



Agenda
City Council Regular Meeting
Tuesday, July 21, 2020
Zoom - Public Telephone Access: 1-888-788-0099 or 1-833-548-0276
Meeting ID No. 952 4480 7475

This meeting will be conducted remotely via Zoom and will be broadcasted live on CityView Channel 192 and online at ci.richland.wa.us. If you wish to provide comments for the Public Hearing and/or Public Comments, please register [here](#) by 4:00 p.m. on July 21, 2020. Only those who register by the 4:00 p.m. deadline will be permitted to speak or have their comments read into the record during the meeting.

City Council Workshop - 5:15 p.m.

- I. Project Update: Columbia Point Tracts D, E & Q
 - Kerwin Jensen, Development Services Director
 - Ken Hira

City Council Regular Meeting - 6:00 p.m.

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

2. COVID-19 Update
 - Cindy Reents, City Manager

Public Hearing: Please limit public hearing comments to 3 minutes. Comments must speak only to the item for which the hearing is convened. Records intended for Council consideration must be given to the City Clerk.

3. 2020 Integrated Resource Plan, Resolution No. 103-20
 - Clint Whitney, Energy Services Director
4. Amending the 2020 Budget in the Industrial Development Fund, Ordinance No. 11-20
 - Kerwin Jensen, Development Services Director

Public Comments: Please limit public comments to 2 minutes. The public comment period is not an opportunity for dialogue with councilmembers, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information-gathering and deliberation. For this reason, Council will accept comments, but will not directly respond to comments, questions or concerns during public comment. 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 for deliberation before voting.

Minutes - Approval:

5. Approval of the July 7, 2020 City Council Regular Meeting Minutes
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

6. Ordinance No. 11-20, Amending the 2020 Budget in the Industrial Development Fund, Park Reserve Fund and Broadband Fund
- Kerwin Jensen, Development Services Director
7. Ordinance No. 15-20, Amending Richland Municipal Code Section 14.24.060 related to Retail Electric Rates
- Clint Whitney, Energy Services Director
8. Ordinance No. 22-20, Amending Richland Municipal Code Section 23.42.210(D) related to Parking for Recreational Clubs
- Kerwin Jensen, Development Services Director.

Ordinances - Second Reading & Passage:

9. Ordinance No. 14-20, Vacating Portions of Brantingham Road
- Pete Rogalsky, Public Works Director
10. Ordinance No. 16-20, Amending Richland Municipal Code Sections 9.04.090 and 9.05.060 related to Coercion and Coercion – Domestic Violence
- Heather Kintzley, City Attorney
11. Ordinance No. 19-20, Amending Title 23 and the Official Zoning Map to Change Zoning on 98.16 Acres at Queensgate Drive and Legacy Lane (Sienna Hills)
- Kerwin Jensen, Development Services Director.

Resolutions - Adoption:

12. Resolution No. 104-20, Setting a Meeting Date to Meet with the Proponents of the Allenwhite Annexation
- Kerwin Jensen, Development Services Director
13. Resolution No. 105-20, Approving the Circulation of an Annexation Petition for the Zinsli Annexation
- Kerwin Jensen, Development Services Director
14. Resolution No. 106-20, Setting a Meeting Date to Meet with the Proponents of the Tiegs Annexation
- Kerwin Jensen, Development Services Director.

Items - Approval:

15. Appointment to the Parks & Recreation Commission: William Henry
- Heather Kintzley, City Attorney.

Expenditures - Approval:

16. Expenditures from June 1, 2020 to June 30, 2020 for \$29,836,780.34 including Check Nos. 280051-280906, Travel Check Nos. 19926-19929, Wire Nos. 8161-8197, Payroll Check Nos. 165972-167009, Payroll Wire/ACH Nos. 11544-11589, and Pension Check Nos. 5510-5538
- Cathleen Koch, Administrative Services Director

Items of Business:

17. Resolution No. 107-20, Approving the Preliminary Plat of Sienna Hills (Closed Record)
- Kerwin Jensen, Development Services Director

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Executive Session - Council will move into executive session for 45 minutes pursuant to RCW 42.30.110(g) and RCW 42.30.110(i). No additional Council action will occur after the executive session.

Adjournment

City Council meetings are broadcast live on CityView Channel 192 and online at ci.richland.wa.us

Richland City Hall is ADA accessible. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 942-7389.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 7/21/2020

Agenda Category: Presentations

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:
COVID-19 Update

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
Presentation

Recommended Motion:
None.

Summary:

Fiscal Impact: None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 7/21/2020

Agenda Category: Public Hearing

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 4 - Manage our Natural Resources

Subject:

2020 Integrated Resource Plan, Resolution No. 103-20

Department:

Energy Services

Ordinance/Resolution Number:

Document Type:

Public Hearing Item

Recommended Motion:

Summary:

RCW 19.280 requires electric utilities to submit an integrated resource plan (IRP) to the Washington State Department of Commerce once they are no longer a full requirements customer of Bonneville Power Administration and has to have reached the 25,000 customer threshold. The IRP is a tool for effective utility management and planning for future load, conservation, power supply, renewable and carbon-free energy integration.

This is a public hearing to solicit testimony from consumers related to the proposed IRP. Staff will present a resolution for Council consideration on August 4, 2020.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 7/21/2020

Agenda Category: Public Hearing

Core Focus Area 3 - Increase Economic Vitality

Subject:

Amending the 2020 Budget in the Industrial Development Fund, Ordinance No. 11-20

Department:

Development Services

Ordinance/Resolution Number:

Document Type:

Public Hearing Item

Recommended Motion:

Summary:

Several Economic Development Division projects were not anticipated when the 2020 budget was developed. These items are necessary to provide economic vitality opportunities and support business growth. Brief summaries of requested adjustments are provided below.

1. Relocation of electrical power for parking lot lights and segregation of parking lot irrigation at 1100/1200 Jadwin. The lights and irrigation for the city owned parking lot were combined with the new owner's system and had to be segregated.
2. Maintenance (mowing and irrigation) by the Parks and Public Facilities crews of several city-owned surplus properties that are managed by the Economic Development Division.
3. Real estate consultant services (Kosmont Company) to development plans and continue negotiations with a developer for Tracts D & E at Columbia Point.
4. Transportation planning in the Horn Rapids area. The rapid growth and demand for infrastructure and transportation services is driving the need to conduct a study for future planning.
5. Fiber extension along Kingsgate Drive to serve commercial customers. This extension is not part of existing plans for broadband infrastructure. This extension will also allow for expanded fiber along the new 1st Street in the future.
6. Additional funding for surveying services in the Horn Rapids area due to the increased interest in land and the need for new lots to be created as well as boundary line adjustments prior to sales.

Fiscal Impact:

The approval of this adjustment will reduce the amount available in the Parks Reserve fund by \$11,200 and reduce the unallocated fund balance in the Industrial Development fund by \$300,000.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 7/21/2020

Agenda Category: Minutes - Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Approval of the July 7, 2020 City Council Regular Meeting Minutes

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the minutes of the Council meeting held on July 7, 2020.

Summary:

Draft meeting minutes from the Richland City Council meeting held on July 7, 2020 are presented for Council's consideration and approval.

Fiscal Impact:

None.

Attachments:

- I. Draft 2020.07.07 City Council Regular Meeting Minutes



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Zoom - Public Telephone Access: (888) 788-009 or (833) 548-0276

Tuesday, July 7, 2020 - 6:00 p.m.

City Council Regular Meeting - 6:00 p.m.

Mayor Lukson called the remote Council meeting to order at 6:03 p.m.

Welcome and Roll Call

Mayor Lukson welcomed those attending the remote meeting.

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

COUNCILMEMBER CHRISTENSEN MOVED AND COUNCILMEMBER ALVAREZ SECONDED THE MOTION TO EXCUSE MAYOR PRO TEM KENT AND COUNCILMEMBER ANDERSON. THE MOTION CARRIED 5-0.

Also present (remotely) were City Manager Reents, Assistant City Manager Amundson, City Attorney Kintzley, Chief of Police Bruce, Development Services Director Jensen, Administrative Services Director Koch, Public Works Director Rogalsky, Parks & Public Facilities Director Schiessl, Energy Services Director Whitney and City Clerk Rogers.

Pledge of Allegiance

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

Approval of Agenda

COUNCILMEMBER THOMPSON MOVED AND COUNCILMEMBER CHRISTENSEN SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 5-0.

Presentations

1. Proclamation of Appreciation and Plaque to Larry Lowry

Mayor Lukson read aloud a Proclamation of Appreciation to Larry Lowry for his years of service on the Board of Adjustment.

2. Fourth of July Fireworks Update

Parks & Public Facilities Director Schiessl, Police Chief Bruce and Fire Battalion Chief Hempstead provided a recap of the preparations, incidents and statistics relating to fire calls and fireworks during the 4th of July holiday. A question and answer opportunity followed the presentation.

At Mayor Lukson's request, Chief Bruce described the protest that occurred over the weekend and RPD's approach to it. Chief Bruce reiterated that he supports each individual's constitutional right to protest, so long as protests remain peaceful.

Mayor Lukson stated that he appreciates the efforts of Chief Bruce and the Richland Police Department during this difficult time. Councilmember Alvarez voiced concerns over the hazards imposed by protestors lying in the street and protesting in the street.

Councilmembers engaged in general discussion related to the protests. Staff provided responses to questions asked.

3. COVID-19 Update

City Manager Reents stated that the City of Richland has been working with the Benton-Franklin Health District and Benton County for several weeks to move the community into the next phase of Governor Inslee's *Safe Start* Plan in a safe manner.

City Manager Reents provided information on a press conference held with many community leaders in attendance, and reported on Benton County's grant of approval to move into a modified Phase 1.5 of the *Safe Start* reopening plan. She also provided information on face covering compliance rates.

A joint public service announcement featuring several Tri-Cities leaders was played.

City Manager Reents went on to thank Communications & Marketing for their tireless work in response to the COVID-19 pandemic. She also provided information on permitted activities and reopening guidance for businesses under the modified Phase 1.5. City Manager Reents noted that counties throughout the state of Washington will not be permitted to advance to the next phase until at least July 16, 2020.

City Manager Reents shared that the City received 1.7 million dollars of CARES Act monies to provide additional services and relief programs. She reported that 21 local businesses qualified for a grant of up to \$10,000 from the City, which is funded by federal dollars. City Manager Reents further commented that the evidence suggests that the State did not correctly calculate the CARES Act funding award, and it is possible that the City will receive additional funds.

City Manager Reents called attention to Resolution No. 102-20 on tonight's agenda, which authorizes the City Manager to issue temporary waivers of certain city regulations in support of local businesses operating under *Safe Start*. City Manager Reents also reported that Governor Inslee's Proclamation 20-28 related to the Open Public Meetings Act (OPMA) has been extended until August 1, 2020, and that Resolution No. 100-20 on tonight's agenda would provide for virtual meetings for the City of Richland until Benton County enters a phase of the *Safe Start* reopening plan that allows gatherings and the opening of public buildings.

City Manager Reents reported that Benton and Franklin Counties' *Roadmap to Recovery*, which has been approved by both jurisdictions and posted on the Benton-Franklin Health District website, was developed by the Department of Health to get businesses reopened in Benton and Franklin Counties to minimize economic impacts to the region while implementing additional COVID-19 response activities to help offset the risk of transmission in these businesses. In conclusion, City Manager Reents shared information on COVID-19 testing sites, confirmed positive cases, funding received for resource expenses, and the number of face coverings distributed.

At the close of City Manager Reents' presentation, Mayor Lukson invited Dr. Rick Schulte, Superintendent of the Richland School District, to address Council related to RSD's reopening efforts. Dr. Schulte stated that RSD has several goals, with a primary focus on:

- Getting the students back to school as soon as possible;
- Keeping the health and safety of students and staff at the forefront;
- Providing learning options for families.

Dr. Schulte provided an overview of the District's *Return to School Roadmap* for the 2020-21 school year. The plan covers topics such as instruction, school operations, public health, and facilities. District leaders are monitoring decisions from the Governor's Office, as well as recommendations from federal, state and local health officials. The Richland School Board will consider the recommendations to reopen and determine whether to adopt them, hopefully by the end of July.

Mayor Lukson provided comments in response to the reopening of schools in the fall and the effects a continued closure will have on families. Council provided comments.

Dr. Schulte stated that the District is required to adhere to guidelines released by the Office of Superintendent of Public Instruction (OSPI) and Washington's Department of Health when planning for the reopening of schools.

A question and answer session ensued with Dr. Schulte. Councilmembers provided additional comments that were supportive of reopening schools in the fall.

Council directed City Manager Reents to contact other stakeholders in the Tri-Cities to inquire if they would like to sign a joint letter to Governor Inslee advocating to reopen the Richland School District in the fall.

Public Hearing

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

4. Amending RMC Title 23 and the Official Zoning Map to Change Zoning on 98.16 Acres at Queensgate Drive and Legacy Lane (Sienna Hills), Ordinance No. 19-20

Planning Manager Mike Stevens presented on the rezone request, the project site, and the scope of work. Mr. Stevens also provided a recap of the process needed to approve the preliminary plat. The proposed rezone will result in the development of a new

subdivision, Sienna Hills. The Richland Hearing Examiner recommends conditional approval as outlined in his written report, which was provided to Council in the agenda packet.

Mayor Lukson opened the hearing for public comments at 7:45 p.m.

Jason Mattox - 400 Bradley Boulevard, Richland, WA: Mr. Mattox stated that he is employed by PBS Engineering and Environmental. He submitted the application on behalf of the applicant, and stated his support of the project. Mr. Mattox offered to answer any questions.

No other comments were received. Mayor Lukson closed the public hearing at 7:46 p.m.

5. Amending the 2020 Budget to Include the 2019 Budget Carryovers, Ordinance No. 20-20

Finance Director Brandon Allen supplied details on the proposed budget amendment.

Mayor Lukson opened and closed the public hearing at 7:48 p.m. No testimony was offered.

6. Amending the 2020-2025 Transportation Improvement Program, Resolution No. 96-20

Public Works Director Rogalsky presented an overview of the proposed 2020-2025 Transportation Improvement Program amendment.

Mayor Lukson opened and closed the public hearing at 7:50 p.m. No testimony was offered.

Public Comments

City Clerk Rogers read comments submitted by the following individuals:

Alphabet House Preservation Advocates - Richland, WA: The AHPA advocates urged Council to rename Lee Boulevard to Pehrson Boulevard.

Jana Kinnaman - Richland, WA: Ms. Kinnaman stated concerns with the protest that occurred over the weekend.

Bob Lawrence - Spokane, WA: Mr. Lawrence urged Council to rename Lee Boulevard to Pehrson Boulevard.

Francesca Maier - Richland, WA: Ms. Maier wrote in support of Resolution Nos. 94-20 and 102-20. Ms. Maier also wrote in general support of the proposed Proclamation of Richland's Commitment to Inclusiveness and Community Safety, but opposes the use of facial recognition software by law enforcement.

Matthew Smith - Richland, WA: Mr. Smith stated concerns over the new utility payment processing program.

Jessica Magula - Richland, WA: Ms. Magula expressed opposition to vacating portions of Brantingham Road pursuant to Ordinance No. 14-20.

Fawn Roose - Kennewick, WA: Ms. Roose provided a recap of her negative encounter with protestors over the weekend on George Washington Way.

Ashleigh Rogers - Richland, WA: Ms. Rogers expressed concerns over a recent communication she had with Councilmember Thompson, and urged Council to provide a response to her concerns.

Aaron Magula - Richland, WA: Mr. Magula expressed opposition to vacating portions of Brantingham Road pursuant to Ordinance No. 14-20.

Consent Calendar

City Clerk Rogers read the Consent Calendar.

COUNCILMEMBER CHRISTENSEN MOVED AND COUNCILMEMBER THOMPSON SECONDED THE MOTION TO APPROVE THE CONSENT AGENDA AS PUBLISHED. THOSE IN FAVOR: MAYOR LUKSON AND COUNCILMEMBERS ALVAREZ, CHRISTENSEN, LEMLEY AND THOMPSON. THOSE OPPOSED: NONE. THE MOTION CARRIED 5-0.

Minutes

7. Approval of the June 16, 2020 City Council Regular Meeting Minutes

Ordinances - First Reading

8. Ordinance No. 14-20, Vacating Portions of Brantingham Road
9. Ordinance No. 16-20, Amending Richland Municipal Code Sections 9.04.090 and 9.05.060 related to Coercion and Coercion – Domestic Violence
10. Ordinance No. 19-20, Amending Title 23 and the Official Zoning Map to Change Zoning on 98.16 Acres at Queensgate Drive and Legacy Lane (Sienna Hills)
11. Ordinance No. 20-20, Amending the 2020 Budget to Include the 2019 Budget Carryovers

Ordinances - Second Reading & Passage

12. Ordinance No. 13-20, Amending Richland Municipal Code Section 21.01.020 related to Fence Permits

Resolutions - Adoption

13. Resolution No. 88-20, Authorizing an Award of Bid to Northbank Civil & Marine, Inc. for the Columbia River Intake Screen Upgrade Project
14. Resolution No. 89-20, Authorizing an Agreement with RH2 Engineering, Inc. for the Water System Risk and Resilience Assessment Study
15. Resolution No. 91-20, Authorizing an Interlocal Agreement with West Richland for the Tapteal 1 Booster Pump Station Upgrade Project
16. Resolution No. 90-20, Authorizing a Land Exchange Agreement with Martin and Jacqueline Stout
17. Resolution No. 92-20, Approving the Final Plat of Quail Ridge Phase 1 & 2
18. Resolution No. 94-20, Authorizing a Grant Application to the Washington State Department of Transportation Pedestrian and Bicycle Program
19. Resolution No. 95-20, Authorizing a Consultant Agreement with Parametrix Inc. for Assessment Monitoring Services for the Horn Rapid Landfill
20. Resolution No. 96-20, Authorizing Amendment to the 2020-2025 Transportation Improvement Program
21. Resolution No. 97-20, Authorizing a Purchase and Sale Agreement with Michel and Solbrack related to the Center Parkway South Project
22. Resolution No. 100-20, Designating Virtual Meeting Locations Consistent with *Safe Start – Washington's Phased Reopening Plan*
23. Resolution No. 101-20, Authorizing Award of Bid to Granite Construction Company for the Duportail Corridor Improvements Project
24. Resolution No. 102-20, Authorizing the City Manager to issue temporary waivers to certain city regulations in order to promote local businesses operating under *Safe Start – Washington's Phased Reopening Plan*

Items - Approval

25. Appointment to the Richland Public Facilities District Board: Bill King

Expenditures - Approval

None.

Items of Business

26. Resolution No. 98-20, Adopting Results and Recommendations of the Downtown Connectivity Study

Public Works Director Rogalsky presented an overview of the Downtown Connectivity Study. During the presentation, Mr. Rogalsky discussed the public engagement process, public input received, alternatives considered, and ranking and scoring. The Study considered the cost and feasibility of alternative improvements as part of its analysis, and Mr. Rogalsky stated that it is feasible to implement the recommended improvements largely with grant funds.

Spencer Montgomery, project lead with J-U-B Engineers, Inc., reviewed the Downtown Connectivity Study in detail. A question and answer period ensued with Council. Councilmember Thompson voiced concerns regarding the percentage of public participation, and questioned whether it captured the community's true sentiment on the issue. Alternatively, Mayor Lukson expressed his approval of the design, and commented on the fact that members of Council are elected by the citizens to implement policy and vision that is consistent with who they represent themselves to be during the election process. To that end, Council should feel comfortable making decisions that align with the vision that has been set for the City of Richland.

COUNCILMEMBER CHRISTENSEN MOVED AND COUNCILMEMBER LEMLEY SECONDED THE MOTION TO ADOPT RESOLUTION NO. 98-20. THE MOTION CARRIED 5-0.

27. Resolution No. 99-20, Approving Commercial Façade Improvement Program Grant Funding

Councilmember Christensen gave a brief overview of the Economic Development Committee's recommendation regarding the recent round of applicants seeking Commercial Façade Improvement Grant funding.

COUNCILMEMBER CHRISTENSEN MOVED AND COUNCILMEMER THOMPSON SECONDED THE MOTION TO ADOPT RESOLUTION NO. 99-20. THE MOTION CARRIED 5-0.

28. Proclamation of Richland's Commitment to Inclusiveness and Community Safety

Mayor Lukson read aloud the proposed Proclamation of Inclusiveness and Community Safety, which reaffirms the City's 2017 Welcome Proclamation and speaks to exercising constitutional rights in an safe and responsible manner.

Chief Bruce provided clarification on the definition of "proactive" law enforcement, which appears in the proposed proclamation through reference to RPD's adopted Mission Statement. Chief Bruce also addressed public comments regarding the use of facial recognition software by law enforcement.

COUNCILMEMBER LEMLEY MOVED AND COUNCILMEMBER CHRISTENSEN SECONDED THE MOTION TO APPROVE THE PROCLAMATION OF RICHLAND'S COMMITMENT TO INCLUSIVENESS AND COMMUNITY SAFETY. THE MOTION CARRIED 5-0.

Reports and Comments

City Manager

City Manager Rents did not provide any comments during Reports and Comments.

City Council

Councilmember Christensen offered commentary on the protest and how it affected certain residents. Councilmember Christensen also stated reasons why he opposes renaming Lee Boulevard.

Councilmember Thompson addressed a public comment directed at him regarding his response to a recent event posted on social media.

Councilmember Lemley concurred with statements made by Councilmember Christensen regarding renaming Lee Boulevard.

Councilmember Alvarez spoke briefly about statements made earlier in the evening by Councilmember Thompson.

Mayor

Mayor Lukson reminded the public that each councilmember has independent viewpoints, but unite as a body when making decisions on behalf of the City of Richland. Mayor Lukson then clarified statements he made with regard to a published Tri-City Herald article on renaming Lee Boulevard.

Adjournment

Mayor Lukson adjourned the meeting at 9:27 p.m.

APPROVED:

ATTEST:

Ryan Lukson, Mayor

Jennifer Rogers, City Clerk

DATE APPROVED:

DATE PUBLISHED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 7/21/2020

Agenda Category: Ordinances - First Reading

Core Focus Area 3 - Increase Economic Vitality

Subject:

Ordinance No. 11-20, Amending the 2020 Budget in the Industrial Development Fund, Park Reserve Fund and Broadband Fund

Department:

Development Services

Ordinance/Resolution Number:

11-20

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 11-20, amending the 2020 Budget in the Industrial Development Fund, Park Reserve Fund and Broadband Fund.

Summary:

The purpose of the proposed adjustment is to fund several items that were not anticipated when the 2020 Budget was developed. The requested adjustments are summarized as follows:

1. Relocation of electrical power for parking lot lights and segregation of parking lot irrigation at 1100/1200 Jadwin Avenue. The lights and irrigation for the city-owned parking lot were connected to the new owner's system and had to be segregated.
2. Maintenance (mowing and irrigation) by the Parks & Public Facilities crews of several city-owned surplus properties that are managed by the Economic Development Division.
3. Real estate consultant services (Kosmont Company) to develop plans and continue negotiations with a developer for Tracts D & E at Columbia Point.
4. Transportation planning in the Horn Rapids area. The rapid growth and demand for infrastructure and transportation services is driving the need to conduct a study for future planning.
5. Fiber extension along Kingsgate Drive to serve commercial customers. This extension is not part of existing plans for broadband infrastructure, and also allows for expanded fiber along new 1st Street in the future.
6. Additional funding for surveying services in the Horn Rapids area due to increased interest in land, new lots being created, and boundary line adjustments prior to sales.

A public hearing was held at tonight's meeting to comply with state law. Staff recommends approval of Ordinance No. 11-20 for first reading, by title only.

Fiscal Impact:

This budget adjustment will reduce the balance in the Parks Reserve Fund by \$11,200, and reduce the unallocated fund balance in the Industrial Development Fund by \$300,000.

Attachments:

1. Ordinance No. 11-20

ORDINANCE NO. 11-20

AN ORDINANCE of the City of Richland amending the 2020 Budget to provide for additional appropriations in the City's Industrial Development Fund, Park Reserve Fund and Broadband Fund, and declaring that a public emergency exists in certain funds.

WHEREAS, on November 19, 2019, Richland City Council approved Ordinance No. 55-18 approving the 2020 Budget; and

WHEREAS, no funds were appropriated in the Industrial Development Fund for maintenance of surplus city-owned land, separation of irrigation and lighting on city-owned land, extension of fiber infrastructure along Kingsgate Way, or real estate consulting costs; and

WHEREAS, sufficient unappropriated funds are available in the Industrial Development Fund and the Park Reserve Fund to support the required budget adjustment; and

WHEREAS, on July 21, 2020, a public hearing was held pursuant to RCW 35.33.091 regarding the proposed increase in appropriations from beginning fund balance in the Industrial Development Fund and Park Reserve Fund.

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

Section 1. Facts Constituting Emergency. The expenses contained within this ordinance were not anticipated when the 2020 Budget was approved.

Section 2. Declaration of Public Emergency. Due to circumstances described above, Richland City Council declares that a public emergency exists in the Industrial Development Fund and Park Reserve Fund.

Section 3. Amendment of the 2020 Budget. The 2020 Budget is hereby amended to provide additional appropriations in the Industrial Development Fund, Park Reserve Fund, and Broadband Fund from the identified sources as follows:

Industrial Development Fund

Current Appropriation:	\$ 5,100,735	
Increase in Appropriation:	\$ 300,000	Source: Unappropriated Fund Balance
Increase in Appropriation:	<u>\$ 11,200</u>	Source: Interfund Transfers
Amended Appropriation:	<u>\$ 5,411,935</u>	

Park Reserve Fund

Current Appropriation: \$ 997,361
Increase in Appropriation: \$ 11,200 Source: Unappropriated Fund Balance
Amended Appropriation: \$ 1,008,561

Broadband Fund

Current Appropriation: \$ 637,089
Increase in Appropriation: \$ 90,000 Source: Interfund Transfers
Amended Appropriation: \$ 727,089

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

Section 5. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the ____ day of _____, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 7/21/2020

Agenda Category: Ordinances - First Reading

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 15-20, Amending Richland Municipal Code Section 14.24.060 related to Retail Electric Rates

Department:

Energy Services

Ordinance/Resolution Number:

15-20

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 15-20, amending Richland Municipal Code Section 14.24.060 related to retail electric rates to account for small cell electric usage.

Summary:

The City revised Richland Municipal Code (RMC) Title 23 to address zoning of small cell communication facilities, and Title 28 for franchise provisions of small cell facilities.

The purpose of this ordinance is to facilitate a quick review and installation of unmetered electrical services similar to those provided to cable television amplifiers. Ordinance No. 15-20 adds small cell electrical service to existing Schedule 90 for Cable Television Amplifiers, and aligns the energy rate to be the same as Schedule 20 for Small General Service.

Staff recommends approval of Ordinance No. 15-20 for first reading, by title only.

Fiscal Impact:

Total revenue for Schedule 90: Cable Television Amplifier in 2019 was approximately \$43,200 compared to a total electrical rate revenue of \$66M. The addition of small cell services to Schedule 90 and aligning the energy rate to the same as Small General Service is not going to generate significant revenue after accounting for wholesale power costs.

Attachments:

I. Ordinance No. 15-20

ORDINANCE NO. 15-20

AN ORDINANCE of the City of Richland amending Richland Municipal Code Section 14.24.060 related to retail electric rates.

WHEREAS, Richland Municipal Code (RMC) Title 14 provides for electrical service procedures applicable to the installation of electrical services in the City; and

WHEREAS, Richland City Council previously enacted amendments in RMC Titles 23 and 28 addressing zoning and franchise provisions to support deployment of small cell facilities throughout the City; and

WHEREAS, Richland City Council acknowledges the growing use of smart phones, personal wireless devices, and internet data services, and therefore deems it to be in the public interest to provide electrical services to small cell installations using processes established in Chapter 14 RMC; and

WHEREAS, the Utilities Advisory Committee (UAC) has reviewed and approves of staff's recommendation, which is to add small cell installations to existing Schedule 90 for Cable Television Amplifiers, and align the energy rate to the same as Schedule 20 for Small General Service.

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

Section 1. Richland Municipal Code Section 14.24.060, entitled Retail electric rates, as first enacted by Ordinance No. 90, and last amended by Ordinance No. 19-19, is hereby amended to read as follows:

RMC 14.24.060 Retail electric rates.

Rates for electricity are summarized by class of service as listed below. Rates are effective with the first bill received in June 2019 and apply to all usage during the billing period.

SCHEDULE 10: General Residential

- A. Availability: In all territory serviced by the city's electrical utility.
- B. Applicability: To domestic uses of electric energy by all residential customers not eligible under other rate schedules.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Delivery Point: The following rates are based upon the supply of service to the entire premises through a single delivery and metering point. Separate supply for the same customer at other points of consumption shall be separately metered and billed.

E. Rates:

Daily Service Charge:

Single-phase service: \$0.69/day

Multiphase service: \$0.98/day

Monthly Energy Charge: \$0.0741/kWh

- F. For electrical service supplied to residential customers qualifying as low income senior or low income disabled citizens, the service charge shall be waived and the energy charge shall be discounted 15 percent of Schedule 10. Qualifications and other information regarding low income senior or low income disabled citizens can be found in Chapter 3.29 RMC (finance).

SCHEDULE 20: Small General Service

- A. Availability: In all territory served by the city's electric utility.

- B. Applicability: To all nonresidential uses supplied through a single meter where anticipated monthly maximum demand does not exceed 50 kilowatts and the load is not eligible under other rate schedules.

- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.

D. Rates:

Daily Service Charge:

Single-phase service: \$0.86/day

Multiphase service: \$1.16/day

Monthly Energy Charge: \$0.0667/kWh

Monthly Demand Charge: No Charge

SCHEDULE 22: Medium General Service

- A. Availability: In all territory served by the city's electric utility.

- B. Applicability: To all nonresidential uses supplied through a single meter, where anticipated monthly maximum demand is greater than 50 kilowatts, but less than or equal to 300 kilowatts, and the load is not eligible under other rate schedules.

- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.

D. Rates:

Daily Service Charge:

Single-phase service: \$1.38/day

Multiphase service:	\$1.66/day
Monthly Energy Charge:	\$0.0428/kWh
Monthly Demand Charge:	\$5.17/kW

SCHEDULE 24: Large General Service

- A. Availability: In all territory served by the city's electric utility.
- B. Applicability: To all nonresidential uses supplied through a single meter, where anticipated monthly maximum demand is greater than 300 kilowatts, but less than or equal to 1,000 kilowatts, and the load is not eligible under other rate schedules.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:

Daily Service Charge:	
Multiphase service:	\$2.01/day
Monthly Energy Charge:	\$0.0428/kWh
Monthly Demand Charge:	\$5.58/kW

SCHEDULE 30: Small Industrial

- A. Availability: In all territory served by the city's electric utility.
- B. Applicability: To all nonresidential uses supplied through a single meter where anticipated monthly maximum demand is greater than 1,000 kilowatts but less than or equal to 5,000 kilowatts and the load is not eligible under other rate schedules.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:

Daily Service Charge:	
Multiphase service:	\$8.34/day
Monthly Energy Charge:	\$0.0428/kWh
Monthly Demand Charge:	\$5.92/kW

SCHEDULE 31: Large Industrial

- A. Availability: In all territory served by the city's electric utility.

- B. Applicability: To all nonresidential uses supplied through a single meter where anticipated monthly maximum demand is greater than 5,000 kilowatts and the load is not eligible for service under other rate schedules.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:

Daily Service Charge:	\$8.34/day
Monthly Energy Charge:	\$0.0423/kWh
Monthly Demand Charge:	\$5.52/kW

SCHEDULE 33: Economic Development Rate

- A. Terms and conditions of negotiated rate will be by contract.
- B. Will be based upon the benefits derived from the new load and/or employment opportunities that expand the local economy.
- C. Will utilize marginal costing concept.

SCHEDULE 40: Small Irrigation 0 – 60 Horsepower

- A. Availability: In all territory served by the city's electric utility.
- B. Applicability: To uses of electrical power on a continuous basis for seasonal agricultural irrigation pumping or agricultural drainage pumping.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:

Monthly Energy Charge:	\$0.0650/kWh
Monthly Demand Charge:	No Charge

Annual Service Charge:
To be billed at beginning of irrigation season.
(1) \$194.10 single-phase service.
(2) \$258.80 multiphase service.

SCHEDULE 45: Large Irrigation Over 60 Horsepower

- A. Availability: In all territory served by the city's electric utility.
- B. Applicability: To uses of electrical power on a continuous basis for seasonal agricultural irrigation pumping or agricultural drainage pumping.

- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:
- | | |
|------------------------|--------------|
| Monthly Energy Charge: | \$0.0428/kWh |
| Monthly Demand Charge: | \$7.30/kW |
| Annual Service Charge: | |
- To be billed at beginning of irrigation season.
- \$0.57/horsepower all horsepower greater than 60, plus:
- (1) \$194.10 single-phase service.
- (2) \$258.80 multiphase service.

SCHEDULE 60: Traffic Lighting

- A. Availability: In all territory served by the city's electric utility.
- B. Applicability: To municipally owned traffic-regulating signal systems on public streets and highways.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:
- | | |
|------------------------|--------------|
| Daily Service Charge: | \$0.69/day |
| Monthly Energy Charge: | \$0.0653/kWh |

SCHEDULE 90: Cable Television Amplifier/[Small Cell](#)

- A. Availability: In all territory served by the city's electric utility.
- B. Applicability: To owners of cable television amplifiers [or small cell](#) installed on facilities owned by the city's electric utility.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates:
- | | |
|------------------------|---|
| Monthly Energy Charge: | \$0.0553 \$0.0667 /kWh |
|------------------------|---|

SCHEDULE 100: New Large Single Load

- A. Availability: In all territory served by the city's electric utility.

- B. Applicability: To new large single load customers defined in Public Law 96-501 and as such constitute electrical loads greater than or equal to 10 average megawatts during any consecutive 12-month period and which cause the utility to incur wholesale power costs in excess of normal rates.
- C. Character of Service: Sixty hertz alternating current of such phase and voltage as the electric utility may have available.
- D. Rates: Terms and conditions of negotiated rate will be by contract.

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

Section 3. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 4. 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 ____ day of _____, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 7/21/2020

Agenda Category: Ordinances - First Reading

Core Focus Area 3 - Increase Economic Vitality

Subject:

Ordinance No. 22-20, Amending Richland Municipal Code Section 23.42.210(D) related to Parking for Recreational Clubs

Department:

Development Services

Ordinance/Resolution Number:

22-20

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 22-20, amending RMC Section 23.42.210(D) related to off-street parking for recreational clubs.

Summary:

Chad Bettesworth, on behalf of Pahlisch Homes, filed an application for a text amendment to RMC Section 23.42.210(D) related to off-street parking for recreational clubs. The proposed text amendment would reduce the off-street parking requirement for recreational clubs.

Over the years, the off-street parking requirement for recreational clubs has not been consistently administered by the City, as is evidenced by a number of newer recreational facilities that do not appear to meet current code-required parking standards. As a result, the proponent and the City worked together to address the situation through the proposed text amendment.

The applicant proposed three (3) options for the Richland Planning Commission to consider. The Planning Commission conducted a public hearing for the proposal on June 24, 2020, and after some minor modifications, now favorably recommends approval of Ordinance No. 22-20.

Staff recommends approval of Ordinance No. 22-20 for first reading, by title only.

Fiscal Impact:

None.

Attachments:

1. Ordinance No. 22-10
2. CA2020-102 Full Staff Report - Recreational Club Parking

ORDINANCE NO. 22-20

AN ORDINANCE of the City of Richland amending Richland Municipal Code Section 23.42.210 related to recreational clubs.

WHEREAS, the City has need, from time to time, to update the Richland Municipal Code (RMC) to improve its effectiveness; and

WHEREAS, on June 24, 2020, the Richland Planning Commission held a public hearing regarding modifications to the land use table found in RMC Section 23.26.210; and

WHEREAS, the Richland Planning Commission recommends amending RMC Section 23.26.210 to modify the parking requirements at recreational clubs as provided herein.

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

Section 1. Richland Municipal Code Section 23.42.210, related to Recreational clubs, as enacted by Ordinance No. 28-05, is hereby amended to read as follows:

Chapter 23.42 GENERAL PROVISIONS AND SPECIAL CONDITIONS

23.42.210 Recreational clubs.

The applicant for a recreational club shall submit facts to the administrative official showing the suitability of the site for the use; legal provisions insuring the maintenance of the use (both structures and open space) so as to prevent the use from becoming a public liability (such legal provisions shall be reviewed and approved as to form by the city attorney); further, the applicant shall submit a report indicating the club membership size and area to be served by the club. The following dimensional standards shall apply:

A. Minimum Lot Area. The lot size for a recreational club shall conform to that of the district in which the development is located.

B. Lot Coverage. Lot coverage shall be the same as the district in which the development is located. (This standard shall be applicable to building only.)

C. Minimum Side Yard Setback. All outdoor, intensively used recreational facilities, i.e., swimming pools, tennis courts, lawn bowling courts, and similar uses shall be set back 35 feet from all property lines not abutting a public street.

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one (1) space per 2,000 5,000 square feet of designated and improved recreational area; plus one (1) space per 300 square feet of gross floor area for any building used for public assembly and/or for recreational purposes; plus one (1) space per 300 square feet of water surface area of a pool

(exclusive of hot tubs); provided, however, that 25% of vehicle parking spaces may be converted to bicycle spaces at a rate of three (3) bicycle spaces per one (1) vehicle space.
~~gross land area, plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

E. Sound Standards. No amplifiers or loud speakers of any kind shall be installed outside of any buildings.

F. Fencing – Screening. Fencing and screening shall comply with RMC 23.38.070(B).

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

Section 3. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 4. 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 ____ day of _____, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: CA2020-102

PREPARED BY: MIKE STEVENS
MEETING DATE: JUNE 24, 2020

GENERAL INFORMATION:

APPLICANT: CHAD BETTESWORTH ON BEHALF OF PAHLISCH HOMES
CA2020-102

REQUEST: TEXT AMENDMENT TO RMC SECTION 23.42.210 (D) – OFF-STREET PARKING FOR RECREATIONAL CLUBS. THE PROPOSED TEXT AMENDMENT WOULD REDUCE THE OFF-STREET PARKING REQUIREMENT FOR RECREATIONAL CLUBS.

LOCATION: CITYWIDE

REASON FOR REQUEST

Chad Bettsworth on behalf of Pahlisch Homes has filed an application for a text amendment to RMC Section 23.42.210 (D) – Off-street parking for recreational clubs. The proposed text amendment would reduce the off-street parking requirement for recreational clubs.

The specific action causing the text amendment request is the required number of off-street parking spaces that would be required and the amount of land area that those parking spaces take.

It does not appear that the off-street parking requirement has been consistently administered by the City as a number of newer recreational facilities do not appear to have the amount of parking required by this section of the code. As a result, the proponent has worked with the City in order to address the situation via the proposed text amendment. The current proposal includes three (3) different options for the Planning Commission to consider. A detailed explanation of the proposed code amendment has been provided by the applicant and is attached as Exhibit “1” to this report.

ANALYSIS

Off-street parking is necessary for recreational facilities as many of the people who will frequent them may choose to drive. In addition, private recreational facilities are often the site of larger gatherings such as birthday parties, graduation parties, anniversaries, etc. The issue comes down to how many parking spaces should be required. The

current code appears to be excessive in the number of parking spaces required, which is why the applicant has provided three (3) different options for the Planning Commission to consider.

Staff recommends that the Planning Commission discuss the issue and agree on a text amendment that would still require off-street parking to be required for recreational clubs/facilities, but that better takes into consideration the fact that many of these recreational clubs/facilities are located within/adjacent to single-family neighborhoods or apartment complexes where many of the local residents will choose to walk, rather than drive.

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 Friday, April 3, 2020. However, due to the postponement of the Planning Commission hearing, the City did not issue the Determination of Non-Significance (DNS) until June 17, 2020. It should be noted that no comments were received.

FINDINGS OF FACT

1. Over time the need for new uses changes within the City of Richland.
2. Chad Bettsworth on behalf of Pahlisch Homes has filed an application for a text amendment to RMC Section 23.42.210 (D) – Off-street parking for recreational clubs. The proposed text amendment would reduce the off-street parking requirement for recreational clubs.
3. RMC Section 23.42.210 (D) as currently written requires off-street parking in an amount that exceeds what would normally be considered necessary for recreational clubs.
4. The City of Richland has inconsistently applied the requirements of RMC Section 23.42.210 (D). As a result, numerous recreational clubs/facilities throughout the City have parking that does not meet the requirements of RMC Section 23.42.210 (D).
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 and granted expedited review.

8. The City issued a SEPA Threshold Determination of Non-Significance on June 17, 2020.
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 Friday, April 3, 2020.

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 (CA2020-102) and recommend to the City Council adoption of a proposed code amendment to RMC Section 23.42.210 (D) which better suits the amount of off-street parking deemed necessary for recreational clubs/facilities.

ALTERNATIVES

1. Recommend approval of the amendment as proposed (Option 1, 2 or 3);
2. Recommend approval of the amendment, as modified by the Planning Commission.
3. Recommend denial of the amendment;

RECOMMENDED MOTION

I move that the Planning Commission recommend approval of the proposed amendment to RMC Section 23.42.210 (D) 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

Code Amendment Application

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

APPLICANT		☐ Contact Person
Company:	Pahlisch Homes	UBI#
Contact:	Chad Bettsworth	
Address:	219 SW Wilson Avenue, Suite 100, Bend Oregon, 97702	
Phone:	541.385.6762	Email: chadb@pahlisch.com

DESCRIPTION OF PROPOSED AMENDMENT
Proposed revision to the off-street parking requirement that applies to 'recreational clubs'. The current code language requires off-street parking at a rate that is in excess of actual need.

APPLICATION MUST INCLUDE:
1. Completed application and filing fee 2. SEPA Checklist (if necessary) 3. Other information as determined by the Administrator

ANSWER QUESTIONS AS COMPLETELY AS POSSIBLE
Section(s) of code proposed to be amended (include code citation): RMC Section 23.42.210(D) Off-Street Parking for recreational clubs
Summary of requested code amendment(s): The proposed code amendment would reduce the off-street parking requirement for recreational clubs which is currently based on the size of the parcel and size of buildings. The proposed language includes several alternatives, which are listed in the attached supplemental sheets.
Reason(s) for code amendment(s): The proposed code amendment would reduce a requirement for off-street parking that is not needed. Existing recreational clubs in the City do not meet the existing standard and yet there is not a parking shortage. Similar types of recreational facilities such as those provided in apartment complexes, manufactured home parks and recreational vehicle parks do not have similar parking requirements. A more detailed explanation is attached.

Is the proposed amendment consistent with the applicable provisions of the Comprehensive Plan? Is a Comprehensive Plan amendment necessary to implement the proposed amendment?

The comprehensive plan contains no direct reference to desirable rates of off-street parking for these types of facilities. No amendment to the existing plan is required in order 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:

Yes. The proposed amendment would eliminate a requirement for excessive parking, thereby reducing the amount of surface paving needed for these uses and reducing the amount of storm water runoff generated by parking lots. The current language discourages the development of new recreational clubs as the parking standard is excessive to the point that it makes projects unfeasible, thereby reducing amenities to residential neighborhoods that would otherwise be provided.

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: Chad Bettsworth

Applicant Signature:  Date 3/3/20

Pahlisch Homes
Proposed Zoning Code Amendment Supplemental Sheet
March 3, 2020

Proposed Code Revision:

The applicant proposes to make the following change to Section 23.42.210 of the Municipal Code:

23.42.210 Recreational clubs.

The applicant for a recreational club shall submit facts to the administrative official showing the suitability of the site for the use; legal provisions insuring the maintenance of the use (both structures and open space) so as to prevent the use from becoming a public liability (such legal provisions shall be reviewed and approved as to form by the city attorney); further, the applicant shall submit a report indicating the club membership size and area to be served by the club. The following dimensional standards shall apply:

A. Minimum Lot Area. The lot size for a recreational club shall conform to that of the district in which the development is located.

B. Lot Coverage. Lot coverage shall be the same as the district in which the development is located. (This standard shall be applicable to building only.)

C. Minimum Side Yard Setback. All outdoor, intensively used recreational facilities, i.e., swimming pools, tennis courts, lawn bowling courts, and similar uses shall be set back 35 feet from all property lines not abutting a public street.

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per ~~2,000~~ 5,000 square feet of gross land area, ~~plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

Or

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per 300 square feet of gross floor area for any building used for public assembly and/or for recreational purposes, ~~plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

Or

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per 300 square feet of water surface area of a swimming pool exclusive of hot tubs, ~~2,000 square feet of gross land area, plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

E. Sound Standards. No amplifiers or loud speakers of any kind shall be installed outside of any buildings.

F. Fencing – Screening. Fencing and screening shall comply with RMC 23.38.070(B). [Ord. 28-05 § 1.02].

Background:

The applicant, the owner and developer of the plat of Westcliffe Heights, proposes providing a recreational amenity for the residents of that plat. This amenity improvement would consist of the construction of an outdoor pool and surrounding concrete deck, with a hot tub and two small buildings (totaling 2,281 square feet in area) on a 0.82-acre site and which clearly falls under the definition of a “recreational club” as listed below:

23.06.800 Recreational club – definition

“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; Ord. 59-19 § 3].

In applying the existing off-street parking standard for this proposal, 18 parking spaces would be required based on land area and 57 spaces would be required for the proposed buildings for a total of 75 parking spaces. The amount of land needed for a parking stall (typically 20' x 9') varies by configuration of the site, topography and location of the proposed improvements; however, a general rule of thumb is that approximately 400 square feet is needed per parking stall when the requirement for both an access drive and parking stall is considered. So the 75 required parking stalls would need approximately 30,000 square feet of the 35,719 square feet available on the site. With this existing code requirement, 84% of the total site area would be devoted to parking. There would be barely enough room for the proposed 2,200 square feet of building, let alone the pool or hot tub.

Rationale for Proposed Code Change:

While it's evident that the current code language does not work in the specific instance of the Westcliffe Heights subdivision, there is ample evidence that the code requirement is excessive when applied to existing situations throughout the City. The following table provides summary data for five existing facilities that all meet the definition of “recreational club.”

Existing Recreational Clubs within Richland

Club	Location	Site Size	Facilities Provided
Rivercrest Swim Club	2305 Benton	.37 acres	Outdoor Pool Building 12 Parking Spaces
Clipper Ridge HOA	2498 Bay Court	6.09 acres	Outdoor Pool Recreation Center Tennis Courts Basketball Court Approximately 20 parking stalls
Northview Swim Club	Spring/Davison	.23 acres	Outdoor Pool 6 Parking Spaces
Indian Springs Swim Club	237 Indian Court	.56 acres	Outdoor Pool Buildings 13 Parking Spaces
Lynnwood Swim & Tennis Club	628 Lynnwood	.75 acres	Outdoor Pool Building Tennis Courts 13 Parking Spaces

The following table applies the current code language to existing facilities which in 4 of 5 cases do not meet the off-street parking standard. In most cases, the amount of available parking is substantially lower than the amount required under code. We do not assert that these existing facilities are operating in a manner that is inconsistent with the City code. There has been no analysis to determine when the facilities were developed and what parking standards were in effect at that time. Further, we do not assert that any of the facilities are in need of additional parking. To the contrary, we believe that there is adequate off-street parking available for each of these facilities. This data is presented to demonstrate that the existing parking standard needs to be amended.

Current Code's Parking Requirements Applied to Existing Recreational Clubs within Richland

Club	Site Size (acres)	Site Parking Required* (under the current Code)	Building Size (sq. ft.)	Building Parking Required** (under the current Code)	Total Parking Required (under the current Code)	Total Parking Provided	Parking Deficit (under the current Code)
Rivercrest Swim Club	.37	8	500	13	21	12	9
Clipper Ridge HOA	6.09	133	4,450	111	244	20	224
Northview Swim Club	.23	5	0	0	5	6	-
Indian Springs Swim Club	.56	12	1,545	39	51	13	38
Lynnwood Swim & Tennis Club	.75	16	1,000	25	41	13	28

* One parking stall per 2,000 square feet land area

**One parking stall per 40 square feet building area

The key aspect of a recreational club, as defined in the City code, is that the membership of the club is *limited to the residents within the area in which it is located*. It is not intended to draw people from other parts of the City. In fact, if no on-site parking were provided, the only users of the recreational facilities provided within the club would be the residents of the neighborhood who could walk to the facility. This circumstance is recognized in other parts of the code as it relates to off-street parking requirements. For instance:

- Section 23.46.140 provides standards for manufactured home parks. It allows for community recreation facilities for the residents and guests of the park. Yet no additional parking is mandated under the code for these facilities;
- Section 23.42.220 provides standards for recreational vehicle parks and mandates that a minimum land area within the park be devoted to recreational facilities. But there is no parking requirement associated with those recreational facilities.
- Chapter 23.18 provides for apartments in the R-3 district and allows for semi-public pools, which are defined as being for the convenience of the residents or guests and for which the general public does not have access. Again, no additional parking requirement is mandated beyond those established for the primary apartment use.

In each of these cases, it is clear that since the recreational facility use is specifically designed for the residents of the park or complex, no additional parking is required. The residents' parking needs have already been accounted for in the parking standards that apply to apartments, mobile home parks and recreational vehicle parks. The same concept should apply to recreational clubs that are intended to serve local neighborhoods.

A further example that the parking requirement for this use is inflated is the George Prout Pool. The pool is a public facility located within a public park and is intended to serve the entire community. The pool is located on a 4.56 acre site and in addition to the pool includes a building of approximately 5,000 square feet. It also includes a total of 39 off-street parking spaces. If the recreational club parking standards were to be applied to this site, 99 parking spaces would be needed based on the land area and an additional 125 spaces would be needed for the building for a total parking requirement of 224 spaces. Yet the Prout Pool is intended to serve residents City-wide, not just within a neighborhood.

Finally, the standard for buildings is hugely inflated. At one space per 40 square feet of building, it is the highest parking standard in the City code. As a point of comparison, places of assembly, such as dance halls or exhibition halls require one space per 150 square feet of building area, restaurants require 1 space for 100 square feet of building area and a drive-thru restaurant requires one space per 50 square feet of building area.

Justification for Proposed Standard:

The intent of a recreational club is to provide recreational amenities for the residents of a particular neighborhood. Therefore, any off-street parking standard should account for the likelihood that a large percentage of the users of the facility would or could walk to the facility and therefore the demand for off-street parking would be lessened. As recreational clubs may include a variety of facilities including open space, recreational buildings, swimming pools, tennis courts or other similar amenities, the parking standard should be flexible to account for a variety of circumstances.

As a point of comparison, this analysis included a brief review of parking standards that are in place within other Tri-Cities communities. While there are no specific standards for recreational clubs, the following standards are somewhat similar in nature to certain aspects of a recreational club:

- The City of Kennewick requires one parking space for 250 square feet of gross floor area for entertainment/recreational facilities;
- The City of Pasco requires one parking space for every 200 square feet of water surface area for swimming pools;
- Neither the cities of Richland, Pasco or Kennewick identify an off-street parking standard for open space or public parks.

There are several proposed alternatives included in the application for the City's consideration because parking needs will vary based on the type of amenities that are provided within a given recreational club. A parking standard of one space per 5,000 square feet is suggested because it provides some limited parking while ensuring that the majority of site (90+ %) will be left in open space and/or recreational amenities and not covered over with an asphalt parking lot.

A parking requirement of one space per 300 square feet of recreational building area is similar to the 250 square foot standard in place in Kennewick with a discount provided for the likelihood of facility users who would walk rather than drive to the facility. Additionally, the proposed language ensures parking requirements would not be applied to small structures like pool maintenance buildings, storage sheds or restrooms which would not in and of themselves create a parking demand.

A parking requirement of one space per 300 square feet of water surface area for swimming pools is similar to the City of Pasco requirement with a discount provided for pool users who would walk rather than drive to the pool.

Any one of these standards would be a great improvement over the current code language. One final observation relating to recreational clubs is that these facilities would be operated by a non-profit organization for the benefit of the neighborhood. Typically, this duty would be assumed by a Home Owners Association. There may be some events held at a recreational club that could result in higher demand for parking than what is available on-site. Examples may be a member of the recreational club scheduling use of the facility for a graduation party or a family reunion. The HOA, as the operator of the facility could choose to disallow such events if they created a parking problem or choose to allow them on an infrequent basis if their community residents accepted this circumstance. In any event, the parking standard set forth by the City should be based on meeting the demand for the typical use of the facility, not the one or two occasions annually where a parking shortage could occur.

Conclusion:

The proposed code amendment would be a benefit to the City for the following reasons:

- It would eliminate the current disincentive that developers have in providing recreational clubs within their developments since installing parking in excess of need is expensive, wasteful of land resources and increases storm water runoff;
- It would make parking requirements for recreational clubs closer to on par with the parking standards applied to recreational amenities in other types of residential uses such as manufactured housing parks, apartments and recreational vehicle parks;
- It would encourage the users of recreational clubs to walk to their facilities rather than drive and would also discourage the use of the facilities by residents who don't live in close proximity to the club.

Exhibit 2

ORDINANCE NO. XXX-XX

AN ORDINANCE of the City of Richland amending Section 23.42.210, Recreational clubs, related to the amount of required off-street parking.

WHEREAS, from time to time the City has need to update its development regulations; and

WHEREAS, on April 22, 2020, the Richland Planning Commission conducted a public hearing regarding modifications to the land use table contained within RMC Section 23.26.210; and

WHEREAS, the Richland Planning Commission recommends that the following changes be made to RMC Section 23.26.210.

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

Section 1. RMC Section 23.42.210 of the Richland Municipal Code, as enacted by Ordinance No. XX-XX, and last amended by Ordinance No. XX-XX, is hereby amended to read as follows:

23.42.210 Recreational clubs.

The applicant for a recreational club shall submit facts to the administrative official showing the suitability of the site for the use; legal provisions insuring the maintenance of the use (both structures and open space) so as to prevent the use from becoming a public liability (such legal provisions shall be reviewed and approved as to form by the city attorney); further, the applicant shall submit a report indicating the club membership size and area to be served by the club. The following dimensional standards shall apply:

A. Minimum Lot Area. The lot size for a recreational club shall conform to that of the district in which the development is located.

B. Lot Coverage. Lot coverage shall be the same as the district in which the development is located. (This standard shall be applicable to building only.)

C. Minimum Side Yard Setback. All outdoor, intensively used recreational facilities, i.e., swimming pools, tennis courts, lawn bowling courts, and similar uses shall be set back 35 feet from all property lines not abutting a public street.

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per ~~2,000~~ 5,000 square feet of gross land area, ~~plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

OR

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per 300 square feet of gross floor area for any building used for public assembly and/or for recreational purposes. ~~2,000 square feet of gross land area, plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

OR

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per 300 square feet of water surface area of a swimming pool exclusive of hot tubs. ~~2,000 square feet of gross land area, plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

E. Sound Standards. No amplifiers or loud speakers of any kind shall be installed outside of any buildings.

F. Fencing – Screening. Fencing and screening shall comply with RMC 23.38.070(B). [Ord. 28-05 § 1.02]

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

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the XX day of Month, 20XX.

RYAN LUKSON
Mayor

ATTEST:

APPROVED AS TO FORM:

Jennifer Rogers, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: _____

Exhibit 3



File No. EA2020-108

CITY OF RICHLAND **Determination of Non-Significance**

Description of Proposal: Text amendment to RMC Title 23, Section 23.42.210 (D), Off-street parking for recreational clubs. The proposed text amendment would reduce the off-street parking requirement for recreational clubs.

Proponent: Chad Bettesworth

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: June 17, 2020

Signature 

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:
Pahlisch Homes proposed zoning code amendment (RMC 23.42.210)
2. Name of applicant:
Pahlisch Homes
3. Address and phone number of applicant and contact person:
219 SW Wilson Avenue, Suite 100, Bend Oregon
Contact: Chad Bettesworth 541.385.6762

4. Date checklist prepared:
March 3, 2020
5. Agency requesting checklist:
City of Richland
6. Proposed timing or schedule (including phasing, if applicable):
Estimated processing time of the request is approximately 3 months.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None
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 applications are pending
10. List any government approvals or permits that will be needed for your proposal, if known.
City of Richland approval of zoning code amendment.
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.)
Amendment to the Richland zoning code (RMC 23.42.210) to reduce the off-street parking requirements associated with recreational clubs.
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.
Potentially citywide in any of the following zoning districts: Agricultural, Suburban Agriculture, Single Family Residential Districts (R1-12, R1-10, R-2, R2-S, Multi Family Residential, Commercial Limited Business, Central Business District and Waterfront.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

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

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

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.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
- 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.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

2. Air [\[help\]](#)

- 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.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

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

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

b. Ground Water: [\[help\]](#)

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.

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.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

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

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

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

4. Plants [\[help\]](#)

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

- _____deciduous tree: alder, maple, aspen, other
- _____evergreen tree: fir, cedar, pine, other
- _____shrubs
- _____grass
- _____pasture
- _____crop or grain
- _____Orchards, vineyards or other permanent crops.
- _____wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- _____water plants: water lily, eelgrass, milfoil, other
- _____other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?
- c. List threatened and endangered species known to be on or near the site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
- e. List all noxious weeds and invasive species known to be on or near the site.

5. **Animals** [\[help\]](#)

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.
- c. Is the site part of a migration route? If so, explain.
- d. Proposed measures to preserve or enhance wildlife, if any:
- e. List any invasive animal species known to be on or near the site.

