2019-11-14	11/14/2019	158318	3534	2903.68	\$1,888.97	429.82	584.89	\$1888.97
PAYROLL - 2019-11-14	11/14/2019	158319	3058	2786.54	\$1,804.13	553.38	429.03	\$1804.13
PAYROLL - 2019-11-14	11/14/2019	158320	3482	2815.2	\$1,829.07	524.09	462.04	\$1829.07
PAYROLL - 2019-11-14	11/14/2019	158321	4566	3215.91	\$2,035.60	668.43	511.88	\$2035.60
PAYROLL - 2019-11-14	11/14/2019	158322	4978	1985.97	\$1,361.78	284.55	339.64	\$1361.78
PAYROLL - 2019-11-14	11/14/2019	158323	4262	1499.04	\$1,106.72	155.36	236.96	\$1106.72
PAYROLL - 2019-11-14	11/14/2019	158324	4883	2431.2	\$1,640.79	328.28	462.13	\$1640.79
PAYROLL - 2019-11-14	11/14/2019	158325	4979	24.91	\$20.89	2.03	1.99	\$20.89
PAYROLL - 2019-11-14	11/14/2019	158326	4001	2968.7	\$2,037.69	487.99	443.02	\$2037.69
PAYROLL - 2019-11-14	11/14/2019	158327	3489	3195.2	\$2,017.53	546.28	631.39	\$2017.53
PAYROLL - 2019-11-14	11/14/2019	158328	4043	4518.4	\$2,772.17	1362.98	383.25	\$2772.17
PAYROLL - 2019-11-14	11/14/2019	158329	4104	3056.56	\$1,983.99	616.15	456.42	\$1983.99
PAYROLL - 2019-11-14	11/14/2019	158330	4723	2273.6	\$1,609.30	320.38	343.92	\$1609.30
PAYROLL - 2019-11-14	11/14/2019	158331	4069	2865.6	\$1,613.56	693.78	558.26	\$1613.56
PAYROLL - 2019-11-14	11/14/2019	158332	3020	2329.6	\$1,490.74	366.49	472.37	\$1490.74
PAYROLL - 2019-11-14	11/14/2019	158333	4987	1646.4	\$1,178.50	248.22	219.68	\$1178.50
PAYROLL - 2019-11-14	11/14/2019	158334	3808	2445.6	\$1,740.33	528.56	176.71	\$1740.33
PAYROLL - 2019-11-14	11/14/2019	158335	4980	1771.2	\$1,292.19	178.3	300.71	\$1292.19
PAYROLL - 2019-11-14	11/14/2019	158336	4927	2560	\$1,719.50	346.2	494.3	\$1719.50
PAYROLL - 2019-11-14	11/14/2019	158337	4527	1926.48	\$1,267.68	353.71	305.09	\$1267.68
PAYROLL - 2019-11-14	11/14/2019	158338	4950	2232.93	\$1,657.86	284.49	290.58	\$1657.86
PAYROLL - 2019-11-14	11/14/2019	158339	4925	2026.38	\$1,062.95	703.85	259.58	\$1062.95
PAYROLL - 2019-11-14	11/14/2019	158340	3813	4934.51	\$3,243.21	953.33	737.97	\$3243.21
PAYROLL - 2019-11-14	11/14/2019	158341	4878	3585.58	\$2,512.56	489.51	583.51	\$2512.56