6. Energy and Natural Resources [\[help\]](#)

- 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.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
- 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:

7. Environmental Health [\[help\]](#)

- 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.
 - 1) Describe any known or possible contamination at the site from present or past uses.
 - 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.
 - 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.
 - 4) Describe special emergency services that might be required.
 - 5) Proposed measures to reduce or control environmental health hazards, if any:
- b. *Noise*
 - 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
 - 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.
 - 3) Proposed measures to reduce or control noise impacts, if any:

8. *Land and Shoreline Use* [\[help\]](#)

- 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.
- 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?
 - 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:
- c. Describe any structures on the site.
- d. Will any structures be demolished? If so, what?
- e. What is the current zoning classification of the site?
- f. What is the current comprehensive plan designation of the site?
- g. If applicable, what is the current shoreline master program designation of the site?
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
- i. Approximately how many people would reside or work in the completed project?
- j. Approximately how many people would the completed project displace?
- k. Proposed measures to avoid or reduce displacement impacts, if any:

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
- c. Proposed measures to reduce or control housing impacts, if any:

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
- b. What views in the immediate vicinity would be altered or obstructed?
- b. Proposed measures to reduce or control aesthetic impacts, if any:

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
- c. What existing off-site sources of light or glare may affect your proposal?
- d. Proposed measures to reduce or control light and glare impacts, if any:

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
- b. Would the proposed project displace any existing recreational uses? If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

13. Historic and cultural preservation [\[help\]](#)

- 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? If so, specifically describe.
- 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.
- 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.
- 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.

14. Transportation [\[help\]](#)

- 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.
- 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?
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

- 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).
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
- 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?
- 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.
- h. Proposed measures to reduce or control transportation impacts, if any:

15. Public Services [\[help\]](#)

- 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.
- b. Proposed measures to reduce or control direct impacts on public services, if any.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- c. 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.

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 Chad Bettesworth

Position and Agency/Organization Director of Land Development, Pahlisch Homes

Date Submitted: March 3, 2020

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?

A reduction in the overall amount of off-street parking would help to limit the amount of storm water runoff generated by asphalt parking lots. It would not have impacts to air emissions or result in the release of toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

None are needed.

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

Reducing the amount of asphalt paving on a given site may result in a larger percentage of a recreational club site being left in a natural state, thereby potentially preserving native plants. The impacts of this action would be minimal but would be less than what would occur without the proposed code amendment.

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

None are needed.

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

Some material and energy savings would result from construction of smaller parking lots.

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

None are needed.

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?

Typically recreational clubs would not be located within environmentally sensitive areas. To the extent that a recreational club may impact a sensitive area, the footprint of the facility could be smaller, given the smaller parking lot that would be required to serve the use, so impacts would be marginally reduced.

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

None are needed.

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

The reduction in off-street parking may provide some incentive for neighborhood organizations and/or developers to build recreational clubs to serve their neighborhoods, thereby increasing the recreational amenities that would be available to residents.

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

None are needed.

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

No increased demands on transportation systems or public utilities would result from the proposal. To the extent that recreational facilities would be provided for neighborhoods, the demand for city-wide park and recreational facilities could be slightly decreased.

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

None are needed.

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

The proposed code amendment to reduce parking requirements would not be in conflict with any existing environmental regulations.



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).	Proposed amendment to RMC Sections 23.42.210 (D), Off Street Parking for Recreational Clubs. The proposed amendment to Section 23.42.210 (D) would reduce the off-street parking requirement for recreational clubs. The proposed language includes several alternatives for the Planning Commission and City Council to review.



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: April 22, 2020 City Council: May 19, 2020 & June 2, 2020 Proposed / Date of Adoption: June 2, 2020
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.

ORDINANCE NO. XXX-XX

AN ORDINANCE of the City of Richland amending
Section 23.42.210, Recreational clubs, related to the amount
of required off-street parking.

WHEREAS, from time to time the City has need to update its development
regulations; and

WHEREAS, on April 22, 2020, the Richland Planning Commission conducted a
public hearing regarding modifications to the land use table contained within RMC Section
23.26.210; and

WHEREAS, the Richland Planning Commission recommends that the following
changes be made to RMC Section 23.26.210.

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

Section 1. RMC Section 23.42.210 of the Richland Municipal Code, as enacted by
Ordinance No. XX-XX, and last amended by Ordinance No. XX-XX, is hereby amended
to read as follows:

23.42.210 Recreational clubs.

The applicant for a recreational club shall submit facts to the administrative official showing the suitability of the site for the use; legal provisions insuring the maintenance of the use (both structures and open space) so as to prevent the use from becoming a public liability (such legal provisions shall be reviewed and approved as to form by the city attorney); further, the applicant shall submit a report indicating the club membership size and area to be served by the club. The following dimensional standards shall apply:

A. Minimum Lot Area. The lot size for a recreational club shall conform to that of the district in which the development is located.

B. Lot Coverage. Lot coverage shall be the same as the district in which the development is located. (This standard shall be applicable to building only.)

C. Minimum Side Yard Setback. All outdoor, intensively used recreational facilities, i.e., swimming pools, tennis courts, lawn bowling courts, and similar uses shall be set back 35 feet from all property lines not abutting a public street.

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per ~~2,000~~ 5,000 square feet of gross land area, ~~plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

OR

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per 300 square feet of gross floor area for any building used for public assembly and/or for recreational purposes. ~~2,000 square feet of gross land area, plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

OR

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per 300 square feet of water surface area of a swimming pool exclusive of hot tubs. ~~2,000 square feet of gross land area, plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

E. Sound Standards. No amplifiers or loud speakers of any kind shall be installed outside of any buildings.

F. Fencing – Screening. Fencing and screening shall comply with RMC 23.38.070(B). [Ord. 28-05 § 1.02]

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

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the XX day of Month, 20XX.

RYAN LUKSON
Mayor

ATTEST:

APPROVED AS TO FORM:

Jennifer Rogers, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: _____



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: 2020-S-1296

Submittal Date Time: 03/11/2020

Submittal Information

Jurisdiction	City of Richland
Submittal Type	Request for Expedited Review / Notice of Intent to Adopt
	Amendment
Amendment Type	Development Regulation Amendment

Amendment Information

Brief Description

Proposed amendment to RMC Sections 23.42.210 (D), Off Street Parking for Recreational Clubs.

☐ Yes, this is a part of the 8-year periodic update schedule, required under RCW 36.70A.130.

Anticipated/Proposed Date of Adoption 06/02/2020

Attachments

Attachment Type	File Name	Upload Date
Correspondence	City of Richland Zoning Code Amendment CA2020-102.msg	03/12/2020 02:24 PM
Development Regulation Amendment - Draft	CA2020-102 Referral Packet.pdf	03/12/2020 02:26 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 3/12/2020 2:29:46 PM

Intake Received Date	03/11/2020
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

03/12/2020

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--2020-S-1296--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 Sections 23.42.210 (D), Off Street Parking for Recreational Clubs.

We received your submittal on 03/11/2020 and processed it with the Submittal ID 2020-S-1296. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 05/10/2020.

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 (CA2020-102 & EA2020-108)

Notice is hereby given that Chad Bettsworth on behalf of Pahlisch Homes has filed an application for a text amendment to RMC Section 23.42.210 (D) – Off-street parking for recreational clubs. The proposed text amendment would reduce the off-street parking requirement for recreational clubs.

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., April 22, 2020 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 Friday, April 3, 2020 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, April 17, 2020.

Please publish the following:

Type of Legal Ad:	Public Hearing Notice
Date(s) of Publication:	Monday, February 3, 2020
Richland's TCH Account:	450543

For Invoice Text Box on TCH Invoice PC PHN – CA2020-101, EA2020-104
(Richland MUNIS Description)

For PO Box on TCH Invoice D2586000 4401
(Richland Account No. - MUNIS)

Attention: Jana Duncan (TF)

CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING, AND OPTIONAL DNS

The City of Richland received an application for text amendments to RMC Section 23.30.020 – Public use districts permitted land uses and to RMC Section 23.06 - Definitions. The proposed text amendments would result in the following use as an allowable Special Use in the PPF (Public Use) zoning district: "Clinic, School-Based".

The Richland Planning Commission will conduct a public hearing and review of the application at 6:00 p.m., Wednesday, February 26, 2020 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 Tuesday, February 18, 2020 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, February 21, 2020.

From: [Rebecca Hiles](#)
To: [Stevens, Mike](#)
Subject: RE: City of Richland Zoning Code Amendment CA2020-102
Date: Friday, March 27, 2020 10:42:12 AM
Attachments: [image001.jpg](#)
[image002.png](#)

Mike,

KID has no comments on this matter.

Rebecca S. Hiles, E.I.T.
Staff Engineer

Kennewick Irrigation District
2015 S. Ely Street
Kennewick, WA 99337
[509-460-5442](tel:509-460-5442) [Direct Line]
[509-586-6012](tel:509-586-6012) ext. 138 [Business Line]
[509-586-9111](tel:509-586-9111) [Customer Service]
<mailto:rhiles@kid.org>



This communication is protected by the Electronic Communications Privacy Act, 18 U.S.C. 2510 et seq., which makes it a felony punishable by fines and up to five years imprisonment to intercept or use the information contained in this email. If the reader of this message is not the intended recipient, employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us and return the original message to us and delete this message from your mailbox. Thank You.

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Wednesday, March 11, 2020 11:10 AM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Webcsr PUD <webcsr@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Boring, Michael <MBoring@CI.RICHLAND.WA.US>; Boshart, Thomas <tboshart@CI.RICHLAND.WA.US>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; BCES Hamilton, Craig <c.hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; Darrick Dietrich <darrick@basindisposal.com>; Dean Kelley <dean.kelley@chartercom.com>; BCES Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers

<dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Florinda Coleman <florinda.coleman@co.benton.wa.us>; Ghbein, Briana <bghbein@ci.richland.wa.us>; Greg McCormick <gregory.mccormick@ci.kennewick.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Gregory Goodwin <gregory.l.goodwin@ftr.com>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; USPS Ina N. Beutler <ina.n.beutler@usps.gov>; Jason McShane <JMcShane@kid.org>; Jennings, Tyler <tjennings@CI.RICHLAND.WA.US>; Jerrod Macpherson <Jerrod.Macpherson@co.benton.wa.us>; Joseph Cichy <joseph.cichy@ftr.com>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; Development <development@kid.org>; Brad Crawford <BCrawford@kid.org>; Lopez, Brandin <blopez@CI.RICHLAND.WA.US>; M. Deklyne <mjdekyne@bpa.gov>; BCES Map <map@bc.es.wa.gov>; Pasco99301 <99301PascoWA-Postmaster@usps.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathafor, Jason <JReathafor@CI.RICHLAND.WA.US>; Rebecca Hiles <rhiles@kid.org>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rick Dawson <rickd@bfhd.wa.gov>; Rob Rodger <rob.rodger@bentoncleanair.org>; Robin Priddy <robin.priddy@bentoncleanair.org>; Roscoe Slade <roscoe@westrichland.org>; BCES Gates, Sarah <s.gates@bc.es.wa.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth Defoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; West, Julie <jwest@ci.richland.wa.us>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>

Subject: City of Richland Zoning Code Amendment CA2020-102

Attached to this email you will find a copy of a proposed zoning code text amendment. The proposed text amendment would reduce the number of required off-street parking spaces for facilities defined as "Recreational Clubs" by the Richland Municipal Code. The City is requesting Expedited Review by the Dept. of Commerce.

The City of Richland is utilizing the Optional DNS Review Process. As a result, this may be your only chance to comment on the proposed text amendment. Please review and respond back with comments by 5:00 PM, Friday, April 3, 2020.

If you have any questions, please feel free to contact me.

Thank you,



Mike Stevens
Planning Manager
625 Swift Blvd. | Richland, WA 99352
(509) 942-7596

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

From: [Eric Mendenhall](#)
To: [Stevens, Mike](#)
Subject: RE: City of Richland Zoning Code Amendment CA2020-102
Date: Wednesday, March 11, 2020 1:32:09 PM
Attachments: [image001.png](#)

Mike,

The City has no official comment.

Food for thought: Have you considered implementing a max parking requirement? This would allow these uses to establish their need and not overbuild parking.

Regards,

Eric Mendenhall
Community Development Manager

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Wednesday, March 11, 2020 11:11 AM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Webcsr PUD <webcsr@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Boring, Michael <MBoring@CI.RICHLAND.WA.US>; Boshart, Thomas <tboshart@CI.RICHLAND.WA.US>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; BCES Hamilton, Craig <c.hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; Darrick Dietrich <darrick@basindisposal.com>; Dean Kelley <dean.kelley@chartercom.com>; BCES Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Florinda Coleman <florinda.coleman@co.benton.wa.us>; Ghbein, Briana <bghbein@ci.richland.wa.us>; Greg McCormick <gregory.mccormick@ci.kennewick.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Gregory Goodwin <gregory.l.goodwin@ftr.com>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; USPS Ina N. Beutler <ina.n.beutler@usps.gov>; Jason McShane <jmcshane@kid.org>; Jennings, Tyler <tjennings@CI.RICHLAND.WA.US>; Jerrod Macpherson <Jerrod.Macpherson@co.benton.wa.us>; Joseph Cichy <joseph.cichy@ftr.com>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Lopez, Brandin <blopez@CI.RICHLAND.WA.US>; M. Deklyne <mjddeklyne@bpa.gov>; BCES Map <map@bces.wa.gov>; Pasco99301 <99301PascoWA-Postmaster@usps.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; ReathaFord, Jason <JReathaFord@CI.RICHLAND.WA.US>; Rebecca Hiles <rhiles@kid.org>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>;

Rick Dawson <rickd@bfhd.wa.gov>; Rob Rodger <rob.rodger@bentoncleanair.org>; Robin Priddy <robin.priddy@bentoncleanair.org>; Roscoe Slade <roscoe@westrichland.org>; BCES Gates, Sarah <s.gates@bces.wa.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; West, Julie <jwest@ci.richland.wa.us>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>

Subject: City of Richland Zoning Code Amendment CA2020-102

Attached to this email you will find a copy of a proposed zoning code text amendment. The proposed text amendment would reduce the number of required off-street parking spaces for facilities defined as "Recreational Clubs" by the Richland Municipal Code. The City is requesting Expedited Review by the Dept. of Commerce.

The City of Richland is utilizing the Optional DNS Review Process. As a result, this may be your only chance to comment on the proposed text amendment. Please review and respond back with comments by 5:00 PM, Friday, April 3, 2020.

If you have any questions, please feel free to contact me.

Thank you,



Mike Stevens
Planning Manager
625 Swift Blvd. | Richland, WA 99352
(509) 942-7596

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

This is an external email and did not originate from the City of West Richland's email system.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 7/21/2020

Agenda Category: Ordinances - Second Reading & Passage

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Ordinance No. 14-20, Vacating Portions of Brantingham Road

Department:
Public Works

Ordinance/Resolution Number:
14-20

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 14-20, vacating portions of Brantingham Road.

Summary:

Ordinance No. 14-20 will vacate two segments of Brantingham Road right-of-way between Keene Road and Melissa Street as requested by adjacent property owners. The right-of-way segments in question are no longer needed for public road purposes because subdivision actions in the vicinity have changed the street network.

On June 16, 2020, City Council conducted a public hearing as required by state law to receive public testimony on the proposed vacation. Public testimony supported vacating the northerly segment as proposed, and supported vacating the southerly segment subject to maintaining a property right to support pedestrian traffic.

Public testimony also sought to direct the location of the sidewalk and the new property boundaries created by the vacation. Disposition of the vacated right-of-way is governed by state law and does not occur at the City's direction through the vacation process. Therefore, the City's vacation action does not direct the disposition of the underlying fee property.

To ensure placement of the sidewalk, the City's recently recorded easement includes the flexibility to place the sidewalk within any portion of the vacated right-of-way once property boundaries are settled between the interested private parties.

Staff recommends approval of Ordinance No. 14-20 for second reading and passage.

Fiscal Impact:

Minor staff time is needed to administer the vacation.

Attachments:

I. Ordinance No. 14-20

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 14-20

AN ORDINANCE of the City of Richland vacating
portions of Brantingham Road.

WHEREAS, adjacent property owners have requested that the City vacate two segments of Brantingham Road right-of-way between Keene Road and Melissa Street; and

WHEREAS, the right-of-way, as depicted by hatching on **Exhibits A** and **B**, is no longer needed for public road purposes because surrounding development has changed the street network; and

WHEREAS, easements for public infrastructure will be produced or reserved for utilities that will remain within the proposed vacated rights-of-way; and

WHEREAS, on May 5, 2020, Richland City Council adopted Resolution No. 57-20, setting June 16, 2020 at 6:00 p.m. in the City Hall Council Chambers as the time and place for said hearing; and

WHEREAS, on June 7, 2020, notice was published that a virtual public hearing would be held on June 16, 2020 to take public testimony on the proposed vacation action; and

WHEREAS, on June 16, 2020, a virtual public hearing consistent with Governor Inslee's Proclamation 20-28 was held by Richland City Council to receive public testimony; and

WHEREAS, public testimony supported vacation of the northerly segment, illustrated in **Exhibit B**, as proposed, and supported vacation of the southerly segment, illustrated in **Exhibit A**, subject to maintaining a property right to support pedestrian traffic across this segment; and

WHEREAS, consistent with the public testimony received, the City has prepared and recorded an easement deed to allow for accommodation of the pedestrian traffic.

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

Section 1. The portions of Brantingham Road, as described and shown on **Exhibit A** and **Exhibit B**, are hereby declared to be vacated.

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

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

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 21st day of July, 2020.

Ryan Lukson, Mayor

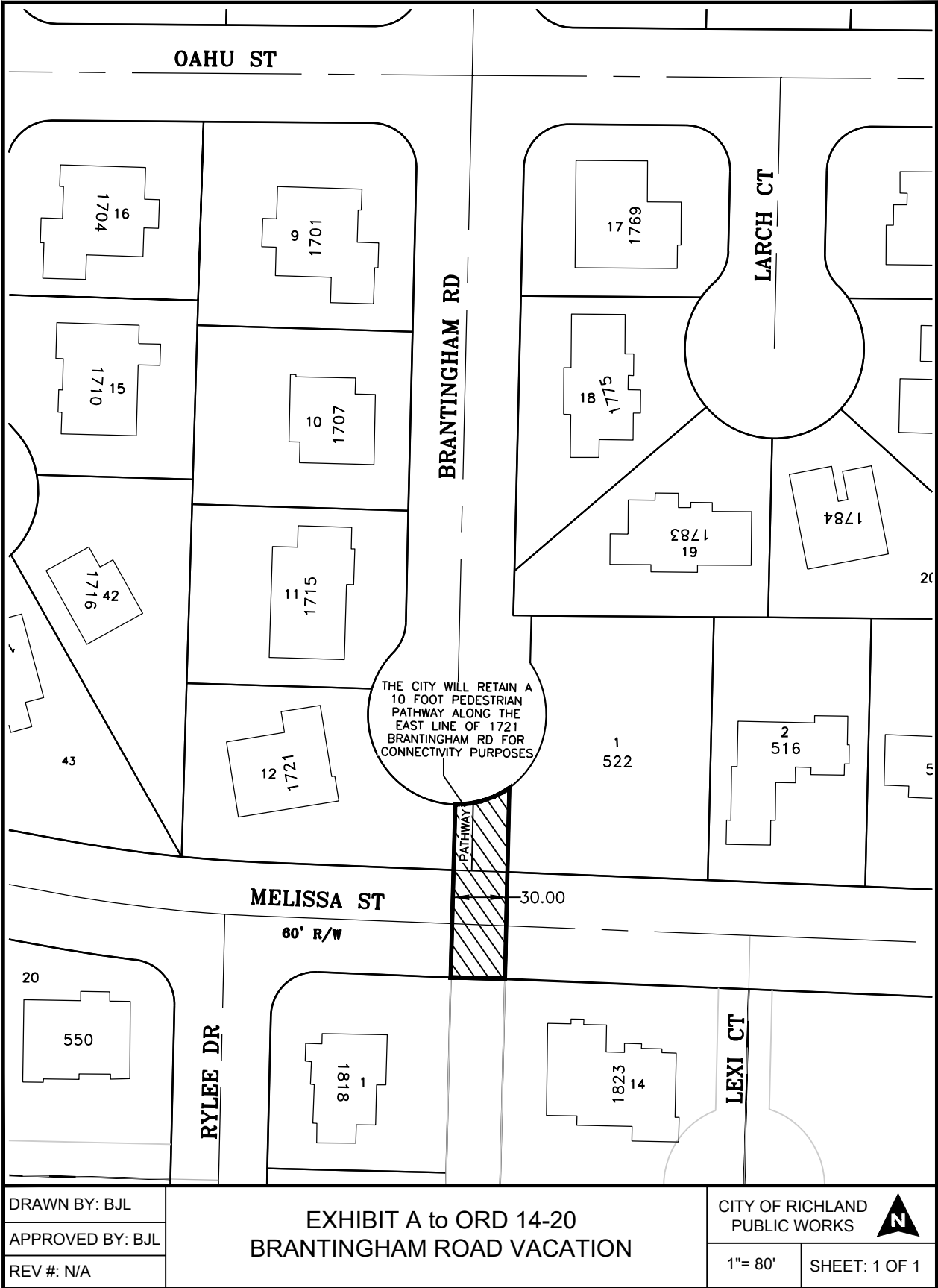
Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

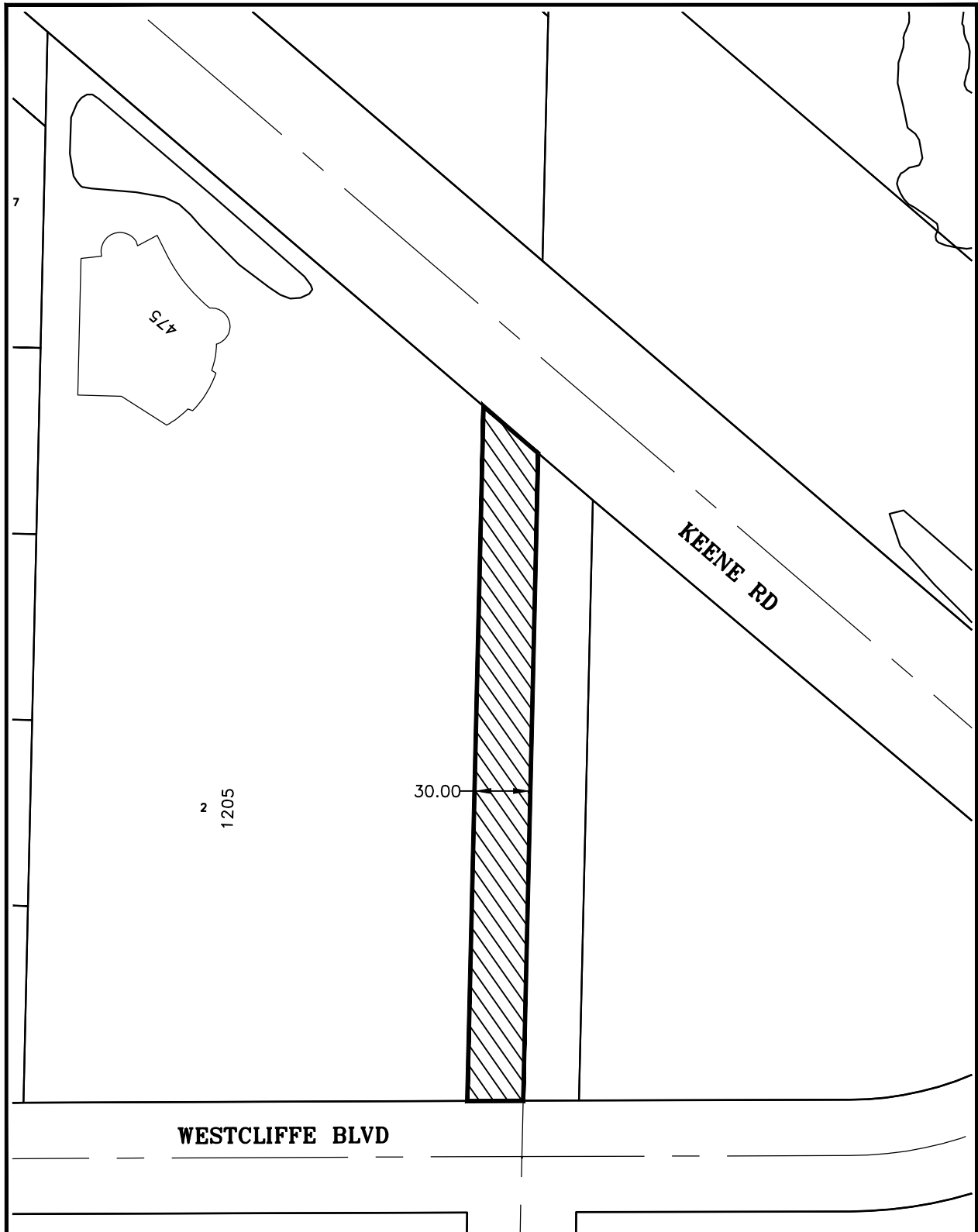
Date Published: July 26, 2020



DRAWN BY: BJL
APPROVED BY: BJL
REV #: N/A

EXHIBIT A to ORD 14-20
BRANTINGHAM ROAD VACATION

CITY OF RICHLAND
PUBLIC WORKS
1"= 80' SHEET: 1 OF 1



DRAWN BY: BJL	EXHIBIT B to ORD 14-20 BRANTINGHAM ROAD VACATION	CITY OF RICHLAND PUBLIC WORKS	
APPROVED BY: BJL		1"=100'	SHEET: 1 OF 1
REV #: N/A			



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 7/21/2020

Agenda Category: Ordinances - Second Reading & Passage

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 16-20, Amending Richland Municipal Code Sections 9.04.090 and 9.05.060 related to Coercion and Coercion – Domestic Violence

Department:

City Attorney

Ordinance/Resolution Number:

16-20

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 16-20, amending Richland Municipal Code Sections 9.04.090 and 9.05.060 to provide a penalty for the crimes of coercion and coercion – domestic violence.

Summary:

The City has need, from time to time, to amend the Richland Municipal Code (RMC) to remedy deficiencies or eliminate ambiguity.

It was recently discovered by the Richland City Prosecutor that when Richland Municipal Code Sections 9.04.090 and 9.05.060 were first adopted, the enabling legislation failed to include a penalty. Under state law, the crimes of coercion and coercion – domestic Violence (DV) are gross misdemeanors.

As part of the its broad police powers, the City is authorized to adopt the same or a less severe punishment for a crime provided for under state law, but cannot adopt a more severe punishment. This housekeeping update is necessary to adopt a penalty consist with that enforced under state law to avoid technical arguments related to perceived deficiencies in the City's criminal code.

Staff recommends approval of Ordinance No. 16-20 for second reading and passage.

Fiscal Impact:

None.

Attachments:

I. Ordinance No. 16-20

ORDINANCE NO. 16-20

AN ORDINANCE of the City of Richland amending Richland Municipal Code Section 9.04.090 related to coercion and Richland Municipal Code Section 9.05.060 related to coercion – domestic violence.

WHEREAS, the City has need, from time to time, to amend the Richland Municipal Code (RMC) to remedy deficiencies or eliminate ambiguity; and

WHEREAS, when Richland Municipal Code Sections 9.04.090 and 9.05.060 were first adopted, the enabling legislation failed to include a penalty; and

WHEREAS, under state law, the crimes of coercion and coercion – domestic Violence (DV) are gross misdemeanors; and

WHEREAS, the City is authorized to adopt the same or a less severe punishment for a crime provided for under state law, but cannot adopt a more severe punishment; and

WHEREAS, a penalty consist with that enforced under state law is appropriate and should be adopted to avoid technical arguments related to perceived deficiencies in the City's criminal code.

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

Section 1. Richland Municipal Code Section 9.04.090, entitled Coercion, as enacted by Ordinance No. 20-11, is hereby amended to read as follows:

9.04.090 Coercion.

A. A person is guilty of coercion if by use of a threat he or she compels or induces a person to engage in conduct which the latter has a legal right to abstain from, or to abstain from conduct which he or she has a legal right to engage in.

B. "Threat" as used in this section means:

1. To communicate, directly or indirectly, the intent to immediately use force against any person who is present at the time; or
2. Threats as defined in RCW 9A.04.110(27)(a) through (f) as those subsections may be amended from time to time.

[3. Coercion is a gross misdemeanor.](#)

Section 2. Richland Municipal Code Section 9.05.060, entitled Coercion – Domestic violence, as first enacted by Ordinance No. 20-11, is hereby amended to read as follows:

9.05.060 Coercion – Domestic violence.

A. A person is guilty of coercion if by use of a threat he or she compels or induces another family or household member to engage in conduct which the latter has a legal right to abstain from, or to abstain from conduct which he or she has a legal right to engage in.

B. “Threat” as used in this section means:

1. To communicate, directly or indirectly, the intent to immediately use force against another family or household member who is present at the time; or
2. Threats as defined in RCW 9A.04.110(27)(a) through (f) as those subsections may be amended from time to time.

[3. Coercion – Domestic Violence is a gross misdemeanor.](#)

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

Section 4. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 5. 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 _____ day of _____, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 7/21/2020

Agenda Category: Ordinances - Second Reading & Passage

Core Focus Area 3 - Increase Economic Vitality

Subject:

Ordinance No. 19-20, Amending Title 23 and the Official Zoning Map to Change Zoning on 98.16 Acres at Queensgate Drive and Legacy Lane (Sienna Hills)

Department:

Development Services

Ordinance/Resolution Number:

19-20

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 19-20, amending Richland Municipal Code Title 23 and the Official Zoning Map of the City of Richland to change zoning on 98.16 acres at Queensgate Drive and Legacy Lane.

Summary:

Sienna Hills Development, LLC on behalf of Richland Properties, LLC (Greg Johnson), applied to change zoning on approximately 98.16 acres from AG (Agriculture) to Low Density Residential (R-1-10), Medium Density Residential (R-2), and C-LB (Limited Business).

The Richland Hearings Examiner conducted a public hearing on December 9, 2019, and after careful consideration of all of the evidence and testimony presented, issued a written recommendation which determines that the proposed rezone, which has been requested in conjunction with a proposed 254-lot subdivision, would be consistent with the City's Comprehensive Plan so long as two (2) conditions are met regarding the proposed subdivision

In order to comply with local and state requirements, the proposed rezone needs to be approved prior to the proposed subdivision. First reading of this rezone action was approved by Richland City Council on July 7, 2020, and this second reading is occurring on the same agenda as the preliminary plat approval for the proposed subdivision (Sienna Hills).

Staff recommends approval of Ordinance No. 19-20 for second reading and passage.

Fiscal Impact:

None

Attachments:

1. Ordinance No. 19-20
2. Hearing Examiner's Sienna Hills Rezone Recommendation
3. Vicinity Map

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 19-20

AN ORDINANCE of the City of Richland amending Title 23: Zoning Regulations of the Richland Municipal Code and the Official Zoning Map of the City to change the zoning on 98.16 acres from Agriculture (AG) to Limited Business (C-LB), Medium Density Residential (R-2) and Low-Density Residential (R-1-10); said property being located approximately 900 feet south of the intersection of Queensgate Drive and Legacy Lane, and adopting the findings and conclusions of the Hearing Examiner as the findings and conclusions of the Richland City Council.

WHEREAS, on December 9, 2019, the Richland Hearing Examiner held a duly advertised public hearing to consider a petition from Sienna Hills Development, LLC on behalf of Richland Properties, LLC (Greg Johnson) to change the zoning of the property hereafter described in Section 2 and located approximately 900 feet south of the intersection of Queensgate Drive and Legacy Lane; and

WHEREAS, on March 3, 2020, the Richland Hearing Examiner issued a written decision recommending approval of the requested rezone; and

WHEREAS, the Richland City Council has considered the record created at the December 9, 2019 public hearing, and the written recommendation of the Richland Hearing Examiner.

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

Section 1. It is hereby found, as an exercise of the City's police power, that the best land use classifications for the land described below is Limited Business (C-LB), Medium-Density Residential (R-2), and Low-Density Residential (R-1-10) when consideration is given to the interest of the general public.

Section 2. Said property, depicted in **Exhibit A**, attached hereto and incorporated by this reference, is more particularly described as follows:

Legal Description: Parcel 1 of Record Survey No. 5031

Assessor's Tax Parcel No. 1-329-8300-0001-005

Section 3. Such property is rezoned from Agriculture (AG) to Limited Business (C-LB), Medium-Density Residential (R-2), and Low-Density Residential (R-1-10).

Section 4. Richland Municipal Code Title 23 and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said Title, are hereby amended by amending Sectional Map Nos. 22 and 23, which are two of a series of maps constituting said Official Zoning Map, as shown on the attached **Exhibit B**, and bearing the number and date of passage of this Ordinance, and by this reference made a part of this Ordinance and of the Official Zoning Map of the City.

Section 5. The City Clerk is directed to file with the Auditor of Benton County, Washington, a copy of this Ordinance and the attached amended Sectional Map Nos. 22 and 23, duly certified by the City Clerk as a true copy.

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

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 21st day of July, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Date Published: July 26, 2020

EXHIBIT A

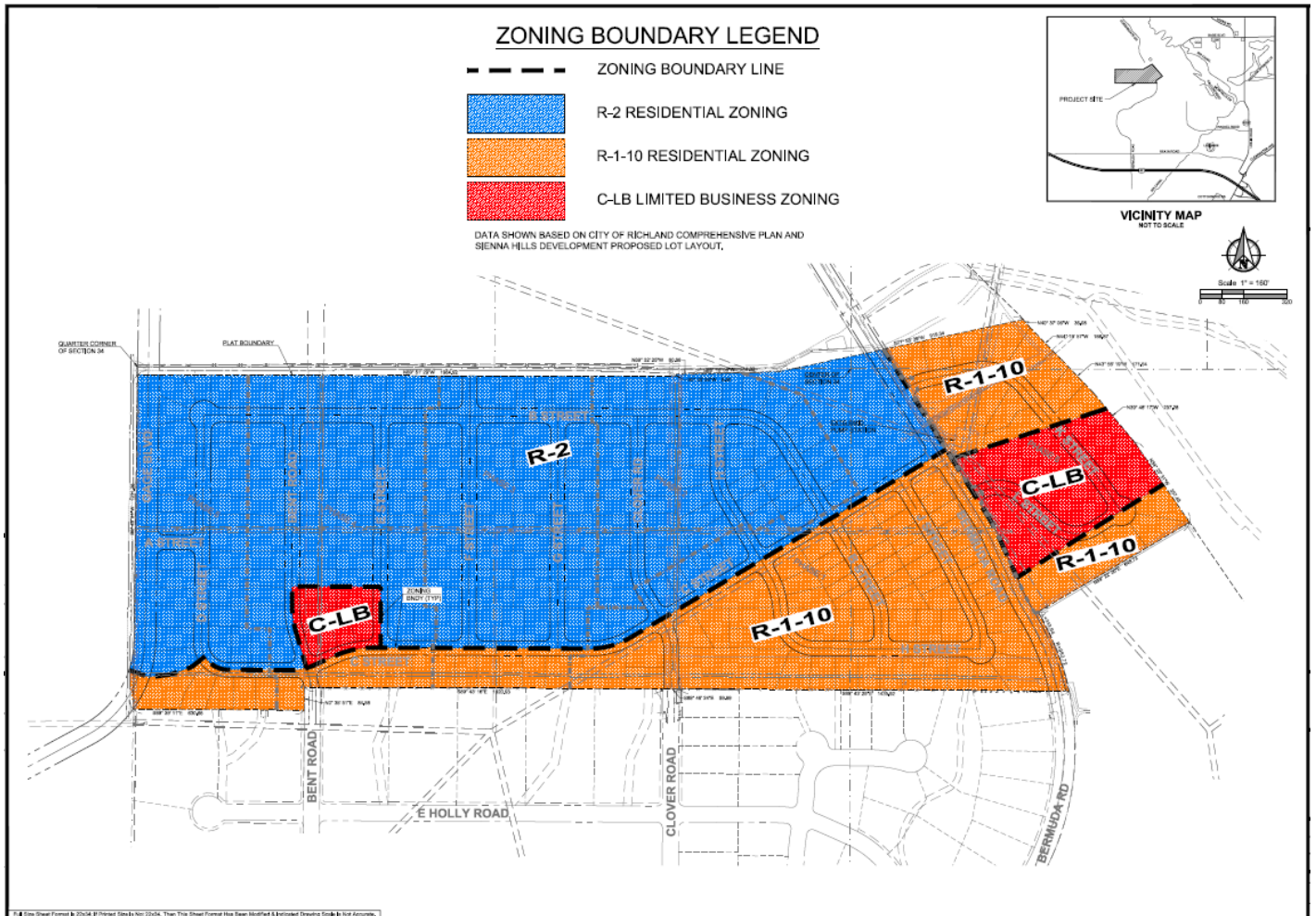
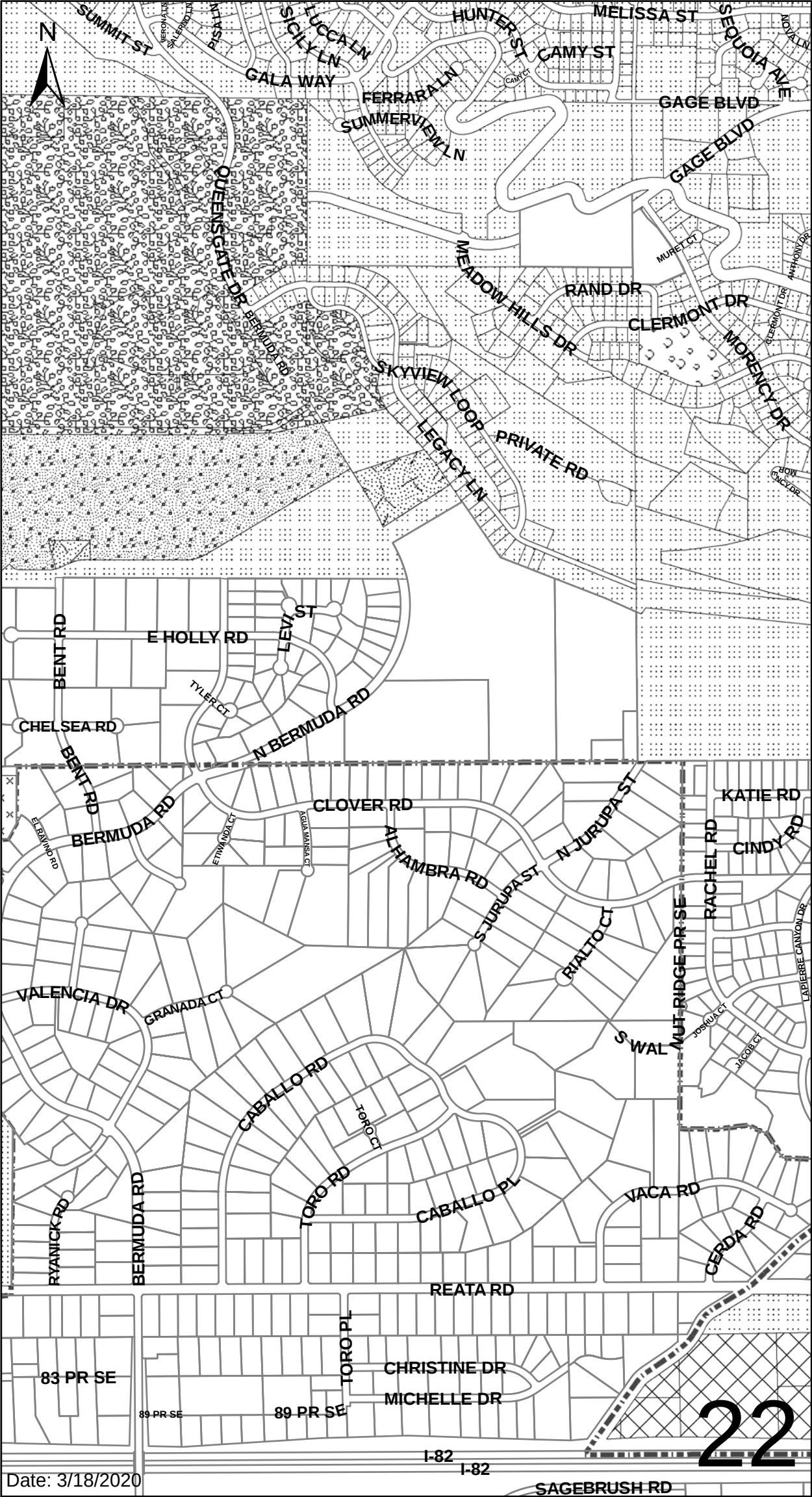
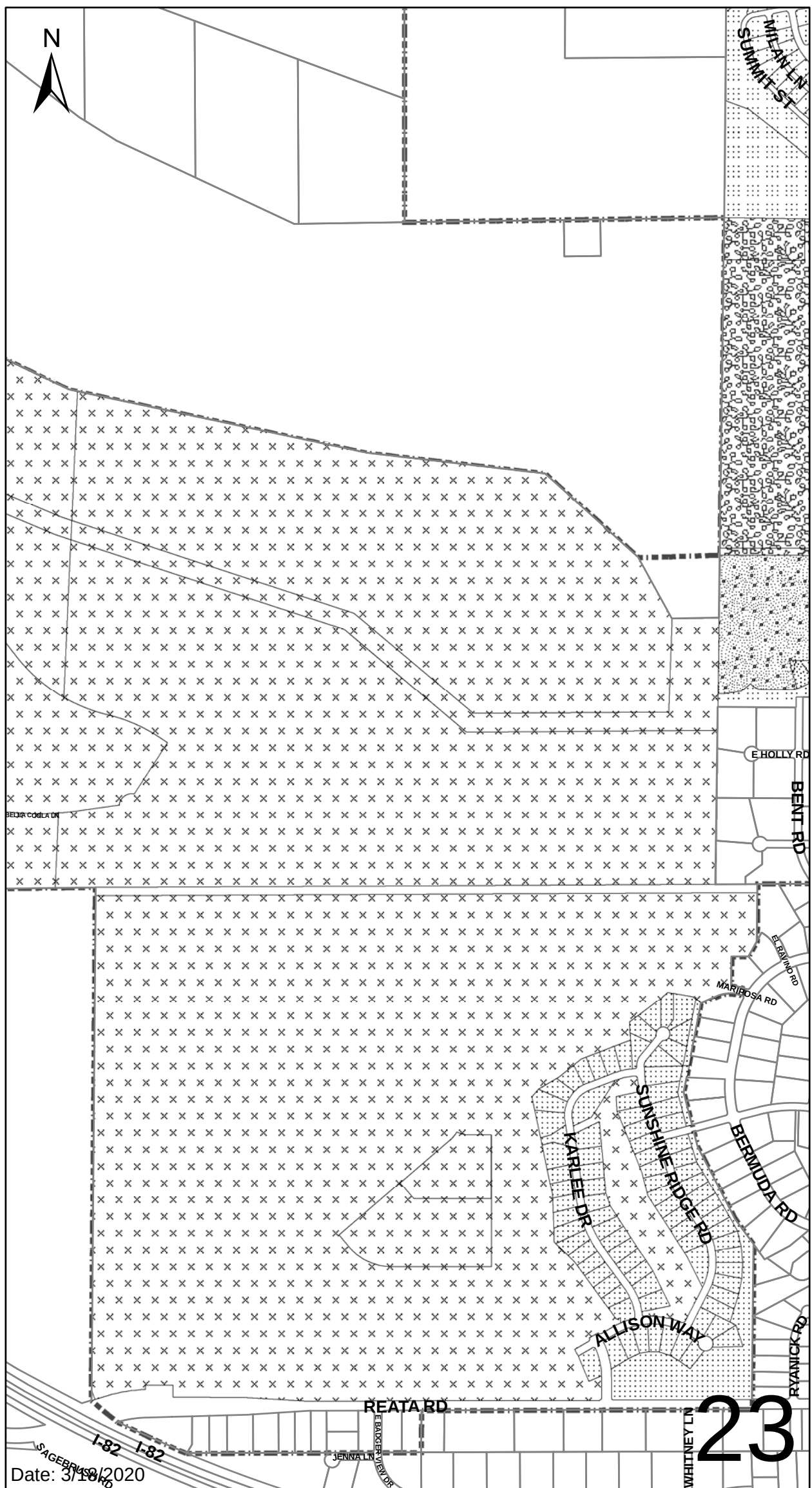


Exhibit B
Official Zoning Maps Pages 22 & 23





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

Regarding the Application to **Rezone** a 98+)
acre site from AG to zoning districts that are) **File No. Z2019-106**
consistent with Comprehensive Plan land)
use designations assigned to the area,)
submitted by the property owner,) **FINDINGS OF FACT,**
) **CONCLUSIONS AND**
 SIENNA HILLS DEVELOPMENT, LLC ON) RECOMMENDATION
 BEHALF OF RICHLAND PROPERTIES, LLC)
 (GREG JOHNSON),)
)
Applicant)

I. SUMMARY OF RECOMMENDATION.

The applicant, Sienna Hills Development, LLC, acting on behalf of the property owner Richland Properties, LLC (Greg Johnson), can meet its burden of proof to demonstrate that its requested rezone merits approval, subject to certain conditions that will ensure the zoning reclassification conforms to the relevant elements of the city's development regulations and comprehensive plan, and that any significant adverse environmental impacts have been adequately addressed. *See RMC 19.60.060.*

The proposed rezone would assign mostly Residential and a small segment of Commercial zoning districts to portions of the 98+ acre site in a manner that is consistent with provisions of the City's Comprehensive Plan.

The relevant Comprehensive Plan Land Use Map for the rezone-area was first adopted in 2010, through approval of the Badger Mountain Subarea Plan, an appendix to the City of Richland Comprehensive Plan. To correct a scrivener's error made during the 2017 review process, the Badger Mountain Subarea Plan, with its Land Use Plan map for the area on page 19 of such document, was fully re-adopted and effectively ratified and confirmed as part of the City's Comprehensive Plan

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
REZONE APPLICATION TO CHANGE A 98+ ACRE
SITE FROM AG (AGRICULTURE) TO ZONING
DISTRICTS IN ACCORD WITH LAND USE
DESIGNATIONS PROVIDED FOR THE AREA IN
THE CITY'S COMPREHENSIVE PLAN –
FILE NO. Z2019-106**

**GARY N. MCLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND**

CITY HALL – 505 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

1 through passage of Ordinance No. 38-19 in October of 2019. The City's 2019 Comprehensive Plan
2 ordinance took effect without any timely challenge to any state board, agency or court with
jurisdiction over the matter.

3 This requested rezone does not approve any development activity on the site, it merely brings
4 the zoning districts assigned to portions of the area into full compliance with land use designations
5 now specified for the property in the City's Comprehensive Plan. City Development Regulations will
6 apply to any specific projects that may eventually be proposed on the site. Comments, concerns and
opposition expressed at the public hearing for this matter are more appropriately directed at future
project-specific development proposals that may come forward, and do not provide a basis in fact or
law to deny the pending rezone request.

7 **II. BACKGROUND and APPLICABLE LAW.**

8 In this matter, the Hearing Examiner has jurisdiction to conduct an open record public hearing
9 on the site-specific rezone application at issue and is directed to issue a written recommendation for
consideration and final action by the Richland City Council. See Richland Municipal Code (RMC)
10 19.20.010(D)(identifies "site-specific rezones" as Type IIIA permit applications); RMC
11 23.70.210(A)("The hearing examiner shall conduct an open record public hearing as required by
RMC Title 19 for a Type IIIA permit application."); and RMC 19.20.030(granting jurisdiction to
Hearing Examiner to conduct public hearing and issue recommendation to City Council); RMC
12 19.25.110(authority for Examiner actions, including conditions of approval on applications or
appeals); and RCW 35A.63.170(state statute regarding hearing examiner system).

13 The applicant bears the burden of proof to show that its application conforms to the relevant
14 elements of the city's development regulations and comprehensive plan, and that any significant
15 adverse environmental impacts have been adequately addressed. RMC 19.60.060.

16 Finally, Washington Courts apply three basic rules when reviewing appeals of rezone
17 applications: (1) there is no presumption favoring the rezone request; (2) the proponent of a rezone
must demonstrate that there has been a change of circumstances since the original zoning,
18 PROVIDED if a proposed rezone implements the policies of a comprehensive plan, a showing of
changed circumstances is usually not required¹; and (3) the rezone must have a substantial relationship
19 to the public health, safety, morals, or general welfare. *Woods v. Kittitas County*, 162 Wn.2d 597
(2007), citing *Citizens for Mount Vernon*, 133 Wn.2d 861, at 875 (1997); *Parkridge v. City of Seattle*,
20 89 Wn.2d 454, 462 (1978).

21 **III. QUESTIONS PRESENTED.**

22 ¹ *Save Our Rural Env't v. Snohomish County*, 99 Wn.2d 363, 370-71 (1983); *Henderson v. Kittitas County*, 124 Wn. App.
23 747, 754 (Div. III, 2004); *Bjarnson v. Kitsap County*, 78 Wn. App. 840, 846 (Div. III, 1995).

24 **FINDINGS OF FACT, CONCLUSIONS AND**
RECOMMENDATION RE: SIENNA HILLS
REZONE APPLICATION TO CHANGE A 98+ ACRE
SITE FROM AG (AGRICULTURE) TO ZONING
DISTRICTS IN ACCORD WITH LAND USE
DESIGNATIONS PROVIDED FOR THE AREA IN
THE CITY'S COMPREHENSIVE PLAN –
26 **FILE NO. Z2019-106**

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

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

A. Whether the requested rezone implements policies of the City's Comprehensive Plan, and/or whether there has been a change of circumstances since the original AG (Agriculture) zoning was adopted for the site?

Short Answer: Yes to both. The requested rezone would implement land use designations assigned to the area in the Badger Mountain Subarea Land Use Plan, the portion of the City's Comprehensive Plan addressing the Sienna Hills site, using zoning districts, boundaries, and conditions of approval to ensure the rezone is consistent with provisions of such plan. Further, the entire rezone-area has already been annexed into the City, and is within its Urban Growth Area, making the existing AG zone inconsistent with recent urban development of residential and commercial uses in portions of the City abutting the area.

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

Short Answer: Yes, because the rezone would implement policies and direction provided in the Badger Mountain Subarea Plan, which is included as part of the City's Comprehensive Plan, and any future, project-specific proposals will have to meet city development regulations, including SEPA, subdivision codes, traffic impact reviews, public infrastructure concurrency reviews, and payment of any impact fees in effect at the time of an application.

IV. RECORD.

Exhibits entered into evidence as part of the record, and an audio recording of the public hearing, are maintained by the City of Richland, and may be examined or reviewed by contacting the City Clerk's Office. The Notices issued for the pending Sienna Hills Rezone application (File No. Z2019-106) and Sienna Hills Preliminary Plat application (File No. S2019-101) were combined. (*See Ex. 2, notice materials included in Rezone application file; and Ex. 4, notice materials included in Preliminary Plat application file*). The criteria for approval of each application are different. Accordingly, the public hearing first sought to focus on the Rezone matter, followed by a separate hearing segment devoted to consideration of the Preliminary Plat application.

However, given the number of public comments made during the public hearing and the spill-over that many comments presented – talking about one matter while standing at the microphone during time devoted to the other matter – the Examiner finds and concludes that it is prudent to consider all public comments made during each portion of the public hearing together, rather than exclude someone's remarks because they chose to make them in the wrong part of the hearing held on the same night. This Recommendation on the requested Rezone, and Preliminary Plat application is based on all comments and materials included in the record for both matters. Key aspects of the

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
REZONE APPLICATION TO CHANGE A 98+ ACRE
SITE FROM AG (AGRICULTURE) TO ZONING
DISTRICTS IN ACCORD WITH LAND USE
DESIGNATIONS PROVIDED FOR THE AREA IN
THE CITY'S COMPREHENSIVE PLAN –
FILE NO. Z2019-106**

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

1 full hearing record are summarized below, noting that several comments overlapped and covered the
2 same ground, and that none of the comments presented a legal or factual basis to deny either
3 application, subject to appropriate conditions.

4 **Hearing Testimony:** The following individuals presented testimony under oath at the duly
5 noticed public hearing for the underlying application, held on December 9, 2019:

- 6 1. Mike Stevens, Planning Manager for the City of Richland;
- 7 2. Shane O'Neill, Senior Planner for the City of Richland;
- 8 3. Jason Mattox, applicant's project engineer and primary hearing representative;
- 9 4. Rebecca Clapperton, lives in home south of the Sienna Hills site, outside the Richland
10 City limits;
- 11 5. John Becker, lives in home to the south of the Sienna Hills site, outside the Richland
12 City limits;
- 13 6. Sean Flinders, lives in home on Clover, to the south of the Sienna Hills site, outside
14 the Richland City limits;
- 15 7. Stacy Fveum, lives in home to the south of the Sienna Hills site, outside the Richland
16 City limits;
- 17 8. Tony Waldo, lives in home on Clover, to the south of the Sienna Hills site, outside
18 the Richland City limits;
- 19 9. Joe Angingh, local resident
- 20 10. David Shelbourne, lives in home on Burmuda, south of the Sienna Hills site;
- 21 11. Brooks Bayne, local resident;

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

- 26 1. Application materials for Rezone, dated September 6, 2019.
**NOTE: The proposed rezone map is found on the 4th full page of Ex. 1 provided to the
Examiner, and is also depicted as Figure 2.1 on page 4 of the Staff Report;*
2. Public Notices and affidavits confirming same;
3. Public comments;
4. SEPA DNS and SEPA Checklist for both Sienna Hills Rezone and proposed preliminary
plat;
5. Copy of Badger Mountain Subarea Plan, part of the City's Comprehensive Plan
addressing area that includes the Sienna Hills site. **NOTE: Page 19 of the Plan features
Figure 1, the Badger Mountain Subarea – Land Use Plan map, which is the official city
Comp. Plan land use map for the area;*
6. Ordinance No. 38-19, adopted by the Richland City Council on October 1, 2019,

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
REZONE APPLICATION TO CHANGE A 98+ ACRE
SITE FROM AG (AGRICULTURE) TO ZONING
DISTRICTS IN ACCORD WITH LAND USE
DESIGNATIONS PROVIDED FOR THE AREA IN
THE CITY'S COMPREHENSIVE PLAN –
FILE NO. Z2019-106

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

1 regarding the City's Comprehensive Plan, includes correction of a scrivener's error in
2 prior action that mistakenly omitted the northeast segment of the Badger Mountain South
3 site (where the Sienna Hills site is located) from the Badger Mountain South Sub-Area
4 map, and formally confirming;

- 5 7. Copy of GIS map that at some point showed the Sienna Hills area with zoning
6 assignments similar to those requested in the rezone application, but not identical to
7 (though not necessarily inconsistent with) the Badger Mountain Subarea Land Use Plan
8 Map found on page 19 of the Badger Mountain Subarea Plan (Ex. 5, above);
- 9 8. Current zoning map for the Sienna Hills area, correctly depicting the entire area with its
10 place-holder zoning assignment, i.e. "AG – Agricultural," officially assigned to the area
11 by the City Council after the land was annexed into the city of Richland; and
- 12 9. Written comments offered as part of Ms. Clapperton's testimony at the public hearing.

13 The Examiner has visited the road network and vicinity of the proposed rezone on multiple
14 occasions over the past few years in connection with other applications, and is fully advised on matters
15 at issue herein, including without limitation adjacent developments and land uses, applicable law,
16 application materials, and relevant comprehensive plan provisions.

17 V. FINDINGS OF FACT.

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

19 *Application.*

20 1. The site of the proposed Sienna Hills Rezone and Preliminary Plat applications is a 98+ acre
21 portion of the much larger Badger Mountain Subarea, an almost 2,000-acre area located south and
22 east of the Badger Mountain Centennial Preserve and north of Interstate 82. (*Ex. 5, Badger Mountain*
23 *Subarea Plan, Introduction on page 1*).

24 2. The smaller Sienna Hills site was part of an almost 1,900-acre annexation into the City of
25 Richland that took effect in 2010, through passage of Ordinance No. 41-10, which assigned the AG-
26 Agriculture zoning designation to the entire northeast portion of the annexation area where the Sienna
Hills site is located. (*See Ord. No. 41-10, Sec. 6, and Ex. B thereto, labeled "Zoning Designations*
for Annexation Area", included as part of the application materials, Ex. 1).

27 *Mapping errors that generated confusion and misunderstandings.*

28 3. For some reason unknown and unclear to the Examiner, unofficial city mapping resources
29 have presented public illustrations with zoning assignments for the Sienna Hills area that were in
30 error. At one point, the Staff Report explains that the "*2017 Comprehensive Plan Periodic Update*
contained a scrivener's error, which resulted in the entire site being designated as Low-Density
Residential. This scrivener's error was discovered during the 2018-2019 annual Comprehensive

31 FINDINGS OF FACT, CONCLUSIONS AND
32 RECOMMENDATION RE: SIENNA HILLS
33 REZONE APPLICATION TO CHANGE A 98+ ACRE
34 SITE FROM AG (AGRICULTURE) TO ZONING
35 DISTRICTS IN ACCORD WITH LAND USE
36 DESIGNATIONS PROVIDED FOR THE AREA IN
THE CITY'S COMPREHENSIVE PLAN –
FILE NO. Z2019-106

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

1 *Plan update and was rectified via Ordinance No. 38-19 (Exhibit 6). ”*

2 4. In any event, the City Council’s passage of Ord. No. 38-19 in October of 2019 formally
3 corrected the scrivener’s error from 2017 by expressly including the northeast portion of the Badger
4 Mountain Subarea on the city’s official maps for such subarea and adopting (more accurately,
5 ratifying and confirming) the Comprehensive Plan of the City of Richland, which includes the Badger
6 Mountain Subarea Plan and its Land Use Plan map for the area on page 19. Unfortunately, it appears
7 that some city maps available online to members of the public and the applicant team before the public
8 hearing, perhaps GIS maps, inaccurately depict a land use map of unknown origin for the Sienna Hills
9 area (*See Ex. 9, comment regarding GIS database mapping; Testimony of Mr. Stevens*).

6 5. To eliminate confusion and misunderstandings, the Examiner expressly finds and concludes
7 that the Comprehensive Plan policies and land use maps that should be used for consideration of this
8 pending rezone are those adopted, and effectively ratified and confirmed, in Ord. No. 38-19. The
9 Comprehensive Plan Land Use Map for the area is as depicted on page 19 of the Badger Mountain
10 Subarea Plan, which is republished following this paragraph:

11 //

12 //

13 //

14
15
16
17
18
19
20
21
22
23
24 **FINDINGS OF FACT, CONCLUSIONS AND**
25 **RECOMMENDATION RE: SIENNA HILLS**
26 **REZONE APPLICATION TO CHANGE A 98+ ACRE**
SITE FROM AG (AGRICULTURE) TO ZONING
DISTRICTS IN ACCORD WITH LAND USE
DESIGNATIONS PROVIDED FOR THE AREA IN
THE CITY’S COMPREHENSIVE PLAN –
FILE NO. Z2019-106

GARY N. MCLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND

CITY HALL – 505 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

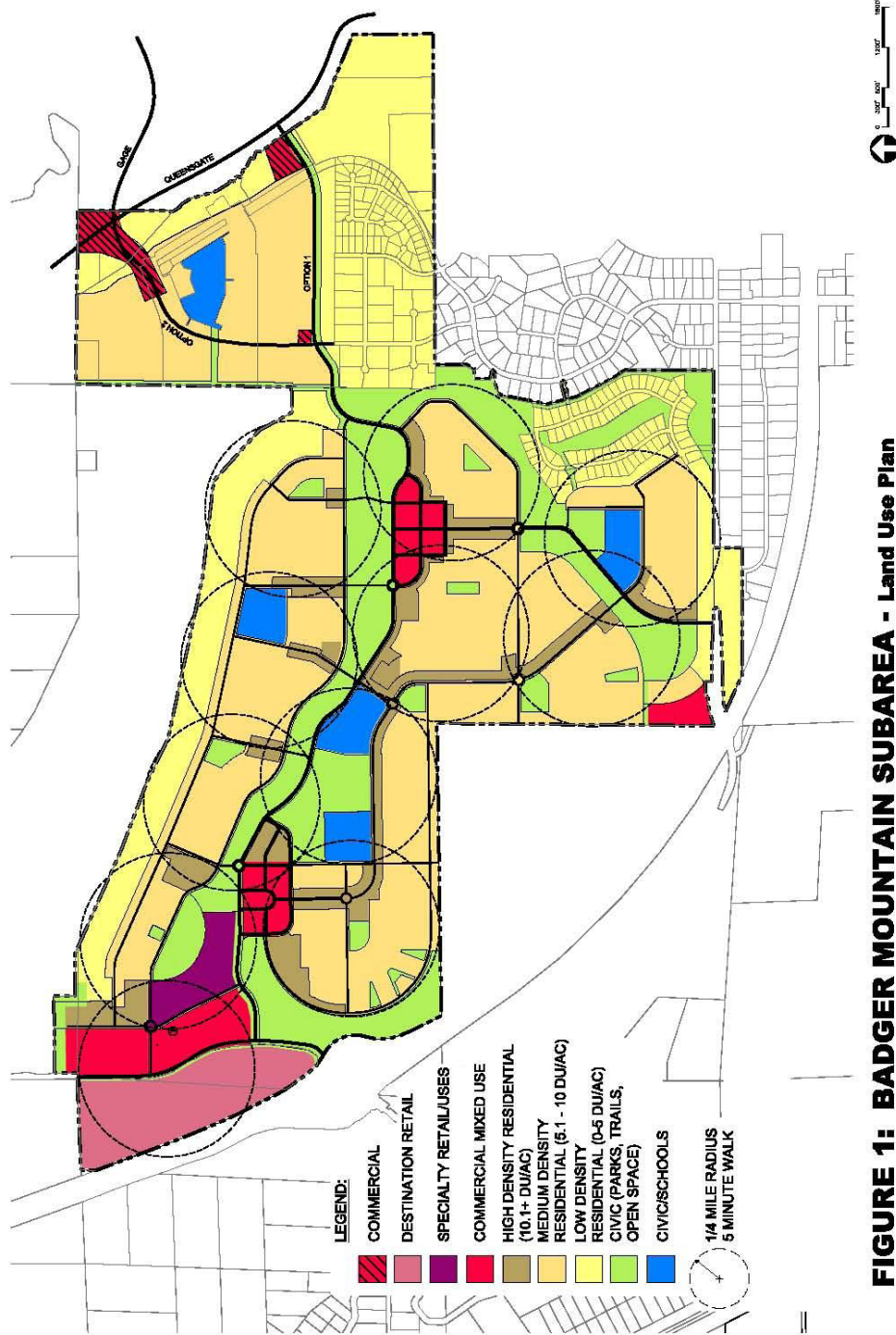


FIGURE 1: BADGER MOUNTAIN SUBAREA - Land Use Plan

REZONE APPLICATION TO CHANGE A 98+ ACRE
SITE FROM AG (AGRICULTURE) TO ZONING
DISTRICTS IN ACCORD WITH LAND USE
DESIGNATIONS PROVIDED FOR THE AREA IN
THE CITY'S COMPREHENSIVE PLAN –
FILE NO. Z2019-106

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

6. For purposes of this Recommendation, the Examiner disregards the illustration included as Figure 3 on page 8 of the Staff Report, derived from Ex. 7, which has never been reviewed or approved by the City Council, so it should have no legal effect for purposes of considering this rezone application.

Existing AG zoning for the site is entirely inconsistent with the Comprehensive Plan, and the requested rezone has been thoroughly reviewed under SEPA.

7. At no time has the Sienna Hills site been rezoned (or reclassified, as referenced in some parts of the City's Municipal Code, though the terms rezone and reclassification/reclassify mean the same thing), from anything other than the "placeholder" AG-zone assigned to the area when it was first annexed. There is no credible dispute that the AG-zone for the Sienna Hills area is entirely inconsistent with its location in the City's urban growth area, where transition from previous orchard uses to residential and commercial development is readily apparent in this part of the Tri-Cities area, including many new neighborhoods and commercial projects built in the City of Richland in the past few years.

8. The Examiner takes official notice of previous City Council actions related to its Comprehensive Plan, including its most recent 10-year update, in 2017, on issues and topics that have not been challenged or mistakenly depicted in publicly available materials. Relevant portions of the 2017 process provide summaries of previous public review processes in the City that explain how AG (Agricultural) zoned properties are generally inconsistent with growth and development targets assigned to properties within an urban growth area. These findings support the requested rezone.

9. Before undertaking its last major "10-Year" review and revisions to the Richland Comprehensive Plan, the City hired the consulting firm of Oneza and Associates, to assist City staff in updating the plan. After meeting, discussing and considering the physical and social development needs and potential of the Richland Urban Growth Area, and receiving information from federal, state and city agencies, including municipal and non-municipal departments and agencies, and holding public meetings and workshops, the City's consultant and staff developed and prepared a new Comprehensive Plan and submitted said Plan to the Richland City Council for its review and adoption, which occurred on October 3, 2017. *(See explanation provided in preamble of Ord. No. 42-17).*

10. The City Council prepared a public participation plan for its 10-year comprehensive plan update process and published said plan on its website. Public participation included a variety of methods including visioning workshops, focus group discussions, an on-line survey, open houses, two public hearings, providing a webpage devoted to the plan update, planning commission and city council workshops, review by other City boards including the parks and recreation commission and the economic development committee, and soliciting comments from other local agencies and organizations. Public notification was also provided in a variety of methods including notices through City utility bills, notices on the City webpage and in the newspaper and notices via email. *(Id.)*

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
REZONE APPLICATION TO CHANGE A 98+ ACRE
SITE FROM AG (AGRICULTURE) TO ZONING
DISTRICTS IN ACCORD WITH LAND USE
DESIGNATIONS PROVIDED FOR THE AREA IN
THE CITY'S COMPREHENSIVE PLAN –
FILE NO. Z2019-106**

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

1 11. The City considered the Benton County Countywide Planning Policies in the development of
2 its comprehensive plan and used the population projections provided by Benton County in its planning
3 efforts as mandated under the Growth Management Act. (*Id.*)

4 12. The City provided formal 60-day comment periods for the draft plan to the public and to a
5 wide variety of local, state and federal agencies and private organizations in accordance with Growth
6 Management Act requirements. (*Id.*)

7 13. The Planning Commission conducted public hearings on the proposed Comprehensive Plan
8 on May 10, 2017 and August 30, 2017, and adopted findings of fact and a made a formal
9 recommendation to the City Council for approval of the proposed Comprehensive Plan and associated
10 amendments to Title 23 of the Richland Municipal Code. (*Id.*)

11 14. Consistent with the State Environmental Policy Act, the City prepared Draft and Final
12 Environmental Impact Statements for the proposed Comprehensive Plan amendments considered in
13 2017. The City Council did not take action until after the EIS was final, at which time the City
14 Council considered all recommendations and reports submitted to it and all comments made to it at
15 public hearings, and concurred with the findings and recommendations of the Planning Commission
16 and City staff, as proposed at that time. (*Id.*)

17 15. Some of the key findings made by the City's Planning Commission back in 2017 – with which
18 the City Council formally concurred – included the following:

19 The City's plan demonstrates that it has adequate land area to accommodate the future
20 growth forecast for the next twenty-year period as required under RCW 36.70A.115;
21 includes chapters addressing economic development, land use, housing, transportation,
22 utilities, capital facilities and parks and recreation as required under RCW 36.70A.070;
23 considers and incorporates the 14 goals stated in the growth management act under RCW
24 36.70A.020; and, most significantly, considered, but did not identify, any agricultural, forest
25 or mineral resource lands of long term significance within the City's urban growth area in
26 conformance with RCW 36.70A.050. (See Findings of the Planning Commission, included
in Staff Report issued prior to adoption of Ord. 42-17, in Agenda File No. Z2017-103, for
the Council's Oct. 3, 2017 meeting).

16. The Sienna Hills rezone-site was included in such review, meaning that the Council has
already determined that it is not an agricultural land of long-term significance within the City's urban
growth area. Maintaining it as such runs contrary to a basic Growth Management principal that urban
development should not sprawl, but should be concentrated on lands located within urban growth
areas.

17. Finally, this rezone request, and the connected Sienna Hills preliminary plat application, were

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
REZONE APPLICATION TO CHANGE A 98+ ACRE
SITE FROM AG (AGRICULTURE) TO ZONING
DISTRICTS IN ACCORD WITH LAND USE
DESIGNATIONS PROVIDED FOR THE AREA IN
THE CITY'S COMPREHENSIVE PLAN –
FILE NO. Z2019-106**

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

the subject of a combined SEPA review process, resulting in issuance of a Determination of Non-Significance, issued on December 2, 2019. (*Ex. 4, SEPA Checklist and DNS for both the requested rezone and proposed preliminary plat*). All of the modifications included in this Recommendation are well-within the scope of topics covered in the SEPA review and are intended to reduce the potential for impacts associated with each application. For instance, by conditioning the rezone to expressly include future development of a trail/pedestrian pathway running through the property, walkability and connectivity goals in the Badger Mountain Subarea Plan (BMSP) can be implemented in a manner substantially consistent with the general alignment depicted on the Land Use Plan map for the area. (*Land Use Map, found on page 19 of the BMSP, republished above on page 6 of this Recommendation*).

The requested zoning reclassifications are consistent with the Comprehensive Plan.

18. As shown above, the Badger Mountain Subarea Land Use Plan map envisions Low Density Residential uses running along the southern boundary of the Sienna Hills project site; Medium Density Residential uses in the upper/northern portion of the site; a small Commercial area situated in the west/southwest portion of the site where proposed streets/trails would intersect; another larger Commercial area in the western portion of the site; and a Civic use, shown as a green line on the Land Use Plan map (which could be a “Trail” according to the Legend provided on the face of the Land Use Plan map), running in an east west alignment through the lower portion of the Sienna Hills site, connecting with trail/transportation corridors to the west and east of the site.

19. The proposed rezone would assign R-1-10 (Single Family Residential) zoning to Low Density Residential areas running along the southern portion of the site; R-2 (Medium Density Residential) zoning to the upper portion of the rezone site; and C-LB (Limited Business) zoning to the two relatively small commercial areas in the Sienna Hills rezone site.

20. There is no credible dispute that the requested residential zoning classifications are consistent with the Land Use Plan for the area. Opposition comments involving this topic appeared to be motivated by personal interests, with neighboring property owner preferences for as little density as possible in the Sienna Hills site, for instance, a few comments suggested that the lower/southern portion of the site should be zoned R-1-12 (requiring larger lots) instead of R-1-10. The City’s code expressly provides that both zones are appropriate for areas designated Low Density Residential in the City’s Comprehensive Plan. *See RMC 23.18.010(A) and (B)*. Such comments did not provide any legal or factual basis to reject the requested residential zoning reclassifications.

21. With respect to the requested C-LB Commercial zoning classification for the two commercial nodes in the rezone area (NOTE: the rezone area is NOT part of the much larger Badger Mountain South area addressed in a separate Development Agreement for such properties), the Examiner finds and concludes that the requested C-LB zoning classification is appropriate and fully supported by the discussion of Commercial uses envisioned for such properties. (*See pages 27 and 28 of the Subarea Plan, re: Commercial Categories*).

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
REZONE APPLICATION TO CHANGE A 98+ ACRE
SITE FROM AG (AGRICULTURE) TO ZONING
DISTRICTS IN ACCORD WITH LAND USE
DESIGNATIONS PROVIDED FOR THE AREA IN
THE CITY’S COMPREHENSIVE PLAN –
FILE NO. Z2019-106**

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

The requested Rezone must be conditioned to mandate development of a trail/pathway/non-motorized linear connection running through the site, in an alignment generally consistent with that depicted on the Badger Mountain Subarea Land Use Plan map for the rezone area.

22. Some public comments challenged the requested rezone because it fails to establish a “Civic” zoning classification for the area, running along or near the green line shown on the Badger Mountain Subarea Land Use Plan map, or something to this effect. These comments appropriately seek to ensure that a genuine trail route should be included in any final land use plan for the Sienna Hills site. However, such comments are in error if their basis for challenging the rezone relies on the mistaken assumption that “Civic” uses must be defined in the zoning code and included as a specific zoning classification.

23. The Badger Mountain Subarea Plan expressly provides that “civic uses and spaces” include “trails.” (Ex. 5, *Badger Mountain Subarea Plan* at page 30, Sec. 5.7 re: *Badger Mountain Civic Uses*). The Plan also recognizes that “[n]ot all civic spaces are places that are owned and maintained by the city but they are places that people know, gather and relate to because some activity with the space appeals to and functions with some or all within the community.” *Id.*

24. Figure 5 on page 44 of the Subarea Plan depicts the potential east/west green line running through the Sienna Hills area as a “Schematic Secondary Trail,” which is NOT an equestrian trail, as some people requested. Instead, equestrian trails are depicted in other portions of the much larger subarea, generally running north and south to the west of the site. *Id.* There is no legal or factual basis to condition this requested rezone or the connected preliminary plat to require development of any equestrian trail.

25. The term “Secondary Trails” is defined on page 11 of the City of Richland’s Parks, Trails, Open Space and Facilities Master Plan version that was in effect until July of last year, and reads as follows: “Secondary Trails shall serve a neighborhood park or provide access to the Class 1 Trail system. Secondary Trails may also be constructed to provide ADA access in Natural Open Space areas. Secondary Trails shall be concrete, or asphalt surface and 6-10 feet wide”. An online word-search of the City’s new Parks Master Plan failed to turn up the term “Secondary Trails,” but the new Parks plan addresses wide-sidewalks/trail facilities by directing attention to the City-wide Transportation Plan, which “provides additional information about bikeways, bike lanes and other non-motorized transportation facilities that are generally associated with streets and street right-of-way”. (See current Parks Master Plan, at page 27, adopted in July of 2019).

26. The current Parks Master Plan for the City defines the term “Trail/Pathway/Linear Connections” as follows: “*Trails, pathways and linear connections are designed to provide walking, bicycling and other non- motorized means of linking various parts of the community, development or open space system. Both paved and unpaved trails are appropriate. The primary purpose is to provide a recreation experience. The secondary purpose is transportation to other parts of the community, development or open space system.*” (See current Parks Master Plan, Appdx. B, Definitions, at page B-3).

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
REZONE APPLICATION TO CHANGE A 98+ ACRE
SITE FROM AG (AGRICULTURE) TO ZONING
DISTRICTS IN ACCORD WITH LAND USE
DESIGNATIONS PROVIDED FOR THE AREA IN
THE CITY’S COMPREHENSIVE PLAN –
FILE NO. Z2019-106

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

1 27. The Sienna Hills Preliminary Plat proposal now includes a recommended condition of
2 approval that would require development of an 8-foot wide pedestrian sidewalk/trail located just south
3 of the main street, labeled "C" Street on the proposed plat map, which runs in an east-west direction
4 through the Sienna Hills property, in an alignment that is substantially similar to and consistent with
5 that depicted by the green line shown through the Sienna Hills site on the Badger Mountain Subarea
6 Land Use Plan map. Development of such a wide sidewalk/trail through the Sienna Hills site would
7 be fully consistent with the City's Comprehensive Plan policies and vision for the area. (See Ex. 5,
8 at page 19, BMS Land Use Plan map, which includes "trails" in the Legend for Civic uses shown in
9 green; and on page 30, Sec. 5.7 re: Badger Mountain Civic Uses).

10 28. Because proposed plats are development permits that sometimes change, and sometimes fail
11 to go forward as originally planned, the Examiner finds and concludes that the requested rezone
12 should be specifically conditioned in a manner that will require any future development on the Sienna
13 Hills site (whether under the current proposed subdivision plan, or some other plat proposal from any
14 other applicant or owner) to include dedication and development of a pedestrian pathway/trail/wide-
15 sidewalk generally running to the south of an east/west street alignment in the rezone area. A
16 condition of approval to accomplish this purpose is included as part of this Recommendation
17 regarding the requested rezone.

18 29. Relying on a development project like a proposed subdivision to go forward on faith is not
19 sufficient. If this rezone were to be approved without any mandate for a trail through the rezoned
20 area, any future development application on the site could have a valid basis to challenge any future
21 request for a trail/pedestrian pathway through the site. To avoid this problem at any point in the
22 future, the rezone itself must be conditioned to ensure that the trail vision – a "Civic" use – is
23 accomplished as part of any future development project on the site.

24 ***The boundaries of the requested rezone should be adjusted to be more consistent with the Badger
25 Mountain Subarea Land Use Plan map, and in a manner more consistent with City development
26 regulations providing guidance on zoning district boundaries.***

27 30. Multiple public comments noted how the requested rezone boundaries deviate somewhat
28 from those generally depicted on the Land Use Plan map for the Badger Mountain Subarea. Staff
29 credibly explained that this may have been the result of mistaken GIS generated maps that were
30 publicly available at the time pre-application meetings for the Sienna Hills project took place, which
31 showed zoning boundaries in more of a straight line configuration, which was used to generated the
32 map included in the rezone application itself. For reasons explained below, the Examiner believes
33 the rezone should be approved, but with zoning boundaries adjusted to be more consistent with the
34 Badger Mountain Subarea plan policies and its Land Use Plan map, and in a manner more consistent
35 with City development regulations that provide guidance on where zoning district boundaries should
36 be located.

37 31. RMC 23.08.050 provides guidelines that city officials should seek to follow when

38 **FINDINGS OF FACT, CONCLUSIONS AND
39 RECOMMENDATION RE: SIENNA HILLS
40 REZONE APPLICATION TO CHANGE A 98+ ACRE
41 SITE FROM AG (AGRICULTURE) TO ZONING
42 DISTRICTS IN ACCORD WITH LAND USE
43 DESIGNATIONS PROVIDED FOR THE AREA IN
44 THE CITY'S COMPREHENSIVE PLAN –
45 FILE NO. Z2019-106**

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

determining where zoning district boundaries should be located. For instance, where streets, alleys, or highways might be present, the actual centerline shall be construed to be the boundary; where district boundaries are indicated on maps as approximately following the lot or tract lines, the actual lot or tract lines shall be construed to be the boundary of such use district; and where a district boundary divides a tract in unsubdivided property, the location of zoning boundaries should seek to approximate the dimensions and scale appearing on any available sectional district map. In this application, there appears to be no formally adopted sectional district map, but only the general Land Use Plan map from page 19 of the Badger Mountain Subarea Plan.

32. Because this rezone application has been reviewed in conjunction with the connected preliminary plat application, which includes proposed street alignments that appear to be based on logical topographical and other site-specific conditions, particularly including an east-west roadway identified as “C-Street”, the Examiner finds and concludes that the C-Street alignment should be used as the proper zoning district boundary to the fullest extent possible, in keeping with guidelines that list the centerline of available streets as the first rule for placement of zoning district boundaries. (*See RMC 23.08.050(A), discussed above*). This adjustment to the requested rezone boundaries would also be more consistent with the green line, or Civic, i.e. “Trail”, alignment running east/west through the rezone area immediately south of a future east/west roadway generally depicted on the BMSP Land Use Plan map. Where the roadway (C-Street) moves north, and becomes B-Street, on the western portion of the rezone site, the zoning boundary should follow a logical lot line for the stormwater tract from east to west, ending at the rezone area’s western boundary, shown as Gage Blvd. on the proposed preliminary plat map.

33. The proposed rezone boundaries and zoning districts for properties located east of Burmuda road should be approved as submitted by the applicant and described in the Staff Report.

34. As shown in the application materials, the small node of Commercial / C-LB zoning in the western part of the rezone-area appears to float without purpose or reason away from any intersection, where commercial uses are more commonly located, especially when they are part of a subdivision proposal with mixed zoning assignments. The Examiner finds and concludes that the Badger Mountain Subarea Plan Land Use map for the affected area envisions a small commercial space in the rezone-area that should be located where future east-west and north-south roadways serving the property intersect, in the lower southwest portion of the site, appearing to be served/accessible using the green “trail” area on the Land Use Plan map. The range of uses permitted outright in the C-LB zone would be better served if located at an intersection and with easy access to the Badger Mountain Subarea trail network. As proposed, the small Commercial zone location is illogical, and poorly placed. It should be moved, to the northeast corner of the future intersection of C-Street (the east-west roadway) and Bent Road (the extension of a north-south roadway running through the rezone site). This move is further supported by the placement of the wide-trail/walkway that will be required to run along the southern alignment of C-Street, meaning pedestrians or non-motorized forms of transportation could easily access the small C-LB site.

35. With modifications and conditions described above, the requested rezone will be more

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
REZONE APPLICATION TO CHANGE A 98+ ACRE
SITE FROM AG (AGRICULTURE) TO ZONING
DISTRICTS IN ACCORD WITH LAND USE
DESIGNATIONS PROVIDED FOR THE AREA IN
THE CITY’S COMPREHENSIVE PLAN –
FILE NO. Z2019-106**

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

consistent with the Badger Mountain Subarea Plan and zoning boundary placement guidelines in existing city codes, and it will be in the public interest.

36. In any event, the final action of the City Council will control in this rezoning matter, over potential challenges that the requested rezone somehow is a modest deviation from map lines allegedly carved in stone (which they are NOT) in the City's Comprehensive Plan provisions for the rezone-property, i.e. the map found on page 19 of the BMSP. The Washington Supreme Court has long maintained that: "We resolve any conflict between a city's comprehensive plan and specific zoning regulation in favor of the zoning regulation." (*Citizens for Mount Vernon v. City of Mount Vernon*, 133 Wn.2d 861, 873, 947 P.2d 1208 (1997); also see *Chinn v City of Spokane*, 173 Wn. App. 89, 293 P.3d 401 (Div. II, 2013)("Even if Comprehensive Plan provisions were mandatory, such that they conflicted with City zoning regulations, we resolve conflicts between a city's comprehensive plan and its specific zoning regulations in favor of the zoning regulations.")).

37. Given the extensive public review, issue-specific SEPA analysis, and balancing of land-use needs throughout the City, which all occurred as part of the City's 10-year Comprehensive Plan Update process completed in 2017, and which modified the designated land uses for the rezone-area, the Examiner finds that any decision to deny the pending request would be difficult to defend in any appeal. Instead, substantial evidence supports the rezone request, as modified by this recommendation, and the request is seeking to implement and effectuate policies and land-use designations assigned to the area in the Badger Mountain Subarea Plan portion of the City's Comprehensive Plan.

38. For all these reasons, and others included in the Staff Report and this Recommendation, the Sienna Hills Rezone application merits approval, as modified and conditioned herein.

39. City staff complied with all applicable public notice requirements for the rezone application and the public hearing held for the matter. (*Staff Report, Exhibits 2 and 4, copies of various public notices published and mailed, and SEPA DNS*).

40. Because all future, project-specific development proposals are required to follow City development regulations, including those addressing traffic impacts, impact fees, and the like, the rezone is not likely to have any material impact on capacity for the existing local street system surrounding the property.

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

41. As part of the review process, City staff confirmed that adequate utilities, including without limitation water, power, and sewer, are readily available to serve the property, though most will require extensions or modifications to serve portions of the property, the cost of which is typically borne by the developer of a specific project, or financed using an LID, latecomer's agreement, or other available options. *Staff Report, pages 5-6.*

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
REZONE APPLICATION TO CHANGE A 98+ ACRE
SITE FROM AG (AGRICULTURE) TO ZONING
DISTRICTS IN ACCORD WITH LAND USE
DESIGNATIONS PROVIDED FOR THE AREA IN
THE CITY'S COMPREHENSIVE PLAN –
FILE NO. Z2019-106

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

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

4 42. As explained elsewhere in this Recommendation, the rezone site is already assigned land use
5 designations in the City's Comprehensive Plan that are consistent with those requested through this
6 rezone. The modifications included as part of this Recommendation will make the requested rezone
7 boundaries more consistent with the Badger Mountain Subarea Plan.

8 43. Based on the record, the Examiner finds and concludes that the requested rezone is not
9 inconsistent with existing land uses located on or zoning designations assigned to surrounding
10 properties in the area.

11 44. Standing alone, the requested rezone, as modified herein, conforms to the Comprehensive
12 Plan, because the plan already identifies the property as suitable for the uses and zoning districts
13 proposed in the application materials.

14 ***General findings.***

15 45. As modified and conditioned herein, the requested rezone bears a substantial relationship to
16 the public health, safety, and general welfare. The requested rezone is appropriate in the context of
17 adjacent properties.

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

21 **VI. CONCLUSIONS.**

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

24 1. As modified and conditioned in this Recommendation, the applicant has met its burden to
25 demonstrate that the requested rezone conforms to, and in fact implements objectives of, the City's
26 Comprehensive Plan. *Findings; Staff Report.*

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

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

5 **FINDINGS OF FACT, CONCLUSIONS AND**
6 **RECOMMENDATION RE: SIENNA HILLS**
7 **REZONE APPLICATION TO CHANGE A 98+ ACRE**
8 **SITE FROM AG (AGRICULTURE) TO ZONING**
9 **DISTRICTS IN ACCORD WITH LAND USE**
10 **DESIGNATIONS PROVIDED FOR THE AREA IN**
11 **THE CITY'S COMPREHENSIVE PLAN –**
12 **FILE NO. Z2019-106**

GARY N. McLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND

CITY HALL – 505 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

the subject property

4. Development regulations, including without limitation those requiring traffic analysis for specific proposals, will apply to any future project built on the site.

5. Based on the record, the applicant demonstrated that its rezone application merits approval, if modified and conditioned as provided in this Recommendation, meeting its burden of proof imposed by RMC 19.60.060.

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

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

VII. RECOMMENDATION and CONDITIONS of APPROVAL.

Based upon the preceding Findings and Conclusions, the Hearing Examiner recommends that the Sienna Hills rezone application (File No. Z2019-106) to rezone a 98+acre site, assigning zoning districts to portions of the property using boundaries as described, modified and conditioned below, should be **APPROVED**.

To eliminate potential confusion and misunderstandings about specific zoning districts that will be assigned to the Sienna Hills area, Staff should work with the applicant to generate a revised Rezone Map that illustrates the modified zoning district boundaries described herein, for review and initials of the Hearing Examiner, to be submitted with this Recommendation for final consideration and approval by the City Council.

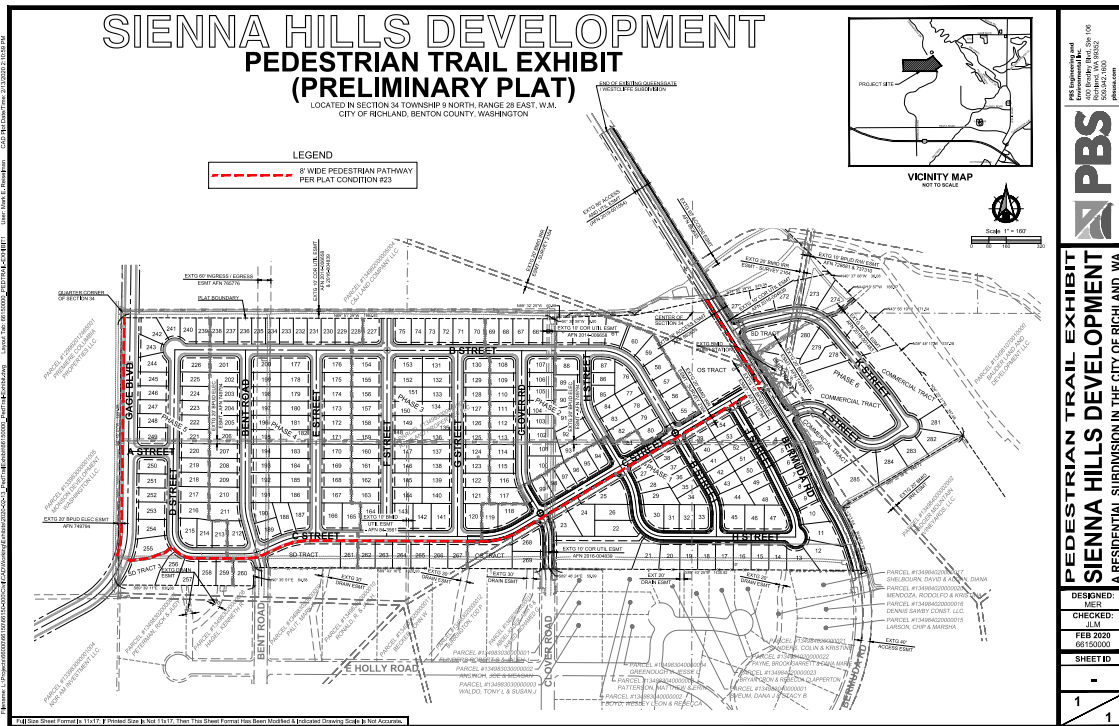
CONDITIONS OF APPROVAL FOR REZONE

1. TRAIL/PEDESTRIAN PATHWAY REQUIREMENT – Consistent with, and to effectuate development of a “civic use,” i.e. a pedestrian trail alignment running through the rezone area, as addressed in the Badger Mountain Subarea Plan, any future development on the Sienna Hills rezone site (whether under the current proposed subdivision plan, assigned File No. S2019-101, or any subsequent subdivision or development permit proposal regarding relevant portions of the rezone-property addressed in this Recommendation) shall include dedication and development of a pedestrian pathway/trail/sidewalk at least 8-feet wide, generally running along the south-side of an east/west street alignment in the rezone area, between the property’s western boundary and Bermuda Road on the east. Construction of a trail substantially similar to that described in Condition No. 23 of the Examiner’s Recommendation of Approval for the Sienna Hills Preliminary Plat, assigned File No. S2019-101, as depicted on Exhibit 25 from such file, republished below, subject to review and

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
REZONE APPLICATION TO CHANGE A 98+ ACRE
SITE FROM AG (AGRICULTURE) TO ZONING
DISTRICTS IN ACCORD WITH LAND USE
DESIGNATIONS PROVIDED FOR THE AREA IN
THE CITY’S COMPREHENSIVE PLAN –
FILE NO. Z2019-106**

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

approval by the Director as part of final engineering design review, shall satisfy this Condition of Approval for the requested rezone.



Ex. 25, from Sienna Hills Preliminary Plat, File No. S2019-101

2. ZONING DISTRICT BOUNDARIES –

The official zoning map for the City of Richland and corresponding zoning classifications for the Sienna Hills Rezone site, located within Benton County Assessor Parcel No. 134983000001005, should be amended and approved as follows:

- A. LOWER PORTION OF REZONE SITE SHOULD BE RECLASSIFIED FROM AG TO R-1-10, LOW-DENSITY SINGLE FAMILY RESIDENTIAL – Using the final centerline of the proposed C-Street alignment in the Sienna Hills Preliminary Plat, shown in the image of Ex. 25 above, as reviewed and approved by the Director following final engineering design review, property to the south of such line from Bermuda Road on the east to D Street on the west, then continuing to the rezone-area's western boundary along the northern lot-line for stormwater Tract 3, shall be reclassified from AG (Agriculture) to R-1-10 (Single Family Residential);

FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDATION RE: SIENNA HILLS REZONE APPLICATION TO CHANGE A 98+ ACRE SITE FROM AG (AGRICULTURE) TO ZONING DISTRICTS IN ACCORD WITH LAND USE DESIGNATIONS PROVIDED FOR THE AREA IN THE CITY'S COMPREHENSIVE PLAN – FILE NO. Z2019-106

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

1 B. EXCEPT FOR THE SMALL COMMERCIAL NODE, THE UPPER PORTION OF REZONE SITE
2 SHOULD BE RECLASSIFIED FROM AG TO R-2, MEDIUM DENSITY RESIDENTIAL – Using the C-
3 Street/northern lot line for stormwater Tract 3 boundary described above, except for the small
4 Commercial area addressed below, property to the north of such line from Bermuda Road on
the east to the rezone-area's western boundary shall be reclassified from AG (Agriculture) to
R-2 (Medium Density Residential);

5 C. COMMERCIAL NODE – Using final centerlines of public streets constructed on the site
6 as the east, west, and southern boundary, and lot lines approved for any final plat addressing
7 relevant portions of the rezone-area as the northern boundary, property located between Bent
8 Road on the west, E Street on the east, C Street on the south, and final lot lines on the north,
for an area at least 7.5 acres (noting original proposal was for 7.83 acres of Commercial land
area), shall be reclassified from AG (Agriculture) to C-LB (Commercial, Limited Business);

9 D. AREA EAST OF BERMUDA ROAD ALIGNMENT – Using the final centerline of Bermuda
10 Road as depicted on the Sienna Hills Preliminary Plat map shown on Ex. 25 above, the area
11 east of Bermuda Road to the rezone area's eastern boundary shall be reclassified from AG
(Agriculture) to R-1-10 (Single Family Residential) on the northern and southern portions of
such area, with C-LB (Commercial, Limited Business) in the central portion of such area, as
depicted on page 4, Figure 2.1, of the Staff Report, the original rezone application map.

12
13 ISSUED this 3rd Day of March, 2020

14 

15
16 Gary N. McLean
Hearing Examiner

17
18
19
20 Attachment: Proposed Rezone Map, to be generated by Staff and Applicant, depicting boundaries
21 and zoning classifications addressed in this Recommendation (to be included as part
of City Council packet).

22
23
24 FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
25 REZONE APPLICATION TO CHANGE A 98+ ACRE
SITE FROM AG (AGRICULTURE) TO ZONING
DISTRICTS IN ACCORD WITH LAND USE
26 DESIGNATIONS PROVIDED FOR THE AREA IN
THE CITY'S COMPREHENSIVE PLAN –
FILE NO. Z2019-106

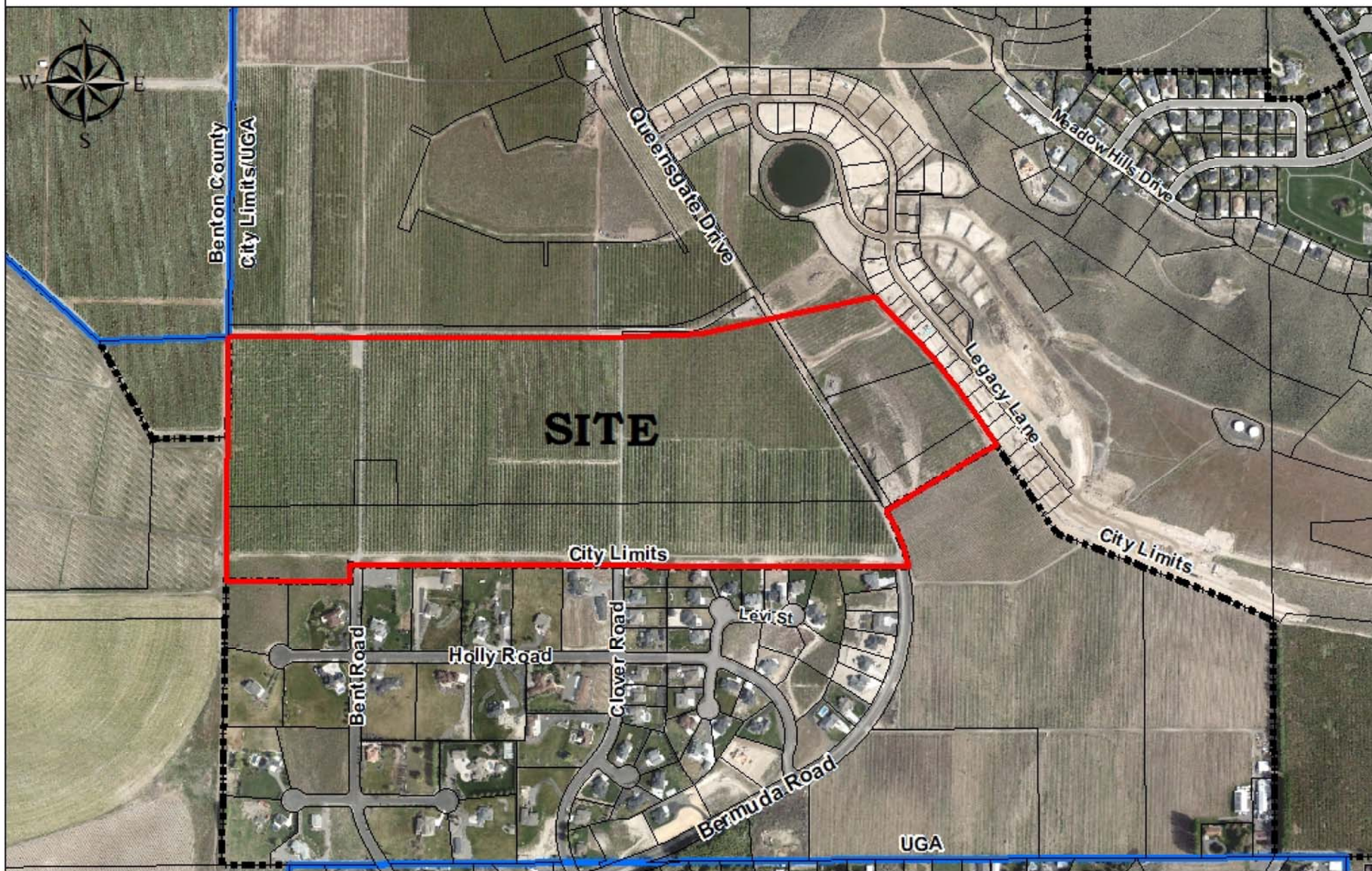
GARY N. MCLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND
CITY HALL – 505 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

Vicinity Map

Item: Sienna Hills Rezone

Applicant: Richland Properties LLC c/o Greg Johnson

File #: Z2019-106





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 7/21/2020

Agenda Category: Resolutions - Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 104-20, Setting a Meeting Date to Meet with the Proponents of the Allenwhite Annexation

Department:

Development Services

Ordinance/Resolution Number:

104-20

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 104-20, setting a meeting date to meet with the proponents of the Allenwhite annexation.

Summary:

Owners James & Luray Plaisted, Michael & Jolene Grimes, and Lenny & Andrea Perkins have submitted a letter requesting annexation of their properties located at 1049, 1063 and 1065 Allenwhite Drive into the City of Richland.

City Council is required by state law to meet with the annexation proponents to discuss the merits of their request during a regular City Council meeting. Adoption of Resolution No. 104-20 authorizes the property owners to formally submit a petition/application to the Development Services Department to officially begin the annexation process, and directs the Planning Commission to conduct a public hearing to determine the appropriate zoning classification for the sites prior to returning the item back to City Council for further review and processing.

Staff recommends adoption of Resolution No. 104-20.

Fiscal Impact:

No impacts to the City's budget are anticipated at this time.

Attachments:

1. Resolution No. 104-20
2. Allenwhite Drive Annexation Request
3. Vicinity Map

RESOLUTION NO. 104-20

A RESOLUTION of the City of Richland setting a meeting date to review a proposed annexation of approximately 2.08 acres located at 1063 Allenwhite Drive, 1049 Allenwhite Drive and 1065 Allenwhite Drive in Section 23, Township 9 North, Range 28 East W.M., Benton County, Washington.

WHEREAS, the City received a written request for the annexation of properties owned by Michael & Jolene Grimes (1063 Allenwhite Drive), James & Luray Plaisted (1049 Allenwhite Drive) and Lenny & Andrea Perkins (1065 Allenwhite Drive); and

WHEREAS, Richland City Council was presented with the request at its regular meeting on July 21, 2020; and

WHEREAS, RCW 35.13.125 requires the legislative body to set a date for a meeting with the annexation petitioners.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the regular meeting date of **August 4, 2020** is hereby established as the date on which Richland City Council will meet with the annexation petitioners.

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 21st day of July, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

February 11, 2020

Mr. Mike Stevens, Planning Manager

City of Richland Development Services Dept.

RE: Annexation Request

Mr. Stevens,

Please accept this letter as our request for annexation by the City of Richland for the below listed Benton County properties.

1049 Allenwhite Dr. Owners: James and Luray Plaisted

1063 Allenwhite Dr. Owners: Michael and Jolene Grimes

1065 Allenwhite Dr. Owners: Lenny and Andrea Perkins

Per Telcom James Plaisted

James Plaisted

Luray Plaisted

Luray Plaisted

Michael Grimes

Michael Grimes

Jolene Grimes

Jolene Grimes

Lenny Perkins

Lenny Perkins

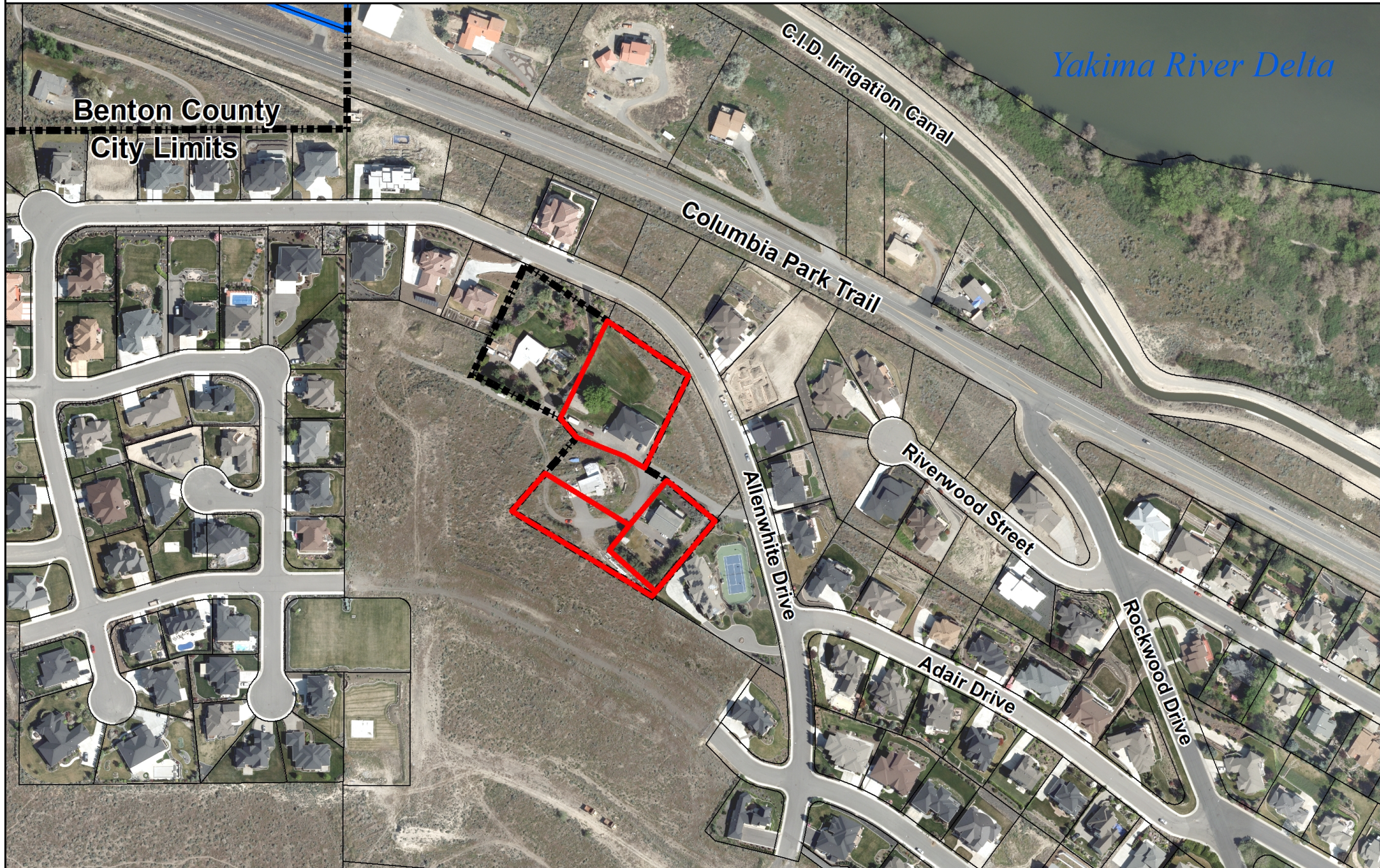
Andrea Perkins

Andrea Perkins

Please proceed with the process as expeditiously as possible.

Vicinity Map

Item: Allenwhite Annexation (2-Acres)
Applicant: Plaisted, Grimes & Perkins
File #: ANX2020-101





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 7/21/2020

Agenda Category: Resolutions - Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 105-20, Approving the Circulation of an Annexation Petition for the Zinsli Annexation

Department:

Development Services

Ordinance/Resolution Number:

105-20

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 105-20, authorizing circulation of an annexation petition for the Zinsli annexation.

Summary:

During its regularly scheduled meeting on June 24, 2020, the Richland Planning Commission recommended to Richland City Council that the land subject to the Robert Zinsli annexation request, which is located at 771 Shockley Road, be zoned R-1-I-10 (Residential Low-Density) in conformance with the Low-Density Residential Comprehensive Land Use Designation assigned to it by the City of Richland Comprehensive Plan.

The next step in the annexation process is for City Council to authorize circulation of the annexation petition. Upon approval of Resolution No. 105-20, staff will send the signed petition to the Benton County Assessor's Office for certification prior to returning the item to Council for additional action.

Staff recommends adoption of Resolution No. 105-20.

Fiscal Impact:

Approval of the proposed annexation request will likely result in more residential lots being created, which adds tax revenue to the City's budget.

Attachments:

1. Resolution No. 105-20
2. ANX2019-101 Full Staff Report - Zinsli Annexation
3. Zinsli Annexation Vicinity Map

RESOLUTION NO. 105-20

A RESOLUTION of the City of Richland authorizing the circulation of a petition proposing annexation of approximately 8.52 acres located at 771 Shockley Road in Section 27, Township 9 North, Range 28 East W.M., Benton County, Washington.

WHEREAS, Richland City Council has, through adoption of Resolution No. 15-20 on January 21, 2020, called for the annexation process of 8.52 acres located at 771 Shockley Road; and

WHEREAS, the Richland Planning Commission held a public hearing on June 24, 2020 to consider appropriate zoning designations for the proposed annexation area, thus fulfilling the directives included in Resolution No. 15-20.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that circulation of the attached petition calling for annexation of 8.52 acres located at 771 Shockley Road is hereby authorized.

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 21st day of July, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

**PETITION FOR ANNEXATION
TO CITY OF RICHLAND, WASHINGTON**

Proposed Annexation Name: **Zinsli Annexation**

The Honorable Mayor and City Council:

I, the undersigned, who owns not less than sixty percent (60%) in value, according to the assessed valuation for general taxation, the real property geographically depicted on the map attached hereto as Attachment 1 and legally described in Attachment 2 attached hereto, lying contiguous to the City of Richland, Washington, do hereby petition that such territory be annexed to and made a part of the City of Richland under the provisions of RCW 35.13.130 et. seq.

Prior to the circulation of this petition, a meeting was held on the 21st day of January, 2020, between the initiating party of this annexation and the Council of the City of Richland, at which time the Council passed Resolution No. 15-20, accepting the notice of intention to commence annexation proceedings for the real property geographically depicted on the map attached hereto as Attachment 1 and legally described in Attachment 2 attached hereto. Resolution No. 15-20 also (1) indicated that the annexation be accepted as proposed; (2) required the assumption of an appropriate share of all existing indebtedness of the City by the area to be annexed upon annexation authorized; and (3) directed the planning commission to propose and forward a recommendation to the city council as to the most appropriate zoning designation for the area proposed to be annexed.

On June 24, 2020, the Richland Planning Commission conducted a public hearing and recommended that R-1-10 Single Family Residential zoning was the most appropriate zoning designation for the proposed annexation area. On July 21, 2020, the Council passed a resolution authorizing the circulation of an annexation petition for annexation of the real property geographically depicted on the map attached hereto as Attachment 1 and legally described in Attachment 2 attached hereto.

WHEREFORE, I, the petitioner, pray that the City Council of the City of Richland, Washington entertain this petition, fix a date for a public hearing hereon, and cause notice of the hearing to be published in one or more issues of a newspaper of general circulation in the City, and to post the notice in three public places within the area proposed for annexation specifying the time and place of the hearing and inviting all interested persons to appear and voice approval or disapproval of the annexation.

INSTRUCTIONS FOR SIGNING PETITION

The following conditions should be noted for those signing the petition as owners of property:

1. Each signature shall be executed in ink or indelible pencil and shall be followed by the name of the signer, the date of signing, and the property description of the property within the proposed annexation owned by the signor.
2. The signature of a record owner, as determined by the records of the county auditor, shall be sufficient without the signature of his or her spouse;
3. In the case of mortgaged property, the signature of the mortgagor shall be sufficient, without the signature of his or her spouse;
4. In the case of property purchased on contract, the signature of the contract purchaser, as shown by the records of the county auditor, shall be deemed sufficient, without the signature of his or her spouse;
5. Any officer of a corporation owning land within the area involved, who is duly authorized to execute deeds or encumbrances on behalf of the corporation, may sign under oath on behalf of such corporation, and shall attach to the petition a certified excerpt from the bylaws of such corporation showing such authority.
6. When property stands in the name of a deceased person or any person for whom a guardian has been appointed, the signature of the executor, administrator, or guardian, as the equivalent to the signature of the owner of the property; and
7. When a parcel of property is owned by multiple owners, the signature of an owner designated by the multiple owners is sufficient.

WARNING

Every person who signs this petition with any other than his or her true name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when he or she is not a legal voter, or signs a petition when he or she is otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor. *See RCW 35.21.005.*

Assessor's Parcel Number(s): 127982000004000

Property Owner(s): Robert Zinsli

Site Address: 771 Shockley Road

Signature: By: Robert Zinsli Date: June 25, 2020

Name of Person Signing: Robert Zinsli

Attachment 1
Proposed Zinsli Annexation

**Vicinity
Map**

Item: Annexation
Applicant: Robert Zinsli



Attachment 2
Proposed Zinsli Annexation Legal Description

Parcel 2 of Record of Survey 5204

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION WHICH IS SOUTH 89°52'30" EAST 748 FEET FROM THE NORTHWEST CORNER THEREOF, THENCE SOUTH 1'25' WEST PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION 1060.50 FEET. THENCE NORTH 38°25' EAST 276 FEET. THENCE NORTH 57°07' EAST 166.10 FEET. THENCE NORTH 39°02' EAST 293.80 FEET. THENCE NORTH 1°31'25" EAST 524.63 FEET TO A POINT ON THE NORTH LINE OF SAID SUBDIVISION. THENCE NORTH 89°52'30" WEST ALONG SAID NORTH LINE 483.75 FEET TO THE POINT OF BEGINNING.

EXCEPT PORTION CONVEYED TO THE CITY OF RICHLAND FOR ROAD PURPOSES UNDER AUDITOR'S FILE NO. 2003-013621.

TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 09 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID SECTION 27 THENCE NORTH 89°14'51" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 748.00 FEET TO THE NORTHWEST CORNER OF THE PARCEL AS DESCRIBED UNDER AUDITORS FILE NUMBER 680225; THENCE SOUTH 00°32'21" WEST ALONG THE WESTERLY LINE OF SAID PARCEL 30.01 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SHOCKLEY ROAD; THENCE NORTH 89°14'51" EAST ALONG SAID LINE 485.43 FEET TO THE EASTERN LINE OF SAID PARCEL; THENCE SOUTH 00°45'09" WEST ALONG SAID LINE 493.62 FEET TO AN ANGLE POINT IN SAID LINE; THENCE SOUTH 38°09'21" WEST ALONG SAID LINE 66.33 FEET TO THE TRUE POINT OF BEGINNING;

**THENCE CONTINUING ALONG SAID LINE SOUTH 38°09'21" WEST 41.00 FEET;
THENCE SOUTH 51°50'39" EAST 15.00 FEET;**

CONTAINS 8.48 ACRES.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: ANX2019-101

PREPARED BY: MIKE STEVENS
MEETING DATE: MARCH 25, 2020

GENERAL INFORMATION:

APPLICANT: ROBERT ZINSLI (ANX2019-101)

REQUEST: CONSIDERATION OF APPROPRIATE ZONING FOR A
PROPOSED ANNEXATION.

LOCATION: LAND LOCATED AT 771 SHOCKLEY ROAD

REASON FOR REQUEST:

The City is currently considering the annexation of an 8.52 acre site located south of Shockley Road. City Council authorized the annexation process to begin through the adoption of Resolution No. 15-20, which directed the Planning Commission to consider what zoning would be appropriate for this site.

BACKGROUND

The City is evaluating a proposal to annex approximately 8.52 acres consisting of a single parcel located south of Shockley Road at 771 Shockley Road. The site is a portion of an unincorporated island within the City. The unincorporated island consists of one other property which is approximately six (6) acres in size. The other property owners within this island area were approached to determine their interest in annexation but declined to participate in the annexation.

The City Council passed resolution No. 15-20 authorizing the annexation proceedings to begin. The next step includes the Planning Commission to consider what zoning designation(s) would be appropriate if the property were to be annexed.

SITE DATA

Size: Approximately 8.52 acres.

Ownership: The proposed annexation site is comprised of a single parcel under the ownership of Robert Zinsli.

Current Use: The majority of the site is undeveloped with the exception of one single family residence and several detached accessory structures.

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

Utilities: Both City water and sewer services are immediately available to serve the proposed annexation area. Utilities are located within Shockley Road and within Jolianna Drive, both of which adjoin the site.

Existing County Zoning: Urban Growth Area Residential.

SURROUNDING LAND USES

North: A large lot single family residence, KID irrigation pond and vacant property.

South: Single family residential development of Westcliffe Phase 1 and Jolianna Heights.

East: Single family residential.

West: Large lot single family residence.

PROPOSED ZONING

There are three single family zoning designations that could be applied to the property that would implement the low density residential comprehensive plan designation: the R-1-10 and R-1-12 zones and Suburban Agriculture (SAG). A copy of the residential and agriculture zoning codes are attached.

ANALYSIS

The R-1-10, R-1-12 and SAG zones would be consistent with the comprehensive plan designation of Low Density Residential. Areas of R-1-10 zoning are located immediately south of the site and represents the majority of zoning south of Shockley Road within this and adjoining neighborhoods. Given the proximity of the site to an area that is already zoned R-1-10, it is the most logical choice for the site. Furthermore, it should be noted that the owners of the property located directly east of the site have discussed the merits of a rezone application with the city that would result in their property being rezoned from SAG to R-1-10.

SUMMARY

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

FINDINGS OF FACT

1. The site is within the City of Richland's Urban Growth Area boundary as those boundaries were established with the adoption of the Benton County Comprehensive Plan in 1998 and subsequent periodic updates;
2. The City's comprehensive plan designates the site as suitable for low density residential land uses;

3. The site contains a single family residence and the bulk of the property is currently undeveloped;
4. Land to the immediate west consists of one unincorporated property that is approximately six (6) acres in size and developed with a single family residence. Land to the east is located within the city limits and is approximately 3.43 acres in size, zoned Suburban Agriculture (SAG) and is also developed with a single family residence. Lands to the south within city limits are developed with the single family subdivisions known as Westcliffe and Jolianna Heights. Lands to the north of Shockley Road are also within city limits and are zoned either Agriculture or Multi-Family Residential (R-3).
5. Application of R-1-10 Single Family Residential zoning district is appropriate for the site that is designated as low density residential under the current comprehensive plan designation;

CONCLUSIONS OF LAW:

1. Based on the above findings of fact, assignment of R-1-10 Single Family Residential zoning would be in the best interest of the City of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (ANX2019-101) and recommend to the City Council assignment of R-1-10 Single Family Residential zoning.

EXHIBITS

- A. Annexation Request Letter and Resolution No. 03-20
- B. Resolution No. 15-20
- C. Chapter 23.18 of the Richland Municipal Code – Residential Zones
- D. Chapter 23.14 of the Richland Municipal Code – Agriculture Zones
- E. Maps

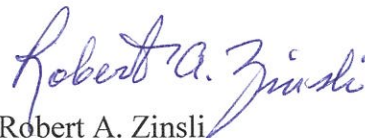
CITY OF RICHLAND
Development Services

Sept. 12, 2019

Attn: Mike Stevens

I am the sole owner of 8.52 acres of land located at 771 Shockley Road. The property is part of Benton County but is in the City limits.. Over the years the City has developed on all sides of the property. The land is currently under contract "for sale" to a developer who has requested assurance that the City of Richland will annex the property. The developer is working with Smart Realty regarding the purchase.

Please consider this letter as a request to initiate annexation proceedings to the extent a letter can be provided assuring annexation..



Robert A. Zinsli
771 Shockley Road
Richland , WA 99352

509-947-5699

RESOLUTION NO. 03-20

A RESOLUTION of the City of Richland setting a meeting date to review a proposed annexation of approximately 8.48 acres located at 771 Shockley Road in Section 27, Township 9 North, Range 28 East W.M., Benton County, Washington.

WHEREAS, the City received a written request for the annexation of property owned by Robert Zinsli; and

WHEREAS, Richland City Council was presented with the request at its regular meeting of January 7, 2020; and

WHEREAS, RCW 35.13.125 requires the legislative body to set a date for a meeting with the annexation petitioners.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the regular meeting date of January 21, 2020 is hereby established as the date on which Richland City Council will meet with the annexation petitioners.