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PAYROLL - 2019-11-14	11/14/2019	158342	3816	3335.73	\$2,291.17	615.04	429.52	\$2291.17
PAYROLL - 2019-11-14	11/14/2019	158343	4321	1293.16	\$874.36	218.76	200.04	\$874.36
PAYROLL - 2019-11-14	11/14/2019	158344	4884	2611.63	\$1,755.96	343.28	512.39	\$1755.96
PAYROLL - 2019-11-14	11/14/2019	158345	3729	2920.22	\$1,842.88	508.24	569.1	\$1842.88
PAYROLL - 2019-11-14	11/14/2019	158346	3852	3992.91	\$2,579.25	779.23	634.43	\$2579.25
PAYROLL - 2019-11-14	11/14/2019	158347	4990	1646.4	\$1,203.89	254.93	187.58	\$1203.89
PAYROLL - 2019-11-14	11/14/2019	158348	4320	3356.99	\$2,174.33	483.97	698.69	\$2174.33
PAYROLL - 2019-11-14	11/14/2019	158349	4071	1175.6	\$949.45	136.21	89.94	\$949.45
PAYROLL - 2019-11-14	11/14/2019	158350	3011	3924	\$2,518.30	585.21	820.49	\$2518.30
PAYROLL - 2019-11-14	11/14/2019	158351	4991	617.4	\$474.66	52.01	90.73	\$474.66
PAYROLL - 2019-11-14	11/14/2019	158352	3015	1149.02	\$904.42	96.26	148.34	\$904.42
PAYROLL - 2019-11-14	11/14/2019	158353	4804	2876.14	\$1,906.68	425.46	544	\$1906.68
PAYROLL - 2019-11-14	11/14/2019	158354	4885	4194.6	\$3,050.12	502.96	641.52	\$3050.12
PAYROLL - 2019-11-14	11/14/2019	158355	3604	2980	\$1,778.10	758.33	443.57	\$1778.10
PAYROLL - 2019-11-14	11/14/2019	158356	4818	2920.23	\$1,828.51	520.81	570.91	\$1828.51
PAYROLL - 2019-11-14	11/14/2019	158357	4796	2628.56	\$1,938.49	366.26	323.81	\$1938.49
PAYROLL - 2019-11-14	11/14/2019	158358	3009	2115.2	\$1,413.03	395.39	306.78	\$1413.03
PAYROLL - 2019-11-14	11/14/2019	158359	4039	4393.8	\$2,834.48	726.5	832.82	\$2834.48
PAYROLL - 2019-11-14	11/14/2019	158360	4601	1645.84	\$1,101.12	283.23	261.49	\$1101.12
PAYROLL - 2019-11-14	11/14/2019	158361	3253	995.6	\$810.86	108.57	76.17	\$810.86
PAYROLL - 2019-11-14	11/14/2019	158362	4986	1646.4	\$1,189.48	236.67	220.25	\$1189.48
PAYROLL - 2019-11-14	11/14/2019	158363	3800	2445.6	\$1,613.33	383.13	449.14	\$1613.33
PAYROLL - 2019-11-14	11/14/2019	158364	4881	2918.17	\$1,035.51	1290.24	592.42	\$1035.51
PAYROLL - 2019-11-14	11/14/2019	158365	4661	3354.94	\$2,377.52	307.23	670.19	\$2377.52
PAYROLL - 2019-11-14	11/14/2019	158366	4877	2924.3	\$1,824.89	667.25	432.16	\$1824.89
PAYROLL - 2019-11-14	11/14/2019	158367	4721	2930.38	\$1,593.77	899.47	437.14	\$1593.77
PAYROLL - 2019-11-14	11/14/2019	158368	4820	2545.36	\$1,743.01	347.25	455.1	\$1743.01
PAYROLL - 2019-11-14	11/14/2019	158369	3642	6172.8	\$3,776.76	819.76	1576.28	\$3776.76
PAYROLL - 2019-11-14	11/14/2019	158370	3359	3020	\$1,954.61	662.31	403.08	\$1954.61
PAYROLL - 2019-11-14	11/14/2019	158371	4142	1234.08	\$1,032.62	67.51	133.95	\$1032.62
PAYROLL - 2019-11-14	11/14/2019	158372	4609	3596	\$2,497.50	621.78	476.72	\$2497.50
PAYROLL - 2019-11-14	11/14/2019	158373	4938	2400	\$1,606.26	348.97	444.77	\$1606.26
PAYROLL - 2019-11-14	11/14/2019	158374	2130	5193.6	\$3,760.34	462.67	970.59	\$3760.34
PAYROLL - 2019-11-14	11/14/2019	158375	4799	911.84	\$724.01	94.66	93.17	\$724.01
PAYROLL - 2019-11-14	11/14/2019	158376	4292	73.16	\$67.15	0.41	5.6	\$67.15
PAYROLL - 2019-11-14	11/14/2019	158377	3050	3576	\$2,374.61	473.12	728.27	\$2374.61
PAYROLL - 2019-11-14	11/14/2019	158378	4712	740.75	\$512.34	112.61	115.8	\$512.34
PAYROLL - 2019-11-14	11/14/2019	158379	4954	393.86	\$361.86	1.87	30.13	\$361.86
PAYROLL - 2019-11-14	11/14/2019	158380	4051	1463.2	\$928.10	425.87	109.23	\$928.10
PAYROLL - 2019-11-14	11/14/2019	158381	4961	151.13	\$138.83	0.74	11.56	\$138.83
PAYROLL - 2019-11-14	11/14/2019	158382	4953	317.63	\$291.83	1.5	24.3	\$291.83
PAYROLL - 2019-11-14	11/14/2019	158383	4531	3569.6	\$1,684.20	1465.61	419.79	\$1684.20
PAYROLL - 2019-11-14	11/14/2019	158384	4970	490	\$446.28	2.61	41.11	\$446.28
PAYROLL - 2019-11-14	11/14/2019	158385	4897	889.56	\$707.50	92.68	89.38	\$707.50
PAYROLL - 2019-11-14	11/14/2019	158386	4971	180	\$161.89	0.96	17.15	\$161.89