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

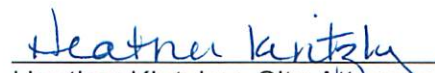
ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 7th day of January, 2020.


Robert J. Thompson, Mayor

Attested by:


Jennifer Rogers, City Clerk

Approved as to form:


Heather Kintzley, City Attorney

RESOLUTION NO. 15-20

A RESOLUTION of the City of Richland accepting a request for annexation of approximately 8.52 acres located at 771 Shockley Road in Section 27, Township 9 North, Range 28 East W.M., Benton County, Washington.

WHEREAS, Robert A. Zinsli, the owner of a 8.52 acre tract submitted a letter to the City requesting annexation; and

WHEREAS, on January 7, 2020, Richland City Council was presented with the request for annexation and passed Resolution No. 03-20, establishing January 21, 2020 as the date for Council to meet with the proponents of the annexation; and

WHEREAS, City Council met with the annexation proponents on January 21, 2020, and reviewed the proposed annexation as required by RCW 35.13.125.

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

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

1. That the annexation be accepted as proposed; and
2. That the area to be annexed assume an appropriate share of all existing City indebtedness.

Section 2. The Richland Planning Commission is hereby directed to review the proposal and forward a recommendation to City Council as to the most appropriate zoning designation(s) for the area proposed for annexation.

Section 3. Pursuant to RCW 35.13.140, a public hearing will be scheduled and duly advertised for City Council to take public testimony on the proposed annexation. The public hearing will occur on a date certain after the Richland Planning Commission has forwarded the above-described recommendation.

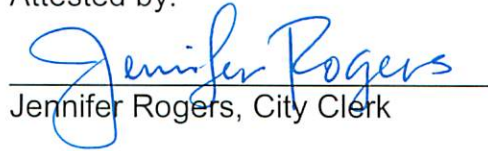
BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 21st day of January, 2020.



Ryan Lukson, Mayor

Attested by:



Jennifer Rogers, City Clerk

Approved as to form:



Heather Kintzley, City Attorney

Chapter 23.18

RESIDENTIAL ZONING DISTRICTS

Sections:

- 23.18.010 Purpose of residential use districts.
- 23.18.020 Residential performance standards and special requirements.
- 23.18.025 Single-family residential design standards.
- 23.18.030 Residential use districts permitted land uses.
- 23.18.040 Site requirements for residential use districts.
- 23.18.050 Parking standards for residential use districts.

23.18.010 Purpose of residential use districts.

Five residential zone classifications permit a variety of housing and population densities without conflict. Protection is provided against hazards, objectionable influences, traffic, building congestion and lack of light, air and privacy. Certain essential and compatible public service installations are permitted in residential use districts.

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

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

C. The medium-density residential (R-2) is a residential zone classification permitting a higher density of population including the establishment of duplex dwellings and providing for these single-and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.

D. The medium-density residential small lot (R-2S) is a residential zone classification permitting a higher density of population, encouraging small lot development conducive to energy conservation and to other factors contributing to the production of affordable housing, and including the establishment of duplex dwellings and providing for these one- and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.

E. The multiple-family residential use district (R-3) is a residential zone classification allowing for the location of multiple-family dwellings, duplexes and attached and detached one-family dwellings and providing a high degree of protection for such uses and adjacent low-density residential development. This classification shall be designed to give protection from hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and installations are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated high-density residential (10.1 or more dwellings per acre) under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02].

23.18.020 Residential performance standards and special requirements.

A. High-Density Residential Small Lot Special Requirements. In order to assure consistency with the purpose of the R-2S district, as stated in RMC 23.18.010(D), and further to avoid potential negative and undesirable effects that

may result from the higher density of development afforded in an R-2S zone, the following special requirements and provisions shall apply:

1. Any application for reclassification of land to R-2S shall be accompanied by an application for preliminary plat approval submitted in accordance with RMC 24.12.010. In addition, the following information shall be submitted with the application for preliminary plat:
 - a. A street landscaping plan showing the location and type of landscaping proposed;
 - b. Information showing the location, dimensions and character of recreational facilities and/or open space, including paths and trails; and
 - c. Utilization of curvilinear, cul-de-sac and/or loop streets or other appropriate design solutions to assist in modulating the interface of the residential buildings with the streets.
2. The planning commission and city council may, in keeping with the intent of this section, impose requirements and conditions on the approval of the preliminary plat or zoning reclassification as deemed appropriate. These conditions may include, but are not limited to, architectural design parameters, screening and buffering treatments, and supplemental open space and/or recreational facility requirements. Compliance with these conditions shall be demonstrated precedent to final plat and/or building permit approval as appropriate.
3. A combined front yard setback configuration and street-facing residential architectural elevation may be repeated continuously on no more than five lots before a different combination must be utilized. Regardless of the street facing architectural elevation, a front yard setback configuration may be repeated on no more than 10 lots before a different setback configuration must be utilized. The administrative official may approve variations to this requirement which, in his judgment, accomplish the intent of avoiding a monotonous interface of the residential buildings with the streets, or are necessary due to constraints or unique characteristics of the site. This requirement shall be satisfied at the time of building permit application.

B. Multiple-Family Residential Use District Special Requirements. In any multifamily residential (R-3) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all multifamily residential structures:

1. Buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential, R-1-10 – single-family residential, R-2 – medium-density residential, R-2S – medium-density residential small lot or any residential planned unit development that is comprised of single-family detached dwellings.
2. Buildings that are within 50 feet of any property that is zoned for single-family residential use (as defined in subsection (B)(1) of this section) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the multifamily zoning district.
3. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.
4. Recreational vehicle parks are permitted in the multifamily residential district (R-3) subject to the issuance of a special use permit meeting the requirements of RMC 23.42.220 and 23.42.240. Further, applicants must demonstrate that their proposed recreational vehicle parks are immediately adjacent to a state highway and that appropriate provisions are put in place to protect adjacent land uses. [Ord. 28-05 § 1.02].

23.18.025 Single-family residential design standards.

Any one-family attached dwelling, one-family detached dwelling or designated manufactured home shall meet the following minimum requirements:

A. All dwellings shall be placed on permanent foundations.

B. At the time of construction, all new single-family dwellings shall be new, not having been previously titled to a retail purchaser and not meeting the definition of a “used mobile home” as defined in RCW 82.45.032(2). [Ord. 28-05 § 1.02].

23.18.030 Residential use districts permitted land uses.

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

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

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

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

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

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

Land Use	R-1-12	R-1-10	R-2	R-2S	R-3
Residential Uses					
Accessory Apartments	A ¹	A ¹	A ¹	A ¹	A ¹
Accessory Buildings ¹⁴	A	A	A	A	A
Adult Family Home	P	P	P	P	P
Apartment/Condominium (3 or More Units)					P
Assisted Living Facility					P
Bed and Breakfast	S ²	S ²	S ²	S ²	P
Day Care Center	S ³	S ³	S ³	S ³	P ³
Designated Manufactured Home	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴
Dormitories, Fraternities and Sororities					P
Dwelling, One-Family Attached			P ⁴	P ⁴	P ⁴
Dwelling, One-Family Detached	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴
Dwelling, Two-Family Detached			P	P	P
Home Occupations	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵
Family Day Care Home	A ³	A ³	A ³	A ³	A ³
Manufactured Home Park			S ⁶	S ⁶	S ⁶

Land Use	R-1-12	R-1-10	R-2	R-2S	R-3
Playground Developed in Conjunction with School, Park or Community Clubhouse	P	P	P	P	P
Nursing or Rest Home					P
Rental of Rooms to Not More Than Four Persons Other Than the Family Occupying the Single-Family Dwelling	A	A	A	A	A
Private Swimming Pools	A ⁷	A ⁷	A ⁷	A ⁷	A ⁷
Recreational Club	p ⁸	p ⁸	p ⁸	p ⁸	p ⁸
Senior Housing					P
Public/Quasi-Public Uses					
Churches	p ⁹	p ⁹	p ⁹	p ⁹	p ⁹
Clubs or Fraternal Societies	p ⁹	p ⁹	p ⁹	p ⁹	p ⁹
Cultural Institutions	p ⁹	p ⁹	p ⁹	p ⁹	p ⁹
General Park Operations and Maintenance Activities	P	P	P	P	P
Golf Courses	P	P	P	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰
Public Agency Buildings	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰
Public Agency Facilities	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰
Public Parks	P	P	P	P	P
Schools	p ¹¹	p ¹¹	p ¹¹	p ¹¹	p ¹¹
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P
Miscellaneous Uses					
Macro-Antennas	P	P	P	P	P
Parking Lots	P	P	P	P	P
Raising Crops, Trees, Vineyards	P	P	P	P	P
Recreational Vehicle Parks					S ^{12,13}

1. RMC 23.42.020
2. RMC 23.42.045
3. RMC 23.42.080
4. RMC 23.18.025
5. RMC 23.42.090
6. RMC 23.42.140
7. RMC 23.42.300
8. RMC 23.42.210
9. RMC 23.42.050
10. RMC 23.42.200
11. RMC 23.42.250
12. RMC 23.42.220
13. RMC 23.18.020(B)(4)
14. Accessory buildings and structures are subject to RMC 23.38.020 – 23.38.070 [Ord. 28-05 § 1.02; Ord. 04-09; Ord. 07-19 § 5].

23.18.040 Site requirements for residential use districts.

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

Standard	R-1-12	R-1-10	R-2	R-2S	R-3
Minimum Lot Area Requirement – One-Family Detached Dwelling	10,000 feet ¹	8,000 feet	6,000 feet	4,000 feet	4,000 feet
Minimum Lot Area Requirement – Two-Family Detached Dwelling	N/A	N/A	10,000 feet	7,000 feet	7,000 feet
Minimum Lot Area Requirement – One-Family Attached Dwellings	N/A	N/A	N/A	3,000 feet	3,000 feet
Maximum Density – Multifamily Dwellings (Units/Square Foot)	N/A	N/A	N/A	N/A	1:3,000
Minimum Lot Width – One-Family Detached Dwelling	90 feet	70 feet	50 feet	42 feet	42 feet
Minimum Lot Width – Two-Family Detached Dwelling	N/A	N/A	70 feet	64 feet	64 feet
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	30 feet	30 feet
Average Lot Size Requirement ²	12,000	10,000	None	None	None
Minimum Front Yard Setback ³	20 feet	20 feet	20 feet	15 feet/18 feet ⁴	20 feet ^{6,10}
Minimum Side Yard Setback	10 feet	10 feet	6 feet	6 feet ⁵	^{6,10}
Minimum Alley/Private Access Easement Setback	6 feet	6 feet	6 feet	6 feet	6 feet
Minimum Rear Yard Setback	25 feet	25 feet	25 feet	20 feet/3 feet ⁷	25 feet ^{6,10}
Maximum Lot Coverage ⁸	40%	40%	40%	50%	33%/45% ^{9,10}
Maximum Building Height – Main Building	30 feet	30 feet	30 feet	30 feet	40 feet ¹⁰
Maximum Building Height – Detached Accessory Buildings ¹¹	16 feet	16 feet	16 feet	16 feet	16 feet

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

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

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

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

b. Residential Districts. In any R district, or any combination therewith, on any corner lot where there is provided a side yard along the interior side lot line at least equal in width to the minimum depth of the rear yard required for the district, the main building may encroach upon the required rear yard up to a line where the remaining rear yard is no less in depth than the minimum width of the side yard required for the district. No accessory buildings may be located in said side yard, except a patio shelter enclosed on no more than two sides by walls or other enclosures and in conformity with the other provisions of this title.

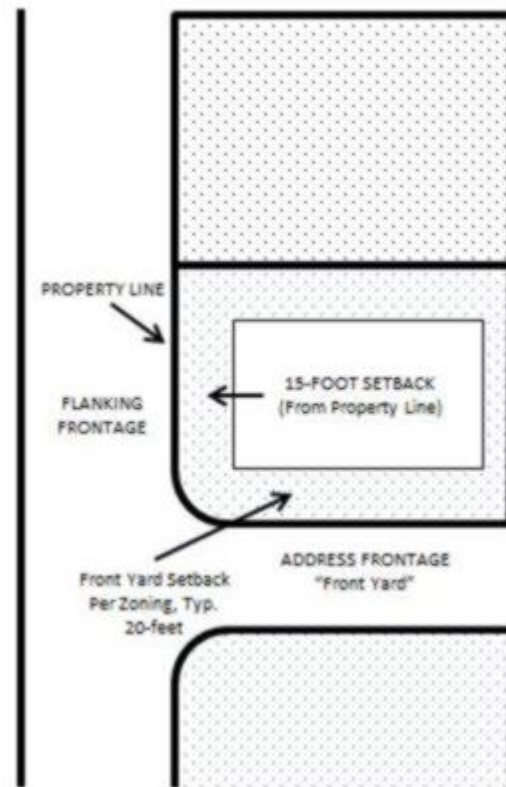
c. The flanking frontage or nonaddress front yard of a corner lot may reduce the front yard setback of said frontage to 15 feet; see diagram below.

4. Front yards shall not be less than 15 feet in front of living areas, up to a maximum of 55 percent of the front lot line, and not less than 18 feet in front of all other areas.

5. Detached one-family or detached two-family dwellings shall have two side yards with each side yard having a width of not less than six feet. A nonattached side of an attached one-family dwelling shall have a side yard having a width of not less than six feet.

6. For multiple-family dwellings and other allowable uses other than one-family attached and one-family and two-family detached dwellings, front yards shall be 20 feet, side yards shall be equal to one foot of side yard for each three feet or portion thereof of building height, and rear yards shall be 25 feet, except as required by RMC 23.18.020(B) when multifamily development is located adjacent to a single-family residential zoning district or development.

7. Rear yards shall be not less than 20 feet in back of living areas and three feet in back of garages or carports up to a maximum of 60 percent of the rear lot line for the garage or carport portion of the rear yard.
8. Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction.
9. Buildings in an R-3 district shall cover not more than 33 percent of the area of the lot except one-family attached dwellings, which may cover up to 45 percent of the area of the lot.
10. Setbacks, building heights, and lot coverage requirements for one-family attached, one-family detached and two-family detached dwellings in the R-3 zoning district shall be the same as those set forth for development in the R-2S zoning district.
11. Detached accessory structures built pursuant to the setback provisions of RMC 23.38.020 are limited to one story.



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

23.18.050 Parking standards for residential use districts.

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

Chapter 23.14

AGRICULTURAL ZONING DISTRICTS

Sections:

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

23.14.010 Purpose of agricultural use districts.

A. The agricultural use district (AG) is a primary zone classification permitting essentially open land uses such as grazing lands or pasture, agriculture, and development of part-time small tract farming and other compatible uses of an open nature such as a cemetery, park, and recreational or similar uses on land which has favorable combinations of slope, climate, availability of water, or soil conditions. This zoning classification is intended to be applied to some portions of the city that are designated as agriculture or as urban reserve under the city of Richland comprehensive plan.

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

23.14.020 Agricultural performance standards and special requirements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

23.14.030 Agricultural use districts permitted land uses.

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

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

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

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

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

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

Land Use	AG	SAG
Agriculture		
Agricultural Use	P	P
Business and Personal Services		
Animal Shelter	S ¹	
Commercial Kennel	S ¹	
Hospital Clinic – Large Animal	S ¹	
Hospital Clinic – Small Animal	S ¹	
Industrial Uses		
Excavating, Processing, Removal of Topsoils, Sand, Gravel, Rock or Similar Natural Deposits	S ²	
Public Uses		
Churches	p ³	p ³
Clubs or Fraternal Societies	p ³	p ³
Cultural Institutions	p ³	p ³
General Park Maintenance and Operations	P	P
Golf Courses	P	P
Passive Open Space Uses	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	p ⁴	p ⁴
Public Agency Buildings	p ⁴	p ⁴
Public Agency Facilities	p ⁴	p ⁴
Public Parks	P	P
Schools	p ⁵	p ⁵
Special Events Including Concerts, Tournaments, and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P
Trail Head Facilities	P	P
Trail for Equestrian, Pedestrian or Nonmotorized Vehicle Use	P	P
Recreational Uses		
Commercial Recreation, Outdoor	S ⁶	
Recreational Vehicle Campgrounds	S ⁷	

Land Use	AG	SAG
Stable, Public	S ⁸	
Retail Uses		
Landscaping Material Sales	S ⁹	
Nursery, Plant	S ⁹	
Parking Lot	A	A
Residential Uses		
Accessory Apartments	A ¹⁰	A ¹⁰
Adult Family Home	P	P
Bed and Breakfast	S ¹¹	S ¹¹
Day Care Center	S ¹²	S ¹²
Designated Manufactured Home	p ¹³	p ¹³
Dwelling, One-Family Detached	p ¹³	p ¹³
Family Day Care Home	A ¹²	A ¹²
Home Occupations	A ¹⁴	A ¹⁴
Private Swimming Pools	A ¹⁵	A ¹⁵
Recreational Club	p ¹⁶	p ¹⁶
Rental of Rooms to Not More Than Four Persons Other Than the Family Occupying the Single-Family Dwelling	A	A
Miscellaneous Uses		
Cemetery	P	
Macro-Antennas	P	P
Raising Crops, Trees or Vineyards	P	P

1. RMC 23.42.040
2. RMC 23.42.070
3. RMC 23.42.050
4. RMC 23.42.200
5. RMC 23.42.250
6. RMC 23.42.175
7. RMC 23.42.230
8. RMC 23.42.190
9. RMC 23.42.105
10. RMC 23.42.020
11. RMC 23.42.045
12. RMC 23.42.080
13. RMC 23.18.025
14. RMC 23.42.090
15. RMC 23.42.300
16. RMC 23.42.210

[Ord. 28-05 § 1.02; amended during 2011 recodification; Ord. 07-19 § 4].

23.14.040 Site requirements for agricultural use districts.

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

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

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

². Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction.
[Ord. 28-05 § 1.02; Ord. 04-09; amended during 2011 recodification].

23.14.050 Parking standards for agriculture use districts.

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

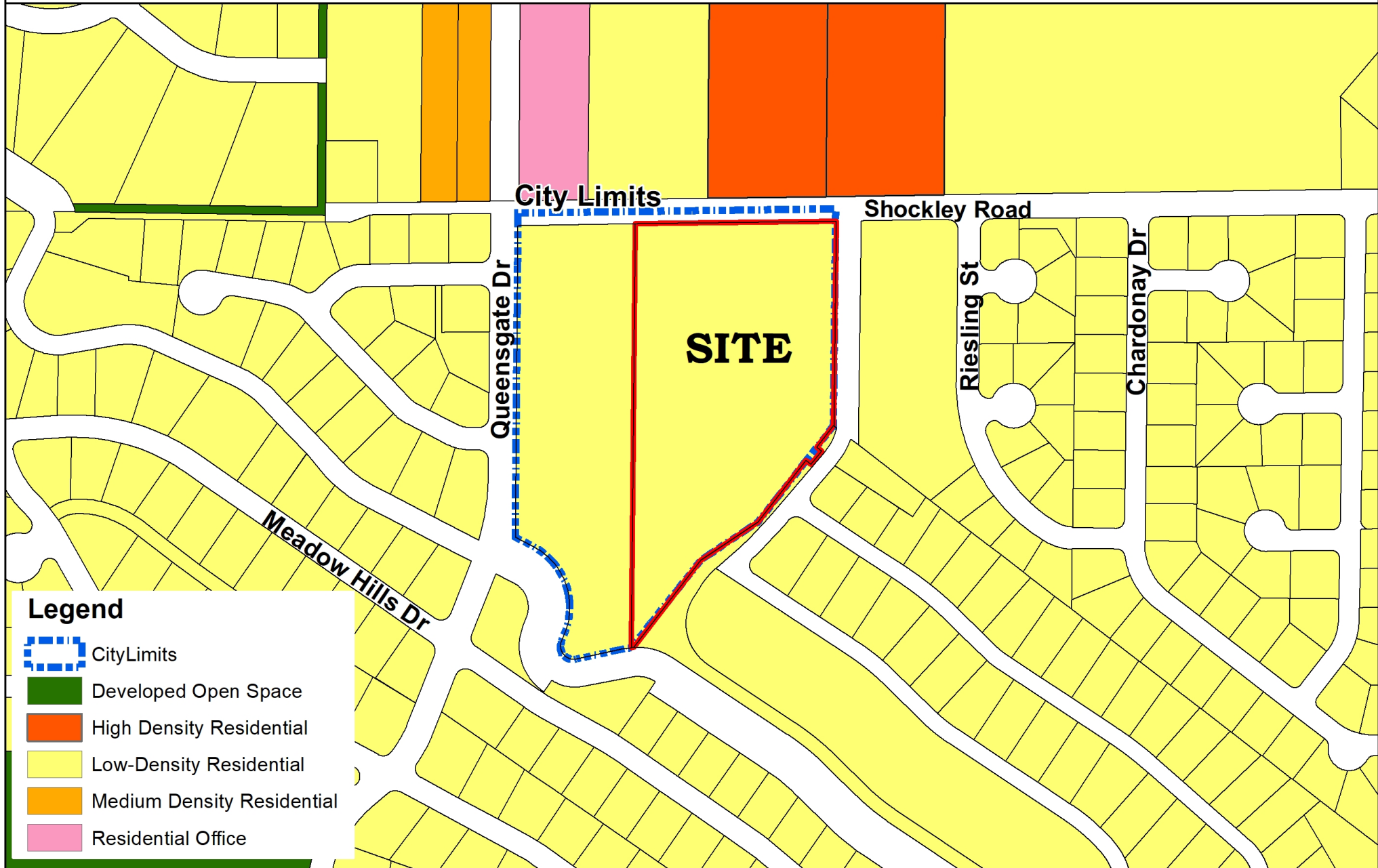
Vicinity Map

Item: Annexation
Applicant: Robert Zinsli



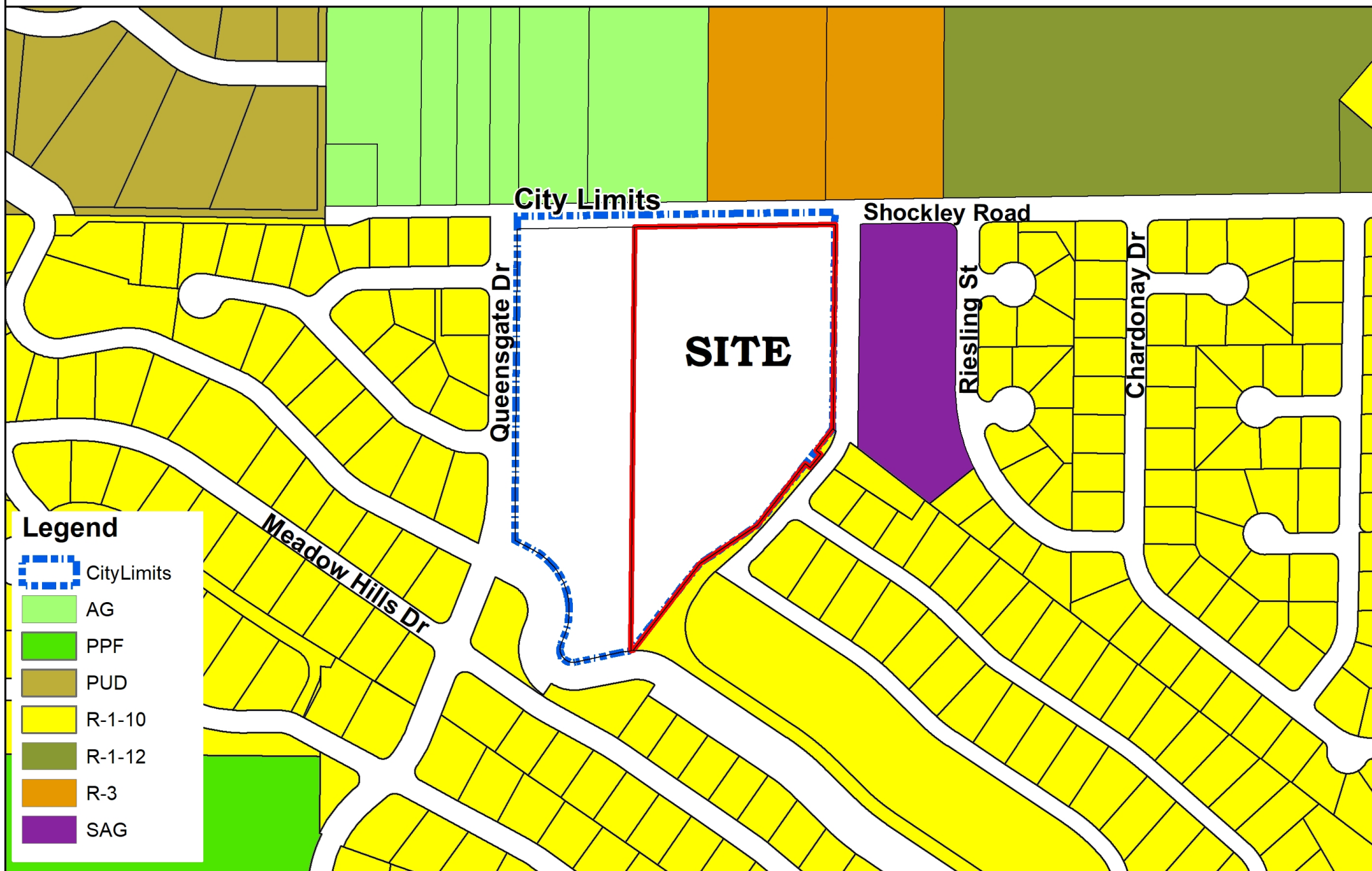
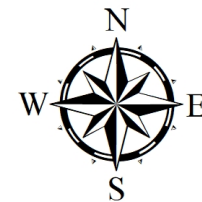
Land Use Map

Item: Annexation
Applicant: Robert Zinsli



Zoning Map

Item: Annexation
Applicant: Robert Zinsli



Vicinity Map

Item: Annexation
Applicant: Robert Zinsli





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 7/21/2020

Agenda Category: Resolutions - Adoption

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 106-20, Setting a Meeting Date to Meet with the Proponents of the Tiegs Annexation

Department:

Development Services

Ordinance/Resolution Number:

106-20

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 106-20, setting a meeting date to meet with the proponents of the Tiegs annexation.

Summary:

Frank Tiegs, managing member of Badger Mountain Vineyards, LLC, submitted a letter requesting annexation into the City of his 76.54 acres of land located east of Bermuda Road.

City Council is required by state law to meet with the annexation proponent to discuss the merits of the request during a regular City Council meeting. Adoption of Resolution No. 106-20 authorizes the property owner to submit a petition/application to the Development Services Department to officially begin the annexation process, and directs the Richland Planning Commission to conduct a public hearing to determine the appropriate zoning classification for the site prior to returning the item back to Council for further review and processing.

Staff recommends adoption of Resolution No. 106-20.

Fiscal Impact:

None.

Attachments:

1. Resolution No. 106-20
2. Tiegs Annexation Request
3. Vicinity Map

RESOLUTION NO. 106-20

A RESOLUTION of the City of Richland setting a meeting date to review a proposed annexation of approximately 76.54 acres located at or near 1106 S. Jurupa Road in Section 34, Township 9 North, Range 28 East W.M., Benton County, Washington.

WHEREAS, the City received a written request for the annexation of properties owned by Badger Mountain Vineyards, LLC (Parcel Nos. 1-3498-401-157-6001, 1-3498-400-000-2002, 1-3498-401-227-5002, 1-3498-401-227-5001 and 1-3498-401-140-6001); and

WHEREAS, Richland City Council was presented with the request at its regular meeting on July 21, 2020; and

WHEREAS, RCW 35.13.125 requires the legislative body to set a date for a meeting with the annexation petitioners.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the regular meeting date of **August 4, 2020** is hereby established as the date on which Richland City Council will meet with the annexation petitioners.

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 21st day of July, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney



February 14, 2020

Regarding: City of Richland Annexation Request for Badger Mountain Vineyards, LLC Property

Mr. Stevens:

This letter is to acknowledge that I, Frank Tiegs, managing member of Badger Mountain Vineyards, LLC, hereby grant to PBS Engineering and Environmental Inc., and its employees, agents, and assigns, the authority to submit an Annexation Request to the City of Richland on behalf of Badger Mountain Vineyards, LLC for the following parcel numbers:

- 134984011576001 – 16.53 Acres – Ownership: Badger Mountain Vineyards, LLC
- 134984000002002 – 40.01 Acres – Ownership: Badger Mountain Vineyards, LLC
- 134984012275002 – 17.97 Acres – Ownership: Badger Mountain Vineyards, LLC
- 134984012275001 – 1.03 Acres – Ownership: Badger Mountain Vineyards, LLC
- 134984011406001 – 1.00 Acres – Ownership: Badger Mountain Vineyards, LLC

A handwritten signature in dark ink, appearing to read "Frank Tiegs", is written above the printed name.

Frank Tiegs
Managing Member
Badger Mountain Vineyards, LLC



February 14, 2020

City of Richland Development Services
c/o Mike Stevens, Planning Manager
625 Swift Blvd. MS#35
Richland, WA 99352

Via email: mstevens@ci.richland.wa.us

Regarding: Annexation Request
Badger Mountain Vineyards, LLC
1106 S. Jurupa Street, Kennewick, WA
PBS Project 66113.000

Dear Mr. Stevens:

On behalf of the ownership of Badger Mountain Vineyards, LLC ownership I am making a formal request for the City of Richland to consider annexation of the existing lands owned by Badger Mountain Vineyards, LLC located at or near 1106 S. Jurupa Road in Richland. The property currently lies entirely within the City of Richlands UGA and consists of 5 separate tax parcels identified as follows:

- 134984011576001 – 16.53 Acres – Ownership: Badger Mountain Vineyards, LLC
- 134984000002002 – 40.01 Acres – Ownership: Badger Mountain Vineyards, LLC
- 134984012275002 – 17.97 Acres – Ownership: Badger Mountain Vineyards, LLC
- 134984012275001 – 1.03 Acres – Ownership: Badger Mountain Vineyards, LLC
- 134984011406001 – 1.00 Acres – Ownership: Badger Mountain Vineyards, LLC

Total acreage being requested for annexation into the City is 76.54 acres as depicted on the Benton County Assessor mapping.

If you have any questions or comments, feel free to contact me at 509-942-1600 or email at Jason.mattox@pbsusa.com

Sincerely,

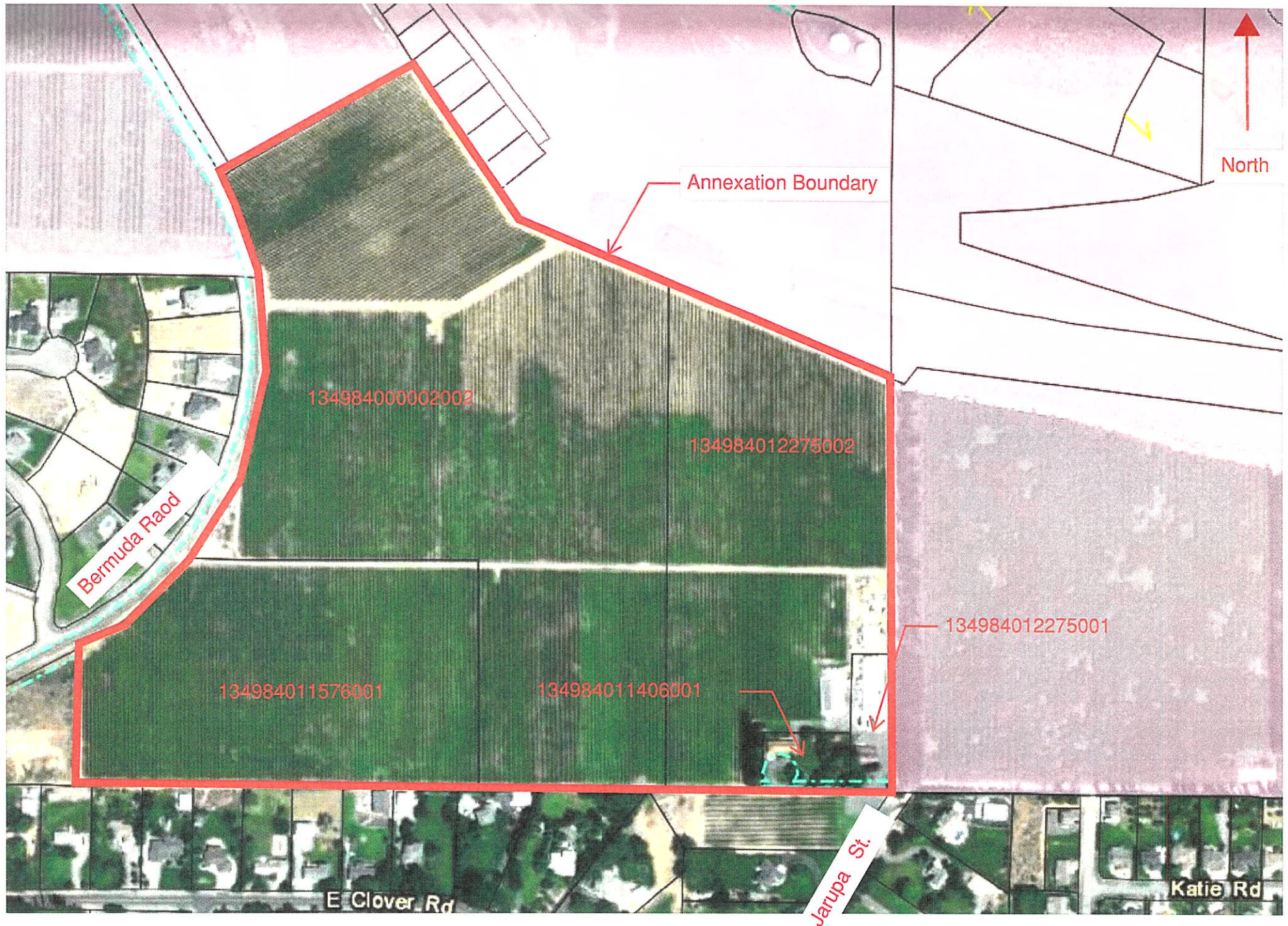
A handwritten signature in blue ink, appearing to read "Jason Mattox", written over a blue oval-shaped line.

Jason Mattox, PE
Senior Engineer/Operations Manager

cc: Shane O'Neill/City of Richland
Frank Tiegs/Badger Mountain Vineyards, LLC

Attachment(s): Map with Parcels, PBS Authorization by Badger Mountain Vineyards, LLC

Annexation Boundary Map



Vicinity Map

Item: Annexation (76.3-Acres)
Applicant: Frank Tiegs
File #: ANX2020-102





COUNCIL AGENDA ITEM COVERSHEET

Council Date: 7/21/2020

Agenda Category: Items - Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Appointment to the Parks & Recreation Commission: William Henry

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Approve the appointment of William Henry to Youth Position No. 9 on the Parks & Recreation Commission.

Summary:

The Parks & Recreation Commission Interview Panel recommends the appointment of William Henry to Youth Position No. 9.

The term for Youth Position No. 9 is one (1) year and will expire on March 31, 2021.

Application materials are on file in the City Clerk's Office.

Fiscal Impact:

None.

Attachments:

- I. 2020 Parks and Recreation Commission Recommendation Position No. 9



City of Richland
Parks and Public Facilities
500 Amon Park Drive
Richland, WA 99352
(509) 942-7529
Richlandparksandrec.com

To: City Council

From: Parks and Recreation Commission Interview Panel

Date: July 8, 2020

Re: Commission Vacancy Interview Results

Cc: Parks and Public Facilities Director, Joe Schiessl

On Friday, June 19, 2020 Parks and Recreation Chair Gutierrez, Vice Chair Doran, Council Liaison Kent and Staff Liaison Schiessl interviewed the youth candidate via Zoom. Interview procedures were followed and no conflict of interest was identified.

As a result of the interview the recommendation for the Youth Position No. 9 will be William Henry.

The term for the adult positions will be for three years and the Youth Positions will be one year.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 7/21/2020

Agenda Category: Expenditures - Approval

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Expenditures from June 1, 2020 to June 30, 2020 for \$29,836,780.34 including Check Nos. 280051-280906, Travel Check Nos. 19926-19929, Wire Nos. 8161-8197, Payroll Check Nos. 165972-167009, Payroll Wire/ACH Nos. 11544-11589, and Pension Check Nos. 5510-5538

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from June 1, 2020 to June 30, 2020 in the amount of \$29,836,780.34.

Summary:

Breakdown of Expenditures:

Check Nos.	280051-280906	3,560,328.20
Travel Check Nos.	19926-19929	805.93
Wire Nos.	8161-8197	20,885,287.82
Payroll Check Nos.	165972-167009	2,318,975.69
Payroll Wires/ACH	11544-11589	3,047,233.18
Pension Check Nos.	5510-5538	24,149.52
TOTAL		\$29,836,780.34

Fiscal Impact:

Total Disbursements: \$29,836,780.34

Attachments:

1. Summary-Breakdown of Expenditures
2. Check Nos
3. Travel Check Nos
4. Wire Nos
5. Payroll Check Nos & Pension Check Nos
6. Payroll Wire and ACH Nos.

Summary - Breakdown of Expenditures - 6/1/2020 - 6/30/2020

AP-EXP-SUMMARY-001

Expenditure Breakdown Summary

	START CHECK	END CHECK	CHECK COUNT	CHECK TOTALS	VOID AMT
Travel Check Nos. (AP-CHKLOG-SUMMARY-001-TOP)	19926	19929	4	\$805.93	\$333.00
AP Check Nos. (AP-CHKHIST-DETAIL-001)	280051	280906	856	\$3,560,328.20	\$4,932.50
AP Wire Nos. (AP-WIRENOS-001)	8161	8197	35	\$20,885,287.82	\$0.00
Payroll Wire/ACH Nos. (PR-WIRESACH-001)	11544	11589	46	\$3,047,233.18	\$0.00
Payroll Check Nos. (PR-CHKHIST-DETAIL-001-TOP)	165972	167009	1045	\$2,318,975.69	\$0.00
Pension Check Nos. (PR-CHKHIST-DETAIL-001-END)	5510	5538	29	\$24,149.52	\$0.00

\$29,836,780.34

Check Numbers Log 6/1/2020 - 6/30/2020

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
06/03/2020	06/03/2020	280051	P	10838	GRIGG ENTERPRISES INC	\$781.82	0	0603201	SPRINKLERS
	06/03/2020	280052	P	30889	ARNETT INDUSTRIES, LLC	\$172.34	0	0603201	REPAIR OF VOLTAGE DETECTOR
	06/03/2020	280053	P	12435	ASPECT CONSULTING, LLC	\$6,068.25	0	0603201	MEADOW SPRINGS,N RHLD OUTFALLS
	06/03/2020	280054	P	12407	AVANTECH INC	\$78.32	0	0603201	JOHN FLEMING FOR MARCH
	06/03/2020	280055	P	10103	BADGLEY, KERI RANDALL	\$144.60	0	0603201	MEDICARE PREMIUM/BADGLEY
	06/03/2020	280056	P	10004	BAKER, MARSHALL R	\$135.50	0	0603201	MEDICARE PREMIUM/BAKER
	06/03/2020	280057	P	10160	LAURIE VERN BATES JR	\$135.50	0	0603201	MEDICARE PREMIUM/BATES
	06/03/2020	280058	P	10518	BEAVER BARK & ROCK	\$6,527.89	0	0603201	TREE TRIMMING CERTIFICATES-TAM
	06/03/2020	280059	P	10855	BEDEN, LARRY	\$144.60	0	0603201	MEDICARE PREMIUM/BEDEN
	06/03/2020	280060	P	10009	COUNTY OF BENTON	\$18.77	0	0603201	2020 NOXIOUS WEEDS/MOSQUITO AS
	06/03/2020	280061	P	10015	BOWLS, DAVID	\$104.90	0	0603201	MEDICARE PREMIUM/BOWLS
	06/03/2020	280062	P	11272	BOYD'S TREE SERVICE LLC	\$2,977.68	0	0603201	TREE PRUNING & VEGETATION MANA
	06/03/2020	280063	P	10169	DALE A BRUNSON	\$124.60	0	0603201	MEDICARE PREMIUM/BRUNSON
	06/03/2020	280064	P	10162	LEE BUSH	\$139.60	0	0603201	MEDICARE PREMIUM/BUSH
	06/03/2020	280065	P	10180	CANFIELD, HARRY R	\$135.50	0	0603201	MEDICARE PREMIUM/CANFIELD
	06/03/2020	280066	P	10170	RANDY H CARPER	\$602.60	0	0603201	MEDICARE PREMIUM/CARPER
	06/03/2020	280067	P	10023	HENRY CARRICK	\$134.00	0	0603201	MEDICARE PREMIUM/CARRICK
	06/03/2020	280068	P	10026	CASCADE NATURAL GAS CORP	\$506.67	0	0603201	NATURAL GAS USAGE THRU 5/14/20
	06/03/2020	280069	P	10167	MIKE CASE	\$135.50	0	0603201	MEDICARE PREMIUM/CASE
	06/03/2020	280070	P	10240	CENTRAL HOSE & FITTINGS INC	\$761.98	0	0603201	HOSE ASSY VEH#6632 WO#58512
	06/03/2020	280071	P	10847	CERIUM NETWORKS INC	\$11,226.53	0	0603201	CISCO ADV MALWARE PROTECTION
	06/03/2020	280072	P	10250	CH2O INC	\$1,112.27	0	0603201	HYDRONIC LOOP TREATMENT - HYDR
	06/03/2020	280073	P	10261	CITY OF RICHLAND	\$1,555.82	0	0603201	1014 SNOW - HP & WINDOW REBATE
	06/03/2020	280074	P	10029	CLEAVENGER, MICHAEL	\$144.60	0	0603201	MEDICARE PREMIUM/CLEAVENGER
	06/03/2020	280075	P	10028	CLEAVENGER, WILL J	\$144.60	0	0603201	MEDICARE PREMIUM/CLEAVENGER
	06/03/2020	280076	P	10190	COLUMBIA ELECTRIC SUPPLY	\$2,108.26	0	0603201	PROGBL CONTRL/ANALOG MOD/TERNM
	06/03/2020	280077	P	10223	COLUMBIA RIGGING CORP	\$69.50	0	0603201	HOWARD AMON - ZIP LINE PULLEY
	06/03/2020	280078	P	10470	COMMERCIAL TIRE INC	\$7,704.00	0	0603201	TIRES VEH#2395 WO#58525
	06/03/2020	280079	P	10477	CONFEDERATED TRIBES OF THE UMATILLA	\$1,561.50	0	0603201	COL PLAYFIELD MONITORING - MAR
	06/03/2020	280080	P	10100	CONNELL OIL INC	\$104.14	0	0603201	P66 MULTPLX 460 #2 QTY 35LBS G
	06/03/2020	280081	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$1,524.72	0	0603201	BUILDING WIRE AND CONNECTOR TT
	06/03/2020	280082	P	12151	CORE & MAIN LP	\$1,556.64	0	0603201	HYDRANT VALVE SEAT RING/UPPER
	06/03/2020	280083	P	11526	CORWIN OF PASCO LLC	\$168.24	0	0603201	HINGES VEH#5045 WO#58500
	06/03/2020	280084	P	10038	COUCH, LARRY	\$144.60	0	0603201	MEDICARE PREMIUM/COUCH
	06/03/2020	280085	P	30166	CUMMINS NORTHWEST LLC	\$7.15	0	0603201	WASHER VEH#3279 WO#58458
	06/03/2020	280086	P	10039	DAILY JOURNAL OF COMMERCE	\$285.60	0	0603201	LEGAL 051020 COLVRINTAKE
	06/03/2020	280087	P	11445	DAY MANAGEMENT CORPORATION	\$1,290.60	0	0603201	STIFF ARM REPAIR FOR MW DISH
	06/03/2020	280088	P	10166	DEMYER, JAMES J	\$144.60	0	0603201	MEDICARE PREMIUM/DEMYER
	06/03/2020	280089	P	10040	DANNY DOWNS	\$135.50	0	0603201	MEDICARE PREMIUM/DOWNS
	06/03/2020	280090	P	10048	DRIVER, DOUGLAS D	\$135.50	0	0603201	MEDICARE PREMIUM/DRIVER
	06/03/2020	280091	P	11830	DSU PETERBILT & GMC INC	\$274.18	0	0603201	PLATE, GAUGE VEH#3238 WO#584
	06/03/2020	280092	P	10041	DUCHEMIN, ROGER	\$135.50	0	0603201	MEDICARE PREMIUM/DUCHEMIN
	06/03/2020	280093	P	10825	ECONOLITE CONTROL PRODUCTS INC	\$161.82	0	0603201	GWV-VAN GIESEN EXTENDER BRACKE
	06/03/2020	280094	P	10146	ENERGY NORTHWEST	\$2,794.00	0	0603201	WATER SAMPLING ANALYSIS
	06/03/2020	280095	P	11044	EWING IRRIGATION PRODUCTS INC	\$687.33	0	0603201	SCREEN FILTER WASH VALVE CONTR
	06/03/2020	280096	P	10044	FARMERS EXCHANGE	\$180.62	0	0603201	STOCK - SMALL EQUIP BELTS
	06/03/2020	280097	P	31170	HIS DIME, LLC	\$188.74	0	0603201	DECALS VEH#2511 WO#58526
	06/03/2020	280098	P	10508	FASTENAL COMPANY	\$937.69	0	0603201	NUTS BOLTS AND BLADES TM0856
	06/03/2020	280099	P	10268	FEDERAL EXPRESS CORP	\$170.72	0	0603201	OVERNIGHT SHIPPING FOR SAMPLIN
	06/03/2020	280100	P	10315	FERGUSON US HOLDINGS INC	\$367.91	0	0603201	BUSHINGS, PLUGS
	06/03/2020	280101	P	10045	ALLEN LARRY FERRIANS	\$144.60	0	0603201	MEDICARE PREMIUM/FERRIANS
	06/03/2020	280102	P	30874	BRENT THOMAS	\$108.60	0	0603201	2000 SNYDER/HORN RAPIDS STORAG
	06/03/2020	280103	P	10165	GANLEY, JOHN M	\$144.60	0	0603201	MEDICARE PREMIUM/GANLEY

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	06/03/2020	280104	P	30399	BOYD GROUP U S INC	\$992.63	0	0603201	VEHICLE REPAIR VEH#2451 WO#5
	06/03/2020	280105	P	12445	GILL, JAMES GREG	\$142.60	0	0603201	MEDICARE PREMIUM/GILL
	06/03/2020	280106	P	10637	GOODMAN & MEHLENBACHER ENTERPRISES INC	\$720.00	0	0603201	REFUND HYDRANT METER #377
	06/03/2020	280107	P	31042	JAMES B GOULD	\$144.60	0	0603201	MEDICARE PREMIUM/GOULD
	06/03/2020	280108	P	10394	GRANITE CONSTRUCTION COMPANY	\$1,406.48	0	0603201	MOD B - WA (2598) P9200021
	06/03/2020	280109	P	10046	HD FOWLER CO	\$161.90	0	0603201	13.20 2" SADDLE BODY/ 13.20 SS
	06/03/2020	280110	P	11813	HERC RENTALS INC	\$368.33	0	0603201	22 GALLON OF LIQUID PROPANE P9
	06/03/2020	280111	P	10251	HIGGINS, FRED C	\$121.60	0	0603201	MEDICARE PREMIUM/HIGGINS
	06/03/2020	280112	P	12051	HORN RAPIDS MHA	\$706.70	0	0603201	REFUND HYDRANT METER #381
	06/03/2020	280113	P	10628	CPM DEVELOPMENT CORPORATION	\$484.41	0	0603201	HMA 75 1/2" 64-28 20 35% RAP
	06/03/2020	280114	P	10290	JIM'S PACIFIC GARAGES INC	\$8.58	0	0603201	CLAMPS VEH#3315 WO#58490
	06/03/2020	280115	P	10064	JOHNSON, NEILS E	\$120.60	0	0603201	MEDICARE PREMIUM/JOHNSON
	06/03/2020	280116	P	10704	JONES, HAROLD	\$144.60	0	0603201	MEDICARE PREMIUM/JONES
	06/03/2020	280117	P	11657	JOYCE ZIKER PARKINSON PLLC	\$963.00	0	0603201	LANDFILL CONTAMINATION-CONTAM
	06/03/2020	280118	P	11667	KENWORTH SALES COMPANY	\$2,293.15	0	0603201	BRAKE DRUMS VEH#5036 WO#5844
	06/03/2020	280119	P	12490	KNUTZEN ENGINEERING	\$23,190.00	0	0603201	BADGER MNT PARKING LOT, CONTRA
	06/03/2020	280120	P	12394	KRENZ & COMPANY INC	\$8,433.56	0	0603201	HORIZON AIRFLOW FANS
	06/03/2020	280121	P	10185	ROGER P LAHTI	\$117.50	0	0603201	MEDICARE PREMIUM/LAHTI
	06/03/2020	280122	P	10271	SCOTT K LARSON	\$144.60	0	0603201	MEDICARE PREMIUM/LARSON
	06/03/2020	280123	P	10156	LEWIS, DAVID L	\$113.50	0	0603201	MEDICARE PREMIUM/LEWIS
	06/03/2020	280124	P	11199	LIBERTY LAWN & SAW SHOP	\$434.39	0	0603201	ENGINE VEH#6572 WO#58468
	06/03/2020	280125	P	10298	LN CURTIS & SONS	\$106.48	0	0603201	RESPIRATORS W/FILTER CARTRIDGE
	06/03/2020	280126	P	10624	MACKAY & SPOSITO INC	\$2,488.82	0	0603201	WORK COMPLETED THROUGH 5/23/20
	06/03/2020	280127	P	10316	MCDONALD & ASSOCIATES INC	\$157.47	0	0603201	STOCK - TOPSOIL
	06/03/2020	280128	P	11576	MERCER (US) INC	\$7,083.33	0	0603201	CONSULTING SERVICES FOR MARCH
	06/03/2020	280129	P	11428	MIGHTY JOHNS PORTABLE TOILET & SEPTIC SERVICE INC	\$273.00	0	0603201	CHEMICAL BLDG - PORT-A-POTTY R
	06/03/2020	280130	P	10083	MONARCH MACHINE & TOOL CO INC	\$108.60	0	0603201	CUT & THREAD CUSTOMERS 6" PIPE
	06/03/2020	280131	P	10358	MOON SECURITY SERVICES INC	\$488.70	0	0603201	FIRE ALARM ANNUAL MAINTENANCE
	06/03/2020	280132	P	10164	MOORE, ROBERT	\$144.60	0	0603201	MEDICARE PREMIUM/MOORE
	06/03/2020	280133	P	10085	MULROY, JAMES P	\$144.60	0	0603201	MEDICARE PREMIUM/MULROY
	06/03/2020	280134	P	10086	MURRAY, DAVID	\$116.50	0	0603201	MEDICARE PREMIUM/MURRAY
	06/03/2020	280135	P	10087	MYERS, EDWARD A	\$144.60	0	0603201	MEDICARE PREMIUM/MYERS
	06/03/2020	280136	P	11153	JT AUTOMOTIVE PARTS, INC	\$711.44	0	0603201	BRAKE CLEANER VEH#3315 WO#58
	06/03/2020	280137	P	10820	OWEN, MICHAEL	\$116.50	0	0603201	MEDICARE PREMIUM/OWEN
	06/03/2020	280138	P	10357	OXARC INC	\$357.52	0	0603201	SODIUM HYPOCHLORITE 12.5%
	06/03/2020	280139	P	10918	PALLIS POOL & PATIO	\$578.17	0	0603201	PROUT POOL - CHEMICALS - ALGIM
	06/03/2020	280140	P	10027	THE PAPE' GROUP	\$881.23	0	0603201	FILTERS VEH#7142 WO#58505
	06/03/2020	280141	P	10533	POLLARD, JAMES	\$135.50	0	0603201	MEDICARE PREMIUM/POLLARD
	06/03/2020	280142	P	10102	PASCO RANCH AND HOME INC	\$876.42	0	0603201	PALLET WTR SOFT SALT 50 LB
	06/03/2020	280143	P	10047	R.D. OFFUTT COMPANY	\$444.67	0	0603201	FILTERS VEH#6631 WO#58449
	06/03/2020	280144	P	10939	RETAIL LOCKBOX INC	\$2,524.97	0	0603201	UB PAYMENT PROCESSING MAY 2020
	06/03/2020	280145	P	10109	RODGERS, GARY H	\$135.50	0	0603201	MEDICARE PREMIUM/RODGERS
	06/03/2020	280146	P	10111	LARRY RONEY	\$128.60	0	0603201	MEDICARE PREMIUM/RONEY
	06/03/2020	280147	P	10488	SAN DIEGO POLICE EQUIPMENT CO	\$6,713.76	0	0603201	Patrol ammunition
	06/03/2020	280148	P	11098	SCHINDLER ELEVATOR CORPORATION	\$7,635.97	0	0603201	LIBRARY - ANNUAL PREVENTATIVE
	06/03/2020	280149	P	10311	SEA WESTERN INC	\$1,903.16	0	0603201	CLASS ' B' UNIFORM SHIRTS
	06/03/2020	280150	P	10116	DONALD SIEMENS	\$144.60	0	0603201	MEDICARE PREMIUM/SIEMENS
	06/03/2020	280151	P	11019	SOLARWINDS INC	\$1,025.18	0	0603201	SOLARWINDS MAINTENANCE RENEWAL
	06/03/2020	280152	P	10117	DAVID W SPARKS	\$142.60	0	0603201	MEDICARE PREMIUM/SPARKS
	06/03/2020	280153	P	10536	SPRAGUE PEST SOLUTIONS	\$108.33	0	0603201	STATION 71 - PEST CONTROL
	06/03/2020	280154	P	12440	STRATTON, MARK	\$135.50	0	0603201	MEDICARE PREMIUM/STRATTON
	06/03/2020	280155	P	10961	TACOMA SCREW PRODUCTS INC	\$329.35	0	0603201	ALUMINUM PIPE WRENCH 10 14 FI
	06/03/2020	280156	P	10119	TANNER, WILLIAM	\$135.50	0	0603201	MEDICARE PREMIUM/TANNER
	06/03/2020	280157	P	10332	TAYLOR, RANDAL L	\$144.60	0	0603201	MEDICARE PREMIUM/TAYLOR
	06/03/2020	280158	P	10246	TEREX UTILITIES, INC	\$64.51	0	0603201	FILLER CAP VEH#3219 WO#58366
	06/03/2020	280159	P	10163	GERALD D THOMAS	\$143.60	0	0603201	MEDICARE PREMIUM/THOMAS
	06/03/2020	280160	P	11771	TOTAL COLLISION AND INJURY CARE LLC	\$100.00	0	0603201	DOT PHYS- T. TOYOOKA

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
06/05/2020	06/03/2020	280161	P	12020	TOTAL SITE SERVICES LLC	\$750.00	0	0603201	REFUND HYDRANT METER #367
	06/03/2020	280162	P	12054	TRANSCO GROUP USA, INC	\$14,753.81	0	0603201	DUPORTAIL BRIDGE PH 2-SIGNAL D
	06/03/2020	280163	P	12054	TRANSCO GROUP USA, INC	\$3,160.00	0	0603201	DUPORTAIL ST CORRIDOR SIGNAL M
	06/03/2020	280164	P	10800	ROY TURNER	\$144.60	0	0603201	MEDICARE PREMIUM/TURNER
	06/03/2020	280165	P	10302	UNIVAR USA INC	\$350.78	0	0603201	PRAESTOL FILTER AID
	06/03/2020	280166	P	12127	WATTS CONSTRUCTION INC	\$750.00	0	0603201	REFUND HYDRANT METER #303
	06/03/2020	280167	P	11015	WEBCHECK INC	\$889.43	0	0603201	WEBCHECK SERVICE FEB 2020
	06/03/2020	280168	P	10142	WEST, ROYAL	\$116.00	0	0603201	MEDICARE PREMIUM/WEST
	06/03/2020	280169	P	10148	CRAIG E WILLIAMSON	\$114.60	0	0603201	MEDICARE PREMIUM/WILLIAMSON
	06/03/2020	280170	P	10194	XEROX CORPORATION	\$92.48	0	0603201	LEASE & COPIES 03-21-20 TO 4-2
	06/03/2020	280171	P	10151	GERALD ZIMMERMAN	\$118.00	0	0603201	MEDICARE PREMIUM/ZIMMERMAN
	06/05/2020	280172	P	10838	GRIGG ENTERPRISES INC	\$102.21	0	0605201	RETURN ONE SPRINKLER
	06/05/2020	280173	P	11078	ADVANCED PAGING & COMMUNICATIONS INC	\$3,384.56	0	0605201	UPFIT MOBILE RADIO VEH#2520
	06/05/2020	280174	P	999000	AUREF	\$63.16	0	0605201	2550 DUPORTAIL ST F136
	06/05/2020	280175	P	999000	AUREF	\$7.18	0	0605201	1500 DALLAS RD
	06/05/2020	280176	P	999000	AUREF	\$138.14	0	0605201	2100 BELLERIVE DR FF74
	06/05/2020	280177	P	999000	AUREF	\$113.10	0	0605201	2455 GEORGE WASHINGTON WAY D21
	06/05/2020	280178	P	999000	AUREF	\$0.36	0	0605201	346 SANFORD AVE
	06/05/2020	280179	P	999000	AUREF	\$7.94	0	0605201	2513 DUPORTAIL ST Apt 352
	06/05/2020	280180	P	999000	AUREF	\$121.84	0	0605201	250 GAGE BLVD 3085
	06/05/2020	280181	P	999000	AUREF	\$61.67	0	0605201	2100 BELLERIVE DR G108
	06/05/2020	280182	P	999000	AUREF	\$113.91	0	0605201	69 JADWIN AVE 55
	06/05/2020	280183	P	999000	AUREF	\$30.38	0	0605201	2100 BELLERIVE DR GG85
	06/05/2020	280184	P	999000	AUREF	\$46.31	0	0605201	2894 SALK AVE Apt 127
	06/05/2020	280185	P	999000	AUREF	\$69.56	0	0605201	2894 SALK AVE Apt 120
	06/05/2020	280186	P	999000	AUREF	\$158.20	0	0605201	1404 HAUPT AVE
	06/05/2020	280187	P	999000	AUREF	\$0.92	0	0605201	2555 BELLA COOLA LN Apt 383
	06/05/2020	280188	P	999000	AUREF	\$13.75	0	0605201	2555 BELLA COOLA LN Apt 379
	06/05/2020	280189	P	999000	AUREF	\$61.37	0	0605201	2555 BELLA COOLA LN Apt 164
	06/05/2020	280190	P	999000	AUREF	\$80.45	0	0605201	1529 COLUMBIA PARK TRL Apt 215
	06/05/2020	280191	P	999000	AUREF	\$48.41	0	0605201	250 GAGE BLVD 3015
	06/05/2020	280192	P	999000	AUREF	\$46.40	0	0605201	451 WESTCLIFFE BLVD Apt F243
	06/05/2020	280193	P	999000	AUREF	\$78.62	0	0605201	2100 BELLERIVE DR E101
	06/05/2020	280194	P	999000	AUREF	\$89.52	0	0605201	2101 STEPTOE ST Apt 240
	06/05/2020	280195	P	999000	AUREF	\$163.72	0	0605201	1950 BELLERIVE DR 325
	06/05/2020	280196	P	999000	AUREF	\$106.62	0	0605201	2100 BELLERIVE DR J138
	06/05/2020	280197	P	999000	AUREF	\$127.35	0	0605201	451 WESTCLIFFE BLVD Apt F348
	06/05/2020	280198	P	999000	AUREF	\$81.55	0	0605201	2895 PAULING AVE Apt 139
	06/05/2020	280199	P	999000	AUREF	\$91.25	0	0605201	1876 FOWLER ST 206
	06/05/2020	280200	P	999000	AUREF	\$50.92	0	0605201	451 WESTCLIFFE BLVD Apt B116
	06/05/2020	280201	P	999000	AUREF	\$34.52	0	0605201	785 CANYON ST Apt 205
	06/05/2020	280202	P	999000	AUREF	\$13.88	0	0605201	1529 COLUMBIA PARK TRL Apt 217
	06/05/2020	280203	P	999000	AUREF	\$39.62	0	0605201	2840 MONARCH LN
	06/05/2020	280204	P	999000	AUREF	\$36.69	0	0605201	2500 GEORGE WASHINGTON WAY 113
	06/05/2020	280205	P	999000	AUREF	\$74.98	0	0605201	2455 GEORGE WASHINGTON WAY G23
	06/05/2020	280206	P	999000	AUREF	\$54.94	0	0605201	321 GREENTREE CT 1
	06/05/2020	280207	P	999000	AUREF	\$80.60	0	0605201	2455 GEORGE WASHINGTON WAY B10
	06/05/2020	280208	P	999000	AUREF	\$44.29	0	0605201	1845 LESLIE RD Y41
	06/05/2020	280209	P	999000	AUREF	\$102.59	0	0605201	3003 QUEENSGATE DR Apt 317
	06/05/2020	280210	P	999000	AUREF	\$94.34	0	0605201	1411 JOHNSTON AVE
	06/05/2020	280211	P	999000	AUREF	\$104.79	0	0605201	1926 GEORGE WASHINGTON WAY Apt
	06/05/2020	280212	P	999000	AUREF	\$76.75	0	0605201	3003 QUEENSGATE DR Apt 157
	06/05/2020	280213	P	999000	AUREF	\$55.22	0	0605201	227 UNIVERSITY DR Apt 117
	06/05/2020	280214	P	999000	AUREF	\$19.00	0	0605201	69 JADWIN AVE 11
	06/05/2020	280215	P	999000	AUREF	\$30.50	0	0605201	1411 ROBERDEAU ST
	06/05/2020	280216	P	999000	AUREF	\$0.31	0	0605201	2550 DUPORTAIL ST C118
	06/05/2020	280217	P	999000	AUREF	\$50.50	0	0605201	2100 BELLERIVE DR J123

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	06/05/2020	280218	P	999000	AUREF	\$58.11	0	0605201	3003 QUEENSGATE DR Apt 129
	06/05/2020	280219	P	999000	AUREF	\$79.80	0	0605201	2353 MORENCY DR
	06/05/2020	280220	P	999000	AUREF	\$40.47	0	0605201	2555 DUPORTAIL ST E235
	06/05/2020	280221	P	999000	AUREF	\$146.98	0	0605201	901 WINSLOW AVE
	06/05/2020	280222	P	999000	AUREF	\$30.04	0	0605201	227 UNIVERSITY DR Apt 307
	06/05/2020	280223	P	999000	AUREF	\$41.39	0	0605201	850 AARON DR 73
	06/05/2020	280224	P	10008	BENTON PUD	\$703.97	0	0605201	BADGER/SILLUSI UTILITIES 4/26-
	06/05/2020	280225	P	10019	BRUTZMAN'S OFFICE SOLUTIONS	\$8,901.46	0	0605201	NEW EMPLOYEE WORKSTATION AND O
	06/05/2020	280226	P	10240	CENTRAL HOSE & FITTINGS INC	\$106.71	0	0605201	NIPPLES VEH#3338 WO#58572
	06/05/2020	280227	P	30116	CHRISTENSEN, INC.	\$832.07	0	0605201	DEF PETROLEUM PRODUCT
	06/05/2020	280228	P	11516	COLEMAN OIL COMPANY	\$9,255.11	0	0605201	WEEKLY CARD LOCK FUEL 5/25-5/3
	06/05/2020	280229	P	10470	COMMERCIAL TIRE INC	\$2,398.85	0	0605201	FLAT REPAIR VEH#3213 WO#5852
	06/05/2020	280230	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$895.16	0	0605201	cleaners, rope, tape, misc
	06/05/2020	280231	P	11444	CTS LANGUAGE LINK	\$276.81	0	0605201	TRANSLATION SVCS 5/1-5/31/20
	06/05/2020	280232	P	11526	CORWIN OF PASCO LLC	\$905.99	0	0605201	CREDIT-RETURNED REMOTE
	06/05/2020	280233	P	31235	ENVIRONMENTAL PRODUCTS & ACCESSORIES LLC	\$2,645.82	0	0605201	RED GUM RUBBER HOSE VEH#3350
	06/05/2020	280234	P	30356	JOHN T CLARY	\$250.00	0	0605201	PRE. EMP. POLYGRAPH- O. PIERCE
	06/05/2020	280235	P	31170	HIS DIME, LLC	\$229.38	0	0605201	DECALS VEH#2442 WO#58488
	06/05/2020	280236	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$5,379.90	0	0605201	TELEPHONE CHARGES 5/19/20-6/18
	06/05/2020	280237	P	10220	FRONTIER FENCE INC	\$2,126.88	0	0605201	EW190045-FENCING MATERIALS
	06/05/2020	280238	P	11585	GALLS, LLC	\$412.72	0	0605201	Jabri boots & one Class B
	06/05/2020	280239	P	10203	W.W. GRAINGER, INC	\$1,370.85	0	0605201	SPRAYER WAND
	06/05/2020	280240	P	30553	HOTSY OF SPOKANE LLC	\$1,846.20	0	0605201	SOAP FOR CAR WASH
	06/05/2020	280241	P	12201	IMAGETREND INC	\$20,525.98	0	0605201	ANNUAL FEE
	06/05/2020	280242	P	11667	KENWORTH SALES COMPANY	\$385.48	0	0605201	BRAKE KIT VEH#3292 WO#58564
	06/05/2020	280243	P	30799	MEDLINE INDUSTRIES INC.	\$413.15	0	0605201	NITRILE EXAM GLOVES SIZE MEDIU
	06/05/2020	280244	P	11153	JT AUTOMOTIVE PARTS, INC	\$1,065.16	0	0605201	WIRE VEH#3297 WO#459741
	06/05/2020	280245	P	10548	NORTHERN TOOL & EQUIPMENT	\$173.59	0	0605201	DERMAPRO GLOVES
	06/05/2020	280246	P	10357	OXARC INC	\$289.10	0	0605201	MEDICAL OXYGEN
	06/05/2020	280247	P	12410	PACIFIC OFFICE SOLUTIONS LLC	\$445.26	0	0605201	3-PLY SURGICAL MASKS
	06/05/2020	280248	P	31129	PLANSOURCE BENEFITS ADMINISTRATION, INC	\$9,282.00	0	0605201	February Admin Fees
	06/05/2020	280249	P	12238	REXEL USA, INC	\$87.05	0	0605201	RPD - ELECTRICAL PARTS
	06/05/2020	280250	P	11026	POCKETINET COMMUNICATIONS INC	\$770.00	0	0605201	INTERNET SVCS 7/1-8/1/20
	06/05/2020	280251	P	999001	REC REFUND	\$425.00	0	0605201	DAMAGE DEPOSIT REFUND
	06/05/2020	280252	P	11926	SD MYERS LLC	\$3,646.00	0	0605201	DISTRIBUTION PAC, LTCAPC TESTS
	06/05/2020	280253	P	10536	SPRAGUE PEST SOLUTIONS	\$65.00	0	0605201	PEST CONTROL - COLLECTIONS 5/2
	06/05/2020	280254	P	30047	HOME DEPOT USA	\$381.84	0	0605201	Soap Cartridges
	06/05/2020	280255	P	10106	US LINEN & UNIFORM	\$335.01	0	0605201	UNIFORMS 5/6/20
	06/05/2020	280256	P	10326	VERMEER ROCKY MOUNTAIN INC	\$24.74	0	0605201	VACUATOR VALVE VEH#6579 WO#5
	06/05/2020	280257	P	11015	WEBCHECK INC	\$1,016.50	0	0605201	WEBCHECK SERVICE MAY 2020
	06/05/2020	280258	P	10211	WEST COAST PAPER COMPANY	\$2,107.27	0	0605201	DISPOSABLE FACE MASKS
	06/05/2020	280259	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$10,256.69	0	0605201	FILTERS VEH#7130 WO#58054
	06/10/2020	280260	P	10000	KBL, INC.	\$180.95	0	0610201	2020 ADA CONTRACT PRINTING
	06/10/2020	280261	P	10838	GRIGG ENTERPRISES INC	\$176.62	0	0610201	SCREW STAR H/L 9X2.5
	06/10/2020	280262	P	11078	ADVANCED PAGING & COMMUNICATIONS INC	\$1,670.55	0	0610201	FIRE UPGITS RADIO VEH#2525
	06/10/2020	280263	P	11197	LUCAS M MILLER	\$350.00	0	0610201	2020 RAILROAD CROSSING INSPECT
	06/10/2020	280264	P	10705	AMERICAN ROCK PRODUCTS INC	\$1,941.23	0	0610201	ROCK - 5/8 TOP COURSE P97003
	06/10/2020	280265	P	10175	AT&T LONG DISTANCE	\$74.69	0	0610201	FAX LINES 4/22-5/21/20
	06/10/2020	280266	P	10518	BEAVER BARK & ROCK	\$2,575.18	0	0610201	HOWARD AMON - BARK
	06/10/2020	280267	P	11076	BELL BROWN & RIO PLLC	\$23,996.58	0	0610201	PROSECUTION SERVICES - JUNE 20
	06/10/2020	280268	P	10207	BENTON COUNTY AUDITOR	\$31.00	0	0610201	MAY 2020 IMAGES
	06/10/2020	280269	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$2,280.00	0	0610201	WATER SAMPLING ANALYSIS
	06/10/2020	280270	P	10008	BENTON PUD	\$328.42	0	0610201	C129-05 ELECTRIC SRVCS 4/22/20
	06/10/2020	280271	P	10008	BENTON PUD	\$6,817.46	0	0610201	ANNUAL LEASE SITE FEE
	06/10/2020	280272	P	10158	BENTON RURAL ELECTRIC ASSOCIATION	\$2,506.64	0	0610201	COLLINS RD RADIO TOWER ELECTRI
	06/10/2020	280273	P	30346	BLASDEL, NICK	\$90.00	0	0610201	BLASDEL CDL 2020
	06/10/2020	280274	P	11272	BOYD'S TREE SERVICE LLC	\$1,588.10	0	0610201	TREE PRUNING & VEGETATION MANA

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	06/10/2020	280275	P	10859	BRAUN NORTHWEST INC	\$307.28	0	0610201	SEQUENCER VEH#5046 WO#58399
	06/10/2020	280276	P	11233	NWECO INC	\$305.18	0	0610201	CALCIUM THIOSULFATE 30% NSF #
	06/10/2020	280277	P	10026	CASCADE NATURAL GAS CORP	\$14.11	0	0610201	110 SAINT 4/17-5/14/20
	06/10/2020	280278	P	10240	CENTRAL HOSE & FITTINGS INC	\$254.71	0	0610201	4" OTTER DISCHARGE,HOSE,NIPPLE
	06/10/2020	280279	P	10240	CENTRAL HOSE & FITTINGS INC	\$293.54	0	0610201	HOSE ASSY VEH#3325 WO#58565
	06/10/2020	280280	P	30116	CHRISTENSEN, INC.	\$984.76	0	0610201	DEF AND 5W/20 BULK OIL
	06/10/2020	280281	P	10072	CITY OF KENNEWICK	\$1,683.77	0	0610201	WATER ON WHEELS - WATER/STORM
	06/10/2020	280282	P	10055	CITY OF PASCO	\$176.24	0	0610201	DPA REIMBURSEMENT DRAW FOR JAN
	06/10/2020	280283	P	10877	CLAYTON WARD COMPANY	\$31,745.71	0	0610201	DROP BOX RECYCLING MAY 2020
	06/10/2020	280284	P	11516	COLEMAN OIL COMPANY	\$2,777.97	0	0610201	LANDFILL DYED FUEL
	06/10/2020	280285	P	10470	COMMERCIAL TIRE INC	\$421.23	0	0610201	TIRE VEH#3333 WO#58631
	06/10/2020	280286	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$3,717.92	0	0610201	cleaners, rope, tape, misc
	06/10/2020	280287	P	12151	CORE & MAIN LP	\$3,725.07	0	0610201	FORD FITTINGS
	06/10/2020	280288	P	11444	CTS LANGUAGE LINK	\$681.06	0	0610201	TRANSLATION SVCS 05/01-05/31/2
	06/10/2020	280289	P	10826	CORRECT EQUIPMENT INC	\$6,047.20	0	0610201	CHLORINE PUCKS 55# PAIL QTY 48
	06/10/2020	280290	P	11526	CORWIN OF PASCO LLC	\$84.84	0	0610201	MERCON LV VEH#2502 WO#58513
	06/10/2020	280291	P	11830	DSU PETERBILT & GMC INC	\$684.51	0	0610201	GASKET, WASHER, STUDS VEH#331
	06/10/2020	280292	P	10825	ECONOLITE CONTROL PRODUCTS INC	\$1,449.82	0	0610201	3 SECTION SIGNAL HEADS
	06/10/2020	280293	P	31240	ENERGY CONTROL INC	\$600.00	0	0610201	SCALEHOUSE ELECTRICAL PLAN REV
	06/10/2020	280294	P	10044	FARMERS EXCHANGE	\$819.83	0	0610201	SMALL EQUIP REPAIR - TRIMMER
	06/10/2020	280295	P	10268	FEDERAL EXPRESS CORP	\$107.96	0	0610201	SHIPPING MAY 2020
	06/10/2020	280296	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$87.76	0	0610201	VHF PHONE LINE FEES
	06/10/2020	280297	P	11585	GALLS, LLC	\$1,344.74	0	0610201	FIRE DEPARTMENT BADGES
	06/10/2020	280298	P	10050	GENERAL PACIFIC INC	\$186,139.81	0	0610201	Transformer 3 PH
	06/10/2020	280299	P	11410	GENUINE AUTO GLASS OF TRI CITIES	\$167.97	0	0610201	WINDSHIELD VEH#2381 WO#58632
	06/10/2020	280300	P	11309	TIMKEN MOTOR AND CRANE SERVICES LLC	\$613.59	0	0610201	1/4HP TEFC MOTOR FOR LAB EXH F
	06/10/2020	280301	P	31229	HALLIDAY PRODUCTS INC	\$684.87	0	0610201	PORTABLE ALUMINUM MANHOLE SAFE
	06/10/2020	280302	P	10046	HD FOWLER CO	\$113.72	0	0610201	CLAMP PRIMARY BLDG DRAIN LINE
	06/10/2020	280303	P	11813	HERC RENTALS INC	\$43.33	0	0610201	10 GALLON OF LIQUID PROPANE P9
	06/10/2020	280304	P	11165	HVAS GROUP LLC	\$9,750.00	0	0610201	2Q2020 401 & 457 CONSULTING FE
	06/10/2020	280305	P	10628	CPM DEVELOPMENT CORPORATION	\$293.87	0	0610201	CSS-1 TACK OIL QTY 54.12 GAL P
	06/10/2020	280306	P	30562	INSLEE, BEST, DOEZIE & RYDER, P.S.	\$9,311.34	0	0610201	2019 CM INTERNAL
	06/10/2020	280307	P	12284	IRONSIDES CUSTOM GRINDING, INC	\$17,402.90	0	0610201	2020 GRINDING LANDFILL GREEN W
	06/10/2020	280308	P	10069	KELLEY'S TELE-COMMUNICATIONS INC	\$159.26	0	0610201	ANSWERING SERVICE - JUNE 2020
	06/10/2020	280309	P	11667	KENWORTH SALES COMPANY	\$559.50	0	0610201	BRAKES VEH#3279 WO#58458
	06/10/2020	280310	P	11110	PUD NO. 1 OF KLUCKITAT COUNTY	\$271.11	0	0610201	GOLGOTHA UTILITIES 4/30-5/29/2
	06/10/2020	280311	P	10073	LAYNE OF WASHINGTON INC	\$7,227.33	0	0610201	200HP US MOTOR REPAIR 1-11/16
	06/10/2020	280312	P	10262	LIFE ASSIST INC	\$2,091.86	0	0610201	IGEL 02 MED ADULT, ENDOTRACHEA
	06/10/2020	280313	P	31047	AMBER LILLY	\$23.15	0	0610201	MAY 2020 MILEAGE
	06/10/2020	280314	P	10093	MCCURLEY CHEVROLET	\$352.77	0	0610201	REGULATOR VEH#2349 WO#58601
	06/10/2020	280315	P	11040	MITCHELL, FRANK	\$32.20	0	0610201	MAY 2020 MILEAGE
	06/10/2020	280316	P	31198	MITY-LITE, INC.	\$16,834.01	0	0610201	REC CENTER BANQUET CHAIRS
	06/10/2020	280317	P	12494	MURRAYSMITH, INC	\$15,836.13	0	0610201	WWTF AERATION BASIN #2 RETROFI
	06/10/2020	280318	P	11153	JT AUTOMOTIVE PARTS, INC	\$4.88	0	0610201	BLINKER BULB FOR #5044
	06/10/2020	280319	P	11153	JT AUTOMOTIVE PARTS, INC	\$362.18	0	0610201	VW BLADES VEH#2458 WO#58419
	06/10/2020	280320	P	11863	OGDEN MURPHY WALLACE, PLLC	\$730.00	0	0610201	PROFESSIONAL SERVICES THROUGH
	06/10/2020	280321	P	10918	PALLIS POOL & PATIO	\$149.87	0	0610201	PROUT POOL - LIQUID CHLORINE
	06/10/2020	280322	P	31206	CI - PW LLC	\$161.42	0	0610201	LANDFILL MAY 2020
	06/10/2020	280323	P	10456	PERMIT SURVEYING INC	\$700.00	0	0610201	BLA SURVEYING FOR HR
	06/10/2020	280324	P	10105	REESE CONCRETE PRODUCTS MFG	\$200.91	0	0610201	JEFFERSON DUGOUTS - CATCH BASI
	06/10/2020	280325	P	10857	ROGER G WRIGHT	\$6,990.00	0	0610201	2020 PROJECT MANAGEMENT SERVIC
	06/10/2020	280326	P	12318	RINGOLD EMBROIDERY	\$122.18	0	0610201	2" X 4" RFD RED VINYL DECALS
	06/10/2020	280327	P	11273	ROUTEWARE INC	\$390.00	0	0610201	ROUTEWARE PROFESSIONAL SERVICE
	06/10/2020	280328	P	12255	SERVATRON, INC	\$1,096.12	0	0610201	FIRE UPFITS VEH#2525
	06/10/2020	280329	P	11022	MARY LOU GNOZA	\$81.45	0	0610201	PANTS HEMMED X 5 PAIRS
	06/10/2020	280330	P	10536	SPRAGUE PEST SOLUTIONS	\$193.63	0	0610201	PEST CONTROL SVCS 5/29/20
	06/10/2020	280331	P	10530	SUMMIT LAW GROUP PLLC	\$33.00	0	0610201	CITY OF RICHLAND LABOR & EMPLO

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
06/12/2020	06/10/2020	280332	P	10961	TACOMA SCREW PRODUCTS INC	\$148.31	0	0610201	GROMMETS,HITCH PIN VEH#2510 WO
	06/10/2020	280333	P	10227	TECH PRODUCTS INC	\$6,295.92	0	0610201	E8_E9 MISC
	06/10/2020	280334	P	30813	CLOUDBURST CONSULTING GROUP INC	\$798.00	0	0610201	HOME CONSORTIUM - CONSULTING
	06/10/2020	280335	P	10442	TITAN TRUCK EQUIPMENT	\$282.36	0	0610201	SEAT COVER VEH#5046 WO#58399
	06/10/2020	280336	P	12414	TOTAL OFFICE CONCEPTS INC	\$214,502.23	0	0610201	Furniture for Shops 100 Remode
	06/10/2020	280337	P	10861	TRICOMP INC	\$820.00	0	0610201	MAY ADVERTISING FOR HR LAND
	06/10/2020	280338	P	11971	TRUE NORTH EQUIPMENT INC.	\$1,450.75	0	0610201	AGGRESSIVE 6-INCH WHEELS FOR S
	06/10/2020	280339	P	11131	SANDRA R NINEMIRE	\$1,525.40	0	0610201	LINEN/UNIFORM LAUNDRY SERVICES
	06/10/2020	280340	P	10202	UTILITIES UNDERGROUND LOCATION CENTER	\$563.73	0	0610201	LOCATE SERVICE - MAY 2020
	06/10/2020	280341	P	11395	INLAND NW FRANCHISING INC	\$775.00	0	0610201	JANITORIAL SVCS 6/1-6/30/20
	06/10/2020	280342	P	31196	VINCENT BROTHERS LLP	\$62,993.98	0	0610201	WATER TREATMENT PLANT FACADE R
	06/10/2020	280343	P	10194	XEROX CORPORATION	\$650.38	0	0610201	LANDFILL #3UA-295177
	06/12/2020	280344	P	31231	ABM INDUSTRIES INC	\$14,481.82	0	0612201	MULTIPLE FACILITIES - JANITORI
	06/12/2020	280345	P	10838	GRIGG ENTERPRISES INC	\$43.81	0	0612201	CLR AND FLOOR GLUE FOR SOLIDS
	06/12/2020	280346	P	12417	AHBL, INC	\$7,810.00	0	0612201	Land Surveying Svcs FS 73 and
	06/12/2020	280347	P	11492	ALS GROUP USA CORP	\$20.00	0	0612201	FLUORIDE SAMPLING FRAMATOME 5-
	06/12/2020	280348	P	10705	AMERICAN ROCK PRODUCTS INC	\$98.28	0	0612201	JEFFERSON DUGOUTS - TOP COURSE
	06/12/2020	280349	P	10644	ANIXTER INC	\$1,388.72	0	0612201	Bolts
	06/12/2020	280350	P	31205	ARAMARK UNIFORM & CAREER APPAREL GROUP, INC	\$594.12	0	0612201	LINEN CHARGES FOR MAY
	06/12/2020	280351	P	10670	ARROW CONSTRUCTION SUPPLY INC	\$1,900.50	0	0612201	RENTAL OF 250 DIESEL MELTER
	06/12/2020	280352	P	999000	AUREF	\$433.88	0	0612201	1625 HUNT AVE
	06/12/2020	280353	P	999000	AUREF	\$55.62	0	0612201	2101 STEPTOE ST Apt 210
	06/12/2020	280354	P	999000	AUREF	\$55.59	0	0612201	1408 GUNNISON CT
	06/12/2020	280355	P	999000	AUREF	\$102.43	0	0612201	2895 PAULING AVE Apt 209
	06/12/2020	280356	P	999000	AUREF	\$16.55	0	0612201	2555 BELLA COOLA LN Apt 283
	06/12/2020	280357	P	999000	AUREF	\$43.47	0	0612201	2555 BELLA COOLA LN Apt 183
	06/12/2020	280358	P	999000	AUREF	\$1.90	0	0612201	2807 SAWGRASS LOOP
	06/12/2020	280359	P	999000	AUREF	\$98.23	0	0612201	2550 DUPORTAIL ST R104
	06/12/2020	280360	P	999000	AUREF	\$56.58	0	0612201	1529 COLUMBIA PARK TRL Apt 323
	06/12/2020	280361	P	999000	AUREF	\$22.79	0	0612201	129 RACHEL RD
	06/12/2020	280362	P	999000	AUREF	\$93.79	0	0612201	1529 COLUMBIA PARK TRL Apt 316
	06/12/2020	280363	P	999000	AUREF	\$118.49	0	0612201	1878 FOWLER ST 35
	06/12/2020	280364	P	999000	AUREF	\$102.04	0	0612201	415 SHORELINE CT
	06/12/2020	280365	P	999000	AUREF	\$83.43	0	0612201	250 GAGE BLVD 4089
	06/12/2020	280366	P	999000	AUREF	\$8.04	0	0612201	1306 SANFORD AVE
	06/12/2020	280367	P	999000	AUREF	\$115.99	0	0612201	1775 COLUMBIA PARK TRL 128
	06/12/2020	280368	P	999000	AUREF	\$81.86	0	0612201	2500 GEORGE WASHINGTON WAY 121
	06/12/2020	280369	P	11079	AUTOZONE STORES LLC	\$24.23	0	0612201	LIGTH,BATTERY VEH#1378 WO#585
	06/12/2020	280370	P	10518	BEAVER BARK & ROCK	\$649.38	0	0612201	FENCING REPLACE NON SECURITY -
	06/12/2020	280371	P	10281	BENTON COUNTY	\$8,969.01	0	0612201	WORK CREW - APRIL
	06/12/2020	280372	P	11778	DSD CAPITAL LLC	\$81.00	0	0612201	Pol Service-1032 University
	06/12/2020	280373	P	11516	COLEMAN OIL COMPANY	\$10,951.10	0	0612201	WEEKLY CARD LOCK FUEL 6/1-6/7
	06/12/2020	280374	P	10470	COMMERCIAL TIRE INC	\$138.14	0	0612201	FLAT REPAIR VEH#3204 WO#58674
	06/12/2020	280375	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$260.85	0	0612201	SHOPS - WELDING BAY - LIGHT
	06/12/2020	280376	P	12151	CORE & MAIN LP	\$475.64	0	0612201	METER BOX COVERS
	06/12/2020	280377	P	11526	CORWIN OF PASCO LLC	\$430.09	0	0612201	FRONT,REAR PADS,TRANS FILTER V
	06/12/2020	280378	P	10966	JOSEPH SCOTT HOCKERSMITH & KATHLEEN C HOCKERSMITH	\$749.34	0	0612201	MONTHLY PEST MANAGEMENT & WEED
	06/12/2020	280379	P	11044	EWING IRRIGATION PRODUCTS INC	\$251.51	0	0612201	SHELTERBELT - IRRIGATION REPAI
	06/12/2020	280380	P	10044	FARMERS EXCHANGE	\$332.26	0	0612201	STOCK - SMALL EQUIP REPAIR PAR
	06/12/2020	280381	P	10508	FASTENAL COMPANY	\$5.35	0	0612201	STOCK - SAFETY GLASSES
	06/12/2020	280382	P	10447	FINAL TOUCH UPHOLSTERY	\$23.46	0	0612201	FASTENERS VEH#3343 WO#58667
	06/12/2020	280383	P	10184	FISHER SCIENTIFIC CO	\$2,109.34	0	0612201	NITRILE GLOVES FOR STOCK
	06/12/2020	280384	P	10050	GENERAL PACIFIC INC	\$47,843.73	0	0612201	Switchgear
	06/12/2020	280385	P	10203	W.W. GRAINGER, INC	\$751.00	0	0612201	Grainger
	06/12/2020	280386	P	10489	HERITAGE PROFESSIONAL LANDSCAPING INC	\$648.34	0	0612201	MAY LANDSCAPE MAINTENANCE - CP
	06/12/2020	280387	P	30560	INTERMOUNTAIN LOCK AND SECURITY SUPPLY	\$31.10	0	0612201	City-wide Key Replacement Hrdw
	06/12/2020	280388	P	10062	IRRIGATION SPECIALISTS INC	\$266.49	0	0612201	CEMENT AND FITTINGS FOR RDT

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
06/17/2020	06/12/2020	280389	P	31243	GWEN JOHNSON	\$808.50	0	0612201	Refund duplicate OAP 3 payment
	06/12/2020	280390	P	10071	KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	\$79.06	0	0612201	FITTINGS PRIMARY BLDG BSMNT DR
	06/12/2020	280391	P	10319	LIFE INSURANCE COMPANY OF NORTH AMERICA	\$30.60	0	0612201	June 2020 Optional Life Premiu
	06/12/2020	280392	P	10319	LIFE INSURANCE COMPANY OF NORTH AMERICA	\$96.00	0	0612201	March thru May Optional Life P
	06/12/2020	280393	P	10384	M CAMPBELL & COMPANY INC	\$2,100.00	0	0612201	115 ORCHARD-HP REBATE CK 27929
	06/12/2020	280394	P	11576	MERCER (US) INC	\$4,675.00	0	0612201	DEPENDENT ELIGIBILITY VERIF. I
	06/12/2020	280395	P	10143	MOBILE FLEET SERVICE INC	\$502.87	0	0612201	FILTERS VEH#3345 WO#58662
	06/12/2020	280396	P	10358	MOON SECURITY SERVICES INC	\$795.72	0	0612201	RECURRING SVCS AND FIRE ALARM
	06/12/2020	280397	P	10024	MOTION INDUSTRIES INC	\$2,026.07	0	0612201	HATCH STRUTS FOR SUNDANCE I/S
	06/12/2020	280398	P	11153	JT AUTOMOTIVE PARTS, INC	\$1,312.47	0	0612201	DRAIN PLUG VEH#5044 WO#58646
	06/12/2020	280399	P	11710	CORWIN COMPANY INC	\$67.59	0	0612201	PAINT AND TOOL FOR STUCCO RPR
	06/12/2020	280400	P	10456	PERMIT SURVEYING INC	\$400.00	0	0612201	RAILROAD BLA SURVEYING
	06/12/2020	280401	P	31244	MINH PHAM	\$83.33	0	0612201	Refund 457 Loan
	06/12/2020	280402	P	10052	PITNEY BOWES INC	\$8,348.40	0	0612201	03 2020_Lease Invoice
	06/12/2020	280403	P	10611	PITNEY BOWES PURCHASE POWER	\$141.33	0	0612201	06 2020_Purchase Power Stateme
	06/12/2020	280404	P	10936	PREMIER EXCAVATION INC	\$71,752.52	0	0612201	HENDERSON LOOP WEST-RELEASE RE
	06/12/2020	280405	P	10536	SPRAGUE PEST SOLUTIONS	\$447.00	0	0612201	WWTF - COMMERCIAL GENERAL PEST
	06/12/2020	280406	P	10118	STEEBER'S LOCK SERVICE	\$47.79	0	0612201	DUPLICATE KEYS (10) FOR WWTF
	06/12/2020	280407	P	10961	TACOMA SCREW PRODUCTS INC	\$120.51	0	0612201	PARKWAY - FOUNTAIN REPAIR
	06/12/2020	280408	P	10815	WATER SOLUTIONS INC	\$67.33	0	0612201	WATER FILTRATION 6/7-7/6/20
	06/12/2020	280409	P	10145	WESCO DISTRIBUTION INC	\$7,881.65	0	0612201	Switch and Deadends
	06/12/2020	280410	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$1,190.92	0	0612201	COUPLING VEH#3340 WO#58463
	06/12/2020	280411	P	10194	XEROX CORPORATION	\$492.17	0	0612201	8TB-626038 COPIER SVCS 4/21-5/
	06/17/2020	280412	P	10000	KBL, INC.	\$1,707.57	0	0617201	PRINTING-SCALEHOUSE
	06/17/2020	280413	P	10838	GRIGG ENTERPRISES INC	\$657.16	0	0617201	BEVERLY HEIGHTS - IRRIGATION R
	06/17/2020	280414	P	10705	AMERICAN ROCK PRODUCTS INC	\$385.26	0	0617201	CONCRETE - 4000 PSI 6 SK EXT 3
	06/17/2020	280415	P	10644	ANIXTER INC	\$680.92	0	0617201	Devices_UG
	06/17/2020	280416	P	10723	AP TECHNOLOGY LLC	\$1,015.00	0	0617201	ANNUAL SECURECHECK SOFTWARE 7-
	06/17/2020	280417	P	10537	APOLLO INC	\$325,173.30	0	0617201	DUPORTAIL BRIDGE PH 1-PMT 27 -
	06/17/2020	280418	P	10670	ARROW CONSTRUCTION SUPPLY INC	\$973.49	0	0617201	SAFETY VEST
	06/17/2020	280419	P	11079	AUTOZONE STORES LLC	\$130.27	0	0617201	HONE VEH#3333 WO#58207
	06/17/2020	280420	P	11126	B AND B TRAILERS LLC	\$293.22	0	0617201	SWIVEL JACK VEH#4156 WO#586
	06/17/2020	280421	P	10367	BANK OF AMERICA	\$2,633.56	0	0617201	BANK ANALYSIS FEES
	06/17/2020	280422	P	31109	BENTON CONSERVATION DISTRICT	\$410.08	0	0617201	C11-20 SALMON POWER PROGRAM IL
	06/17/2020	280423	P	10009	COUNTY OF BENTON	\$430.38	0	0617201	CRIME VICTIMS BCDC MAY 20
	06/17/2020	280424	P	10009	COUNTY OF BENTON	\$47,737.44	0	0617201	BENTON COUNTY DISTRICT COURT &
	06/17/2020	280425	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$2,205.00	0	0617201	WATER SAMPLING ANALYSIS
	06/17/2020	280426	P	10008	BENTON PUD	\$105.07	0	0617201	4/26-5/26/20 (9) WYE LIGHTS-BA
	06/17/2020	280427	P	11365	BIG WEST EQUIPMENT	\$2,771.82	0	0617201	PEDESTAL BEARING VEH#7149 WO
	06/17/2020	280428	P	30340	BIRKHIMER, RYAN	\$207.78	0	0617201	20-148 BIRKHIMER NATIONAL EMT
	06/17/2020	280429	P	10036	CASADAY BEE-LINE SERVICE & TOWING LLC	\$94.89	0	0617201	ALIGNMENT VEH#3326 WO#58640
	06/17/2020	280430	P	10240	CENTRAL HOSE & FITTINGS INC	\$7.88	0	0617201	BUSHINGS VEH#6544 WO#58494
	06/17/2020	280431	P	30116	CHRISTENSEN, INC.	\$4,079.84	0	0617201	SHELL BULK OILS FOR SHOP
	06/17/2020	280432	P	11806	GEORGE F CICOTTE	\$1,462.50	0	0617201	2020 COVID-19 LEGAL ADVICE
	06/17/2020	280433	P	10261	CITY OF RICHLAND	\$255,243.30	0	0617201	CITY UTILITY BILLS/MAY 2020
	06/17/2020	280434	P	10261	CITY OF RICHLAND	\$1,463.90	0	0617201	18-386 SCHIESSL, JOE APA WA AN
	06/17/2020	280435	P	10261	CITY OF RICHLAND	\$4,015.28	0	0617201	232 WRIGHT - HP & INSULATION R
	06/17/2020	280436	P	10429	CODE PUBLISHING INC	\$853.09	0	0617201	MUNICIPAL CODE - WEB UPDATE
	06/17/2020	280437	P	11516	COLEMAN OIL COMPANY	\$10,820.19	0	0617201	WEEKLY CARD LOCK FUEL 6/8-6/14
	06/17/2020	280438	P	11644	COLLABWARE	\$1,687.50	0	0617201	COLLABWARE IMPLEMENTATION PHAS
	06/17/2020	280439	P	11801	COLUMBIA SAFETY LLC	\$1,277.14	0	0617201	3 POWERHEART G5 INTELLISENSE B
	06/17/2020	280440	P	10470	COMMERCIAL TIRE INC	\$239.21	0	0617201	TIRE VEH#4116 WO#58700
	06/17/2020	280441	P	12151	CORE & MAIN LP	\$103.37	0	0617201	M18 UPPER O-RING CLOW MEDALLIO
	06/17/2020	280442	P	11526	CORWIN OF PASCO LLC	\$299.89	0	0617201	FRONT BRAKES VEH#3316 WO#58638
	06/17/2020	280443	P	30166	CUMMINS NORTHWEST LLC	\$116.90	0	0617201	TEMP SENSOR VEH#3321 WO#5868
	06/17/2020	280444	P	10452	DAYCO INCORPORATED	\$8,922.58	0	0617201	WEATHERWISE LOAN - 2134 CRESTV
	06/17/2020	280445	VOID	10453	DELTA HEATING & COOLING INC	\$0.00	4400	0617201	VOID AFTER UPDATE 07/01/2020

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	06/17/2020	280446	P	10139	DEPARTMENT OF ECOLOGY	\$45,869.25	0	0617201	DECANT FACILITY RETROFIT L1400
	06/17/2020	280447	P	10801	DOMESTIC VIOLENCE SVCS OF BNTN & FRNKLN COUNTIES	\$888.50	0	0617201	DV ADVOCACY APRIL 2020
	06/17/2020	280448	P	10114	EMPIRE RUBBER & SUPPLY CO	\$388.42	0	0617201	RUBBER FLOOR MATS VEH#2510 W
	06/17/2020	280449	P	10146	ENERGY NORTHWEST	\$901.00	0	0617201	WATER SAMPLING ANALYSIS
	06/17/2020	280450	P	11044	EWING IRRIGATION PRODUCTS INC	\$233.33	0	0617201	PARKWAY - FOUNTAIN REPAIR PART
	06/17/2020	280451	P	10508	FASTENAL COMPANY	\$46.82	0	0617201	SAFETY GLASSES- BUSH
	06/17/2020	280452	P	10268	FEDERAL EXPRESS CORP	\$45.81	0	0617201	SAMPLE SHIPPING TO ALS 05-06-2
	06/17/2020	280453	P	11011	FINLEY BUTTES-LIMITED PARTNERSHIP	\$383.89	0	0617201	TIRES - 5/15/20
	06/17/2020	280454	P	10605	FIRST NIGHT TRI-CITIES	\$3,500.00	0	0617201	2020 FIRST NIGHT TRI-CITIES EV
	06/17/2020	280455	P	10220	FRONTIER FENCE INC	\$1,690.34	0	0617201	JEFFERSON DUGOUTS - FENCING
	06/17/2020	280456	P	11585	GALLS, LLC	\$189.36	0	0617201	Uniforms - Schneider
	06/17/2020	280457	P	11010	GARDA CL NORTHWEST INC	\$516.12	0	0617201	ARMORED CAR SERVICES JUNE 2020
	06/17/2020	280458	P	10050	GENERAL PACIFIC INC	\$254,869.91	0	0617201	1PH TRANSFORMERS
	06/17/2020	280459	P	10425	GENSCO INC	\$227.24	0	0617201	WTP LUNCH ROOM HVAC & TRUCK HV
	06/17/2020	280460	P	11665	GTP INVESTMENTS LLC	\$2,868.82	0	0617201	C22-86 BADGER MTN LEASE FOR CI
	06/17/2020	280461	P	11451	HAEFAC	\$15,944.66	0	0617201	FIBER LOAN 58-01-01 7-20 PAYME
	06/17/2020	280462	P	10046	HD FOWLER CO	\$2,311.45	0	0617201	Water Meter Gaskets
	06/17/2020	280463	P	11813	HERC RENTALS INC	\$805.67	0	0617201	7.1 GALLON OF LIQUID PROPANE P
	06/17/2020	280464	P	11286	HILL INTERNATIONAL INC	\$1,506.38	0	0617201	Project/Construction Mgmt Serv
	06/17/2020	280465	P	11315	INFOR PUBLIC SECTOR INC	\$5,233.66	0	0617201	HANSEN MAINTENANCE RENEWAL 8/0
	06/17/2020	280466	P	10628	CPM DEVELOPMENT CORPORATION	\$508.90	0	0617201	ASPHALT - HMA 75 1/2" 64-28 P9
	06/17/2020	280467	P	10037	INTERMOUNTAIN WEST INSULATION	\$1,756.08	0	0617201	WEATHERWISE LOAN - 232 WRIGHT
	06/17/2020	280468	P	10406	JUB ENGINEERS INC	\$538.00	0	0617201	CENTRAL RHLD TRANSPORTATION ST
	06/17/2020	280469	P	10063	JACOBS & RHODES INC	\$4,000.00	0	0617201	91 JADWIN AVE - HP REBATE
	06/17/2020	280470	P	10290	JIM'S PACIFIC GARAGES INC	\$215.17	0	0617201	HEATER, WASH RES VEH#3279 WO#
	06/17/2020	280471	P	31181	LI KIT BLOCKER INC	\$12.72	0	0617201	RADIAL BALL BEARING ACTUATOR F
	06/17/2020	280472	P	11667	KENWORTH SALES COMPANY	\$146.30	0	0617201	CRANK CASE FILTER VEH#3335 W
	06/17/2020	280473	P	31175	KOSMONT & ASSOCIATES, INC	\$3,594.50	0	0617201	Kosmont Real Estate Consulting
	06/17/2020	280474	P	11073	LIVEVIEW GPS INC	\$502.80	0	0617201	PT10SUB 6 MONTH RENEWAL JULY-D
	06/17/2020	280475	P	30765	LOPEZ, BRANDIN	\$10.00	0	0617201	EXCISE TAX RECORDING FEE
	06/17/2020	280476	P	10384	M CAMPBELL & COMPANY INC	\$3,400.00	0	0617201	490 HERITAGE HILLS DR - HP REB
	06/17/2020	280477	P	10624	MACKAY & SPOSITO INC	\$2,620.00	0	0617201	CH60-20 John Dam Plaza Shade S
	06/17/2020	280478	P	10093	MCCURLEY CHEVROLET	\$731.28	0	0617201	PANELS VEH#3297 WO#58510
	06/17/2020	280479	P	11652	MENKE JACKSON BEYER LLP	\$253.00	0	0617201	ACCOUNT #065 - GENERAL (CITY A
	06/17/2020	280480	P	10578	MIDWEST TAPE	\$4,345.34	0	0617201	MAY 2020 HOOPLA
	06/17/2020	280481	P	11835	MILLER PAINT COMPANY INC	\$40.68	0	0617201	SHOPS 100 REMODEL - PAINT
	06/17/2020	280482	P	10083	MONARCH MACHINE & TOOL CO INC	\$455.95	0	0617201	FAB WORK VEH#2510 WO#58269
	06/17/2020	280483	P	10806	MOUNT HOOD FASTENER COMPANY	\$2,137.68	0	0617201	Bolts
	06/17/2020	280484	P	30253	MULTARI, NINA	\$10.52	0	0617201	MILEAGE JUNE 11, 2020
	06/17/2020	280485	P	11153	JT AUTOMOTIVE PARTS, INC	\$1,241.21	0	0617201	HATCH VEH#7118 WO#58682
	06/17/2020	280486	P	30088	NCR PAYMENT SOLUTIONS CORPORATION	\$42,726.83	0	0617201	MERCHANT SERVICE CHARGES MAY 2
	06/17/2020	280487	P	30273	NORTHWEST EQUIPMENT SALES, INC	\$92.35	0	0617201	FILTER VEH#3342 WO#58440
	06/17/2020	280488	P	10357	OXARC INC	\$447.75	0	0617201	CYLINDER RENTAL
	06/17/2020	280489	P	31206	CI - PW LLC	\$38.52	0	0617201	Bottled Water-May
	06/17/2020	280490	P	10232	PERFECTION GLASS INC	\$4,601.58	0	0617201	1903 LUTHER PL - WINDOWS REBAT
	06/17/2020	280491	P	10824	PETERSON PACIFIC CORP, AN ASTEC INDUSTRIES COMPANY	\$3,946.83	0	0617201	BEARING VEH#7143 WO#58293
	06/17/2020	280492	P	31241	PICKETT, MASON	\$712.40	0	0617201	REFUND HYDRANT METER #303
	06/17/2020	280493	P	10052	PITNEY BOWES INC	\$8,348.40	0	0617201	June 2020 Lease Invoice - 06 2
	06/17/2020	280494	P	999001	REC REFUND	\$425.00	0	0617201	REFUND Beach and Berry
	06/17/2020	280495	P	999001	REC REFUND	\$78.00	0	0617201	REFUND Get Together
	06/17/2020	280496	P	999001	REC REFUND	\$71.50	0	0617201	REFUND Family Reunion
	06/17/2020	280497	P	999001	REC REFUND	\$152.50	0	0617201	REFUND Graduation Party
	06/17/2020	280498	P	999001	REC REFUND	\$56.87	0	0617201	REFUND Church Meeting
	06/17/2020	280499	P	999001	REC REFUND	\$109.50	0	0617201	REFUND Graduation
	06/17/2020	280500	P	999001	REC REFUND	\$52.00	0	0617201	REFUND Family Picnic
	06/17/2020	280501	P	999001	REC REFUND	\$51.00	0	0617201	REFUND Family Reunion
	06/17/2020	280502	P	999001	REC REFUND	\$152.50	0	0617201	REFUND Birthday Party

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	06/17/2020	280503	P	999001	REC REFUND	\$52.00	0	0617201	REFUND Birthday Party
	06/17/2020	280504	P	999001	REC REFUND	\$432.25	0	0617201	REFUND Wedding Reception
	06/17/2020	280505	P	999001	REC REFUND	\$52.00	0	0617201	REFUND Senior Party
	06/17/2020	280506	P	999001	REC REFUND	\$76.25	0	0617201	REFUND Cruising for a Cause
	06/17/2020	280507	P	999001	REC REFUND	\$76.25	0	0617201	REFUND Car Show
	06/17/2020	280508	P	999001	REC REFUND	\$56.25	0	0617201	REFUND Church Picnic
	06/17/2020	280509	P	999001	REC REFUND	\$432.25	0	0617201	REFUND Wedding Reception
	06/17/2020	280510	P	11136	RICHARD SCHURFELD	\$258.00	0	0617201	PORTAL SERVICE LOCATES MAY 202
	06/17/2020	280511	P	10647	RIVER CITY TOWING INC	\$244.35	0	0617201	TOW CHARGE
	06/17/2020	280512	P	30486	ROACH, ANNIKA	\$43.13	0	0617201	MILEAGE - MAY 2020
	06/17/2020	280513	P	10595	ROBERTS CONSTRUCTION INC	\$7,868.02	0	0617201	4649 1202 BIRCH - WINDOWS
	06/17/2020	280514	P	11216	SKONE IRRIGATION INC	\$1,589.15	0	0617201	KIFCO ELBOW,SEAL KIT VEH#6572
	06/17/2020	280515	P	11563	SMARSH, INC.	\$2,655.30	0	0617201	SMARSH ANNUAL RENEWAL MESSAGE/
	06/17/2020	280516	P	30890	SPARTAN TRUCK COMPANY	\$1,168.83	0	0617201	PROX SWITCH VEH#3341 WO#5842
	06/17/2020	280517	P	10536	SPRAGUE PEST SOLUTIONS	\$108.33	0	0617201	STATION 74 - PEST CONTROL
	06/17/2020	280518	P	10328	SOLID WASTE ASN OF NORTH AMERICA	\$223.00	0	0617201	ROGALSKY 202 DUES
	06/17/2020	280519	P	10961	TACOMA SCREW PRODUCTS INC	\$353.25	0	0617201	NUTS VEH#3320 WO#58688
	06/17/2020	280520	P	11267	VEGETATION CONTROL SERVICE INC	\$800.00	0	0617201	TREEWORKS SOFTWARE MAINTENANCE
	06/17/2020	280521	P	11108	THE PERSONAL TOUCH CLEANING INC	\$16,123.41	0	0617201	LIBRARY - JANITORIAL - MAY
	06/17/2020	280522	P	11911	TWIG CONSULTING CORP.	\$4,000.00	0	0617201	The Wesley Group 2020 Services
	06/17/2020	280523	P	11626	TTB, LLC	\$171.00	0	0617201	MAY CITY CAR WASHES
	06/17/2020	280524	P	10395	TOTAL ENERGY MANAGEMENT INC	\$7,357.65	0	0617201	Weatherwise Loan - 738 TANGLEW
	06/17/2020	280525	P	30962	TOTAL QUALITY AIR LLC	\$500.00	0	0617201	4250 COBBLESTONE CT - HP REBAT
	06/17/2020	280526	P	11295	TOWNSEND CONTROLS & ELECTRIC LLC	\$297.45	0	0617201	SHOPS 100 REMODEL - ELECTRICAL
	06/17/2020	280527	P	11406	SOLUTIONS INC	\$119.46	0	0617201	RECORDS SEARCH MAY 2020
	06/17/2020	280528	P	11175	TYNDALE ENTERPRISES INC	\$959.70	0	0617201	2020 FIRE RATED CLOTHING SCL48
	06/17/2020	280529	P	10173	WASHINGTON STATE TREASURER	\$21,732.30	0	0617201	05/20 FINES & FORFEITURES BC
	06/17/2020	280530	P	10815	WATER SOLUTIONS INC	\$54.30	0	0617201	6/15-7/14/20 - DSC WATER RENTA
	06/17/2020	280531	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$10,630.08	0	0617201	EMERGENCY GEN LEASE FOR INFLUE
	06/17/2020	280532	P	10147	WILBUR-ELLIS HOLDINGS II, INC	\$3,359.27	0	0617201	RANGER PRO, DIMENSION 2EW
	06/17/2020	280533	P	12037	WIN-911 SOFTWARE	\$990.00	0	0617201	ANNUAL RENEWAL SOFTWARE MAINT
	06/17/2020	280534	P	30137	WSP USA INC	\$3,062.66	0	0617201	DUPORTAIL BRIDGE-CNST SUPPORT-
	06/17/2020	280535	P	10194	XEROX CORPORATION	\$2,906.34	0	0617201	2PA-604396 V180 EFI BASE CHARG
06/19/2020	06/19/2020	280536	P	10439	PYC LLC	\$86.34	0	0619201	UNIFORM LAUNDRY SERVICES
	06/19/2020	280537	P	10000	KBL, INC.	\$378.36	0	0619201	WWTF LAB REBUILD CONTRACT PRIN
	06/19/2020	280538	P	10838	GRIGG ENTERPRISES INC	\$139.60	0	0619201	CHAINSAW CHAP APRON
	06/19/2020	280539	P	999000	AUREF	\$167.30	0	0619201	1451 AZALEA AVE
	06/19/2020	280540	P	999000	AUREF	\$7.90	0	0619201	1506 DESERT SPRINGS AVE
	06/19/2020	280541	P	999000	AUREF	\$119.42	0	0619201	1461 LARKSPUR DR
	06/19/2020	280542	P	999000	AUREF	\$10.00	0	0619201	2021 MAHAN AVE F2
	06/19/2020	280543	P	999000	AUREF	\$15.68	0	0619201	311 GREENTREE CT 1
	06/19/2020	280544	P	999000	AUREF	\$363.39	0	0619201	1607 THAYER DR
	06/19/2020	280545	P	999000	AUREF	\$34.93	0	0619201	2101 STEPTOE ST Apt 232
	06/19/2020	280546	P	999000	AUREF	\$10.00	0	0619201	2006 PENNY ROYAL AVE
	06/19/2020	280547	P	999000	AUREF	\$39.77	0	0619201	2661 DORNOCH PL
	06/19/2020	280548	P	999000	AUREF	\$50.00	0	0619201	809 WILLARD AVE
	06/19/2020	280549	P	999000	AUREF	\$86.32	0	0619201	2513 DUPORTAIL ST Apt 358
	06/19/2020	280550	P	999000	AUREF	\$150.99	0	0619201	107 HIGH MEADOWS ST
	06/19/2020	280551	P	999000	AUREF	\$60.96	0	0619201	1312 MAHAN AVE
	06/19/2020	280552	P	999000	AUREF	\$61.11	0	0619201	1310 MAHAN AVE
	06/19/2020	280553	P	999000	AUREF	\$8.07	0	0619201	2510 NCOLUMBIA CENTER BLVD
	06/19/2020	280554	P	999000	AUREF	\$8.42	0	0619201	2588 NCOLUMBIA CENTER BLVD
	06/19/2020	280555	P	999000	AUREF	\$88.84	0	0619201	1764 JADWIN AVE A
	06/19/2020	280556	P	999000	AUREF	\$1.40	0	0619201	1213 GEORGE WASHINGTON WAY 53
	06/19/2020	280557	P	999000	AUREF	\$10.00	0	0619201	2555 BELLA COOLA LN Apt 229
	06/19/2020	280558	P	999000	AUREF	\$28.92	0	0619201	2555 BELLA COOLA LN Apt 171
	06/19/2020	280559	P	999000	AUREF	\$59.89	0	0619201	2555 BELLA COOLA LN Apt 225

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	06/19/2020	280560	P	999000	AUREF	\$104.61	0	0619201	2555 BELLA COOLA LN Apt 272
	06/19/2020	280561	P	999000	AUREF	\$123.36	0	0619201	2555 BELLA COOLA LN Apt 138
	06/19/2020	280562	P	999000	AUREF	\$127.44	0	0619201	2555 BELLA COOLA LN Apt 271
	06/19/2020	280563	P	999000	AUREF	\$142.59	0	0619201	2555 BELLA COOLA LN Apt 182
	06/19/2020	280564	P	999000	AUREF	\$144.69	0	0619201	2555 BELLA COOLA LN Apt 372
	06/19/2020	280565	P	999000	AUREF	\$176.60	0	0619201	2555 BELLA COOLA LN Apt 373
	06/19/2020	280566	P	999000	AUREF	\$200.49	0	0619201	2555 BELLA COOLA LN Apt 281
	06/19/2020	280567	P	999000	AUREF	\$85.83	0	0619201	1427 POTTER AVE
	06/19/2020	280568	P	999000	AUREF	\$225.34	0	0619201	2748 GRAYHAWK LOOP
	06/19/2020	280569	P	999000	AUREF	\$72.97	0	0619201	250 GAGE BLVD 2074
	06/19/2020	280570	P	999000	AUREF	\$10.00	0	0619201	2105 PULLEN ST 9
	06/19/2020	280571	P	999000	AUREF	\$41.54	0	0619201	2936 ROCK CREEK CT
	06/19/2020	280572	P	999000	AUREF	\$155.26	0	0619201	2006 TURNER ST
	06/19/2020	280573	P	999000	AUREF	\$595.50	0	0619201	BA 14819966 DUPLICATE REFUND C
	06/19/2020	280574	P	999000	AUREF	\$64.96	0	0619201	1401 HAINS AVE
	06/19/2020	280575	P	999000	AUREF	\$23.40	0	0619201	1417 OXFORD AVE
	06/19/2020	280576	P	999000	AUREF	\$62.47	0	0619201	1011 RIO SENDA CT
	06/19/2020	280577	P	999000	AUREF	\$73.22	0	0619201	1770 LESLIE RD 108
	06/19/2020	280578	P	999000	AUREF	\$10.00	0	0619201	2101 STEPTOE ST Apt 246
	06/19/2020	280579	P	999000	AUREF	\$108.42	0	0619201	3030 DUVAL LOOP
	06/19/2020	280580	P	999000	AUREF	\$138.95	0	0619201	3038 DUVAL LOOP
	06/19/2020	280581	P	999000	AUREF	\$27.35	0	0619201	3003 BRIAN LN
	06/19/2020	280582	P	999000	AUREF	\$10.44	0	0619201	901 BIRCH AVE
	06/19/2020	280583	P	999000	AUREF	\$10.00	0	0619201	419 COLUMBIA POINT DR
	06/19/2020	280584	P	999000	AUREF	\$50.49	0	0619201	1082 CHINOOK DR
	06/19/2020	280585	P	999000	AUREF	\$95.00	0	0619201	4832 TILLAMOOK DR
	06/19/2020	280586	P	999000	AUREF	\$195.16	0	0619201	2274 MORENCY DR
	06/19/2020	280587	P	999000	AUREF	\$3.63	0	0619201	1851 JADWIN AVE 317
	06/19/2020	280588	P	999000	AUREF	\$27.06	0	0619201	1851 JADWIN AVE 309
	06/19/2020	280589	P	999000	AUREF	\$31.22	0	0619201	1850 STEVENS DR 107
	06/19/2020	280590	P	999000	AUREF	\$243.45	0	0619201	2507 HARRIS AVE
	06/19/2020	280591	P	999000	AUREF	\$131.96	0	0619201	311 GREENTREE CT 1
	06/19/2020	280592	P	999000	AUREF	\$25.74	0	0619201	850 AARON DR 92
	06/19/2020	280593	P	999000	AUREF	\$176.15	0	0619201	3017 SONORAN DR
	06/19/2020	280594	P	999000	AUREF	\$164.44	0	0619201	2521 ALBEMARLE CT
	06/19/2020	280595	P	999000	AUREF	\$263.56	0	0619201	327 SCOT ST
	06/19/2020	280596	P	999000	AUREF	\$727.43	0	0619201	1901 KUHN ST
	06/19/2020	280597	P	999000	AUREF	\$244.99	0	0619201	1425 KIMBALL AVE
	06/19/2020	280598	P	999000	AUREF	\$93.69	0	0619201	1221 FONTANA CT
	06/19/2020	280599	P	999000	AUREF	\$137.81	0	0619201	202 BENHAM ST
	06/19/2020	280600	P	999000	AUREF	\$181.33	0	0619201	984 ALLENWHITE DR
	06/19/2020	280601	P	999000	AUREF	\$129.46	0	0619201	1010 RIO SENDA CT
	06/19/2020	280602	P	999000	AUREF	\$37.25	0	0619201	1845 LESLIE RD W14
	06/19/2020	280603	P	999000	AUREF	\$120.89	0	0619201	2555 BELLA COOLA LN Apt 105
	06/19/2020	280604	P	999000	AUREF	\$30.91	0	0619201	1319 PERKINS AVE
	06/19/2020	280605	P	999000	AUREF	\$186.50	0	0619201	2550 DUPORTAIL ST M278
	06/19/2020	280606	P	999000	AUREF	\$111.08	0	0619201	250 GAGE BLVD 1085
	06/19/2020	280607	P	999000	AUREF	\$34.58	0	0619201	1431 RICHE CT
	06/19/2020	280608	P	999000	AUREF	\$55.58	0	0619201	2513 DUPORTAIL ST Apt 108
	06/19/2020	280609	P	999000	AUREF	\$45.00	0	0619201	1775 FOWLER ST
	06/19/2020	280610	P	999000	AUREF	\$516.17	0	0619201	2855 HAWKSTONE CT
	06/19/2020	280611	P	999000	AUREF	\$40.50	0	0619201	2030 WEISKOPF CT
	06/19/2020	280612	P	999000	AUREF	\$10.00	0	0619201	474 CHARBONNEAU DR
	06/19/2020	280613	P	999000	AUREF	\$7.14	0	0619201	2000 STEVENS DR 116
	06/19/2020	280614	P	999000	AUREF	\$47.89	0	0619201	1845 LESLIE RD B143
	06/19/2020	280615	P	999000	AUREF	\$10.00	0	0619201	3054 WILD CANYON WAY
	06/19/2020	280616	P	999000	AUREF	\$45.99	0	0619201	2267 LEGACY LN