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PAYROLL - 2019-11-14	11/14/2019	158387		4704	859.64	\$695.00	82.19	82.45	\$695.00
PAYROLL - 2019-11-14	11/14/2019	158388		3661	1006.28	\$847.91	5.02	153.35	\$847.91
PAYROLL - 2019-11-14	11/14/2019	158389		4180	2162.4	\$1,617.49	357.3	187.61	\$1617.49
PAYROLL - 2019-11-14	11/14/2019	158390		4778	9039.14	\$6,463.75	468.49	2106.9	\$6463.75
PAYROLL - 2019-11-14	11/14/2019	158391		3911	929.48	\$703.11	96.31	130.06	\$703.11
PAYROLL - 2019-11-14	11/14/2019	158392		3918	1694.4	\$1,063.96	331.73	298.71	\$1063.96
PAYROLL - 2019-11-14	11/14/2019	158393		4910	816.5	\$639.03	69.16	108.31	\$639.03
PAYROLL - 2019-11-14	11/14/2019	158394		3745	2815.2	\$1,587.89	793.14	434.17	\$1587.89
PAYROLL - 2019-11-14	11/14/2019	158395		3366	1573.6	\$1,051.34	296.62	225.64	\$1051.34
PAYROLL - 2019-11-14	11/14/2019	158396		4511	1463.2	\$1,029.79	266.03	167.38	\$1029.79
PAYROLL - 2019-11-14	11/14/2019	158397		4172	987.66	\$798.76	64.91	123.99	\$798.76
PAYROLL - 2019-11-14	11/14/2019	158398		3739	1961.6	\$1,354.54	353.65	253.41	\$1354.54
PAYROLL - 2019-11-14	11/14/2019	158399		4280	2101.4	\$1,640.09	126.31	335	\$1640.09
PAYROLL - 2019-11-14	11/14/2019	158400		4777	2025.6	\$1,404.09	303.83	317.68	\$1404.09
PAYROLL - 2019-11-14	11/14/2019	158401		4853	632	\$428.29	52.93	150.78	\$428.29
PAYROLL - 2019-11-14	11/14/2019	158402		4339	256.06	\$224.04	1.44	30.58	\$224.04
PAYROLL - 2019-11-14	11/14/2019	158403		3460	213.2	\$189.09	1.1	23.01	\$189.09
PAYROLL - 2019-11-14	TOTALS:				\$1,761,823.92	\$1,113,747.64	\$393,832.09	\$254,244.19	\$1,113,747.64