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	06/19/2020	280617	P	999000	AUREF	\$104.14	0	0619201	2101 STEPTOE ST Apt 123
	06/19/2020	280618	P	999000	AUREF	\$82.28	0	0619201	319 COLUMBIA POINT DR
	06/19/2020	280619	P	999000	AUREF	\$354.94	0	0619201	1522 MAHAN AVE
	06/19/2020	280620	P	999000	AUREF	\$25.99	0	0619201	172 ORCHARD WAY
	06/19/2020	280621	P	999000	AUREF	\$159.12	0	0619201	2853 MACKENZIE CT
	06/19/2020	280622	P	999000	AUREF	\$47.26	0	0619201	3003 QUEENSGATE DR Apt 359
	06/19/2020	280623	P	999000	AUREF	\$61.09	0	0619201	3003 QUEENSGATE DR Apt 302
	06/19/2020	280624	P	999000	AUREF	\$16.42	0	0619201	2232 CAMAS AVE
	06/19/2020	280625	P	999000	AUREF	\$36.83	0	0619201	230 SITKA CT
	06/19/2020	280626	P	999000	AUREF	\$10.00	0	0619201	2895 PAULING AVE Apt 301
	06/19/2020	280627	P	999000	AUREF	\$10.00	0	0619201	319 DOUGLASS AVE
	06/19/2020	280628	P	999000	AUREF	\$72.98	0	0619201	250 GAGE BLVD 2070
	06/19/2020	280629	P	999000	AUREF	\$40.00	0	0619201	2447 BAY CT
	06/19/2020	280630	P	999000	AUREF	\$1.16	0	0619201	303 GAGE BLVD 326
	06/19/2020	280631	P	999000	AUREF	\$10.00	0	0619201	4694 ROARK DR
	06/19/2020	280632	P	999000	AUREF	\$6.37	0	0619201	1775 COLUMBIA PARK TRL 133
	06/19/2020	280633	P	999000	AUREF	\$10.00	0	0619201	1775 COLUMBIA PARK TRL 210
	06/19/2020	280634	P	999000	AUREF	\$10.00	0	0619201	1775 COLUMBIA PARK TRL 200
	06/19/2020	280635	P	999000	AUREF	\$10.00	0	0619201	1775 COLUMBIA PARK TRL 209
	06/19/2020	280636	P	999000	AUREF	\$21.88	0	0619201	1775 COLUMBIA PARK TRL 131
	06/19/2020	280637	P	999000	AUREF	\$36.79	0	0619201	1775 COLUMBIA PARK TRL 105
	06/19/2020	280638	P	999000	AUREF	\$43.07	0	0619201	1775 COLUMBIA PARK TRL 205
	06/19/2020	280639	P	999000	AUREF	\$58.98	0	0619201	1775 COLUMBIA PARK TRL 139
	06/19/2020	280640	P	999000	AUREF	\$81.62	0	0619201	1775 COLUMBIA PARK TRL 145
	06/19/2020	280641	P	999000	AUREF	\$81.67	0	0619201	1775 COLUMBIA PARK TRL 136
	06/19/2020	280642	P	999000	AUREF	\$90.93	0	0619201	1775 COLUMBIA PARK TRL 217
	06/19/2020	280643	P	999000	AUREF	\$100.38	0	0619201	1775 COLUMBIA PARK TRL 125
	06/19/2020	280644	P	999000	AUREF	\$135.89	0	0619201	1775 COLUMBIA PARK TRL 241
	06/19/2020	280645	P	999000	AUREF	\$207.51	0	0619201	509 WINSLOW AVE
	06/19/2020	280646	P	999000	AUREF	\$192.28	0	0619201	4011 KEENE RD
	06/19/2020	280647	P	999000	AUREF	\$40.00	0	0619201	227 CRESTWOOD DR
	06/19/2020	280648	P	999000	AUREF	\$40.57	0	0619201	250 GAGE BLVD 1001
	06/19/2020	280649	P	999000	AUREF	\$60.40	0	0619201	250 GAGE BLVD 2041
	06/19/2020	280650	P	999000	AUREF	\$63.80	0	0619201	250 GAGE BLVD 3088
	06/19/2020	280651	P	999000	AUREF	\$76.63	0	0619201	250 GAGE BLVD 2077
	06/19/2020	280652	P	999000	AUREF	\$81.08	0	0619201	250 GAGE BLVD 2069
	06/19/2020	280653	P	999000	AUREF	\$10.84	0	0619201	1900 STEVENS DR 623
	06/19/2020	280654	P	999000	AUREF	\$26.14	0	0619201	1900 STEVENS DR 102
	06/19/2020	280655	P	999000	AUREF	\$135.30	0	0619201	1900 STEVENS DR 316
	06/19/2020	280656	P	999000	AUREF	\$102.50	0	0619201	303 CULLUM AVE
	06/19/2020	280657	P	999000	AUREF	\$1.65	0	0619201	462 GAGE BLVD
	06/19/2020	280658	P	999000	AUREF	\$80.12	0	0619201	792 CANYON ST
	06/19/2020	280659	P	999000	AUREF	\$24.59	0	0619201	1780 PIKE AVE Apt A208
	06/19/2020	280660	P	999000	AUREF	\$46.63	0	0619201	1950 BELLERIVE DR 245
	06/19/2020	280661	P	999000	AUREF	\$68.12	0	0619201	2433 GEORGE WASHINGTON WAY 120
	06/19/2020	280662	P	999000	AUREF	\$198.60	0	0619201	2513 DUPORTAIL ST Apt 112
	06/19/2020	280663	P	999000	AUREF	\$50.00	0	0619201	2555 DUPORTAIL ST B310
	06/19/2020	280664	P	999000	AUREF	\$70.46	0	0619201	1224 COVINA CT
	06/19/2020	280665	P	999000	AUREF	\$160.67	0	0619201	2895 PAULING AVE Apt 241
	06/19/2020	280666	P	10367	BANK OF AMERICA	\$81,669.95	0	0619201	MAY 2020 PCARD 471529000664316
	06/19/2020	280667	P	10010	BENTON FRANKLIN HEALTH DISTRICT	\$430.00	0	0619201	2020 Water Operating Permits
	06/19/2020	280668	P	31246	BRENDEN BOOHER	\$15.00	0	0619201	OVERCHARGE 6/5/20 LANDFILL
	06/19/2020	280669	P	11272	BOYD'S TREE SERVICE LLC	\$1,985.12	0	0619201	TREE PRUNING & VEGETATION MANA
	06/19/2020	280670	P	11685	CARDINAL HEALTH 411 INC	\$928.80	0	0619201	SALINE/ETOMIDATE
	06/19/2020	280671	P	10597	CHARTER COMMUNICATIONS	\$78.13	0	0619201	INTERNET JUNE 2020
	06/19/2020	280672	P	10031	COLUMBIA BASIN COLLEGE	\$32.10	0	0619201	
	06/19/2020	280673	P	10542	FIANDER & ASSOCIATES LLC	\$2,418.52	0	0619201	PREVENTATIVE MAINTENANCE

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	06/19/2020	280674	P	10135	CI SUPPORT LLC	\$40.27	0	0619201	RECURRING SHRED SERVICES - MAY
	06/19/2020	280675	P	10470	COMMERCIAL TIRE INC	\$126.94	0	0619201	TIRE, TPMS RESET VEH#4113 WO#
	06/19/2020	280676	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$682.01	0	0619201	Lighting
	06/19/2020	280677	P	31247	CONWAY SHIELD INC	\$1,570.70	0	0619201	HELMET SHIELDS
	06/19/2020	280678	P	11526	CORWIN OF PASCO LLC	\$41.71	0	0619201	VALVE VEH#2420 WO#58543
	06/19/2020	280679	P	10453	DELTA HEATING & COOLING INC	\$9,210.58	0	0619201	412 THAYER DR - CUSTOM PROJECT
	06/19/2020	280680	P	31193	DOWL, LLC	\$5,562.50	0	0619201	STREET LIGHTING RETROFIT & STA
	06/19/2020	280681	P	12498	EMS TECHNOLOGY SOLUTIONS, LLC	\$2,100.00	0	0619201	ANNUAL SUBSCRIPTION
	06/19/2020	280682	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$382.24	0	0619201	TELEPHONE CHARGES 6/4/20 - 7/3
	06/19/2020	280683	P	10050	GENERAL PACIFIC INC	\$6,226.26	0	0619201	1PH TRANSFORMERS
	06/19/2020	280684	P	11410	GENUINE AUTO GLASS OF TRI CITIES	\$32.58	0	0619201	ROCKCHIP REPAIR VEH#2379 WO#5
	06/19/2020	280685	P	10203	W.W. GRAINGER, INC	\$4,456.62	0	0619201	CREDIT - BASKET STRAINER
	06/19/2020	280686	P	10731	HAVIS SHEILDS EQUIPMENT CO	\$107.51	0	0619201	DOCKING STATION VEH#9500 WO#
	06/19/2020	280687	P	30562	INSLEE, BEST, DOEZIE & RYDER, P.S.	\$13,243.13	0	0619201	366349-0003 PARKS & PUB FACILI
	06/19/2020	280688	P	11843	IRON MOUNTAIN INC	\$177.49	0	0619201	SHRED SERVICE THRU 05/31/20
	06/19/2020	280689	P	11667	KENWORTH SALES COMPANY	\$301.05	0	0619201	TRANS FILTER VEH#3219 WO#587
	06/19/2020	280690	P	10298	LN CURTIS & SONS	\$498.01	0	0619201	PRO-TECH 8 TITAN STRUCTURAL GL
	06/19/2020	280691	P	10462	MID COLUMBIA FORKLIFT INC	\$185.71	0	0619201	PM SERVICE VEH#7096 WO#58752
	06/19/2020	280692	P	10143	MOBILE FLEET SERVICE INC	\$513.68	0	0619201	DEF FILTER VEH#3351 WO#58713
	06/19/2020	280693	P	11153	JT AUTOMOTIVE PARTS, INC	\$706.70	0	0619201	FUEL FILTER VEH#6572 WO#5846
	06/19/2020	280694	P	10981	OIL RE-REFINING CO	\$163.00	0	0619201	RECYCLE OIL/HAUL 6/15/20
	06/19/2020	280695	P	10862	PARAMETRIX INC	\$30,597.57	0	0619201	2020 LANDFILL MONITORING, SAMP
	06/19/2020	280696	P	11246	PRECISE MRM LLC	\$3,000.00	0	0619201	5MB FLAT DATA PLAN US WITH NAF
	06/19/2020	280697	P	999001	REC REFUND	\$152.50	0	0619201	Claudia Mendez Wedding Deposit
	06/19/2020	280698	P	999001	REC REFUND	\$52.00	0	0619201	Graduation
	06/19/2020	280699	P	999001	REC REFUND	\$183.13	0	0619201	Meeting
	06/19/2020	280700	P	999001	REC REFUND	\$31.00	0	0619201	Meeting
	06/19/2020	280701	P	999001	REC REFUND	\$152.50	0	0619201	Birthday Party
	06/19/2020	280702	P	999001	REC REFUND	\$93.75	0	0619201	Family Reunion
	06/19/2020	280703	P	999001	REC REFUND	\$150.00	0	0619201	Birthday Party
	06/19/2020	280704	P	999001	REC REFUND	\$98.75	0	0619201	Memorial Service
	06/19/2020	280705	P	999001	REC REFUND	\$152.50	0	0619201	Wedding
	06/19/2020	280706	P	12318	RINGOLD EMBROIDERY	\$199.28	0	0619201	EMBROIDERY/JACKET
	06/19/2020	280707	P	10744	SENSKE LAWN & TREE CARE INC	\$104.80	0	0619201	2715 GWW PEST CONTROL-1ST QTR
	06/19/2020	280708	VOID	10393	STONEMAN ELECTRIC SUPPLY	\$0.00	98.03	0619201	VOID AFTER UPDATE 07/01/2020
	06/19/2020	280709	P	11655	SWN COMMUNICATIONS INC	\$62.05	0	0619201	BPCN-0250 7/18-7/17/21 1 CALL
	06/19/2020	280710	P	10889	KOENIG, KENNETH F	\$450.69	0	0619201	BATONS
	06/19/2020	280711	P	11626	TTB, LLC	\$696.00	0	0619201	VEHICLE WASH MAY 2020
	06/19/2020	280712	P	31236	TRASTAR, INC.	\$2,397.89	0	0619201	Traffic Lighting
	06/19/2020	280713	P	10642	TREASURE VALLEY COFFEE CO OF THE COLUMBIA BASIN	\$348.75	0	0619201	COFFEE DELIVERY
	06/19/2020	280714	P	10128	THE MCCLATCHY COMPANY	\$873.26	0	0619201	LEGAL050320 2020MICRO
	06/19/2020	280715	P	10243	URM STORES INC	\$38.34	0	0619201	COFFEE SUPPLIES FOR RCC
	06/19/2020	280716	P	11357	UTILIWORKS CONSULTING LLC	\$29,455.00	0	0619201	C95-19 SMART GRID PROGRAM MANA
	06/19/2020	280717	P	11650	VERIZON WIRELESS SERVICES, LLC	\$110.00	0	0619201	CELL SEARCH
	06/19/2020	280718	P	10267	WSF, LLC	\$60.71	0	0619201	TG LATCH BEARING VEH#3315 WO
	06/19/2020	280719	P	10194	XEROX CORPORATION	\$647.09	0	0619201	8TB-339112 MAY 20
06/22/2020	06/22/2020	280720	P	10169	DALE A BRUNSON	\$28.31	0	061920P	NON COVERED MEDICAL
	06/22/2020	280721	P	10162	LEE BUSH	\$9,450.34	0	061920P	NON COVERED MEDICAL
	06/22/2020	280722	P	10180	CANFIELD, HARRY R	\$55.50	0	061920P	NON COVERED MEDICAL
	06/22/2020	280723	P	10170	RANDY H CARPER	\$137.00	0	061920P	NON COVERED VISION
	06/22/2020	280724	P	10023	HENRY CARRICK	\$5,775.00	0	061920P	NON COVERED MEDICAL
	06/22/2020	280725	P	10167	MIKE CASE	\$87.93	0	061920P	NON COVERED RX
	06/22/2020	280726	P	10040	DANNY DOWNS	\$173.46	0	061920P	NON COVERED MEDICAL
	06/22/2020	280727	P	10045	ALLEN LARRY FERRIANS	\$4,264.64	0	061920P	NON COVERED MEDICAL
	06/22/2020	280728	P	10704	JONES, HAROLD	\$398.93	0	061920P	NON COVERED RX
	06/22/2020	280729	P	10109	RODGERS, GARY H	\$636.00	0	061920P	NON COVERED DENTAL
06/24/2020	06/24/2020	280730	P	10838	GRIGG ENTERPRISES INC	\$996.75	0	0624201	COUPLINGS, PIPE

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	06/24/2020	280731	P	10347	AIREFCO INC	\$25.72	0	0624201	STATION 71 - FILTER
	06/24/2020	280732	P	31234	ALLIED ELECTRONICS, INC.	\$1,826.78	0	0624201	AC FANS TM8006
	06/24/2020	280733	P	31192	AMERON INTERNATIONAL CORPORATION	\$82,243.19	0	0624201	DUPORTAIL BRIDGE PH 2 - TRAFFI
	06/24/2020	280734	P	10317	APOLLO SHEET METAL INC	\$2,860.80	0	0624201	QUARTERLY HVAC MAINTENANCE
	06/24/2020	280735	P	10601	APPLIED INDUSTRIAL TECH INC	\$19.37	0	0624201	O-RINGS VEH#6572 WO#58468
	06/24/2020	280736	P	11079	AUTOZONE STORES LLC	\$132.36	0	0624201	TAIL LIGHT VEH#2343 WO#58734
	06/24/2020	280737	P	10079	BENTON COUNTY DISTRICT COURT	\$83.00	0	0624201	DDD Appeal - Case #C05819184
	06/24/2020	280738	P	10008	BENTON PUD	\$4,624.83	0	0624201	C-SC157A PRE-NOTIFICATION SERV
	06/24/2020	280739	P	11769	BERRY DUNN MCNEIL & PARKER, LLC	\$6,840.00	0	0624201	MAY PROF SERVICES PHASE 1/DEV
	06/24/2020	280740	P	12320	BUILDERS FIRSTSOURCE, INC	\$311.20	0	0624201	2/4-10' BOARDS TA9000
	06/24/2020	280741	P	31226	CALIPER MANAGEMENT INC. A PSI BUSINESS	\$368.00	0	0624201	PERSONALITY PROFILE-PURCHASING
	06/24/2020	280742	P	12229	CANON FINANCIAL SERVICES, INC	\$241.29	0	0624201	CANON COPIER PURCHASING/WHSE J
	06/24/2020	280743	P	10841	CASELLE INC	\$169.33	0	0624201	CONTRACT SUPPORT AND MAINTENAN
	06/24/2020	280744	P	10240	CENTRAL HOSE & FITTINGS INC	\$44.66	0	0624201	O-RING VEH#3333 WO#58696
	06/24/2020	280745	P	11112	CENTURYLINK COMMUNICATIONS LLC	\$100.63	0	0624201	LONG DISTANCE 6/6-7/5/20
	06/24/2020	280746	P	10597	CHARTER COMMUNICATIONS	\$161.89	0	0624201	CABLE SERVICES 05/30-06/29/20
	06/24/2020	280747	P	30116	CHRISTENSEN, INC.	\$99.78	0	0624201	DEF AT SHOPS
	06/24/2020	280748	P	10261	CITY OF RICHLAND	\$4,550.56	0	0624201	UTILITIES 5/1-6/1/20
	06/24/2020	280749	P	10261	CITY OF RICHLAND	\$5,400.00	0	0624201	140 COTTONWOOD DR - HP REBATE
	06/24/2020	280750	P	11516	COLEMAN OIL COMPANY	\$14,445.86	0	0624201	WEEKLY FUEL CARD LOCK 6/15-6/
	06/24/2020	280751	P	11907	SYCURE CORP	\$800.00	0	0624201	100MBPS FULL DUPLEX INTERNET S
	06/24/2020	280752	P	10223	COLUMBIA RIGGING CORP	\$61.74	0	0624201	WINCH ROPER VEH#3219 WO#5875
	06/24/2020	280753	P	10470	COMMERCIAL TIRE INC	\$4,037.18	0	0624201	FLAT REPAIR VEH#2420 WO#58745
	06/24/2020	280754	P	11526	CORWIN OF PASCO LLC	\$628.90	0	0624201	ROTORS,CALIPERS,PADS VEH#2478
	06/24/2020	280755	P	10452	DAYCO INCORPORATED	\$44,440.52	0	0624201	WEATHERWISE LOAN - 428 CHARBON
	06/24/2020	280756	P	10453	DELTA HEATING & COOLING INC	\$10,068.60	0	0624201	WEATHERWISE LOAN - 1740 DAVISO
	06/24/2020	280757	P	11169	EFFICIENCY SOLUTIONS LLC	\$5,828.50	0	0624201	C244-17 LOAD FORECAST AND INTE
	06/24/2020	280758	P	11068	EMERALD HYDRO TURF INC	\$3,296.86	0	0624201	AGITATOR VEH#7139 WO#58223
	06/24/2020	280759	P	30356	JOHN T CLARY	\$250.00	0	0624201	PRE-EMP. POLYGRAPH-POLICE- TAN
	06/24/2020	280760	P	11044	EWING IRRIGATION PRODUCTS INC	\$1,901.86	0	0624201	JEFFERSON DUGOUTS - IRRIGATION
	06/24/2020	280761	P	10508	FASTENAL COMPANY	\$148.49	0	0624201	NUTS/BOLTS TM0856
	06/24/2020	280762	P	10268	FEDERAL EXPRESS CORP	\$20.62	0	0624201	SAMPLE SHIPPING ALS 05-13-2020
	06/24/2020	280763	P	10315	FERGUSON US HOLDINGS INC	\$155.38	0	0624201	LESLIE GROVES - COMFORT STATIO
	06/24/2020	280764	P	11157	FRONTIER COMMUNICATIONS NORTHWEST, INC.	\$2,128.66	0	0624201	PHONE SERVICES 6/4-7/3/20
	06/24/2020	280765	P	10220	FRONTIER FENCE INC	\$1,808.98	0	0624201	RPD CASE #20-10941 - FENCE @ U
	06/24/2020	280766	P	11410	GENUINE AUTO GLASS OF TRI CITIES	\$212.93	0	0624201	WINDSHIELD VEH#3358 WO#58666
	06/24/2020	280767	P	10203	W.W. GRAINGER, INC	\$442.64	0	0624201	LEATHER GLOVES
	06/24/2020	280768	P	10046	HD FOWLER CO	\$1,801.37	0	0624201	FLOAT VALVE/REBUILD KITS TM800
	06/24/2020	280769	P	11913	HP INC	\$680.26	0	0624201	PRINTER MAINTENANCE 02/15-5/15
	06/24/2020	280770	P	12200	HUGHES FIRE EQUIPMENT, INC	\$18.29	0	0624201	O-RINGS VEH#3255 WO#58633
	06/24/2020	280771	P	11165	HYAS GROUP LLC	\$1,500.00	0	0624201	2Q2020 FIREFIGHTERS CONSULTING
	06/24/2020	280772	P	31201	JIM MYERS & SONS, INC	\$8,066.00	0	0624201	MOTORS FOR SOLIDS BLDG CONVEYO
	06/24/2020	280773	VOID	30096	CUSTOMER ELATION, INC	\$0.00	422.02	0624201	VOID AFTER UPDATE 06/25/2020
	06/24/2020	280774	P	10868	KEMIRA WATER SOLUTIONS INC	\$13,095.00	0	0624201	PAX-XL19 BULK QTY 4500 LB
	06/24/2020	280775	P	11667	KENWORTH SALES COMPANY	\$154.36	0	0624201	FILTERS, PLUG VEH#3359 WO#58
	06/24/2020	280776	P	10432	LANGUAGE LINE SERVICES INC	\$81.63	0	0624201	TRANSLATION SERVICES 05/01-05/
	06/24/2020	280777	P	10319	LIFE INSURANCE COMPANY OF NORTH AMERICA	\$28,346.84	0	0624201	FLIO51384 Premiums - June 2020
	06/24/2020	280778	P	10556	MAGELLAN BEHAVIORAL HEALTH	\$745.00	0	0624201	June 2020 EAP Premium
	06/24/2020	280779	P	10093	MCCURLEY CHEVROLET	\$136.55	0	0624201	FILTER VEH#2386 WO#58730
	06/24/2020	280780	P	30908	MEDICAL BILLING AND CONSULTING LLC	\$1,100.00	0	0624201	JUNE 2020 FIREFIGHTERS SEC MON
	06/24/2020	280781	P	11576	MERCER (US) INC	\$7,083.33	0	0624201	CONSULTING SERVICES FOR APRIL
	06/24/2020	280782	P	11428	MIGHTY JOHNS PORTABLE TOILET & SEPTIC SERVICE INC	\$55.00	0	0624201	WILLOWBROOK WELL COMPOUND PORT
	06/24/2020	280783	P	10083	MONARCH MACHINE & TOOL CO INC	\$76.02	0	0624201	FUEL TANK REPAIR VEH#3337 WO
	06/24/2020	280784	P	10358	MOON SECURITY SERVICES INC	\$65.05	0	0624201	RANGE ALARM MONITORING JULY
	06/24/2020	280785	P	10480	MOUNTS LOCK & KEY INC	\$404.53	0	0624201	LOCK REPAIR AT GOLGOTHA
	06/24/2020	280786	P	11153	JT AUTOMOTIVE PARTS, INC	\$1,251.66	0	0624201	FILTER, ATF VEH#2343 WO#5873
	06/24/2020	280787	P	30273	NORTHWEST EQUIPMENT SALES, INC	\$1,478.91	0	0624201	VALVE VEH#3320 WO#58655

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	06/24/2020	280788	P	10972	LAKEYLAND INC	\$209.06	0	0624201	BUNKER INSPECTION,CLEANING,REP
	06/24/2020	280789	P	11561	ON SCENE MEDICAL SERVICES, P.C.	\$3,372.00	0	0624201	PRE EMP PHYS/CDL
	06/24/2020	280790	P	10357	OXARC INC	\$259.01	0	0624201	SAFETY GLASSES FOR SHOP
	06/24/2020	280791	P	10918	PALLIS POOL & PATIO	\$260.51	0	0624201	Prout Pool - ALGAE CHEM
	06/24/2020	280792	P	10456	PERMIT SURVEYING INC	\$1,400.00	0	0624201	SURVEY FOR CLUBHOUSE LANE SHOR
	06/24/2020	280793	P	10824	PETERSON PACIFIC CORP, AN ASTEC INDUSTRIES COMPANY	\$772.53	0	0624201	BOLTS, WASHERS VEH#7143 WO#5
	06/24/2020	280794	P	12238	REXEL USA, INC	\$43.22	0	0624201	FUSE QTY 10
	06/24/2020	280795	P	31210	LEPS-PSS, PLLC	\$1,300.00	0	0624201	PRE. EMP- SAR & PSYCH. EVAL-FI
	06/24/2020	280796	P	11920	PUBLIC SAFETY SELECTION PC	\$2,775.00	0	0624201	PRE EMP.-PHY EVALS & SAR-EMER.
	06/24/2020	280797	P	10047	R.D. OFFUTT COMPANY	\$837.96	0	0624201	COLLARS VEH#7159 WO#58464
	06/24/2020	280798	P	10647	RIVER CITY TOWING INC	\$97.74	0	0624201	TOW CHARGE
	06/24/2020	280799	P	10280	SHERWIN WILLIAMS CO	\$26.04	0	0624201	BRICK WHITE RAGS MED
	06/24/2020	280800	P	11281	SINGLEWIRE SOFTWARE LLC	\$1,080.58	0	0624201	SINGLEWIRE 1 YEAR MAINTENANCE
	06/24/2020	280801	P	11785	SOLENIIS LLC	\$10,022.37	0	0624201	POLYMER FOR BFPS AND RDT
	06/24/2020	280802	P	10440	SOLID WASTE SYSTEMS INC	\$923.03	0	0624201	HARNES VEH#3341 WO#58619
	06/24/2020	280803	P	30890	SPARTAN TRUCK COMPANY	\$1,189.37	0	0624201	CYLINDER, TAILGATE LOCK
	06/24/2020	280804	P	31200	SPECTRUM COMMUNICATIONS, INC.	\$7,702.92	0	0624201	VEHICLE UPFIT, RADIO VEH#2520
	06/24/2020	280805	P	10536	SPRAGUE PEST SOLUTIONS	\$211.88	0	0624201	PEST PREVENTION-LANDFILL
	06/24/2020	280806	P	11493	PICARD CORPORATION	\$4,001.01	0	0624201	SALT WTP AND WWTF ITB#18-0100
	06/24/2020	280807	P	30894	STERLING INFOSYSTEMS, INC	\$210.64	0	0624201	5/1/20-5/31/20 BACKGROUND CHEC
	06/24/2020	280808	P	10481	WEST PUBLISHING CORPORATION	\$2,374.27	0	0624201	WEST INFORMATION CHARGES-MAY 2
	06/24/2020	280809	P	10442	TITAN TRUCK EQUIPMENT	\$144.44	0	0624201	DOOR LATCH ASSY VEH#2510 WO#
	06/24/2020	280810	P	11771	TOTAL COLLISION AND INJURY CARE LLC	\$200.00	0	0624201	DOT PHYS- D. STUDDARD
	06/24/2020	280811	P	10395	TOTAL ENERGY MANAGEMENT INC	\$15,379.93	0	0624201	WEATHERWISE LOAN - 367 Cottonw
	06/24/2020	280812	P	10603	TRI CITY LUMBER CO	\$918.02	0	0624201	JEFFERSON DUGOUTS - LUMBER
	06/24/2020	280813	P	10512	US BANK N A	\$256.00	0	0624201	MAY 2020 POOLED INVESTMENT CUS
	06/24/2020	280814	P	10860	VERIZON WIRELESS	\$965.41	0	0624201	CELL PHONES 05/07-06/06/20
	06/24/2020	280815	P	10643	WASHINGTON ASSOCIATION OF BUILDING OFFICIALS	\$50.00	0	0624201	WABO-JOB POSTING-BLDG. INSP. P
	06/24/2020	280816	P	10059	WESTERN STATES EQUIPMENT COMPANY	\$104.36	0	0624201	FILTERS VEH#7143 WO#58294
	06/24/2020	280817	P	10194	XEROX CORPORATION	\$207.04	0	0624201	8TB-338231 MAY 20
06/25/2020	06/25/2020	280818	P	10151	GERALD ZIMMERMAN	\$36.60	0	062520P	NON COVERED DENTAL
06/26/2020	06/26/2020	280819	P	10838	GRIGG ENTERPRISES INC	\$452.03	0	0626201	TAPE, BRACKETS PLEXIGLAS INSTA
	06/26/2020	280820	P	31234	ALLIED ELECTRONICS, INC.	\$355.83	0	0626201	PILOT LIGHTS DGSTR GAS BRNR AL
	06/26/2020	280821	P	30929	ARCHER ANALYTICAL INC.	\$2,394.00	0	0626201	ANALYTICAL SERVICES WWTF LAB
	06/26/2020	280822	P	11490	ARCHITECTS WEST INC	\$2,747.55	0	0626201	WTP FACADE REPLACEMENT- CNST S
	06/26/2020	280823	P	11123	ASBESTOS AND MOLD SOLUTIONS INC	\$375.00	0	0626201	WTP FACADE REPLACEMENT-TESTING
	06/26/2020	280824	P	999000	AUREF	\$82.94	0	0626201	303 GREENTREE CT 8
	06/26/2020	280825	P	999000	AUREF	\$45.20	0	0626201	2101 STEPTOE ST Apt 122
	06/26/2020	280826	P	999000	AUREF	\$107.86	0	0626201	1878 FOWLER ST 31
	06/26/2020	280827	P	999000	AUREF	\$26.00	0	0626201	MISAPPLIED PMT - MOVE FROM UB
	06/26/2020	280828	P	999000	AUREF	\$90.33	0	0626201	1650 MOWRY SQ 229
	06/26/2020	280829	P	999000	AUREF	\$137.31	0	0626201	1212 WRIGHT AVE
	06/26/2020	280830	P	999000	AUREF	\$154.63	0	0626201	2555 BELLA COOLA LN Apt 354
	06/26/2020	280831	P	999000	AUREF	\$206.43	0	0626201	179 BITTERROOT DR
	06/26/2020	280832	P	999000	AUREF	\$145.26	0	0626201	1208 POTTER AVE
	06/26/2020	280833	P	999000	AUREF	\$13.21	0	0626201	1878 FOWLER ST 12
	06/26/2020	280834	P	999000	AUREF	\$57.00	0	0626201	2498 MORRIS AVE
	06/26/2020	280835	P	999000	AUREF	\$28.11	0	0626201	575 COLUMBIA POINT DR Apt 211
	06/26/2020	280836	P	999000	AUREF	\$60.21	0	0626201	462 GAGE BLVD
	06/26/2020	280837	P	11079	AUTOZONE STORES LLC	\$208.26	0	0626201	ATF VEH#3265 WO#58787
	06/26/2020	280838	P	10518	BEAVER BARK & ROCK	\$652.44	0	0626201	SKATE PARK SEWER LINE - 3 SIDE
	06/26/2020	280839	P	10281	BENTON COUNTY	\$117,564.09	0	0626201	WORK CREW - MAY
	06/26/2020	280840	P	12229	CANON FINANCIAL SERVICES, INC	\$409.89	0	0626201	CANON-IRCS5501-XLG04984-JUNE
	06/26/2020	280841	P	10026	CASCADE NATURAL GAS CORP	\$2,036.72	0	0626201	RPD NATURAL GAS USAGE THRU 6/1
	06/26/2020	280842	VOID	10240	CENTRAL HOSE & FITTINGS INC	\$0.00	12.45	0626201	VOID AFTER UPDATE 07/10/2020
	06/26/2020	280843	P	10250	CH2O INC	\$64.49	0	0626201	BOILER TESTING MAY '20 BW LABO
	06/26/2020	280844	P	10261	CITY OF RICHLAND	\$4,124.88	0	0626201	BIOSOLIDS LANDFILL FEES

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	06/26/2020	280845	P	10261	CITY OF RICHLAND	\$500.00	0	0626201	2014 TINKLE - HP REBATE
	06/26/2020	280846	P	10135	CI SUPPORT LLC	\$42.52	0	0626201	ON SITE SHREDDING WO#0170131-0
	06/26/2020	280847	P	10034	CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	\$329.00	0	0626201	SHOPS 100 - EXIT SIGNS
	06/26/2020	280848	P	12151	CORE & MAIN LP	\$4,932.49	0	0626201	TRASH RACKS FOR STORM OUTFALLS
	06/26/2020	280849	P	11526	CORWIN OF PASCO LLC	\$1,130.48	0	0626201	ATF OIL VEH#2471 WO#58770
	06/26/2020	280850	P	12281	PHILLIP V COX	\$781.92	0	0626201	COLUMBIA PT - TOP DRESSING - S
	06/26/2020	280851	P	30166	CUMMINS NORTHWEST LLC	\$54.32	0	0626201	HOSE VEH#3320 WO#58688
	06/26/2020	280852	P	11445	DAY MANAGEMENT CORPORATION	\$2,843.15	0	0626201	RADAR CALIBRATION
	06/26/2020	280853	P	10452	DAYCO INCORPORATED	\$9,991.20	0	0626201	WEATHERWISE LOAN - 2014 TINKLE
	06/26/2020	280854	P	10453	DELTA HEATING & COOLING INC	\$1,400.00	0	0626201	62 CHAPARRAL ST - HP REBATE
	06/26/2020	280855	P	10801	DOMESTIC VIOLENCE SVCS OF BNTN & FRNKLN COUNTIES	\$888.50	0	0626201	RICHLAND GRANT MAY 2020
	06/26/2020	280856	P	11830	DSU PETERBILT & GMC INC	\$62.80	0	0626201	BEZEL VEH#3333 WO#58696
	06/26/2020	280857	P	11044	EWING IRRIGATION PRODUCTS INC	\$146.35	0	0626201	BADGER PLAYFIELD - IRRIGATION
	06/26/2020	280858	P	10044	FARMERS EXCHANGE	\$91.22	0	0626201	INSPECT YARD TRIMMER #50391231
	06/26/2020	280859	P	31170	HIS DIME, LLC	\$17.59	0	0626201	DECALS VEH#7168 WO#58675
	06/26/2020	280860	P	10268	FEDERAL EXPRESS CORP	\$8.90	0	0626201	INFOSEND SHIPPING CHARGES
	06/26/2020	280861	P	10315	FERGUSON US HOLDINGS INC	\$90.73	0	0626201	TANK ADAPTERS FOR HYPOCHL REPA
	06/26/2020	280862	P	10369	G & R AG PRODUCTS INC	\$9.95	0	0626201	SMALL EQUIP REPAIR - SPRAYER N
	06/26/2020	280863	P	12479	GARRETT ELECTRIC	\$2,676.99	0	0626201	CITY HALL - CAN LIGHTS
	06/26/2020	280864	P	11155	GEOENGINEERS INC	\$4,900.00	0	0626201	SCALEHOUSE GEOTECHNICAL SITE E
	06/26/2020	280865	P	10051	GLASS NOOK INC	\$21.72	0	0626201	PLEXIGLASS 14X10 FOR BATTELLE
	06/26/2020	280866	P	11813	HERC RENTALS INC	\$1,053.66	0	0626201	PROPANE, LIQUID, 8 GAL - FORKL
	06/26/2020	280867	P	10062	IRRIGATION SPECIALISTS INC	\$99.74	0	0626201	STOCK - WRENCH, SPRINKLER HEAD
	06/26/2020	280868	P	10063	JACOBS & RHODES INC	\$700.00	0	0626201	315 WENAS CT - HP REBATE
	06/26/2020	280869	P	10290	JIM'S PACIFIC GARAGES INC	\$114.16	0	0626201	HOSES VEH#3332 WO#58778
	06/26/2020	280870	P	30096	CUSTOMER ELATION, INC	\$422.02	0	0626201	AFTER HOURS EMERGENCY CALLS 6
	06/26/2020	280871	P	11667	KENWORTH SALES COMPANY	\$180.63	0	0626201	TRANS FILTER VEH#3255 WO#587
	06/26/2020	280872	P	10384	M CAMPBELL & COMPANY INC	\$1,900.00	0	0626201	71 COTTONWOOD - HP REBATE
	06/26/2020	280873	P	10093	MCCURLEY CHEVROLET	\$326.95	0	0626201	FILTERS VEH#2455 WO#58789
	06/26/2020	280874	P	11652	MENKE JACKSON BEYER LLP	\$7,995.19	0	0626201	CENTER PARKWAY-GAGE TO TAPTEAL
	06/26/2020	280875	P	11214	MIDWEST LABORATORIES INC	\$100.00	0	0626201	COMPOST FEEDSTOCK ANALYSIS
	06/26/2020	280876	P	11428	MIGHTY JOHNS PORTABLE TOILET & SEPTIC SERVICE INC	\$396.00	0	0626201	SOUTH YARD - PORT-A-POTTY RENT
	06/26/2020	280877	P	10358	MOON SECURITY SERVICES INC	\$470.24	0	0626201	MULTIPLE - FIRE MONITORING - J
	06/26/2020	280878	P	11153	JT AUTOMOTIVE PARTS, INC	\$798.57	0	0626201	SVC KIT FOR AIR FILTERS - GRIT
	06/26/2020	280879	P	11863	OGDEN MURPHY WALLACE, PLLC	\$1,606.00	0	0626201	PROFESSIONAL SERVICES RENDERED
	06/26/2020	280880	P	10357	OXARC INC	\$9.01	0	0626201	CYLINDER RENTAL MAY20
	06/26/2020	280881	P	31206	CI - PW LLC	\$401.99	0	0626201	WWTF H/C DISP RENT 5 GAL H2O
	06/26/2020	280882	P	12238	REXEL USA, INC	\$318.25	0	0626201	POWER DISTRIB BLOCK - BATTELLE
	06/26/2020	280883	P	10101	PUBLIC POWER COUNCIL	\$366.00	0	0626201	HEALTHLINES NEWSLETTER 7/2020
	06/26/2020	280884	P	10724	PUBLIC SAFETY TESTING INC	\$70.00	0	0626201	MAY 2020-ADD-ON PST FREE CANDI
	06/26/2020	280885	P	10102	PASCO RANCH AND HOME INC	\$1,168.56	0	0626201	PALLET WTR SOFT SALT 50 LB
	06/26/2020	280886	P	999001	REC REFUND	\$104.00	0	0626201	Picnic Shelter
	06/26/2020	280887	P	999001	REC REFUND	\$2,500.00	0	0626201	Park Bench
	06/26/2020	280888	P	999001	REC REFUND	\$69.75	0	0626201	Dog Training
	06/26/2020	280889	P	999001	REC REFUND	\$200.00	0	0626201	Float
	06/26/2020	280890	P	999001	REC REFUND	\$85.75	0	0626201	Graduation
	06/26/2020	280891	P	999001	REC REFUND	\$130.00	0	0626201	Sports Camp
	06/26/2020	280892	P	999001	REC REFUND	\$76.25	0	0626201	Festival
	06/26/2020	280893	P	11012	RH2 ENGINEERING INC	\$25,145.51	0	0626201	COLUMBIA RIVER INTAKE SCREEN-
	06/26/2020	280894	P	10647	RIVER CITY TOWING INC	\$313.85	0	0626201	TOW CHARGE
	06/26/2020	280895	P	10280	SHERWIN WILLIAMS CO	\$9.22	0	0626201	PAINT SAMPLE FOR WWTF BUILDING
	06/26/2020	280896	P	10536	SPRAGUE PEST SOLUTIONS	\$139.12	0	0626201	PEST TRTMNT - MTHLY GENL - WWT
	06/26/2020	280897	P	10118	STEEBER'S LOCK SERVICE	\$46.59	0	0626201	PADLOCKS QTY 2
	06/26/2020	280898	P	10900	SUNBELT RENTALS INC	\$1,036.34	0	0626201	MOWER RENTAL, CMMCL - WWTF PLA
	06/26/2020	280899	P	10961	TACOMA SCREW PRODUCTS INC	\$508.76	0	0626201	BITS, GLOVES, SEALANTS, SAW BL
	06/26/2020	280900	P	10442	TITAN TRUCK EQUIPMENT	\$2,633.89	0	0626201	CONTROL VEH#3306 WO#58697
	06/26/2020	280901	P	11771	TOTAL COLLISION AND INJURY CARE LLC	\$130.00	0	0626201	DOT PHYS.- J. SANDERS

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	VOID AMT	WARRANT	COMMENT
	06/26/2020	280902	P	10395	TOTAL ENERGY MANAGEMENT INC	\$2,100.00	0	0626201	2107 RAINIER AVE - HP REBATE
	06/26/2020	280903	P	11239	TOTAL SITE SERVICES LLC	\$407,541.34	0	0626201	GWW PAVEMENT PRESERVATION-WORK
	06/26/2020	280904	P	10140	WASHINGTON STATE PATROL	\$600.00	0	0626201	ACCESS USER FEE 2ND QTR 2020
	06/26/2020	280905	P	10194	XEROX CORPORATION	\$214.70	0	0626201	8TB-339117 C8045H LEASE MAY 20
06/29/2020	06/29/2020	280906	P	30041	CATERPILLAR FINANCIAL SERVICES CORP	\$45,453.85	0	0629205	ONE NEW CAT D6 XE DOZER
						\$3,560,328.20			

AP (Non-Payroll) Check Log Summary- MUNIS 6/1/2020 - 6/30/2020

Travel Check Summary Information

CHECK DATE	START CHECK	END CHECK	CHECK KNT	CHECK TOTALS	VOID AMT
06/10/2020	19926	19929	4	\$805.93	\$333.00
			4	\$805.93	\$333.00

Travel Check Detail Information

CHECK DATE	START CHECK	VOID	PAYEE	CHECK AMT	CHK COMMENT	VOID AMT	VOID COMMENT
06/10/2020	19926	VOID	BRIGIT CLARY	\$0.00	VOID AFTER UPDATE 06/25/2020	\$333.00	
06/10/2020	19927		ANDREW C FLORENCE	\$310.26	20-151 PRISONER TRANSPORT	\$0.00	
06/10/2020	19928		DARRYL JUDGE	\$310.26	20-152 PRISONER TRANSPORT	\$0.00	
06/10/2020	19929		JEFF BICKFORD	\$185.41	20-153 SEARCH WARRANT HIS	\$0.00	
				\$805.93		\$333.00	

WIRE Numbers 6/1/2020 - 6/30/2020

CHECK DATE	WIRE #	WIRE AMT	EMP VENDOR NAME	PURPOSE	CLEAR DATE	WIRE ACH
06/02/2020	8161	127,246.61	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Claims 5-25 through 5-31-20		W
06/01/2020	8162	946,008.13	US BANK ST PAUL	DEBT SERVICE 06012020		W
06/02/2020	8163	5,912.52	PAYMENT PROCESSING INC	Landfill Merchant Services Fee		W
06/02/2020	8164	1,200,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920		W
06/02/2020	8165	5.00	BANK OF AMERICA	Library Merchant Service Fees		W
06/02/2020	8166	1,826.95	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA deduction on 06/1/2020		W
06/09/2020	8167	164,000.26	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Medical claims 6-1 through 6-7		W
06/05/2020	8168	4,200,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920		W
06/09/2020	8169	1,694.03	PLANSOURCE BENEFITS ADMINISTRATION, INC	fsa DEDUCTION ON 6/8/20		W
06/10/2020	8170	153,710.40	NW INTERGOVERNMENTAL ENERGY SUPPLY	SHELL & TRANSALTA MARKET PURCH		W
06/11/2020	8171	624.00	PLANSOURCE BENEFITS ADMINISTRATION, INC	June Admin Fees		W
06/11/2020	8172	396,200.80	US BANK N A	REV #29270C3D5-1.15% (07/22)		W
06/11/2020	8173	50,857.37	RICHLAND GOLF MANAGEMENT CORPORATION	GPGC Op Reimb - 05/20		W
06/12/2020	8174	1,600,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920		W
06/16/2020	8175	93,650.61	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Claims 6/8-6/14/20		W
06/16/2020	8176	15,842.89	MATRIX ABSENCE MANAGEMENT INC	May 2020 Claims		W
06/15/2020	8177	1,000,000.00	WELLS FARGO	FHLMC #3134GVN87-0.40% (12/22)		W
06/17/2020	8178	209,999.07	HRA VEB A TPA	2019 HRA Refund		W
06/16/2020	8179	1,253.70	PLANSOURCE BENEFITS ADMINISTRATION, INC	fsa DEDUCTION ON 06/15/20		W
06/18/2020	8180	1,000,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920		W
06/23/2020	8181	60,400.62	QBE INSURANCE CORPORATION	June 2020 Stop Loss		W
06/23/2020	8182	154,876.95	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Claims 6/15-6/21/20		W
06/23/2020	8183	16,105.60	CIGNA HEALTH AND LIFE INSURANCE COMPANY	June Admin Fees		W
06/23/2020	8184	346.50	REHN & ASSOCIATES INC	May HRA Admin Fees		W
06/25/2020	8185	107,135.75	LEOFF HEALTH AND WELFARE TRUST	July 2020 Leoff Trust		W
06/22/2020	8186	9,054.03	VISION SERVICE PLAN (WA)	Monthly Invoice Jun-20		W
06/23/2020	8187	1,642.50	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA deduction on 6/22/20		W
06/25/2020	8188	2,974,467.00	BONNEVILLE POWER ADMINISTRATION	MAY20-PAT01-10089		W
06/25/2020	8189	10,000.00	CASCADE TITLE COMPANY	Earnest Money - Land Purchase		W
06/26/2020	8190	3,900,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920		W
06/30/2020	8191	230,809.42	CIGNA HEALTH AND LIFE INSURANCE COMPANY	Claims 6-22 through 6-28-20		W
06/29/2020	8194	600,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920		W
06/30/2020	8195	1,617.11	PLANSOURCE BENEFITS ADMINISTRATION, INC	FSA deduction on 6/29/20		W
06/30/2020	8196	1,600,000.00	LGIP LOCAL GOVERNMENT INVESTMENT POOL	PURCHASE LGIP #1920		W
06/30/2020	8197	50,000.00	THE REACH	Transfer PFD debt service to o		W
TOTAL WIRE AMOUNT:		\$20,885,287.82				

Payroll History Totals - MUNIS 6/1/2020 - 6/30/2020

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
PAYROLL - 2020-06-11	PAYROLL - 2020-06-11	6/11/2020	165972		4976		\$1975.71
	PAYROLL - 2020-06-11	6/11/2020	165973		3759		\$2057.36
	PAYROLL - 2020-06-11	6/11/2020	165974		3681		\$2143.72
	PAYROLL - 2020-06-11	6/11/2020	165975		4083		\$1411.11
	PAYROLL - 2020-06-11	6/11/2020	165976		3853		\$1733.35
	PAYROLL - 2020-06-11	6/11/2020	165977		4929		\$2177.91
	PAYROLL - 2020-06-11	6/11/2020	165978		4562		\$3986.48
	PAYROLL - 2020-06-11	6/11/2020	165979		5016		\$1913.35
	PAYROLL - 2020-06-11	6/11/2020	165980		4620		\$1319.83
	PAYROLL - 2020-06-11	6/11/2020	165981		4542		\$1802.13
	PAYROLL - 2020-06-11	6/11/2020	165982		4895		\$1698.99
	PAYROLL - 2020-06-11	6/11/2020	165983		4941		\$1353.27
	PAYROLL - 2020-06-11	6/11/2020	165984		4369		\$3601.47
	PAYROLL - 2020-06-11	6/11/2020	165985		4575		\$2196.89
	PAYROLL - 2020-06-11	6/11/2020	165986		4185		\$4554.01
	PAYROLL - 2020-06-11	6/11/2020	165987		4736		\$1588.41
	PAYROLL - 2020-06-11	6/11/2020	165988		3885		\$4064.84
	PAYROLL - 2020-06-11	6/11/2020	165989		4965		\$1210.89
	PAYROLL - 2020-06-11	6/11/2020	165990		4901		\$1749.51
	PAYROLL - 2020-06-11	6/11/2020	165991		4774		\$1102.60
	PAYROLL - 2020-06-11	6/11/2020	165992		3709		\$1619.41
	PAYROLL - 2020-06-11	6/11/2020	165993		4539		\$1285.46
	PAYROLL - 2020-06-11	6/11/2020	165994		3688		\$1785.14
	PAYROLL - 2020-06-11	6/11/2020	165995		2156		\$1247.44
	PAYROLL - 2020-06-11	6/11/2020	165996		4102		\$1341.69
	PAYROLL - 2020-06-11	6/11/2020	165997		3836		\$5492.84
	PAYROLL - 2020-06-11	6/11/2020	165998		4930		\$1186.35
	PAYROLL - 2020-06-11	6/11/2020	165999		4029		\$1478.75
	PAYROLL - 2020-06-11	6/11/2020	166000		4952		\$1115.49
	PAYROLL - 2020-06-11	6/11/2020	166001		4143		\$1351.26
	PAYROLL - 2020-06-11	6/11/2020	166002		3690		\$1590.88
	PAYROLL - 2020-06-11	6/11/2020	166003		3828		\$1492.16
	PAYROLL - 2020-06-11	6/11/2020	166004		4204		\$1367.50
	PAYROLL - 2020-06-11	6/11/2020	166005		4092		\$1193.62
	PAYROLL - 2020-06-11	6/11/2020	166006		4461		\$1749.68
	PAYROLL - 2020-06-11	6/11/2020	166007		4756		\$1183.11
	PAYROLL - 2020-06-11	6/11/2020	166008		3516		\$1569.94
	PAYROLL - 2020-06-11	6/11/2020	166009		4540		\$1111.47
	PAYROLL - 2020-06-11	6/11/2020	166010		1834		\$1741.59
	PAYROLL - 2020-06-11	6/11/2020	166011		4731		\$1678.62
	PAYROLL - 2020-06-11	6/11/2020	166012		4130		\$1560.50
	PAYROLL - 2020-06-11	6/11/2020	166013		4035		\$1315.41
	PAYROLL - 2020-06-11	6/11/2020	166014		4932		\$1121.99
	PAYROLL - 2020-06-11	6/11/2020	166015		4375		\$2871.39
	PAYROLL - 2020-06-11	6/11/2020	166016		4550		\$1354.91
	PAYROLL - 2020-06-11	6/11/2020	166017		4109		\$1611.10
	PAYROLL - 2020-06-11	6/11/2020	166018		3635		\$1551.27
	PAYROLL - 2020-06-11	6/11/2020	166019		3699		\$1727.52

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
	PAYROLL - 2020-06-11	6/11/2020	166020		4667		\$1847.88
	PAYROLL - 2020-06-11	6/11/2020	166021		4949		\$1312.18
	PAYROLL - 2020-06-11	6/11/2020	166022		4361		\$1943.73
	PAYROLL - 2020-06-11	6/11/2020	166023		4426		\$3438.92
	PAYROLL - 2020-06-11	6/11/2020	166024		4996		\$2280.04
	PAYROLL - 2020-06-11	6/11/2020	166025		5011		\$2348.99
	PAYROLL - 2020-06-11	6/11/2020	166026		4517		\$7673.12
	PAYROLL - 2020-06-11	6/11/2020	166027		4719		\$2201.01
	PAYROLL - 2020-06-11	6/11/2020	166028		4974		\$1255.16
	PAYROLL - 2020-06-11	6/11/2020	166029		4835		\$1365.24
	PAYROLL - 2020-06-11	6/11/2020	166030		4810		\$1470.64
	PAYROLL - 2020-06-11	6/11/2020	166031		2798		\$2118.60
	PAYROLL - 2020-06-11	6/11/2020	166032		4940		\$1427.66
	PAYROLL - 2020-06-11	6/11/2020	166033		4715		\$1341.54
	PAYROLL - 2020-06-11	6/11/2020	166034		3755		\$2477.93
	PAYROLL - 2020-06-11	6/11/2020	166035		4690		\$1466.07
	PAYROLL - 2020-06-11	6/11/2020	166036		4622		\$2292.11
	PAYROLL - 2020-06-11	6/11/2020	166037		4583		\$1293.28
	PAYROLL - 2020-06-11	6/11/2020	166038		4178		\$1803.21
	PAYROLL - 2020-06-11	6/11/2020	166039		4960		\$1161.01
	PAYROLL - 2020-06-11	6/11/2020	166040		4067		\$2369.89
	PAYROLL - 2020-06-11	6/11/2020	166041		4840		\$1453.75
	PAYROLL - 2020-06-11	6/11/2020	166042		4728		\$2033.27
	PAYROLL - 2020-06-11	6/11/2020	166043		4449		\$1234.99
	PAYROLL - 2020-06-11	6/11/2020	166044		3960		\$1803.67
	PAYROLL - 2020-06-11	6/11/2020	166045		4809		\$1024.00
	PAYROLL - 2020-06-11	6/11/2020	166046		3000		\$1452.40
	PAYROLL - 2020-06-11	6/11/2020	166047		3110		\$1539.96
	PAYROLL - 2020-06-11	6/11/2020	166048		4502		\$1843.46
	PAYROLL - 2020-06-11	6/11/2020	166049		3499		\$1247.64
	PAYROLL - 2020-06-11	6/11/2020	166050		4602		\$1489.66
	PAYROLL - 2020-06-11	6/11/2020	166051		3721		\$1671.24
	PAYROLL - 2020-06-11	6/11/2020	166052		4537		\$2464.35
	PAYROLL - 2020-06-11	6/11/2020	166053		4997		\$2020.66
	PAYROLL - 2020-06-11	6/11/2020	166054		4982		\$750.47
	PAYROLL - 2020-06-11	6/11/2020	166055		4823		\$1737.71
	PAYROLL - 2020-06-11	6/11/2020	166056		4792		\$1246.48
	PAYROLL - 2020-06-11	6/11/2020	166057		4135		\$1631.34
	PAYROLL - 2020-06-11	6/11/2020	166058		4713		\$1435.32
	PAYROLL - 2020-06-11	6/11/2020	166059		4824		\$2038.75
	PAYROLL - 2020-06-11	6/11/2020	166060		4994		\$1704.86
	PAYROLL - 2020-06-11	6/11/2020	166061		2921		\$2219.87
	PAYROLL - 2020-06-11	6/11/2020	166062		3973		\$1462.72
	PAYROLL - 2020-06-11	6/11/2020	166063		4289		\$1398.85
	PAYROLL - 2020-06-11	6/11/2020	166064		3736		\$3592.38
	PAYROLL - 2020-06-11	6/11/2020	166065		4470		\$1119.33
	PAYROLL - 2020-06-11	6/11/2020	166066		3177		\$2281.72
	PAYROLL - 2020-06-11	6/11/2020	166067		4666		\$2542.37
	PAYROLL - 2020-06-11	6/11/2020	166068		4305		\$1796.69
	PAYROLL - 2020-06-11	6/11/2020	166069		3563		\$1744.83
	PAYROLL - 2020-06-11	6/11/2020	166070		2434		\$1730.23
	PAYROLL - 2020-06-11	6/11/2020	166071		3344		\$2270.62

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
	PAYROLL - 2020-06-11	6/11/2020	166072		4597		\$2281.13
	PAYROLL - 2020-06-11	6/11/2020	166073		4747		\$2782.09
	PAYROLL - 2020-06-11	6/11/2020	166074		4056		\$1605.30
	PAYROLL - 2020-06-11	6/11/2020	166075		4916		\$1535.44
	PAYROLL - 2020-06-11	6/11/2020	166076		3649		\$1577.00
	PAYROLL - 2020-06-11	6/11/2020	166077		4973		\$1468.96
	PAYROLL - 2020-06-11	6/11/2020	166078		4798		\$1636.57
	PAYROLL - 2020-06-11	6/11/2020	166079		3875		\$1903.49
	PAYROLL - 2020-06-11	6/11/2020	166080		4797		\$1628.86
	PAYROLL - 2020-06-11	6/11/2020	166081		3352		\$1399.53
	PAYROLL - 2020-06-11	6/11/2020	166082		3533		\$1741.46
	PAYROLL - 2020-06-11	6/11/2020	166083		4912		\$1855.78
	PAYROLL - 2020-06-11	6/11/2020	166084		3980		\$1471.34
	PAYROLL - 2020-06-11	6/11/2020	166085		4646		\$1557.23
	PAYROLL - 2020-06-11	6/11/2020	166086		4793		\$1907.02
	PAYROLL - 2020-06-11	6/11/2020	166087		4985		\$1472.13
	PAYROLL - 2020-06-11	6/11/2020	166088		3435		\$1803.00
	PAYROLL - 2020-06-11	6/11/2020	166089		4495		\$1302.71
	PAYROLL - 2020-06-11	6/11/2020	166090		4351		\$1496.62
	PAYROLL - 2020-06-11	6/11/2020	166091		4908		\$1470.40
	PAYROLL - 2020-06-11	6/11/2020	166092		3933		\$1530.50
	PAYROLL - 2020-06-11	6/11/2020	166093		3576		\$1743.04
	PAYROLL - 2020-06-11	6/11/2020	166094		4844		\$2387.66
	PAYROLL - 2020-06-11	6/11/2020	166095		3455		\$1724.21
	PAYROLL - 2020-06-11	6/11/2020	166096		4242		\$1587.16
	PAYROLL - 2020-06-11	6/11/2020	166097		4817		\$2514.23
	PAYROLL - 2020-06-11	6/11/2020	166098		3679		\$1717.31
	PAYROLL - 2020-06-11	6/11/2020	166099		3760		\$3486.84
	PAYROLL - 2020-06-11	6/11/2020	166100		3814		\$3611.79
	PAYROLL - 2020-06-11	6/11/2020	166101		4587		\$3070.57
	PAYROLL - 2020-06-11	6/11/2020	166102		4340		\$2614.66
	PAYROLL - 2020-06-11	6/11/2020	166103		4669		\$3936.51
	PAYROLL - 2020-06-11	6/11/2020	166104		4523		\$3073.02
	PAYROLL - 2020-06-11	6/11/2020	166105		3528		\$3567.73
	PAYROLL - 2020-06-11	6/11/2020	166106		3308		\$5436.63
	PAYROLL - 2020-06-11	6/11/2020	166107		3567		\$3819.04
	PAYROLL - 2020-06-11	6/11/2020	166108		3764		\$2465.04
	PAYROLL - 2020-06-11	6/11/2020	166109		4923		\$2319.47
	PAYROLL - 2020-06-11	6/11/2020	166110		4499		\$3715.85
	PAYROLL - 2020-06-11	6/11/2020	166111		3601		\$5131.31
	PAYROLL - 2020-06-11	6/11/2020	166112		4524		\$2767.16
	PAYROLL - 2020-06-11	6/11/2020	166113		4522		\$2669.80
	PAYROLL - 2020-06-11	6/11/2020	166114		4053		\$2645.09
	PAYROLL - 2020-06-11	6/11/2020	166115		3972		\$3551.36
	PAYROLL - 2020-06-11	6/11/2020	166116		3493		\$4815.95
	PAYROLL - 2020-06-11	6/11/2020	166117		2897		\$4572.91
	PAYROLL - 2020-06-11	6/11/2020	166118		2978		\$2742.91
	PAYROLL - 2020-06-11	6/11/2020	166119		4520		\$2850.55
	PAYROLL - 2020-06-11	6/11/2020	166120		3612		\$3859.56
	PAYROLL - 2020-06-11	6/11/2020	166121		3965		\$2843.16
	PAYROLL - 2020-06-11	6/11/2020	166122		4585		\$2825.55
	PAYROLL - 2020-06-11	6/11/2020	166123		3761		\$3346.94

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
	PAYROLL - 2020-06-11	6/11/2020	166124		4150		\$4165.78
	PAYROLL - 2020-06-11	6/11/2020	166125		2380		\$4343.34
	PAYROLL - 2020-06-11	6/11/2020	166126		2935		\$3616.58
	PAYROLL - 2020-06-11	6/11/2020	166127		3309		\$3528.08
	PAYROLL - 2020-06-11	6/11/2020	166128		4586		\$4392.53
	PAYROLL - 2020-06-11	6/11/2020	166129		5004		\$1584.54
	PAYROLL - 2020-06-11	6/11/2020	166130		3600		\$3938.49
	PAYROLL - 2020-06-11	6/11/2020	166131		5007		\$1417.57
	PAYROLL - 2020-06-11	6/11/2020	166132		3832		\$5605.78
	PAYROLL - 2020-06-11	6/11/2020	166133		4815		\$2653.06
	PAYROLL - 2020-06-11	6/11/2020	166134		4318		\$2073.43
	PAYROLL - 2020-06-11	6/11/2020	166135		4453		\$2485.03
	PAYROLL - 2020-06-11	6/11/2020	166136		4500		\$2836.39
	PAYROLL - 2020-06-11	6/11/2020	166137		4887		\$2202.42
	PAYROLL - 2020-06-11	6/11/2020	166138		5005		\$1800.74
	PAYROLL - 2020-06-11	6/11/2020	166139		4497		\$2765.40
	PAYROLL - 2020-06-11	6/11/2020	166140		5009		\$1992.65
	PAYROLL - 2020-06-11	6/11/2020	166141		2765		\$4223.88
	PAYROLL - 2020-06-11	6/11/2020	166142		4584		\$2892.39
	PAYROLL - 2020-06-11	6/11/2020	166143		3763		\$4535.84
	PAYROLL - 2020-06-11	6/11/2020	166144		4816		\$2658.85
	PAYROLL - 2020-06-11	6/11/2020	166145		3506		\$4613.37
	PAYROLL - 2020-06-11	6/11/2020	166146		4623		\$2645.07
	PAYROLL - 2020-06-11	6/11/2020	166147		4906		\$1831.01
	PAYROLL - 2020-06-11	6/11/2020	166148		2694		\$2264.65
	PAYROLL - 2020-06-11	6/11/2020	166149		5006		\$2085.24
	PAYROLL - 2020-06-11	6/11/2020	166150		3057		\$5580.60
	PAYROLL - 2020-06-11	6/11/2020	166151		3311		\$2685.74
	PAYROLL - 2020-06-11	6/11/2020	166152		3762		\$3861.73
	PAYROLL - 2020-06-11	6/11/2020	166153		4291		\$4115.63
	PAYROLL - 2020-06-11	6/11/2020	166154		4717		\$1371.69
	PAYROLL - 2020-06-11	6/11/2020	166155		4521		\$3621.10
	PAYROLL - 2020-06-11	6/11/2020	166156		4307		\$2756.93
	PAYROLL - 2020-06-11	6/11/2020	166157		4498		\$2903.78
	PAYROLL - 2020-06-11	6/11/2020	166158		4076		\$885.69
	PAYROLL - 2020-06-11	6/11/2020	166159		5008		\$1753.36
	PAYROLL - 2020-06-11	6/11/2020	166160		3765		\$3144.50
	PAYROLL - 2020-06-11	6/11/2020	166161		4454		\$2440.67
	PAYROLL - 2020-06-11	6/11/2020	166162		4505		\$2983.93
	PAYROLL - 2020-06-11	6/11/2020	166163		4779		\$2724.39
	PAYROLL - 2020-06-11	6/11/2020	166164		4924		\$2698.23
	PAYROLL - 2020-06-11	6/11/2020	166165		3207		\$5762.05
	PAYROLL - 2020-06-11	6/11/2020	166166		4360		\$2676.20
	PAYROLL - 2020-06-11	6/11/2020	166167		4937		\$1510.53
	PAYROLL - 2020-06-11	6/11/2020	166168		4129		\$2991.73
	PAYROLL - 2020-06-11	6/11/2020	166169		3340		\$1672.34
	PAYROLL - 2020-06-11	6/11/2020	166170		4088		\$3017.84
	PAYROLL - 2020-06-11	6/11/2020	166171		3896		\$2854.06
	PAYROLL - 2020-06-11	6/11/2020	166172		3353		\$3421.92
	PAYROLL - 2020-06-11	6/11/2020	166173		4000		\$2448.58
	PAYROLL - 2020-06-11	6/11/2020	166174		4362		\$1569.73
	PAYROLL - 2020-06-11	6/11/2020	166175		3295		\$2915.85

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
	PAYROLL - 2020-06-11	6/11/2020	166176		3904		\$1454.54
	PAYROLL - 2020-06-11	6/11/2020	166177		4947		\$4261.38
	PAYROLL - 2020-06-11	6/11/2020	166178		4834		\$3426.70
	PAYROLL - 2020-06-11	6/11/2020	166179		3524		\$1873.66
	PAYROLL - 2020-06-11	6/11/2020	166180		4745		\$3078.87
	PAYROLL - 2020-06-11	6/11/2020	166181		2202		\$3656.75
	PAYROLL - 2020-06-11	6/11/2020	166182		4184		\$3084.42
	PAYROLL - 2020-06-11	6/11/2020	166183		4433		\$1593.15
	PAYROLL - 2020-06-11	6/11/2020	166184		4127		\$3428.42
	PAYROLL - 2020-06-11	6/11/2020	166185		4183		\$3284.16
	PAYROLL - 2020-06-11	6/11/2020	166186		4787		\$2624.63
	PAYROLL - 2020-06-11	6/11/2020	166187		4943		\$3103.66
	PAYROLL - 2020-06-11	6/11/2020	166188		3821		\$2824.47
	PAYROLL - 2020-06-11	6/11/2020	166189		4345		\$4763.61
	PAYROLL - 2020-06-11	6/11/2020	166190		3855		\$2979.33
	PAYROLL - 2020-06-11	6/11/2020	166191		4874		\$3146.88
	PAYROLL - 2020-06-11	6/11/2020	166192		4701		\$3377.35
	PAYROLL - 2020-06-11	6/11/2020	166193		4746		\$1452.67
	PAYROLL - 2020-06-11	6/11/2020	166194		3473		\$3229.79
	PAYROLL - 2020-06-11	6/11/2020	166195		4772		\$1723.79
	PAYROLL - 2020-06-11	6/11/2020	166196		3856		\$3435.60
	PAYROLL - 2020-06-11	6/11/2020	166197		4366		\$1754.49
	PAYROLL - 2020-06-11	6/11/2020	166198		4574		\$1438.60
	PAYROLL - 2020-06-11	6/11/2020	166199		4398		\$3887.88
	PAYROLL - 2020-06-11	6/11/2020	166200		4665		\$2869.45
	PAYROLL - 2020-06-11	6/11/2020	166201		3803		\$3638.82
	PAYROLL - 2020-06-11	6/11/2020	166202		4998		\$3112.50
	PAYROLL - 2020-06-11	6/11/2020	166203		3901		\$2698.76
	PAYROLL - 2020-06-11	6/11/2020	166204		4432		\$1456.37
	PAYROLL - 2020-06-11	6/11/2020	166205		4904		\$2844.78
	PAYROLL - 2020-06-11	6/11/2020	166206		4900		\$3115.87
	PAYROLL - 2020-06-11	6/11/2020	166207		3902		\$3570.30
	PAYROLL - 2020-06-11	6/11/2020	166208		3894		\$4042.33
	PAYROLL - 2020-06-11	6/11/2020	166209		3804		\$3116.34
	PAYROLL - 2020-06-11	6/11/2020	166210		4515		\$3864.01
	PAYROLL - 2020-06-11	6/11/2020	166211		4080		\$2939.69
	PAYROLL - 2020-06-11	6/11/2020	166212		4075		\$3281.12
	PAYROLL - 2020-06-11	6/11/2020	166213		3356		\$3149.79
	PAYROLL - 2020-06-11	6/11/2020	166214		4394		\$3988.09
	PAYROLL - 2020-06-11	6/11/2020	166215		3651		\$3172.00
	PAYROLL - 2020-06-11	6/11/2020	166216		4944		\$1186.64
	PAYROLL - 2020-06-11	6/11/2020	166217		4271		\$3596.52
	PAYROLL - 2020-06-11	6/11/2020	166218		3413		\$2877.99
	PAYROLL - 2020-06-11	6/11/2020	166219		4230		\$1401.29
	PAYROLL - 2020-06-11	6/11/2020	166220		4270		\$3173.10
	PAYROLL - 2020-06-11	6/11/2020	166221		4113		\$3763.76
	PAYROLL - 2020-06-11	6/11/2020	166222		4016		\$3396.36
	PAYROLL - 2020-06-11	6/11/2020	166223		5000		\$1967.25
	PAYROLL - 2020-06-11	6/11/2020	166224		3306		\$2719.37
	PAYROLL - 2020-06-11	6/11/2020	166225		4296		\$3355.01
	PAYROLL - 2020-06-11	6/11/2020	166226		4599		\$3664.65
	PAYROLL - 2020-06-11	6/11/2020	166227		4894		\$1269.14

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
	PAYROLL - 2020-06-11	6/11/2020	166228		4235		\$2925.95
	PAYROLL - 2020-06-11	6/11/2020	166229		4357		\$1396.84
	PAYROLL - 2020-06-11	6/11/2020	166230		4813		\$1382.37
	PAYROLL - 2020-06-11	6/11/2020	166231		4496		\$3460.27
	PAYROLL - 2020-06-11	6/11/2020	166232		4519		\$2988.84
	PAYROLL - 2020-06-11	6/11/2020	166233		4684		\$3677.32
	PAYROLL - 2020-06-11	6/11/2020	166234		4535		\$2953.97
	PAYROLL - 2020-06-11	6/11/2020	166235		4114		\$3098.87
	PAYROLL - 2020-06-11	6/11/2020	166236		4128		\$2732.23
	PAYROLL - 2020-06-11	6/11/2020	166237		4896		\$2817.71
	PAYROLL - 2020-06-11	6/11/2020	166238		3746		\$3626.66
	PAYROLL - 2020-06-11	6/11/2020	166239		3964		\$3635.97
	PAYROLL - 2020-06-11	6/11/2020	166240		4536		\$3666.58
	PAYROLL - 2020-06-11	6/11/2020	166241		2885		\$4109.56
	PAYROLL - 2020-06-11	6/11/2020	166242		3903		\$3636.54
	PAYROLL - 2020-06-11	6/11/2020	166243		4872		\$1152.38
	PAYROLL - 2020-06-11	6/11/2020	166244		4103		\$2972.57
	PAYROLL - 2020-06-11	6/11/2020	166245		4967		\$3104.23
	PAYROLL - 2020-06-11	6/11/2020	166246		4234		\$1951.91
	PAYROLL - 2020-06-11	6/11/2020	166247		4332		\$2688.74
	PAYROLL - 2020-06-11	6/11/2020	166248		4913		\$2452.62
	PAYROLL - 2020-06-11	6/11/2020	166249		4981		\$2260.24
	PAYROLL - 2020-06-11	6/11/2020	166250		4452		\$1550.88
	PAYROLL - 2020-06-11	6/11/2020	166251		4216		\$3053.36
	PAYROLL - 2020-06-11	6/11/2020	166252		4687		\$1997.30
	PAYROLL - 2020-06-11	6/11/2020	166253		4238		\$2061.85
	PAYROLL - 2020-06-11	6/11/2020	166254		4223		\$2612.47
	PAYROLL - 2020-06-11	6/11/2020	166255		3456		\$2221.60
	PAYROLL - 2020-06-11	6/11/2020	166256		4724		\$1382.25
	PAYROLL - 2020-06-11	6/11/2020	166257		4762		\$1996.38
	PAYROLL - 2020-06-11	6/11/2020	166258		3738		\$2575.02
	PAYROLL - 2020-06-11	6/11/2020	166259		4993		\$1922.73
	PAYROLL - 2020-06-11	6/11/2020	166260		3541		\$3483.53
	PAYROLL - 2020-06-11	6/11/2020	166261		4487		\$5925.67
	PAYROLL - 2020-06-11	6/11/2020	166262		3185		\$2967.89
	PAYROLL - 2020-06-11	6/11/2020	166263		4526		\$1490.78
	PAYROLL - 2020-06-11	6/11/2020	166264		4326		\$3635.57
	PAYROLL - 2020-06-11	6/11/2020	166265		4140		\$2204.26
	PAYROLL - 2020-06-11	6/11/2020	166266		4790		\$2044.83
	PAYROLL - 2020-06-11	6/11/2020	166267		4596		\$5123.21
	PAYROLL - 2020-06-11	6/11/2020	166268		3551		\$2439.37
	PAYROLL - 2020-06-11	6/11/2020	166269		2942		\$1378.95
	PAYROLL - 2020-06-11	6/11/2020	166270		3444		\$2897.59
	PAYROLL - 2020-06-11	6/11/2020	166271		4436		\$4223.10
	PAYROLL - 2020-06-11	6/11/2020	166272		4948		\$2430.96
	PAYROLL - 2020-06-11	6/11/2020	166273		3970		\$2561.42
	PAYROLL - 2020-06-11	6/11/2020	166274		3324		\$2421.01
	PAYROLL - 2020-06-11	6/11/2020	166275		4683		\$3514.87
	PAYROLL - 2020-06-11	6/11/2020	166276		4335		\$2620.06
	PAYROLL - 2020-06-11	6/11/2020	166277		4761		\$3286.63
	PAYROLL - 2020-06-11	6/11/2020	166278		4342		\$2957.82
	PAYROLL - 2020-06-11	6/11/2020	166279		3781		\$1599.86

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
	PAYROLL - 2020-06-11	6/11/2020	166280		4329		\$3907.58
	PAYROLL - 2020-06-11	6/11/2020	166281		4805		\$3407.80
	PAYROLL - 2020-06-11	6/11/2020	166282		3944		\$2454.70
	PAYROLL - 2020-06-11	6/11/2020	166283		4830		\$1393.97
	PAYROLL - 2020-06-11	6/11/2020	166284		4734		\$3034.17
	PAYROLL - 2020-06-11	6/11/2020	166285		4702		\$2234.97
	PAYROLL - 2020-06-11	6/11/2020	166286		4727		\$1397.10
	PAYROLL - 2020-06-11	6/11/2020	166287		3531		\$1889.92
	PAYROLL - 2020-06-11	6/11/2020	166288		4269		\$702.35
	PAYROLL - 2020-06-11	6/11/2020	166289		4826		\$2568.53
	PAYROLL - 2020-06-11	6/11/2020	166290		4254		\$3888.16
	PAYROLL - 2020-06-11	6/11/2020	166291		4491		\$4223.70
	PAYROLL - 2020-06-11	6/11/2020	166292		4915		\$1622.06
	PAYROLL - 2020-06-11	6/11/2020	166293		4807		\$1214.44
	PAYROLL - 2020-06-11	6/11/2020	166294		3216		\$2736.08
	PAYROLL - 2020-06-11	6/11/2020	166295		4175		\$1963.85
	PAYROLL - 2020-06-11	6/11/2020	166296		4475		\$4838.43
	PAYROLL - 2020-06-11	6/11/2020	166297		3999		\$3494.35
	PAYROLL - 2020-06-11	6/11/2020	166298		4055		\$3052.08
	PAYROLL - 2020-06-11	6/11/2020	166299		4795		\$1455.36
	PAYROLL - 2020-06-11	6/11/2020	166300		4992		\$2435.00
	PAYROLL - 2020-06-11	6/11/2020	166301		3945		\$2208.73
	PAYROLL - 2020-06-11	6/11/2020	166302		4688		\$3236.91
	PAYROLL - 2020-06-11	6/11/2020	166303		4327		\$3602.38
	PAYROLL - 2020-06-11	6/11/2020	166304		4845		\$2429.44
	PAYROLL - 2020-06-11	6/11/2020	166305		4697		\$1974.93
	PAYROLL - 2020-06-11	6/11/2020	166306		4507		\$2143.45
	PAYROLL - 2020-06-11	6/11/2020	166307		4074		\$2239.39
	PAYROLL - 2020-06-11	6/11/2020	166308		4791		\$2738.44
	PAYROLL - 2020-06-11	6/11/2020	166309		3805		\$2099.00
	PAYROLL - 2020-06-11	6/11/2020	166310		3354		\$1575.34
	PAYROLL - 2020-06-11	6/11/2020	166311		4031		\$1928.22
	PAYROLL - 2020-06-11	6/11/2020	166312		3741		\$3240.97
	PAYROLL - 2020-06-11	6/11/2020	166313		5015		\$898.29
	PAYROLL - 2020-06-11	6/11/2020	166314		4276		\$1605.02
	PAYROLL - 2020-06-11	6/11/2020	166315		4870		\$2224.31
	PAYROLL - 2020-06-11	6/11/2020	166316		4871		\$1813.62
	PAYROLL - 2020-06-11	6/11/2020	166317		3685		\$2472.88
	PAYROLL - 2020-06-11	6/11/2020	166318		4911		\$1689.80
	PAYROLL - 2020-06-11	6/11/2020	166319		2800		\$1763.47
	PAYROLL - 2020-06-11	6/11/2020	166320		3265		\$4271.64
	PAYROLL - 2020-06-11	6/11/2020	166321		2996		\$1779.33
	PAYROLL - 2020-06-11	6/11/2020	166322		4942		\$1112.99
	PAYROLL - 2020-06-11	6/11/2020	166323		3912		\$1977.05
	PAYROLL - 2020-06-11	6/11/2020	166324		3318		\$2728.31
	PAYROLL - 2020-06-11	6/11/2020	166325		3981		\$2630.89
	PAYROLL - 2020-06-11	6/11/2020	166326		4822		\$1568.37
	PAYROLL - 2020-06-11	6/11/2020	166327		4836		\$1456.40
	PAYROLL - 2020-06-11	6/11/2020	166328		4467		\$1443.21
	PAYROLL - 2020-06-11	6/11/2020	166329		4308		\$1720.28
	PAYROLL - 2020-06-11	6/11/2020	166330		3646		\$1976.75
	PAYROLL - 2020-06-11	6/11/2020	166331		3905		\$1863.77

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
	PAYROLL - 2020-06-11	6/11/2020	166332		3941		\$1081.74
	PAYROLL - 2020-06-11	6/11/2020	166333		4808		\$2278.64
	PAYROLL - 2020-06-11	6/11/2020	166334		4404		\$1513.98
	PAYROLL - 2020-06-11	6/11/2020	166335		4316		\$1901.83
	PAYROLL - 2020-06-11	6/11/2020	166336		3470		\$1474.79
	PAYROLL - 2020-06-11	6/11/2020	166337		3503		\$1888.59
	PAYROLL - 2020-06-11	6/11/2020	166338		3517		\$1959.74
	PAYROLL - 2020-06-11	6/11/2020	166339		4363		\$1828.13
	PAYROLL - 2020-06-11	6/11/2020	166340		4914		\$1813.76
	PAYROLL - 2020-06-11	6/11/2020	166341		4833		\$1399.79
	PAYROLL - 2020-06-11	6/11/2020	166342		3826		\$2109.25
	PAYROLL - 2020-06-11	6/11/2020	166343		1995		\$1436.22
	PAYROLL - 2020-06-11	6/11/2020	166344		4642		\$995.41
	PAYROLL - 2020-06-11	6/11/2020	166345		4563		\$1454.33
	PAYROLL - 2020-06-11	6/11/2020	166346		4615		\$1229.80
	PAYROLL - 2020-06-11	6/11/2020	166347		5014		\$2354.78
	PAYROLL - 2020-06-11	6/11/2020	166348		3876		\$1462.53
	PAYROLL - 2020-06-11	6/11/2020	166349		3578		\$2172.83
	PAYROLL - 2020-06-11	6/11/2020	166350		5012		\$1830.89
	PAYROLL - 2020-06-11	6/11/2020	166351		4983		\$1300.51
	PAYROLL - 2020-06-11	6/11/2020	166352		2836		\$1790.17
	PAYROLL - 2020-06-11	6/11/2020	166353		3728		\$2043.45
	PAYROLL - 2020-06-11	6/11/2020	166354		2297		\$1823.55
	PAYROLL - 2020-06-11	6/11/2020	166355		3780		\$1795.97
	PAYROLL - 2020-06-11	6/11/2020	166356		2887		\$1885.62
	PAYROLL - 2020-06-11	6/11/2020	166357		3865		\$1808.37
	PAYROLL - 2020-06-11	6/11/2020	166358		4101		\$1500.06
	PAYROLL - 2020-06-11	6/11/2020	166359		4560		\$1918.52
	PAYROLL - 2020-06-11	6/11/2020	166360		4300		\$1626.46
	PAYROLL - 2020-06-11	6/11/2020	166361		4951		\$1834.59
	PAYROLL - 2020-06-11	6/11/2020	166362		4504		\$1873.55
	PAYROLL - 2020-06-11	6/11/2020	166363		4660		\$1797.94
	PAYROLL - 2020-06-11	6/11/2020	166364		4386		\$1880.66
	PAYROLL - 2020-06-11	6/11/2020	166365		4934		\$1012.73
	PAYROLL - 2020-06-11	6/11/2020	166366		4448		\$1818.46
	PAYROLL - 2020-06-11	6/11/2020	166367		4641		\$1395.88
	PAYROLL - 2020-06-11	6/11/2020	166368		4440		\$1689.25
	PAYROLL - 2020-06-11	6/11/2020	166369		4169		\$342.82
	PAYROLL - 2020-06-11	6/11/2020	166370		3988		\$1949.96
	PAYROLL - 2020-06-11	6/11/2020	166371		4025		\$1817.89
	PAYROLL - 2020-06-11	6/11/2020	166372		1973		\$2025.08
	PAYROLL - 2020-06-11	6/11/2020	166373		4100		\$2343.55
	PAYROLL - 2020-06-11	6/11/2020	166374		4643		\$1768.73
	PAYROLL - 2020-06-11	6/11/2020	166375		4533		\$1182.26
	PAYROLL - 2020-06-11	6/11/2020	166376		3778		\$1055.80
	PAYROLL - 2020-06-11	6/11/2020	166377		4709		\$2122.77
	PAYROLL - 2020-06-11	6/11/2020	166378		3749		\$1299.07
	PAYROLL - 2020-06-11	6/11/2020	166379		4548		\$2133.82
	PAYROLL - 2020-06-11	6/11/2020	166380		4241		\$1619.43
	PAYROLL - 2020-06-11	6/11/2020	166381		4689		\$1291.23
	PAYROLL - 2020-06-11	6/11/2020	166382		4233		\$1459.15
	PAYROLL - 2020-06-11	6/11/2020	166383		4196		\$1971.70

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
	PAYROLL - 2020-06-11	6/11/2020	166384		4616		\$2176.24
	PAYROLL - 2020-06-11	6/11/2020	166385		4568		\$2107.10
	PAYROLL - 2020-06-11	6/11/2020	166386		3747		\$1810.26
	PAYROLL - 2020-06-11	6/11/2020	166387		3740		\$1793.01
	PAYROLL - 2020-06-11	6/11/2020	166388		4503		\$2061.66
	PAYROLL - 2020-06-11	6/11/2020	166389		4789		\$1986.06
	PAYROLL - 2020-06-11	6/11/2020	166390		3730		\$2609.84
	PAYROLL - 2020-06-11	6/11/2020	166391		3771		\$1991.95
	PAYROLL - 2020-06-11	6/11/2020	166392		4902		\$2489.42
	PAYROLL - 2020-06-11	6/11/2020	166393		4828		\$1354.31
	PAYROLL - 2020-06-11	6/11/2020	166394		4691		\$1717.48
	PAYROLL - 2020-06-11	6/11/2020	166395		4006		\$2569.55
	PAYROLL - 2020-06-11	6/11/2020	166396		3883		\$2150.06
	PAYROLL - 2020-06-11	6/11/2020	166397		4281		\$3581.61
	PAYROLL - 2020-06-11	6/11/2020	166398		4012		\$1401.23
	PAYROLL - 2020-06-11	6/11/2020	166399		4165		\$2099.75
	PAYROLL - 2020-06-11	6/11/2020	166400		4374		\$1761.29
	PAYROLL - 2020-06-11	6/11/2020	166401		4177		\$2432.17
	PAYROLL - 2020-06-11	6/11/2020	166402		4832		\$741.35
	PAYROLL - 2020-06-11	6/11/2020	166403		3858		\$1582.92
	PAYROLL - 2020-06-11	6/11/2020	166404		4485		\$1605.00
	PAYROLL - 2020-06-11	6/11/2020	166405		4013		\$2969.28
	PAYROLL - 2020-06-11	6/11/2020	166406		4333		\$2463.13
	PAYROLL - 2020-06-11	6/11/2020	166407		3468		\$2150.99
	PAYROLL - 2020-06-11	6/11/2020	166408		3831		\$1542.28
	PAYROLL - 2020-06-11	6/11/2020	166409		4802		\$1325.73
	PAYROLL - 2020-06-11	6/11/2020	166410		4707		\$1667.58
	PAYROLL - 2020-06-11	6/11/2020	166411		4606		\$1616.60
	PAYROLL - 2020-06-11	6/11/2020	166412		4984		\$1364.30
	PAYROLL - 2020-06-11	6/11/2020	166413		3787		\$1321.56
	PAYROLL - 2020-06-11	6/11/2020	166414		4893		\$2592.86
	PAYROLL - 2020-06-11	6/11/2020	166415		3866		\$1541.02
	PAYROLL - 2020-06-11	6/11/2020	166416		4040		\$2923.53
	PAYROLL - 2020-06-11	6/11/2020	166417		3534		\$1812.99
	PAYROLL - 2020-06-11	6/11/2020	166418		3058		\$2076.62
	PAYROLL - 2020-06-11	6/11/2020	166419		3482		\$1868.88
	PAYROLL - 2020-06-11	6/11/2020	166420		4566		\$2729.38
	PAYROLL - 2020-06-11	6/11/2020	166421		4262		\$1243.43
	PAYROLL - 2020-06-11	6/11/2020	166422		4978		\$2227.35
	PAYROLL - 2020-06-11	6/11/2020	166423		4001		\$2483.83
	PAYROLL - 2020-06-11	6/11/2020	166424		3489		\$2067.88
	PAYROLL - 2020-06-11	6/11/2020	166425		4043		\$2944.92
	PAYROLL - 2020-06-11	6/11/2020	166426		4104		\$3620.34
	PAYROLL - 2020-06-11	6/11/2020	166427		4723		\$4960.79
	PAYROLL - 2020-06-11	6/11/2020	166428		4069		\$1653.77
	PAYROLL - 2020-06-11	6/11/2020	166429		3020		\$1527.75
	PAYROLL - 2020-06-11	6/11/2020	166430		4987		\$1867.17
	PAYROLL - 2020-06-11	6/11/2020	166431		3808		\$1660.33
	PAYROLL - 2020-06-11	6/11/2020	166432		4980		\$2797.64
	PAYROLL - 2020-06-11	6/11/2020	166433		4927		\$1747.98
	PAYROLL - 2020-06-11	6/11/2020	166434		4527		\$1245.20
	PAYROLL - 2020-06-11	6/11/2020	166435		4950		\$2220.00

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
	PAYROLL - 2020-06-11	6/11/2020	166436		4925		\$1868.00
	PAYROLL - 2020-06-11	6/11/2020	166437		3813		\$3203.09
	PAYROLL - 2020-06-11	6/11/2020	166438		4878		\$1862.13
	PAYROLL - 2020-06-11	6/11/2020	166439		3816		\$3084.80
	PAYROLL - 2020-06-11	6/11/2020	166440		4321		\$1013.14
	PAYROLL - 2020-06-11	6/11/2020	166441		3729		\$2210.37
	PAYROLL - 2020-06-11	6/11/2020	166442		3852		\$2562.00
	PAYROLL - 2020-06-11	6/11/2020	166443		4990		\$1535.09
	PAYROLL - 2020-06-11	6/11/2020	166444		4320		\$1893.16
	PAYROLL - 2020-06-11	6/11/2020	166445		4071		\$1238.52
	PAYROLL - 2020-06-11	6/11/2020	166446		3011		\$2576.04
	PAYROLL - 2020-06-11	6/11/2020	166447		5002		\$2680.52
	PAYROLL - 2020-06-11	6/11/2020	166448		3015		\$852.90
	PAYROLL - 2020-06-11	6/11/2020	166449		4804		\$1611.67
	PAYROLL - 2020-06-11	6/11/2020	166450		4885		\$3291.27
	PAYROLL - 2020-06-11	6/11/2020	166451		3604		\$1842.34
	PAYROLL - 2020-06-11	6/11/2020	166452		4818		\$3313.44
	PAYROLL - 2020-06-11	6/11/2020	166453		4796		\$1763.04
	PAYROLL - 2020-06-11	6/11/2020	166454		3009		\$1434.04
	PAYROLL - 2020-06-11	6/11/2020	166455		4039		\$2736.83
	PAYROLL - 2020-06-11	6/11/2020	166456		4884		\$2243.93
	PAYROLL - 2020-06-11	6/11/2020	166457		4601		\$1248.85
	PAYROLL - 2020-06-11	6/11/2020	166458		3253		\$977.89
	PAYROLL - 2020-06-11	6/11/2020	166459		3800		\$1650.85
	PAYROLL - 2020-06-11	6/11/2020	166460		4881		\$1793.48
	PAYROLL - 2020-06-11	6/11/2020	166461		4661		\$3312.79
	PAYROLL - 2020-06-11	6/11/2020	166462		4721		\$1501.93
	PAYROLL - 2020-06-11	6/11/2020	166463		4820		\$2290.82
	PAYROLL - 2020-06-11	6/11/2020	166464		3642		\$2144.86
	PAYROLL - 2020-06-11	6/11/2020	166465		3359		\$1642.51
	PAYROLL - 2020-06-11	6/11/2020	166466		4142		\$1062.97
	PAYROLL - 2020-06-11	6/11/2020	166467		4609		\$2618.63
	PAYROLL - 2020-06-11	6/11/2020	166468		4938		\$1654.14
	PAYROLL - 2020-06-11	6/11/2020	166469		2130		\$1794.10
	PAYROLL - 2020-06-11	6/11/2020	166470		4799		\$740.82
	PAYROLL - 2020-06-11	6/11/2020	166471		3050		\$1697.65
	PAYROLL - 2020-06-11	6/11/2020	166472		4051		\$957.96
	PAYROLL - 2020-06-11	6/11/2020	166473		4953		\$805.56
	PAYROLL - 2020-06-11	6/11/2020	166474		4531		\$1788.53
	PAYROLL - 2020-06-11	6/11/2020	166475		5013		\$1608.19
	PAYROLL - 2020-06-11	6/11/2020	166476		4180		\$1673.54
	PAYROLL - 2020-06-11	6/11/2020	166477		3918		\$1097.37
	PAYROLL - 2020-06-11	6/11/2020	166478		3745		\$1606.67
	PAYROLL - 2020-06-11	6/11/2020	166479		3366		\$1080.31
	PAYROLL - 2020-06-11	6/11/2020	166480		4999		\$1749.16
	PAYROLL - 2020-06-11	6/11/2020	166481		4511		\$993.33
	PAYROLL - 2020-06-11	6/11/2020	166482		3739		\$1386.84
	PAYROLL - 2020-06-11	6/11/2020	166483		4777		\$1456.28
	PAYROLL - 2020-06-11	TOTALS:					\$1,173,064.22
PAYROLL - 2020-06-25	PAYROLL - 2020-06-25	6/25/2020	166491		4976		\$1976.19
	PAYROLL - 2020-06-25	6/25/2020	166492		3759		\$2064.66
	PAYROLL - 2020-06-25	6/25/2020	166493		3681		\$2098.48

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
	PAYROLL - 2020-06-25	6/25/2020	166494		4083		\$1398.70
	PAYROLL - 2020-06-25	6/25/2020	166495		3853		\$1754.33
	PAYROLL - 2020-06-25	6/25/2020	166496		4929		\$2180.96
	PAYROLL - 2020-06-25	6/25/2020	166497		4562		\$3736.32
	PAYROLL - 2020-06-25	6/25/2020	166498		5016		\$2153.58
	PAYROLL - 2020-06-25	6/25/2020	166499		4620		\$1311.87
	PAYROLL - 2020-06-25	6/25/2020	166500		4542		\$1804.87
	PAYROLL - 2020-06-25	6/25/2020	166501		4895		\$1701.20
	PAYROLL - 2020-06-25	6/25/2020	166502		4941		\$1360.52
	PAYROLL - 2020-06-25	6/25/2020	166503		4369		\$3251.22
	PAYROLL - 2020-06-25	6/25/2020	166504		4575		\$2150.30
	PAYROLL - 2020-06-25	6/25/2020	166505		4812		\$864.44
	PAYROLL - 2020-06-25	6/25/2020	166506		4185		\$4293.81
	PAYROLL - 2020-06-25	6/25/2020	166507		4338		\$1053.59
	PAYROLL - 2020-06-25	6/25/2020	166508		4337		\$966.46
	PAYROLL - 2020-06-25	6/25/2020	166509		4736		\$1356.95
	PAYROLL - 2020-06-25	6/25/2020	166510		4133		\$1094.76
	PAYROLL - 2020-06-25	6/25/2020	166511		4232		\$952.35
	PAYROLL - 2020-06-25	6/25/2020	166512		4811		\$990.99
	PAYROLL - 2020-06-25	6/25/2020	166513		3885		\$3745.16
	PAYROLL - 2020-06-25	6/25/2020	166514		3243		\$935.48
	PAYROLL - 2020-06-25	6/25/2020	166515		4965		\$1022.26
	PAYROLL - 2020-06-25	6/25/2020	166516		4901		\$1829.87
	PAYROLL - 2020-06-25	6/25/2020	166517		4774		\$1000.38
	PAYROLL - 2020-06-25	6/25/2020	166518		3709		\$1693.98
	PAYROLL - 2020-06-25	6/25/2020	166519		4539		\$1176.83
	PAYROLL - 2020-06-25	6/25/2020	166520		3688		\$1815.94
	PAYROLL - 2020-06-25	6/25/2020	166521		2156		\$1022.74
	PAYROLL - 2020-06-25	6/25/2020	166522		4102		\$1400.58
	PAYROLL - 2020-06-25	6/25/2020	166523		3836		\$2469.24
	PAYROLL - 2020-06-25	6/25/2020	166524		4930		\$1083.95
	PAYROLL - 2020-06-25	6/25/2020	166525		4029		\$1557.42
	PAYROLL - 2020-06-25	6/25/2020	166526		4952		\$1046.40
	PAYROLL - 2020-06-25	6/25/2020	166527		4143		\$1346.53
	PAYROLL - 2020-06-25	6/25/2020	166528		3690		\$1633.07
	PAYROLL - 2020-06-25	6/25/2020	166529		3828		\$1498.46
	PAYROLL - 2020-06-25	6/25/2020	166530		4204		\$1431.08
	PAYROLL - 2020-06-25	6/25/2020	166531		4092		\$1231.04
	PAYROLL - 2020-06-25	6/25/2020	166532		4461		\$1930.87
	PAYROLL - 2020-06-25	6/25/2020	166533		4756		\$1072.77
	PAYROLL - 2020-06-25	6/25/2020	166534		3516		\$1614.86
	PAYROLL - 2020-06-25	6/25/2020	166535		4540		\$1009.07
	PAYROLL - 2020-06-25	6/25/2020	166536		1834		\$1844.55
	PAYROLL - 2020-06-25	6/25/2020	166537		4731		\$1803.97
	PAYROLL - 2020-06-25	6/25/2020	166538		4130		\$1703.31
	PAYROLL - 2020-06-25	6/25/2020	166539		4035		\$1391.96
	PAYROLL - 2020-06-25	6/25/2020	166540		4932		\$989.60
	PAYROLL - 2020-06-25	6/25/2020	166541		4375		\$2866.03
	PAYROLL - 2020-06-25	6/25/2020	166542		4550		\$1239.94
	PAYROLL - 2020-06-25	6/25/2020	166543		4109		\$1600.71
	PAYROLL - 2020-06-25	6/25/2020	166544		3635		\$1586.78
	PAYROLL - 2020-06-25	6/25/2020	166545		3699		\$1818.45

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
	PAYROLL - 2020-06-25	6/25/2020	166546		4667		\$1930.03
	PAYROLL - 2020-06-25	6/25/2020	166547		4949		\$1392.36
	PAYROLL - 2020-06-25	6/25/2020	166548		4361		\$1915.17
	PAYROLL - 2020-06-25	6/25/2020	166549		4426		\$3127.04
	PAYROLL - 2020-06-25	6/25/2020	166550		4996		\$2269.82
	PAYROLL - 2020-06-25	6/25/2020	166551		5011		\$2341.14
	PAYROLL - 2020-06-25	6/25/2020	166552		4517		\$3813.36
	PAYROLL - 2020-06-25	6/25/2020	166553		4719		\$2191.23
	PAYROLL - 2020-06-25	6/25/2020	166554		4974		\$1250.46
	PAYROLL - 2020-06-25	6/25/2020	166555		4835		\$1267.38
	PAYROLL - 2020-06-25	6/25/2020	166556		4810		\$1499.63
	PAYROLL - 2020-06-25	6/25/2020	166557		2798		\$1889.17
	PAYROLL - 2020-06-25	6/25/2020	166558		4940		\$1414.86
	PAYROLL - 2020-06-25	6/25/2020	166559		4715		\$1320.94
	PAYROLL - 2020-06-25	6/25/2020	166560		3755		\$2477.06
	PAYROLL - 2020-06-25	6/25/2020	166561		4690		\$1474.36
	PAYROLL - 2020-06-25	6/25/2020	166562		4622		\$2288.25
	PAYROLL - 2020-06-25	6/25/2020	166563		4583		\$1301.41
	PAYROLL - 2020-06-25	6/25/2020	166564		4178		\$1857.20
	PAYROLL - 2020-06-25	6/25/2020	166565		4960		\$1162.31
	PAYROLL - 2020-06-25	6/25/2020	166566		4067		\$2330.37
	PAYROLL - 2020-06-25	6/25/2020	166567		4840		\$1445.85
	PAYROLL - 2020-06-25	6/25/2020	166568		4728		\$5371.84
	PAYROLL - 2020-06-25	6/25/2020	166569		4449		\$1225.13
	PAYROLL - 2020-06-25	6/25/2020	166570		3960		\$1810.21
	PAYROLL - 2020-06-25	6/25/2020	166571		4809		\$1321.12
	PAYROLL - 2020-06-25	6/25/2020	166572		3000		\$1459.14
	PAYROLL - 2020-06-25	6/25/2020	166573		3110		\$1651.24
	PAYROLL - 2020-06-25	6/25/2020	166574		4502		\$1925.76
	PAYROLL - 2020-06-25	6/25/2020	166575		3499		\$1222.16
	PAYROLL - 2020-06-25	6/25/2020	166576		4602		\$1522.22
	PAYROLL - 2020-06-25	6/25/2020	166577		3721		\$1610.01
	PAYROLL - 2020-06-25	6/25/2020	166578		4537		\$2424.38
	PAYROLL - 2020-06-25	6/25/2020	166579		4997		\$2015.78
	PAYROLL - 2020-06-25	6/25/2020	166580		4982		\$797.63
	PAYROLL - 2020-06-25	6/25/2020	166581		4823		\$1718.38
	PAYROLL - 2020-06-25	6/25/2020	166582		4792		\$1236.29
	PAYROLL - 2020-06-25	6/25/2020	166583		4135		\$1611.14
	PAYROLL - 2020-06-25	6/25/2020	166584		4713		\$1437.67
	PAYROLL - 2020-06-25	6/25/2020	166585		4824		\$2031.74
	PAYROLL - 2020-06-25	6/25/2020	166586		4994		\$1676.81
	PAYROLL - 2020-06-25	6/25/2020	166587		2921		\$2219.85
	PAYROLL - 2020-06-25	6/25/2020	166588		3973		\$1463.47
	PAYROLL - 2020-06-25	6/25/2020	166589		4289		\$1306.25
	PAYROLL - 2020-06-25	6/25/2020	166590		3736		\$3230.31
	PAYROLL - 2020-06-25	6/25/2020	166591		4470		\$1155.01
	PAYROLL - 2020-06-25	6/25/2020	166592		3177		\$2277.86
	PAYROLL - 2020-06-25	6/25/2020	166593		4666		\$2535.86
	PAYROLL - 2020-06-25	6/25/2020	166594		4305		\$1714.32
	PAYROLL - 2020-06-25	6/25/2020	166595		3563		\$1820.80
	PAYROLL - 2020-06-25	6/25/2020	166596		2434		\$1816.31
	PAYROLL - 2020-06-25	6/25/2020	166597		3344		\$2070.25

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
	PAYROLL - 2020-06-25	6/25/2020	166598		4597		\$2176.57
	PAYROLL - 2020-06-25	6/25/2020	166599		4747		\$2767.63
	PAYROLL - 2020-06-25	6/25/2020	166600		4056		\$1554.04
	PAYROLL - 2020-06-25	6/25/2020	166601		4916		\$1594.41
	PAYROLL - 2020-06-25	6/25/2020	166602		3649		\$1584.20
	PAYROLL - 2020-06-25	6/25/2020	166603		4973		\$1541.32
	PAYROLL - 2020-06-25	6/25/2020	166604		4798		\$1681.67
	PAYROLL - 2020-06-25	6/25/2020	166605		3875		\$1839.34
	PAYROLL - 2020-06-25	6/25/2020	166606		4797		\$1706.28
	PAYROLL - 2020-06-25	6/25/2020	166607		3352		\$1968.06
	PAYROLL - 2020-06-25	6/25/2020	166608		3533		\$1923.66
	PAYROLL - 2020-06-25	6/25/2020	166609		4912		\$1749.62
	PAYROLL - 2020-06-25	6/25/2020	166610		3980		\$1577.38
	PAYROLL - 2020-06-25	6/25/2020	166611		4646		\$1632.28
	PAYROLL - 2020-06-25	6/25/2020	166612		4793		\$1919.02
	PAYROLL - 2020-06-25	6/25/2020	166613		4985		\$1351.03
	PAYROLL - 2020-06-25	6/25/2020	166614		3435		\$1840.79
	PAYROLL - 2020-06-25	6/25/2020	166615		4495		\$1239.41
	PAYROLL - 2020-06-25	6/25/2020	166616		4351		\$1578.45
	PAYROLL - 2020-06-25	6/25/2020	166617		4908		\$1470.70
	PAYROLL - 2020-06-25	6/25/2020	166618		3933		\$1495.26
	PAYROLL - 2020-06-25	6/25/2020	166619		3576		\$1786.92
	PAYROLL - 2020-06-25	6/25/2020	166620		4844		\$2015.57
	PAYROLL - 2020-06-25	6/25/2020	166621		3455		\$1808.08
	PAYROLL - 2020-06-25	6/25/2020	166622		4242		\$1526.36
	PAYROLL - 2020-06-25	6/25/2020	166623		4817		\$2682.84
	PAYROLL - 2020-06-25	6/25/2020	166624		3679		\$1714.66
	PAYROLL - 2020-06-25	6/25/2020	166625		3760		\$4654.60
	PAYROLL - 2020-06-25	6/25/2020	166626		3814		\$2679.90
	PAYROLL - 2020-06-25	6/25/2020	166627		4587		\$3775.46
	PAYROLL - 2020-06-25	6/25/2020	166628		4340		\$2037.82
	PAYROLL - 2020-06-25	6/25/2020	166629		4669		\$2660.66
	PAYROLL - 2020-06-25	6/25/2020	166630		4523		\$2515.05
	PAYROLL - 2020-06-25	6/25/2020	166631		3528		\$3043.13
	PAYROLL - 2020-06-25	6/25/2020	166632		3308		\$3005.36
	PAYROLL - 2020-06-25	6/25/2020	166633		3567		\$3565.50
	PAYROLL - 2020-06-25	6/25/2020	166634		3764		\$2507.65
	PAYROLL - 2020-06-25	6/25/2020	166635		4923		\$3159.35
	PAYROLL - 2020-06-25	6/25/2020	166636		4499		\$3835.68
	PAYROLL - 2020-06-25	6/25/2020	166637		3601		\$3413.62
	PAYROLL - 2020-06-25	6/25/2020	166638		4524		\$3257.98
	PAYROLL - 2020-06-25	6/25/2020	166639		4522		\$2511.20
	PAYROLL - 2020-06-25	6/25/2020	166640		4053		\$2324.65
	PAYROLL - 2020-06-25	6/25/2020	166641		3972		\$3817.85
	PAYROLL - 2020-06-25	6/25/2020	166642		3493		\$2845.72
	PAYROLL - 2020-06-25	6/25/2020	166643		2897		\$2920.78
	PAYROLL - 2020-06-25	6/25/2020	166644		2978		\$3529.35
	PAYROLL - 2020-06-25	6/25/2020	166645		4520		\$2635.49
	PAYROLL - 2020-06-25	6/25/2020	166646		3612		\$2788.71
	PAYROLL - 2020-06-25	6/25/2020	166647		3965		\$2415.88
	PAYROLL - 2020-06-25	6/25/2020	166648		4585		\$2287.15
	PAYROLL - 2020-06-25	6/25/2020	166649		3761		\$4011.13

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
	PAYROLL - 2020-06-25	6/25/2020	166650		4150		\$2886.45
	PAYROLL - 2020-06-25	6/25/2020	166651		2380		\$4465.98
	PAYROLL - 2020-06-25	6/25/2020	166652		2935		\$2875.14
	PAYROLL - 2020-06-25	6/25/2020	166653		3309		\$3511.47
	PAYROLL - 2020-06-25	6/25/2020	166654		4586		\$3862.15
	PAYROLL - 2020-06-25	6/25/2020	166655		5004		\$1295.01
	PAYROLL - 2020-06-25	6/25/2020	166656		3600		\$2466.59
	PAYROLL - 2020-06-25	6/25/2020	166657		5007		\$1161.57
	PAYROLL - 2020-06-25	6/25/2020	166658		3832		\$5279.73
	PAYROLL - 2020-06-25	6/25/2020	166659		4815		\$3920.31
	PAYROLL - 2020-06-25	6/25/2020	166660		4318		\$1679.61
	PAYROLL - 2020-06-25	6/25/2020	166661		4453		\$3202.44
	PAYROLL - 2020-06-25	6/25/2020	166662		4500		\$2097.63
	PAYROLL - 2020-06-25	6/25/2020	166663		4887		\$1872.83
	PAYROLL - 2020-06-25	6/25/2020	166664		5005		\$1510.21
	PAYROLL - 2020-06-25	6/25/2020	166665		4497		\$2372.10
	PAYROLL - 2020-06-25	6/25/2020	166666		5009		\$1703.09
	PAYROLL - 2020-06-25	6/25/2020	166667		2765		\$3470.41
	PAYROLL - 2020-06-25	6/25/2020	166668		4584		\$2530.84
	PAYROLL - 2020-06-25	6/25/2020	166669		3763		\$2758.22
	PAYROLL - 2020-06-25	6/25/2020	166670		4816		\$2302.94
	PAYROLL - 2020-06-25	6/25/2020	166671		3506		\$4096.61
	PAYROLL - 2020-06-25	6/25/2020	166672		4623		\$2160.23
	PAYROLL - 2020-06-25	6/25/2020	166673		4906		\$1795.63
	PAYROLL - 2020-06-25	6/25/2020	166674		2694		\$2801.11
	PAYROLL - 2020-06-25	6/25/2020	166675		5006		\$1847.96
	PAYROLL - 2020-06-25	6/25/2020	166676		3057		\$6327.26
	PAYROLL - 2020-06-25	6/25/2020	166677		3311		\$3308.94
	PAYROLL - 2020-06-25	6/25/2020	166678		3762		\$2286.00
	PAYROLL - 2020-06-25	6/25/2020	166679		4291		\$2650.76
	PAYROLL - 2020-06-25	6/25/2020	166680		4717		\$2465.30
	PAYROLL - 2020-06-25	6/25/2020	166681		4521		\$2696.51
	PAYROLL - 2020-06-25	6/25/2020	166682		4307		\$3142.20
	PAYROLL - 2020-06-25	6/25/2020	166683		4498		\$2922.95
	PAYROLL - 2020-06-25	6/25/2020	166684		4076		\$858.35
	PAYROLL - 2020-06-25	6/25/2020	166685		5008		\$1503.90
	PAYROLL - 2020-06-25	6/25/2020	166686		3765		\$3118.81
	PAYROLL - 2020-06-25	6/25/2020	166687		4454		\$2122.22
	PAYROLL - 2020-06-25	6/25/2020	166688		4505		\$2706.60
	PAYROLL - 2020-06-25	6/25/2020	166689		4779		\$2219.65
	PAYROLL - 2020-06-25	6/25/2020	166690		4924		\$2270.71
	PAYROLL - 2020-06-25	6/25/2020	166691		3207		\$3580.42
	PAYROLL - 2020-06-25	6/25/2020	166692		4360		\$3109.00
	PAYROLL - 2020-06-25	6/25/2020	166693		4937		\$1270.49
	PAYROLL - 2020-06-25	6/25/2020	166694		4129		\$2553.20
	PAYROLL - 2020-06-25	6/25/2020	166695		3340		\$1677.86
	PAYROLL - 2020-06-25	6/25/2020	166696		4088		\$2550.76
	PAYROLL - 2020-06-25	6/25/2020	166697		3896		\$2216.49
	PAYROLL - 2020-06-25	6/25/2020	166698		3353		\$3606.53
	PAYROLL - 2020-06-25	6/25/2020	166699		4000		\$3256.49
	PAYROLL - 2020-06-25	6/25/2020	166700		4362		\$1577.83
	PAYROLL - 2020-06-25	6/25/2020	166701		3295		\$2802.25

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
	PAYROLL - 2020-06-25	6/25/2020	166702		3904		\$1457.20
	PAYROLL - 2020-06-25	6/25/2020	166703		4947		\$4276.20
	PAYROLL - 2020-06-25	6/25/2020	166704		4834		\$2885.05
	PAYROLL - 2020-06-25	6/25/2020	166705		3524		\$1874.68
	PAYROLL - 2020-06-25	6/25/2020	166706		4745		\$3110.65
	PAYROLL - 2020-06-25	6/25/2020	166707		2202		\$3617.42
	PAYROLL - 2020-06-25	6/25/2020	166708		4184		\$3212.01
	PAYROLL - 2020-06-25	6/25/2020	166709		4433		\$1593.82
	PAYROLL - 2020-06-25	6/25/2020	166710		4127		\$2882.76
	PAYROLL - 2020-06-25	6/25/2020	166711		4183		\$3225.00
	PAYROLL - 2020-06-25	6/25/2020	166712		4787		\$2203.58
	PAYROLL - 2020-06-25	6/25/2020	166713		4943		\$2660.10
	PAYROLL - 2020-06-25	6/25/2020	166714		3821		\$3924.04
	PAYROLL - 2020-06-25	6/25/2020	166715		4345		\$5034.51
	PAYROLL - 2020-06-25	6/25/2020	166716		3855		\$2529.54
	PAYROLL - 2020-06-25	6/25/2020	166717		4874		\$2486.20
	PAYROLL - 2020-06-25	6/25/2020	166718		4701		\$3291.51
	PAYROLL - 2020-06-25	6/25/2020	166719		4746		\$1416.88
	PAYROLL - 2020-06-25	6/25/2020	166720		3473		\$2768.66
	PAYROLL - 2020-06-25	6/25/2020	166721		4772		\$1725.98
	PAYROLL - 2020-06-25	6/25/2020	166722		3856		\$3022.81
	PAYROLL - 2020-06-25	6/25/2020	166723		4366		\$1756.38
	PAYROLL - 2020-06-25	6/25/2020	166724		4574		\$1445.78
	PAYROLL - 2020-06-25	6/25/2020	166725		4398		\$4358.34
	PAYROLL - 2020-06-25	6/25/2020	166726		4665		\$2456.09
	PAYROLL - 2020-06-25	6/25/2020	166727		3803		\$3373.49
	PAYROLL - 2020-06-25	6/25/2020	166728		4998		\$2495.36
	PAYROLL - 2020-06-25	6/25/2020	166729		3901		\$2407.86
	PAYROLL - 2020-06-25	6/25/2020	166730		4432		\$1457.73
	PAYROLL - 2020-06-25	6/25/2020	166731		4904		\$2428.67
	PAYROLL - 2020-06-25	6/25/2020	166732		4900		\$2644.48
	PAYROLL - 2020-06-25	6/25/2020	166733		3902		\$3004.97
	PAYROLL - 2020-06-25	6/25/2020	166734		3894		\$4376.17
	PAYROLL - 2020-06-25	6/25/2020	166735		3804		\$2545.20
	PAYROLL - 2020-06-25	6/25/2020	166736		4515		\$2827.70
	PAYROLL - 2020-06-25	6/25/2020	166737		4080		\$3896.04
	PAYROLL - 2020-06-25	6/25/2020	166738		4075		\$3301.16
	PAYROLL - 2020-06-25	6/25/2020	166739		3356		\$3321.10
	PAYROLL - 2020-06-25	6/25/2020	166740		4394		\$3987.42
	PAYROLL - 2020-06-25	6/25/2020	166741		3651		\$2665.65
	PAYROLL - 2020-06-25	6/25/2020	166742		4944		\$1133.13
	PAYROLL - 2020-06-25	6/25/2020	166743		4271		\$2663.66
	PAYROLL - 2020-06-25	6/25/2020	166744		3413		\$2514.48
	PAYROLL - 2020-06-25	6/25/2020	166745		4230		\$1401.45
	PAYROLL - 2020-06-25	6/25/2020	166746		4270		\$2702.87
	PAYROLL - 2020-06-25	6/25/2020	166747		4113		\$2753.21
	PAYROLL - 2020-06-25	6/25/2020	166748		4016		\$3856.80
	PAYROLL - 2020-06-25	6/25/2020	166749		5000		\$2105.55
	PAYROLL - 2020-06-25	6/25/2020	166750		3306		\$3282.12
	PAYROLL - 2020-06-25	6/25/2020	166751		4296		\$3347.87
	PAYROLL - 2020-06-25	6/25/2020	166752		4599		\$3136.95
	PAYROLL - 2020-06-25	6/25/2020	166753		4894		\$1270.03