Payroll Wires / ACH for 10/28/2019 thru 11/22/2019

PR-WIRESACH-001

Effective Date	WIRE #	MUNIS VENDOR	PAYEE	WIRE AMOUNT	EFFECTIVE DATE	PAYMENT METHOD
10/30/2019	11223	10696	UNITED STATES TREASURY	\$886.92	10/30/2019	W
			EFFECTIVE DATE TOTAL	\$886.92		
10/31/2019	11224	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$534.48	10/31/2019	W
	11225	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$309,840.85	10/31/2019	W
	11226	10348	ICMA	\$176,077.51	10/31/2019	W
	11227	10460	EMPLOYMENT SECURITY DEPT	\$6,673.31	10/31/2019	W
	11228	10696	UNITED STATES TREASURY	\$347,194.87	10/31/2019	W
	11229	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$416.67	10/31/2019	W
	11230	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$6,661.36	10/31/2019	W
	11231	10784	CITY OF RICHLAND UNEMPLOYMENT	\$3,401.66	10/31/2019	W
	11232	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$31,946.56	10/31/2019	W
	11233	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$20,804.89	10/31/2019	W
			EFFECTIVE DATE TOTAL	\$903,552.16		
11/14/2019	11234	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$528.64	11/14/2019	W
	11235	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$305,876.21	11/14/2019	W
	11236	10348	ICMA	\$200,096.50	11/14/2019	W
	11237	10460	EMPLOYMENT SECURITY DEPT	\$6,760.03	11/14/2019	W
	11238	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	\$6,378.30	11/14/2019	W
	11239	10694	CHILD SUPPORT VENDORS	\$275.00	11/14/2019	W
	11240	10696	UNITED STATES TREASURY	\$349,932.89	11/14/2019	W
	11241	10698	RICHLAND POLICE GUILD	\$7,732.35	11/14/2019	W
	11242	10701	SOUTHEAST WASHINGTON TELECOMMUNICATORS GUILD	\$1,145.16	11/14/2019	W
	11243	10702	DIVISION OF CHILD SUPPORT	\$5,763.61	11/14/2019	W
	11244	10736	CITY OF RICHLAND	\$5,281.03	11/14/2019	W
	11245	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$653.42	11/14/2019	W
	11246	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$486,136.83	11/14/2019	W
	11247	10784	CITY OF RICHLAND UNEMPLOYMENT	\$3,523.59	11/14/2019	W
	11248	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$31,395.80	11/14/2019	W
	11249	10786	CITY OF RICHLAND CIGNA DISABILITY	\$5,771.37	11/14/2019	W
	11250	10787	CITY OF RICHLAND CIGNA LIFE	\$10,233.00	11/14/2019	W
	11251	10788	CITY OF RICHLAND CIGNA OPTIONAL AD	\$1,623.02	11/14/2019	W
	11252	10789	CITY OF RICHLAND CIGNA BASIC AD&D	\$1,771.53	11/14/2019	W
	11253	10790	CITY OF RICHLAND CIGNA DEPENDENT L	\$163.60	11/14/2019	W
	11254	10791	CITY OF RICHLAND ER POST RETIREMENT	\$65,400.00	11/14/2019	W
	11255	10792	CITY OF RICHLAND ER MEDICAL INS PR	\$25,432.97	11/14/2019	W
	11256	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$20,822.91	11/14/2019	W

		EFFECTIVE DATE TOTAL	\$1,542,697.76	
			\$2,447,136.84	



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 12/3/2019

Agenda Category: Items of Business

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Resolution No. 156-19, Adopting Priority Transportation System Improvements for Improving North-South Travel through Richland

Department:
Public Works

Ordinance/Resolution Number:
156-19

Document Type:
Resolution

Recommended Motion:

Adopt Resolution No. 156-19, adopting priority transportation system improvements for improving north-south travel through Richland.

Summary:

Northbound and southbound traffic through Richland, between the Yakima River and north City limits, represents the highest volume travel patterns in the Tri-Cities and supports vital economic activity. This high volume traffic also creates significant congestion on SR-240, George Washington Way, and on streets approaching SR-240. Long range planning conducted by the Benton-Franklin Council of Governments (BFCG) predicts that this travel pattern will increase in the future.

The Washington State Department of Transportation (WSDOT) has noted the congestion on SR-240 as an issue of regional concern. Early in 2019, WSDOT completed a study evaluating conditions on SR-240 and identifying an array of solutions, including optimization of existing facility performance, travel demand management, improvements to active transportation facilities, and facility improvements for vehicle mobility and safety. WSDOT, BFCG and Ben Franklin Transit have assumed primary responsibility for the existing facility optimization and travel demand management solutions identified.

Following the WSDOT SR-240 study, the cities of Richland and West Richland, along with Benton County and WSDOT, partnered in the North-South Travel Capacity Study (the "Study"), comparing facility improvements to achieve improved vehicle capacity and safety. The Study completed technical evaluation of six transportation system improvement alternatives and included a robust public engagement process. This Study rated grade-separated interchanges on SR-240 and improvements to the south end of George Washington Way as the highest rated alternatives. The SR-240/Aaron Drive intersection was identified as the highest priority interchange.

The Study's consultant recommends implementing interchange improvements on SR-240 and capacity improvements on south George Washington Way. Adoption of Resolution No. 156-19 will establish the City's priority in transportation improvements for north-south travel through Richland.

Fiscal Impact:

No cost is associated with adopting priorities for transportation system improvements. The cost of each improvement will be reflected in the City's Capital Improvement Plan (CIP) where appropriate.

Attachments:

- I. Resolution No. 156-19

RESOLUTION NO. 156-19

A RESOLUTION of the City of Richland adopting priority transportation facility improvements for improving north-south travel through Richland.

WHEREAS, northbound and southbound travel through Richland between the Yakima River and the north City limits are the highest volume travel patterns in the Tri-Cities region; and

WHEREAS, the northbound and southbound travel through Richland supports economic activity vital to the Tri-Cities region; and

WHEREAS, the high volume of vehicle traffic creates significant congestion on SR-240, George Washington Way, and on city streets approaching SR-240; and

WHEREAS, long range regional transportation planning, conducted by the Benton-Franklin Council of Governments (BFCG), predicts that this travel pattern will increase in the future due to predicted land use patterns for residential, commercial and industrial uses; and

WHEREAS, the Washington State Department of Transportation (WSDOT) has noted, through its Corridor Sketch process, the congestion on SR-240 as an issue of regional concern; and

WHEREAS, earlier in 2019, WSDOT completed an inclusive planning study evaluating conditions on SR-240 and identifying an array of solutions; and

WHEREAS, WSDOT's identified solutions included optimization of existing facility performance, travel demand management, improvements to active transportation facilities, and facility improvements for vehicle mobility and safety; and

WHEREAS, WSDOT, BFCG, and Ben Franklin Transit have assumed primary responsibility for the existing facility optimization and travel demand management solutions identified by the WSDOT study; and

WHEREAS, following completion of the WSDOT study, the cities of Richland and West Richland, Benton County and WSDOT partnered in the North-South Travel Capacity Study led by the City of Richland (the "Study"); and

WHEREAS, the Study compared long range facility improvements to achieve improved vehicle capacity and safety; and

WHEREAS, the Study combined rigorous technical evaluation of six facility improvement alternatives with a robust public engagement process; and

WHEREAS, the Study rated grade-separated interchanges on SR-240 and improvements to the south end of George Washington Way as the highest rated alternatives to improve northbound and southbound travel efficiency and safety; and

WHEREAS, among the four SR-240 intersections proposed for interchange improvements, the SR-240/Aaron Drive intersection was identified as the highest priority; and

WHEREAS, the other alternatives evaluated by the study were either less effective at improving travel efficiency and safety, or were more challenging to implement than the highest rated alternatives; and

WHEREAS, the Study consultant advises that completing improvements to both SR-240 and George Washington Way are desirable to mitigate current congestion and prepare for the planned community and economic growth.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the alternatives ratings included in the North-South Travel Capacity Study represent sound planning based on technically sound analysis and robust public engagement, and that the priority facility improvements are grade-separated interchanges on SR-240 at Aaron Drive, Duportail Street, Van Giesen Street and Jadwin Avenue, and intersection improvements at the intersection of George Washington Way and Aaron Drive.

BE IT FURTHER RESOLVED that the City will develop plans and strategies to achieve these improvements.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 3rd day of December, 2019.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

TONI FULTON, Acting Deputy City Clerk

HEATHER KINTZLEY, City Attorney