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
	PAYROLL - 2020-06-25	6/25/2020	166754		4235		\$3021.07
	PAYROLL - 2020-06-25	6/25/2020	166755		4357		\$1373.32
	PAYROLL - 2020-06-25	6/25/2020	166756		4813		\$1326.37
	PAYROLL - 2020-06-25	6/25/2020	166757		4496		\$2905.41
	PAYROLL - 2020-06-25	6/25/2020	166758		4519		\$2522.21
	PAYROLL - 2020-06-25	6/25/2020	166759		4684		\$3431.37
	PAYROLL - 2020-06-25	6/25/2020	166760		4535		\$2566.90
	PAYROLL - 2020-06-25	6/25/2020	166761		4114		\$2556.09
	PAYROLL - 2020-06-25	6/25/2020	166762		4128		\$2873.39
	PAYROLL - 2020-06-25	6/25/2020	166763		4896		\$3022.09
	PAYROLL - 2020-06-25	6/25/2020	166764		3746		\$3654.02
	PAYROLL - 2020-06-25	6/25/2020	166765		3964		\$2976.52
	PAYROLL - 2020-06-25	6/25/2020	166766		4536		\$3062.05
	PAYROLL - 2020-06-25	6/25/2020	166767		2885		\$4150.40
	PAYROLL - 2020-06-25	6/25/2020	166768		3903		\$2912.59
	PAYROLL - 2020-06-25	6/25/2020	166769		4872		\$1157.47
	PAYROLL - 2020-06-25	6/25/2020	166770		4103		\$3091.74
	PAYROLL - 2020-06-25	6/25/2020	166771		4967		\$2426.17
	PAYROLL - 2020-06-25	6/25/2020	166772		4234		\$1954.42
	PAYROLL - 2020-06-25	6/25/2020	166773		4332		\$2686.96
	PAYROLL - 2020-06-25	6/25/2020	166774		4913		\$2454.17
	PAYROLL - 2020-06-25	6/25/2020	166775		4981		\$2242.07
	PAYROLL - 2020-06-25	6/25/2020	166776		4452		\$1552.53
	PAYROLL - 2020-06-25	6/25/2020	166777		4216		\$3054.23
	PAYROLL - 2020-06-25	6/25/2020	166778		4687		\$1932.14
	PAYROLL - 2020-06-25	6/25/2020	166779		4238		\$2051.22
	PAYROLL - 2020-06-25	6/25/2020	166780		4223		\$2598.61
	PAYROLL - 2020-06-25	6/25/2020	166781		3456		\$2155.46
	PAYROLL - 2020-06-25	6/25/2020	166782		4724		\$1387.50
	PAYROLL - 2020-06-25	6/25/2020	166783		4762		\$1998.53
	PAYROLL - 2020-06-25	6/25/2020	166784		3738		\$2699.71
	PAYROLL - 2020-06-25	6/25/2020	166785		4993		\$1920.12
	PAYROLL - 2020-06-25	6/25/2020	166786		3541		\$2453.17
	PAYROLL - 2020-06-25	6/25/2020	166787		4487		\$3651.06
	PAYROLL - 2020-06-25	6/25/2020	166788		3185		\$3097.17
	PAYROLL - 2020-06-25	6/25/2020	166789		4526		\$1740.39
	PAYROLL - 2020-06-25	6/25/2020	166790		4326		\$2961.28
	PAYROLL - 2020-06-25	6/25/2020	166791		4140		\$2230.71
	PAYROLL - 2020-06-25	6/25/2020	166792		4790		\$1849.71
	PAYROLL - 2020-06-25	6/25/2020	166793		4596		\$2998.87
	PAYROLL - 2020-06-25	6/25/2020	166794		3551		\$2149.95
	PAYROLL - 2020-06-25	6/25/2020	166795		2942		\$1524.21
	PAYROLL - 2020-06-25	6/25/2020	166796		3444		\$3048.60
	PAYROLL - 2020-06-25	6/25/2020	166797		4436		\$4471.22
	PAYROLL - 2020-06-25	6/25/2020	166798		4948		\$2912.31
	PAYROLL - 2020-06-25	6/25/2020	166799		3970		\$2856.75
	PAYROLL - 2020-06-25	6/25/2020	166800		3324		\$2909.76
	PAYROLL - 2020-06-25	6/25/2020	166801		4683		\$3987.73
	PAYROLL - 2020-06-25	6/25/2020	166802		4335		\$4186.83
	PAYROLL - 2020-06-25	6/25/2020	166803		4761		\$3734.13
	PAYROLL - 2020-06-25	6/25/2020	166804		4342		\$3193.85
	PAYROLL - 2020-06-25	6/25/2020	166805		3781		\$1502.48

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
	PAYROLL - 2020-06-25	6/25/2020	166806		4329		\$3904.23
	PAYROLL - 2020-06-25	6/25/2020	166807		4805		\$4891.02
	PAYROLL - 2020-06-25	6/25/2020	166808		3944		\$2452.20
	PAYROLL - 2020-06-25	6/25/2020	166809		4830		\$1387.73
	PAYROLL - 2020-06-25	6/25/2020	166810		4734		\$4768.94
	PAYROLL - 2020-06-25	6/25/2020	166811		4702		\$2387.31
	PAYROLL - 2020-06-25	6/25/2020	166812		4727		\$1469.74
	PAYROLL - 2020-06-25	6/25/2020	166813		3531		\$1892.72
	PAYROLL - 2020-06-25	6/25/2020	166814		4269		\$832.78
	PAYROLL - 2020-06-25	6/25/2020	166815		4826		\$2369.53
	PAYROLL - 2020-06-25	6/25/2020	166816		4254		\$3704.70
	PAYROLL - 2020-06-25	6/25/2020	166817		4491		\$2889.19
	PAYROLL - 2020-06-25	6/25/2020	166818		4915		\$1622.41
	PAYROLL - 2020-06-25	6/25/2020	166819		4807		\$1178.80
	PAYROLL - 2020-06-25	6/25/2020	166820		3216		\$2873.22
	PAYROLL - 2020-06-25	6/25/2020	166821		4175		\$1611.47
	PAYROLL - 2020-06-25	6/25/2020	166822		4475		\$3175.05
	PAYROLL - 2020-06-25	6/25/2020	166823		3999		\$2912.56
	PAYROLL - 2020-06-25	6/25/2020	166824		4055		\$3808.02
	PAYROLL - 2020-06-25	6/25/2020	166825		4795		\$1451.34
	PAYROLL - 2020-06-25	6/25/2020	166826		4992		\$3795.40
	PAYROLL - 2020-06-25	6/25/2020	166827		3945		\$2370.87
	PAYROLL - 2020-06-25	6/25/2020	166828		4688		\$3218.73
	PAYROLL - 2020-06-25	6/25/2020	166829		4327		\$3732.88
	PAYROLL - 2020-06-25	6/25/2020	166830		4845		\$2423.36
	PAYROLL - 2020-06-25	6/25/2020	166831		4697		\$1975.04
	PAYROLL - 2020-06-25	6/25/2020	166832		4507		\$2352.48
	PAYROLL - 2020-06-25	6/25/2020	166833		4074		\$2230.92
	PAYROLL - 2020-06-25	6/25/2020	166834		4791		\$2715.99
	PAYROLL - 2020-06-25	6/25/2020	166835		3805		\$2102.19
	PAYROLL - 2020-06-25	6/25/2020	166836		3354		\$1581.94
	PAYROLL - 2020-06-25	6/25/2020	166837		4031		\$1925.28
	PAYROLL - 2020-06-25	6/25/2020	166838		3741		\$3245.61
	PAYROLL - 2020-06-25	6/25/2020	166839		5015		\$880.57
	PAYROLL - 2020-06-25	6/25/2020	166840		4276		\$1536.93
	PAYROLL - 2020-06-25	6/25/2020	166841		4870		\$2216.33
	PAYROLL - 2020-06-25	6/25/2020	166842		4871		\$1823.13
	PAYROLL - 2020-06-25	6/25/2020	166843		3685		\$2469.20
	PAYROLL - 2020-06-25	6/25/2020	166844		4911		\$1743.75
	PAYROLL - 2020-06-25	6/25/2020	166845		2800		\$1764.49
	PAYROLL - 2020-06-25	6/25/2020	166846		3265		\$4036.82
	PAYROLL - 2020-06-25	6/25/2020	166847		2996		\$1803.58
	PAYROLL - 2020-06-25	6/25/2020	166848		4942		\$1083.86
	PAYROLL - 2020-06-25	6/25/2020	166849		3912		\$1984.46
	PAYROLL - 2020-06-25	6/25/2020	166850		3318		\$2727.37
	PAYROLL - 2020-06-25	6/25/2020	166851		3981		\$2625.66
	PAYROLL - 2020-06-25	6/25/2020	166852		4822		\$1573.45
	PAYROLL - 2020-06-25	6/25/2020	166853		4836		\$1440.65
	PAYROLL - 2020-06-25	6/25/2020	166854		4467		\$1450.79
	PAYROLL - 2020-06-25	6/25/2020	166855		4308		\$1846.15
	PAYROLL - 2020-06-25	6/25/2020	166856		3646		\$1851.60
	PAYROLL - 2020-06-25	6/25/2020	166857		3905		\$1973.31

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
	PAYROLL - 2020-06-25	6/25/2020	166858		3941		\$1112.41
	PAYROLL - 2020-06-25	6/25/2020	166859		4808		\$2249.14
	PAYROLL - 2020-06-25	6/25/2020	166860		4404		\$1420.07
	PAYROLL - 2020-06-25	6/25/2020	166861		4316		\$1793.45
	PAYROLL - 2020-06-25	6/25/2020	166862		3470		\$1592.07
	PAYROLL - 2020-06-25	6/25/2020	166863		3503		\$1650.43
	PAYROLL - 2020-06-25	6/25/2020	166864		3517		\$1949.20
	PAYROLL - 2020-06-25	6/25/2020	166865		4363		\$1705.60
	PAYROLL - 2020-06-25	6/25/2020	166866		4914		\$1909.56
	PAYROLL - 2020-06-25	6/25/2020	166867		4833		\$1433.53
	PAYROLL - 2020-06-25	6/25/2020	166868		3826		\$1875.57
	PAYROLL - 2020-06-25	6/25/2020	166869		1995		\$1321.46
	PAYROLL - 2020-06-25	6/25/2020	166870		4642		\$1774.11
	PAYROLL - 2020-06-25	6/25/2020	166871		4563		\$1441.64
	PAYROLL - 2020-06-25	6/25/2020	166872		4615		\$1226.43
	PAYROLL - 2020-06-25	6/25/2020	166873		5014		\$2378.98
	PAYROLL - 2020-06-25	6/25/2020	166874		4373		\$298.37
	PAYROLL - 2020-06-25	6/25/2020	166875		3876		\$1502.37
	PAYROLL - 2020-06-25	6/25/2020	166876		3578		\$1840.05
	PAYROLL - 2020-06-25	6/25/2020	166877		5012		\$1680.10
	PAYROLL - 2020-06-25	6/25/2020	166878		4983		\$1187.88
	PAYROLL - 2020-06-25	6/25/2020	166879		2836		\$1058.49
	PAYROLL - 2020-06-25	6/25/2020	166880		3728		\$1844.73
	PAYROLL - 2020-06-25	6/25/2020	166881		2297		\$1641.86
	PAYROLL - 2020-06-25	6/25/2020	166882		3780		\$1813.32
	PAYROLL - 2020-06-25	6/25/2020	166883		2887		\$1857.67
	PAYROLL - 2020-06-25	6/25/2020	166884		3865		\$1771.98
	PAYROLL - 2020-06-25	6/25/2020	166885		4101		\$1446.53
	PAYROLL - 2020-06-25	6/25/2020	166886		4560		\$1653.76
	PAYROLL - 2020-06-25	6/25/2020	166887		4300		\$1711.75
	PAYROLL - 2020-06-25	6/25/2020	166888		4951		\$2006.39
	PAYROLL - 2020-06-25	6/25/2020	166889		4504		\$1569.11
	PAYROLL - 2020-06-25	6/25/2020	166890		4660		\$1651.74
	PAYROLL - 2020-06-25	6/25/2020	166891		4386		\$1725.70
	PAYROLL - 2020-06-25	6/25/2020	166892		4934		\$1067.08
	PAYROLL - 2020-06-25	6/25/2020	166893		4448		\$1658.62
	PAYROLL - 2020-06-25	6/25/2020	166894		4641		\$1439.02
	PAYROLL - 2020-06-25	6/25/2020	166895		4440		\$2095.62
	PAYROLL - 2020-06-25	6/25/2020	166896		4169		\$343.82
	PAYROLL - 2020-06-25	6/25/2020	166897		3988		\$1607.92
	PAYROLL - 2020-06-25	6/25/2020	166898		4025		\$1686.15
	PAYROLL - 2020-06-25	6/25/2020	166899		1973		\$1643.89
	PAYROLL - 2020-06-25	6/25/2020	166900		4100		\$2013.36
	PAYROLL - 2020-06-25	6/25/2020	166901		4643		\$1592.05
	PAYROLL - 2020-06-25	6/25/2020	166902		4533		\$1067.03
	PAYROLL - 2020-06-25	6/25/2020	166903		3778		\$1131.98
	PAYROLL - 2020-06-25	6/25/2020	166904		4709		\$1942.94
	PAYROLL - 2020-06-25	6/25/2020	166905		3749		\$1305.35
	PAYROLL - 2020-06-25	6/25/2020	166906		4548		\$1725.37
	PAYROLL - 2020-06-25	6/25/2020	166907		4241		\$1681.14
	PAYROLL - 2020-06-25	6/25/2020	166908		4689		\$1273.14
	PAYROLL - 2020-06-25	6/25/2020	166909		4233		\$1523.07

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
	PAYROLL - 2020-06-25	6/25/2020	166910		4196		\$1437.55
	PAYROLL - 2020-06-25	6/25/2020	166911		4616		\$1922.16
	PAYROLL - 2020-06-25	6/25/2020	166912		4568		\$2236.09
	PAYROLL - 2020-06-25	6/25/2020	166913		3747		\$1758.05
	PAYROLL - 2020-06-25	6/25/2020	166914		3740		\$1982.40
	PAYROLL - 2020-06-25	6/25/2020	166915		4503		\$2180.36
	PAYROLL - 2020-06-25	6/25/2020	166916		4789		\$2155.82
	PAYROLL - 2020-06-25	6/25/2020	166917		3730		\$2560.14
	PAYROLL - 2020-06-25	6/25/2020	166918		3771		\$1996.68
	PAYROLL - 2020-06-25	6/25/2020	166919		4902		\$2490.43
	PAYROLL - 2020-06-25	6/25/2020	166920		4828		\$1368.18
	PAYROLL - 2020-06-25	6/25/2020	166921		4691		\$1718.13
	PAYROLL - 2020-06-25	6/25/2020	166922		4006		\$2530.94
	PAYROLL - 2020-06-25	6/25/2020	166923		3883		\$2165.56
	PAYROLL - 2020-06-25	6/25/2020	166924		4281		\$3608.42
	PAYROLL - 2020-06-25	6/25/2020	166925		4012		\$1379.50
	PAYROLL - 2020-06-25	6/25/2020	166926		4165		\$2056.10
	PAYROLL - 2020-06-25	6/25/2020	166927		4374		\$1765.88
	PAYROLL - 2020-06-25	6/25/2020	166928		4177		\$2395.41
	PAYROLL - 2020-06-25	6/25/2020	166929		4832		\$723.45
	PAYROLL - 2020-06-25	6/25/2020	166930		3858		\$1574.37
	PAYROLL - 2020-06-25	6/25/2020	166931		4485		\$1597.26
	PAYROLL - 2020-06-25	6/25/2020	166932		4013		\$2931.76
	PAYROLL - 2020-06-25	6/25/2020	166933		4333		\$1084.79
	PAYROLL - 2020-06-25	6/25/2020	166934		3468		\$4326.19
	PAYROLL - 2020-06-25	6/25/2020	166935		3831		\$1597.69
	PAYROLL - 2020-06-25	6/25/2020	166936		4802		\$1322.63
	PAYROLL - 2020-06-25	6/25/2020	166937		4707		\$1660.02
	PAYROLL - 2020-06-25	6/25/2020	166938		4606		\$1532.57
	PAYROLL - 2020-06-25	6/25/2020	166939		4984		\$1364.67
	PAYROLL - 2020-06-25	6/25/2020	166940		3787		\$1324.11
	PAYROLL - 2020-06-25	6/25/2020	166941		4893		\$2561.91
	PAYROLL - 2020-06-25	6/25/2020	166942		3866		\$1542.94
	PAYROLL - 2020-06-25	6/25/2020	166943		4040		\$2325.59
	PAYROLL - 2020-06-25	6/25/2020	166944		3534		\$1569.28
	PAYROLL - 2020-06-25	6/25/2020	166945		3058		\$1827.60
	PAYROLL - 2020-06-25	6/25/2020	166946		3482		\$1772.06
	PAYROLL - 2020-06-25	6/25/2020	166947		4566		\$1728.60
	PAYROLL - 2020-06-25	6/25/2020	166948		4262		\$1124.34
	PAYROLL - 2020-06-25	6/25/2020	166949		4978		\$2215.17
	PAYROLL - 2020-06-25	6/25/2020	166950		4001		\$2052.37
	PAYROLL - 2020-06-25	6/25/2020	166951		3489		\$2047.98
	PAYROLL - 2020-06-25	6/25/2020	166952		4043		\$2776.40
	PAYROLL - 2020-06-25	6/25/2020	166953		4104		\$2513.12
	PAYROLL - 2020-06-25	6/25/2020	166954		4069		\$1663.57
	PAYROLL - 2020-06-25	6/25/2020	166955		3020		\$1532.53
	PAYROLL - 2020-06-25	6/25/2020	166956		4987		\$1874.14
	PAYROLL - 2020-06-25	6/25/2020	166957		3808		\$1654.66
	PAYROLL - 2020-06-25	6/25/2020	166958		4980		\$1538.75
	PAYROLL - 2020-06-25	6/25/2020	166959		4927		\$1749.53
	PAYROLL - 2020-06-25	6/25/2020	166960		4527		\$1235.91
	PAYROLL - 2020-06-25	6/25/2020	166961		4950		\$2082.96

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
	PAYROLL - 2020-06-25	6/25/2020	166962		4925		\$1238.72
	PAYROLL - 2020-06-25	6/25/2020	166963		3813		\$2992.02
	PAYROLL - 2020-06-25	6/25/2020	166964		4878		\$1703.31
	PAYROLL - 2020-06-25	6/25/2020	166965		3816		\$3168.56
	PAYROLL - 2020-06-25	6/25/2020	166966		4321		\$1293.00
	PAYROLL - 2020-06-25	6/25/2020	166967		3729		\$1742.54
	PAYROLL - 2020-06-25	6/25/2020	166968		3852		\$3358.96
	PAYROLL - 2020-06-25	6/25/2020	166969		4990		\$1420.44
	PAYROLL - 2020-06-25	6/25/2020	166970		4320		\$1752.81
	PAYROLL - 2020-06-25	6/25/2020	166971		4071		\$1269.75
	PAYROLL - 2020-06-25	6/25/2020	166972		3011		\$2540.25
	PAYROLL - 2020-06-25	6/25/2020	166973		5002		\$2106.15
	PAYROLL - 2020-06-25	6/25/2020	166974		3015		\$1002.06
	PAYROLL - 2020-06-25	6/25/2020	166975		4804		\$1866.01
	PAYROLL - 2020-06-25	6/25/2020	166976		4885		\$3873.47
	PAYROLL - 2020-06-25	6/25/2020	166977		3604		\$1818.91
	PAYROLL - 2020-06-25	6/25/2020	166978		4818		\$1834.92
	PAYROLL - 2020-06-25	6/25/2020	166979		4796		\$3251.72
	PAYROLL - 2020-06-25	6/25/2020	166980		3009		\$1395.87
	PAYROLL - 2020-06-25	6/25/2020	166981		4039		\$1612.18
	PAYROLL - 2020-06-25	6/25/2020	166982		4884		\$2240.62
	PAYROLL - 2020-06-25	6/25/2020	166983		4601		\$1353.22
	PAYROLL - 2020-06-25	6/25/2020	166984		3253		\$977.90
	PAYROLL - 2020-06-25	6/25/2020	166985		3800		\$1590.72
	PAYROLL - 2020-06-25	6/25/2020	166986		4881		\$1623.33
	PAYROLL - 2020-06-25	6/25/2020	166987		4661		\$3037.33
	PAYROLL - 2020-06-25	6/25/2020	166988		4721		\$1864.17
	PAYROLL - 2020-06-25	6/25/2020	166989		4820		\$1615.27
	PAYROLL - 2020-06-25	6/25/2020	166990		3642		\$2159.17
	PAYROLL - 2020-06-25	6/25/2020	166991		3359		\$1650.82
	PAYROLL - 2020-06-25	6/25/2020	166992		4142		\$1062.19
	PAYROLL - 2020-06-25	6/25/2020	166993		4609		\$2588.32
	PAYROLL - 2020-06-25	6/25/2020	166994		4938		\$1533.52
	PAYROLL - 2020-06-25	6/25/2020	166995		2130		\$1753.86
	PAYROLL - 2020-06-25	6/25/2020	166996		4799		\$740.69
	PAYROLL - 2020-06-25	6/25/2020	166997		3050		\$1669.72
	PAYROLL - 2020-06-25	6/25/2020	166998		4051		\$921.63
	PAYROLL - 2020-06-25	6/25/2020	166999		4953		\$806.93
	PAYROLL - 2020-06-25	6/25/2020	167000		4531		\$1784.90
	PAYROLL - 2020-06-25	6/25/2020	167001		5013		\$1599.41
	PAYROLL - 2020-06-25	6/25/2020	167002		4180		\$1659.52
	PAYROLL - 2020-06-25	6/25/2020	167003		3918		\$1097.51
	PAYROLL - 2020-06-25	6/25/2020	167004		3745		\$1580.36
	PAYROLL - 2020-06-25	6/25/2020	167005		3366		\$1029.31
	PAYROLL - 2020-06-25	6/25/2020	167006		4999		\$1746.37
	PAYROLL - 2020-06-25	6/25/2020	167007		4511		\$994.93
	PAYROLL - 2020-06-25	6/25/2020	167008		3739		\$1367.06
	PAYROLL - 2020-06-25	6/25/2020	167009		4777		\$1449.81
	PAYROLL - 2020-06-25	TOTALS:					\$1,122,370.18
PENSION - 2020-06-30	PENSION - 2020-06-30	6/30/2020	5510 N		3338		\$728.10
	PENSION - 2020-06-30	6/30/2020	5511 N		704		\$792.36
	PENSION - 2020-06-30	6/30/2020	5512 N		675		\$629.93

CHECK TYPE	CHECK TYPE	CHECK DATE	CHECKNBR	VOID	EMP#	EMP NAME	DD AMT
	PENSION - 2020-06-30	6/30/2020	5513 N		3597		\$910.33
	PENSION - 2020-06-30	6/30/2020	5514 N		4268		\$408.69
	PENSION - 2020-06-30	6/30/2020	5515 N		3453		\$947.59
	PENSION - 2020-06-30	6/30/2020	5516 N		423		\$592.21
	PENSION - 2020-06-30	6/30/2020	5517 N		87		\$575.12
	PENSION - 2020-06-30	6/30/2020	5518 N		3218		\$1305.05
	PENSION - 2020-06-30	6/30/2020	5519 N		3757		\$667.16
	PENSION - 2020-06-30	6/30/2020	5520 N		35		\$1826.67
	PENSION - 2020-06-30	6/30/2020	5521 N		4918		\$659.92
	PENSION - 2020-06-30	6/30/2020	5522 N		985		\$704.91
	PENSION - 2020-06-30	6/30/2020	5523 N		4236		\$935.54
	PENSION - 2020-06-30	6/30/2020	5524 N		40		\$2809.33
	PENSION - 2020-06-30	6/30/2020	5525 N		3582		\$1019.55
	PENSION - 2020-06-30	6/30/2020	5526 N		3337		\$271.12
	PENSION - 2020-06-30	6/30/2020	5527 N		4917		\$504.84
	PENSION - 2020-06-30	6/30/2020	5528 N		927		\$905.62
	PENSION - 2020-06-30	6/30/2020	5529 N		651		\$399.24
	PENSION - 2020-06-30	6/30/2020	5530 N		2914		\$522.81
	PENSION - 2020-06-30	6/30/2020	5531 N		868		\$285.50
	PENSION - 2020-06-30	6/30/2020	5532 N		3542		\$170.62
	PENSION - 2020-06-30	6/30/2020	5533 N		3187		\$926.60
	PENSION - 2020-06-30	6/30/2020	5534 N		914		\$1063.18
	PENSION - 2020-06-30	6/30/2020	5535 N		4430		\$772.83
	PENSION - 2020-06-30	6/30/2020	5536 N		777		\$1803.56
	PENSION - 2020-06-30	6/30/2020	5537 N		283		\$302.09
	PENSION - 2020-06-30	6/30/2020	5538 N		421		\$709.05
	PENSION - 2020-06-30	TOTALS:					\$24,149.52

Payroll Check Processing Log - MUNIS 6/1/2020 - 6/30/2020

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	WARRANT	COMMENT
	06/11/2020	166484	P	10695	BRUNNER, DANIEL H.	\$1,063.50	061120PR	PAYROLL FOR - 061120
	06/11/2020	166485	P	10742	GARNISHMENT PAYEE - PAYROLL DEPT ONLY	\$595.13	061120PR	PAYROLL FOR - 061120
	06/11/2020	166486	P	11133	GET PROGRAM	\$431.00	061120PR	PAYROLL FOR - 061120
	06/11/2020	166487	P	10700	INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS	\$4,293.29	061120PR	PAYROLL FOR - 061120
	06/11/2020	166488	P	10700	INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS	\$4,288.09	061120PR	PAYROLL FOR - 051420
	06/11/2020	166489	P	10699	IUOE LOCAL #280	\$7,431.75	061120PR	PAYROLL FOR - 061120
	06/11/2020	166490	P	11370	WILLIAM C. EARHART COMPANY	\$5,438.53	061120PR	PAYROLL FOR - 061120
						\$23,541.29		

Payroll Check Processing Log - MUNIS 6/1/2020 - 6/30/2020

CHECK DATE	CHECK DATE	CHECK NBR	VOID	VENDOR#	EMP VENDOR NAME	CHECK AMT	WARRANT	COMMENT
06/11/2020	06/11/2020	11544	W	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$431.04		PAYROLL FOR - 061120
	06/11/2020	11545	W	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$334,197.69		PAYROLL FOR - 061120
	06/11/2020	11546	W	10348	ICMA	\$192,543.21		PAYROLL FOR - 061120
	06/11/2020	11547	W	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$7,393.40		PAYROLL FOR - 061120
	06/11/2020	11548	W	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	\$7,046.43		PAYROLL FOR - 061120
	06/11/2020	11549	W	10694	CHILD SUPPORT VENDORS	\$275.00		PAYROLL FOR - 061120
	06/11/2020	11550	W	10696	UNITED STATES TREASURY	\$372,115.25		PAYROLL FOR - 061120
	06/11/2020	11551	W	10698	RICHLAND POLICE GUILD	\$7,870.12		PAYROLL FOR - 061120
	06/11/2020	11552	W	10701	SOUTHEAST WASHINGTON TELECOMMUNICATORS GUILD	\$1,030.77		PAYROLL FOR - 061120
	06/11/2020	11553	W	10702	DIVISION OF CHILD SUPPORT	\$5,938.31		PAYROLL FOR - 061120
	06/11/2020	11554	W	10736	CITY OF RICHLAND	\$5,458.96		PAYROLL FOR - 061120
	06/11/2020	11555	W	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$1,195.47		PAYROLL FOR - 061120
	06/11/2020	11556	W	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$502,326.12		PAYROLL FOR - 061120
	06/11/2020	11557	W	10784	CITY OF RICHLAND UNEMPLOYMENT	\$3,699.61		PAYROLL FOR - 061120
	06/11/2020	11558	W	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$30,648.01		PAYROLL FOR - 061120
	06/11/2020	11559	W	10786	CITY OF RICHLAND CIGNA DISABILITY	\$5,723.70		PAYROLL FOR - 061120
	06/11/2020	11560	W	10787	CITY OF RICHLAND CIGNA LIFE	\$10,306.35		PAYROLL FOR - 061120
	06/11/2020	11561	W	10788	CITY OF RICHLAND CIGNA OPTIONAL AD	\$2,204.30		PAYROLL FOR - 061120
	06/11/2020	11562	W	10789	CITY OF RICHLAND CIGNA BASIC AD&D	\$1,784.29		PAYROLL FOR - 061120
	06/11/2020	11563	W	10790	CITY OF RICHLAND CIGNA DEPENDENT L	\$163.60		PAYROLL FOR - 061120
	06/11/2020	11564	W	10791	CITY OF RICHLAND ER POST RETIREMENT	\$72,720.00		PAYROLL FOR - 061120
	06/11/2020	11565	W	10792	CITY OF RICHLAND ER MEDICAL INS PR	\$28,280.00		PAYROLL FOR - 061120
	06/11/2020	11566	W	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$28,074.14		PAYROLL FOR - 061120
06/25/2020	06/25/2020	11567	W	10231	UNITED WAY OF BENTON & FRANKLIN COUNTIES	\$431.04		PAYROLL FOR - 062520
	06/25/2020	11568	W	10286	WA STATE DEPT OF RETIREMENT SYSTEMS	\$318,156.56		PAYROLL FOR - 062520
	06/25/2020	11569	W	10348	ICMA	\$198,954.66		PAYROLL FOR - 062520
	06/25/2020	11570	W	10460	STATE OF WASHINGTON EMPLOYMENT SECURITY DEPT	\$7,083.26		PAYROLL FOR - 062520
	06/25/2020	11571	W	10646	INTERNATIONAL ASSN OF FIRE FIGHTERS	\$7,046.43		PAYROLL FOR - 062520
	06/25/2020	11572	W	10694	CHILD SUPPORT VENDORS	\$275.00		PAYROLL FOR - 062520
	06/25/2020	11573	W	10696	UNITED STATES TREASURY	\$344,856.26		PAYROLL FOR - 062520
	06/25/2020	11574	W	10701	SOUTHEAST WASHINGTON TELECOMMUNICATORS GUILD	\$1,030.77		PAYROLL FOR - 062520
	06/25/2020	11575	W	10702	DIVISION OF CHILD SUPPORT	\$5,618.72		PAYROLL FOR - 062520
	06/25/2020	11576	W	10736	CITY OF RICHLAND	\$5,458.96		PAYROLL FOR - 062520
	06/25/2020	11577	W	10782	CITY OF RICHLAND DEPENDENT CARE RE	\$1,612.14		PAYROLL FOR - 062520
	06/25/2020	11578	W	10783	CITY OF RICHLAND MEDICAL DENTAL VISION	\$457,520.16		PAYROLL FOR - 062520
	06/25/2020	11579	W	10784	CITY OF RICHLAND UNEMPLOYMENT	\$3,517.14		PAYROLL FOR - 062520
	06/25/2020	11580	W	10785	CITY OF RICHLAND WORKER'S COMPENSA	\$36,264.26		PAYROLL FOR - 062520
	06/25/2020	11581	W	10786	CITY OF RICHLAND CIGNA DISABILITY	\$5,971.73		PAYROLL FOR - 062520
	06/25/2020	11582	W	10787	CITY OF RICHLAND CIGNA LIFE	\$138.60		PAYROLL FOR - 062520
	06/25/2020	11583	W	10788	CITY OF RICHLAND CIGNA OPTIONAL AD	\$28.00		PAYROLL FOR - 062520
	06/25/2020	11584	W	10789	CITY OF RICHLAND CIGNA BASIC AD&D	\$24.01		PAYROLL FOR - 062520
	06/25/2020	11585	W	10790	CITY OF RICHLAND CIGNA DEPENDENT L	\$2.80		PAYROLL FOR - 062520
	06/25/2020	11586	W	10791	CITY OF RICHLAND ER POST RETIREMENT	\$2,160.00		PAYROLL FOR - 062520
	06/25/2020	11587	W	10792	CITY OF RICHLAND ER MEDICAL INS PR	\$840.00		PAYROLL FOR - 062520
	06/25/2020	11588	W	10984	NATIONWIDE RETIREMENT SOLUTIONS	\$27,891.02		PAYROLL FOR - 062520
06/30/2020	06/30/2020	11589	W	10696	UNITED STATES TREASURY	\$925.89		PAYROLL FOR - 063020
						\$3,047,233.18		



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 7/21/2020

Agenda Category: Items of Business

Core Focus Area 3 - Increase Economic Vitality

Subject:

Resolution No. 107-20, Approving the Preliminary Plat of Sienna Hills (Closed Record)

Department:

Development Services

Ordinance/Resolution Number:

107-20

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 107-20, approving the preliminary plat of Sienna Hills.

Summary:

The preliminary plat of Sienna Hills proposes to subdivide an approximately 98-acre site into 285 lots and 12 tracts under three different zoning districts. The plat site spans across both sides of the projected alignment of Queensgate Drive/Bermuda Road on the saddle connecting Badger Mountain to Little Badger Mountain in south Richland. This preliminary plat application is accompanied by a concurrent and prerequisite rezone application transitioning the site from Agriculture zoning to R-1-I0, R-2 & C-LB zoning classifications.

One notable condition of approval recommended by staff, and further supported by Hearing Examiner condition #H2, is the developer's requirement to install an eight-foot-wide pedestrian trail along Gage Boulevard, proposed "C Street" and a segment of Queensgate Drive/Bermuda Road to meet the intent of the Badger Mountain Sub-Area Plan, which controls by setting the Comprehensive Plan land use designations on the subject site. Sienna Hills includes segments of both Gage Boulevard and Bermuda Road/Queensgate Drive while also connecting to and extending Bent Road and Clover Road from unincorporated residential neighborhoods to the south. Sienna Hills is tasked with constructing a southeasterly extension of Queensgate Drive/Bermuda Road prior to City approval of the first final plat.

Staff recommends adoption of Resolution No. 107-20.

Fiscal Impact:

Preliminary plat approval will foster the creation of 285 new residential lots for future home construction, thereby contributing to the City's tax base.

Attachments:

1. Resolution No. 107-20
2. Sienna Hills Vicinity Map

RESOLUTION NO. 107-20

A RESOLUTION of the City of Richland approving the preliminary plat of Sienna Hills subject to the conditions contained in the Richland Hearing Examiner's March 10, 2020 recommendation, adopting the written findings and conclusions of the Richland Hearing Examiner as the findings and conclusions of the Richland City Council, and directing staff to provide notice of this decision.

WHEREAS, on December 9, 2019, the Richland Hearing Examiner held an open record public hearing to consider the preliminary plat application of Sienna Hills submitted by Sienna Hills Development, LLC on behalf of Richland Properties, LLC (Greg Johnson); and

WHEREAS, at the close of the hearing, the Richland Hearing Examiner recommended that Richland City Council approve the preliminary plat of Sienna Hills subject to the conditions contained in the Hearing Examiner's written recommendation dated March 10, 2020, which has been duly considered.

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

Section 1. The preliminary plat of Sienna Hills, attached hereto and incorporated herein as **Exhibit A**, is hereby approved subject to the conditions of approval contained in the Richland Hearing Examiner's March 10, 2020 written recommendation, attached hereto and incorporated herein as **Exhibit B**.

Section 2. The findings and conclusions contained in the Richland Hearing Examiner's March 10, 2020 written recommendation are hereby adopted as the written findings and conclusions of the Richland City Council.

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

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 21st day of July, 2020.

Ryan Lukson, Mayor

Attest:

Approved as to form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

Full Size Sheet Format Is 22x34; If Printed Size Is Not 22x34, Then This Sheet Format Has Been Modified & Indicated Drawing Scale Is Not Accurate.

File Name: L:\Projects\66000\66150\66150-000\Civil\CAD\Working\Sheets\Pre\Plat\66150000_Prelat_C02-C03.dwg Layout Tab: 66150000_Prelat_C02 User: Mark E. Reiselman CAD Plot Date/Time: 10/8/2019 9:06:27 AM

PARCEL #1349830000000001
PREMIERE COLUMBIA PROPERTIES
LLC.

PARCEL #1339830000000005
MONSON DEVELOPMENT
WASHINGTON LLC.

PARCEL #1339830000000004
NOR AM INVESTMENT LLC.

PARCEL #1349830200000007
PETERMAN, RICK & JUDY

PARCEL #1349830200000008
HAGEL, KENNETH R

PARCEL #1349830200000009
PALIT, MARK K

PARCEL #1349830200000010
RONALD, R. & JAN H.

PARCEL #1349830200000011
BECKER, JOHN W

PARCEL #1349830200000012
BURREINGTON, TOD P

PARCEL #1349830200000013
ABDEL-KADER, ABIR S & AHMED,
MOHAMED G

PARCEL #1349830300000001
FLINDERS ROBERT S &
JALEH J

PARCEL #1349830300000002
JANSINGH, JOE & MEAGAN

PARCEL #1349830300000003
WALDO, TONY L & SUSAN



Scale 1" = 100'

GENERAL NOTES:

- QUEENSGATE DRIVE IMPROVEMENTS SHALL BE MADE FROM APPROXIMATELY 1050' TO THE NORTH OF PROPERTY AT THE INTERSECTION OF LEGACY LANE FROM WESTCLIFFE INTO THE PLAT.
- ALL LOTS SHALL HAVE A 10' UTILITY EASEMENT ABUTTING STREET RIGHT-OF-WAYS.
- SANITARY SEWER PUMP STATION WILL BE INSTALLED AS PART OF PHASE 1 IMPROVEMENTS.

PRELIMINARY PLAT WEST PARTIAL PLAN FOR:

SIENNA HILLS DEVELOPMENT

A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



DESIGNED:

MER

CHECKED:

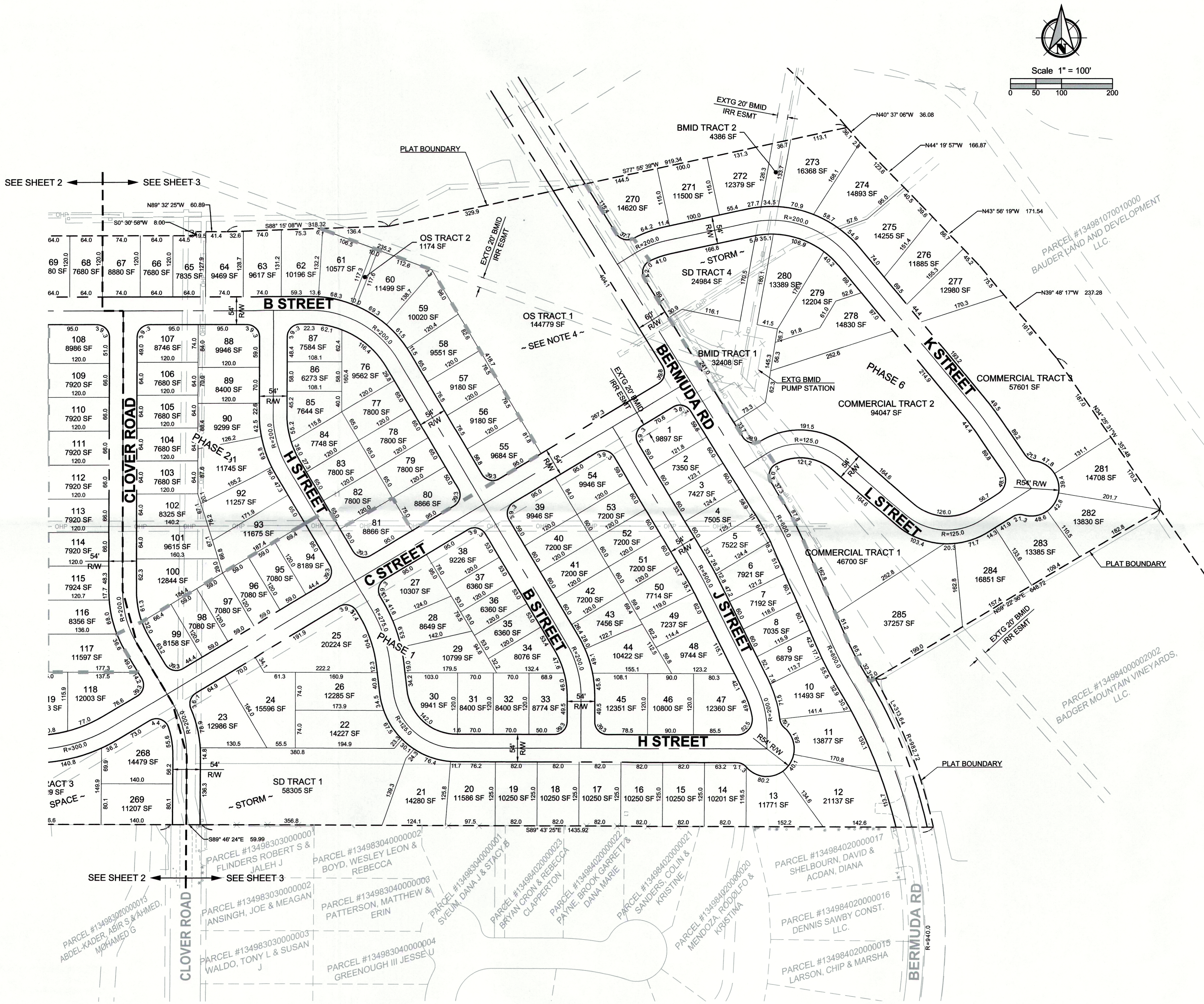
JLM

OCT 2019

66150.000

SHEET ID

File: L:\Projects\660000\66150\66150-000\Civil\CAD\Working\Sheets\PrePlat\66150000_Prelat_C02-C03.dwg Layout: Tab: 66150000_Prelat_C03 User: Mark E. Haseliman CAD Plot Date/Time: 10/8/2019 9:05:55 AM



- GENERAL NOTES:**
- QUEENSGATE DRIVE IMPROVEMENTS SHALL BE MADE FROM APPROXIMATELY 1050' TO THE NORTH OF PROPERTY AT THE INTERSECTION OF LEGACY LANE FROM WESTCLIFFE INTO THE PLAT.
 - ALL LOTS SHALL HAVE A 10' UTILITY EASEMENT ABUTTING STREET RIGHT-OF-WAYS.
 - SANITARY SEWER PUMP STATION WILL BE INSTALLED AS PART OF PHASE 1 IMPROVEMENTS.
 - OPEN SPACE TRACT 1 (OS TRACT 1) SHALL BE A RECREATIONAL TRACT WITH THE FOLLOWING POTENTIAL AMENITIES:
 - CLUB HOUSE
 - OFF-STREET PARKING
 - SWIMMING POOL
 - PICNIC AREA

PRELIMINARY PLAT EAST PARTIAL PLAN FOR:

SIENNA HILLS DEVELOPMENT

A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.

Know what's below.
Call before you dig.

DESIGNED:	MER
CHECKED:	JLM
OCT 2019	66150.000
SHEET ID	

SHEET **3** OF **3**

Before Hearing Examiner
Gary N. McLean

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

Regarding the:

File No. S2019-101

Sienna Hills Preliminary Plat Application,

to subdivide a 98+ acre site into 285 lots,
with associated infrastructure improvements
including an extension of Queensgate Drive
from the north, new internal streets and
tracts for open space, infrastructure,
stormwater management, and future
development, submitted by the property
owner,

**FINDINGS OF FACT,
CONCLUSIONS AND
RECOMMENDATION**

**SIENNA HILLS DEVELOPMENT, LLC ON
BEHALF OF RICHLAND PROPERTIES, LLC
(GREG JOHNSON),**

Applicant

I. SUMMARY OF RECOMMENDATION.

The applicant, Sienna Hills Development, LLC, acting on behalf of the property owner Richland Properties, LLC (Greg Johnson), can meet its burden of proof to demonstrate that its application to approve the Preliminary Plat of Sienna Hills merits approval, subject to conditions. This preliminary plat was reviewed in connection with a rezone application for the same area, assigned File No. Z2019-106. Accordingly, approval of this preliminary plat can only occur if the City Council first approves the connected Sienna Hills Rezone application for the affected property. As explained below, and in the separate Recommendation regarding the rezone, both the rezone and this preliminary plat applications should be approved because they are each in conformance with the Badger Mountain Subarea Plan and relevant City development regulations.

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101**

**GARY N. MCLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND**

CITY HALL – 505 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

II. BACKGROUND and APPLICABLE LAW.

This application for preliminary plat approval was filed and vested under City of Richland development regulations in effect in October of 2019. Amendments to the city's plat review process included in Ordinance No. 51-19 took effect on, and apply to applications filed after, November 11, 2019. (*Ord. No. 51-19, Sec. 11, and publication date noted on page 9, explaining effective date as the day following publication, which occurred on Nov. 10, 2019*). While the final decision-maker in the process changed, the substantive approval criteria remain unchanged. So, under applicable provisions of the Richland Municipal Code (RMC) in effect in October of 2019, this preliminary plat¹ application is first subject to review and approval by city staff with respect to the engineering elements of said plat, then the Hearing Examiner is responsible for conducting an open record public hearing followed by a recommendation to the City Council. A preliminary plat application is a Type III procedure. RMC 19.20.010(C)(1).

As explained in RMC 24.12.050(A), the hearing examiner shall consider any preliminary plat application and shall conduct an open record public hearing in accordance with Chapter 19.60 RMC. After the public hearing and review of materials in the record, the hearing examiner shall determine whether the preliminary plat is in accordance with the comprehensive plan and other applicable code requirements and shall either make a recommendation for approval or disapproval to the city council. The same provision of the city's code (RMC 24.12.050(A)) provides that any recommendation for approval of the preliminary plat shall not be given by the hearing examiner without the prior review and approval of the city manager or her designee with respect to the engineering elements of said plat including the following:

1. Adequacy of proposed street, alley, right-of-way, easement, lighting, fire protection, drainage, and utility provisions;
2. Adequacy and accuracy of land survey data;
3. The submittal by the applicant of a plan for the construction of a system of street lights within the area proposed for platting, including a timetable for installation; provided, that in no event shall such a plan be approved that provides for the dedication of such a system of lighting to the city later than the occupancy of any of the dwellings within the subdivision.

The City's decision criteria for preliminary plat approval are substantially similar to state subdivision mandates found in RCW 58.17.110(2)² and reads as follows:

¹ In this Recommendation and exhibits included in the Record, preliminary plat and preliminary subdivision mean the same thing, and use of one term should be read to apply to the other to the extent anyone views the terms to have distinct meanings, which for the purposes of this Recommendation, they do not.

² "A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) the public use and interest will be served by the platting of such subdivision and dedication. If it finds that the proposed subdivision and dedication make such appropriate provisions and that the public use and interest will be served, then the legislative body shall approve the proposed subdivision and dedication. []" RCW 58.17.110(2).

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101**

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

Richland Municipal Code 24.12.053 Preliminary plat – Required findings.

The hearing examiner shall not recommend approval of any preliminary plat application, unless the approval is accompanied by written findings that:

A. The preliminary plat conforms to the requirements of this title;

B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;

C. The public use and interest will be served by the platting of such subdivision and dedication; and

D. The application is consistent with the requirements of RMC 19.60.095 (addresses transportation concurrency considerations).

And RMC 19.60.095 mandates the following additional findings:

19.60.095 Required findings.

No development application for a Type II or Type III permit shall be approved by the city of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:

A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.

B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.

C. The development application is beneficial to the public health, safety and welfare and is in the public interest.

D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, “concurrent with development” means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.

E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.

The burden of proof rests with the applicant, and any decision to approve or deny a preliminary plat must be supported by evidence that is substantial when viewed in light of the whole record. RCW 36.70C.130(1)(c); and RMC 19.60.060. The application must be supported by proof that it conforms to the applicable elements of the city’s development regulations, comprehensive plan and that any significant adverse environmental impacts have been adequately addressed. RMC 19.60.060.

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101**

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

III. QUESTION PRESENTED.

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

Short Answer: Yes, subject to conditions.

IV. RECORD.

Exhibits entered into evidence as part of the record, and an audio recording of the public hearing, are maintained by the City of Richland, and may be examined or reviewed by contacting the City Clerk's Office. The Notices issued for this Sienna Hills Preliminary Plat application (File No. S2019-101) and the connected Sienna Hills Rezone application (File No. Z2019-106) were combined. (*See Ex. 2, notice materials included in Rezone application file; and Ex. 4, notice materials included in Preliminary Plat application file*). The criteria for approval of each application are different. Accordingly, the public hearing first sought to focus on the Rezone matter, followed by a separate hearing segment devoted to consideration of the Preliminary Plat application.

However, given the number of public comments made during the public hearing and the spill-over that many comments presented – talking about one matter while standing at the microphone during time devoted to the other matter – the Examiner finds and concludes that it is prudent to consider all public comments made during each portion of the public hearing together, rather than exclude someone's remarks because they chose to make them in the wrong part of the hearing held on the same night. This Recommendation of approval for the Preliminary Plat application, as well as the separate Recommendation of approval for the requested Rezone, are based on all comments and materials included in the record for both matters. Key aspects of the full hearing record are summarized below, noting that several comments overlapped and covered the same ground, and that none of the comments presented a legal or factual basis to deny the requested preliminary plat approval, subject to appropriate conditions.

Hearing Testimony: The following individuals presented testimony under oath at the duly noticed public hearing for the underlying application, held on December 9, 2019:

1. Mike Stevens, Planning Manager for the City of Richland;
2. Shane O'Neill, Senior Planner for the City of Richland;
3. Jason Mattox, applicant's project engineer and primary hearing representative;
4. Rebecca Clapperton, lives in home south of the Sienna Hills site, outside the Richland City limits;
5. John Becker, lives in home to the south of the Sienna Hills site, outside the Richland City limits;
6. Sean Flinders, lives in home on Clover, to the south of the Sienna Hills site, outside the Richland City limits;
7. Stacy Fveum, lives in home to the south of the Sienna Hills site, outside the Richland City limits;
8. Tony Waldo, lives in home on Clover, to the south of the Sienna Hills site, outside

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101

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

- the Richland City limits;
9. Joe Angingh, local resident
10. David Shelbourne, lives in home on Bermuda, south of the Sienna Hills site;
11. Brooks Bayne, local resident;

Exhibits: The Development Services Division Staff Report for the Sienna Hills Preliminary Plat, including a recommendation of approval, was provided to the Examiner in the week before the hearing. The Staff Report was revised shortly before the hearing, and several additional exhibits were transmitted to the Examiner after the public hearing. All references made in this Recommendation to the term Staff Report and REVISED Staff Report mean the REVISED Staff Report. The Examiner held the record open for submittal of written materials from the applicant and Staff in order to address several questions and subjects discussed at the public hearing. The list of exhibits accepted into the record includes the REVISED Staff Report, and the following materials:

1. Application materials, received on or about Sept. 6, 2019, apparently deemed complete for purposes of vesting and review on October 8, 2019 (See pg. 8 of Staff Report);
2. Preliminary Plat Map;
3. Site Photos;
4. Public Notice & Affidavits;
5. Comprehensive Plan Transportation Map T-11;
6. Environmental Checklist;
7. Determination of Non-Significance, issued on December 2, 2019;
8. Agency Comments;
9. Public Comments, includes all written comments received before and during the hearing;
10. Electrical Service Schematic;
11. WAC 246-272A-0210, re: minimum horizontal separations for aspects of onsite sewage systems;
12. Existing Easements;
13. Title Report;
14. PBS Soils Report;
15. Water System Plan;
16. Preliminary Plat Overall Plan;
17. Preliminary Off-Site Gage Blvd Improvements;
18. PBS Geotechnical Report;
19. Traffic Plan;
20. Sewer Basin Analysis;
21. Street Plan and Profile;
22. Queensgate Dedication Deed;
23. Traffic Impact Analysis Scoping Meeting Summary, dated Dec. 6, 2019, for Dec. 4th meeting between applicant's engineer and Benton County staff;
24. A. First version of proposed new condition 23;
B. Second version of proposed new condition 23, re: 8-foot wide sidewalk/pedestrian amenity running east-west through the plat;
25. Post-Hearing, Pedestrian Trail Exhibit, prepared by the applicant following request

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101**

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

conveyed by Examiner through staff, depicting general alignment of east-west trail amenity below C Street running through the plat. Received by the Examiner on February 13, 2020;

26. Public Works Department's REVISED comments and recommended conditions of approval on public works and engineering topics, including without limitation sewer system conditions, dated and received by the Examiner on January 31, 2020; and
27. Copy of Badger Mountain Subarea Plan, part of the City's Comprehensive Plan addressing area that includes the Sienna Hills site. **NOTE: Page 19 of the Plan features Figure 1, the Badger Mountain Subarea – Land Use Plan map, which is the official city Comp. Plan land use map for the area;*

The Examiner has visited the road network and vicinity of the proposed plat on multiple occasions over the past few years in connection with other applications, and is fully advised on matters at issue herein, including without limitation adjacent developments and land uses, applicable law, application materials, and relevant comprehensive plan provisions. The official record closed last week, following communication with Staff to confirm that the requested plat can move forward in a manner consistent with the Recommendation of Approval for the Sienna Hills Rezone, addressed in a separate document issued for consideration by the City Council earlier this week, which would modify the requested rezone boundaries to be more consistent with the Badger Mountain Subarea Plan and city code provisions.

V. FINDINGS OF FACT.

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

1. Any statements in previous or following sections of this document that are deemed findings are hereby adopted as such.
2. The REVISED Staff Report, the modified sewer system conditions and other revisions provided in the updated Public Works comments, all include a number of specific findings and conditions that establish how the underlying plat application, as conditioned, satisfies provisions of applicable law, is consistent with the city's Comprehensive Plan – particularly the Badger Mountain South Subarea Plan provisions that apply to the Sienna Hills site – and is designed or can be conditioned to comply with applicable development standards and guidelines. As explained below, and subject to limited modifications and conditions of approval, the Examiner concurs. Accordingly, the Examiner recommends approval of the Sienna Hills Preliminary Plat application.

Location.

3. The site of the proposed Sienna Hills Rezone and Preliminary Plat applications is a 98+ acre portion of the much larger Badger Mountain Subarea, an almost 2,000-acre area located south and east of the Badger Mountain Centennial Preserve and north of Interstate 82. (*Staff Report, vicinity map on page 2; Badger Mountain Subarea Plan, Introduction on page 1*). The proposed Sienna Hills Preliminary Plat is located on a single tax parcel, Benton County Assessor Parcel No. 134983000001005, which is west of the draw connecting Badger Mountain and Little Badger

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101

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

Mountain. The property was previously used as a fruit orchard that was recently removed in preparation for selling the property. (*Staff Report, page 6; Ex. 1, application form, property information*).

4. The Sienna Hills site was part of an almost 1,900-acre annexation into the City of Richland that took effect in 2010, through passage of Ordinance No. 41-10.

Application.

5A. The applicant proposes to subdivide the 98+ acre site with up to 285 (two hundred eighty-five) lots, with 12 tracts, in accord with applicable city development regulations and zoning standards for portions of the proposed plat that would be zoned R-1-10, R-2 and C-LB. As noted above, Staff confirmed that the proposed plat will be able to move forward if the connected Sienna Hills Rezone Recommendation is first approved by the City Council.

5B. This Recommendation now includes a condition of approval that would require development of an 8-foot wide pedestrian sidewalk/trail located just south of the main street, labeled "C" Street on the proposed plat map, which runs in an east-west direction through the Sienna Hills property, in an alignment that is substantially similar to and consistent with that depicted by the green line shown through the Sienna Hills site on the Badger Mountain Subarea Land Use Plan map. Development of such a wide sidewalk/trail through the Sienna Hills site would be fully consistent with the City's Comprehensive Plan policies and vision for the area. (*See Ex. 5 of the Rezone matter, at page 19, BMS Land Use Plan map, which includes "trails" in the Legend for Civic uses shown in green; and on page 30, Sec. 5.7 re: Badger Mountain Civic Uses*).

5C. As explained in the Sienna Hills Rezone Recommendation, which was reviewed in conjunction with this preliminary plat application, the Sienna Hills Preliminary Plat is designed to include street alignments that appear to be based on logical topographical and other site-specific conditions, particularly including an east-west roadway identified as "C-Street". The rezone recommendation would modify the proposed rezone boundaries to follow the C-Street alignment in this proposed plat, to the fullest extent possible, in keeping with guidelines that list the centerline of available streets as the first rule for placement of zoning district boundaries. (*See RMC 23.08.050(A), discussed above*).

5D. Consistent with the Rezone Recommendation, the small node of Commercial / C-LB zoning in the western part of this proposed plat should be moved to the northeast corner of the future intersection of C-Street (the east-west roadway) and Bent Road (the extension of a north-south roadway running through the proposed plat). This move is further supported by the placement of the wide-trail/walkway that will be required to run along the southern alignment of C-Street, meaning pedestrians or non-motorized forms of transportation could easily access the small C-LB site.

5E. The Examiner recognizes that the Final Plat may need to be revised in order to ensure that lots are properly sized and comply with other standards applicable to the zoning district boundaries explained in the Rezone Recommendation, but this is the case with any preliminary subdivision, where Final Plat site plans reflect changes in lot sizes and configurations based on engineering reviews

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101**

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

1 or other subsequent analysis mandated by city codes. But, because the zoning boundaries addressed
2 in the Rezone Recommendation are largely based upon the C Street alignment proposed in this plat
3 application, many lots shown on Exhibit 2 (the proposed Sienna Hills Preliminary Plat site plan) are
4 larger than the minimum lot sizes ordinarily required for various areas, and the plat includes 12 rather
5 large tracts, it is unlikely that the final "lot-count" realized upon Final Plat approval will be
6 significantly less than 285. Recommended Conditions of Approval are included with this
7 Recommendation, repeating recommended zoning district boundaries included in the connected
8 Sienna Hills Rezone matter, directing modifications before Final Plat approval to lots sizes and
9 configurations that may be necessary to conform with zoning districts assigned to particular portions
10 of the proposed plat.

11 6. The new plat would be served by new internal streets and public utilities, most all of which
12 will require extensions and connections with existing infrastructure surrounding the site. Planned
13 access points into the proposed plat include: an extension of Queensgate Drive (sometimes called
14 Bermuda Road) from the north, which connects with newer neighborhoods in the City of Richland;
15 extensions/connections with Bent Road and Clover Road from the south boundary of the plat,
16 connecting with existing neighborhoods and developed properties to the south of the new plat in
17 unincorporated Benton County; and a new segment of Gage Boulevard that will be constructed, and
18 eventually connect with future developments in portions of the Badger Mountain Subarea located to
19 the west in the City of Richland. *(See proposed street layout in Preliminary Plat maps, included in
20 the Record as Ex. 2; See Conditions of Approval 16-29 re: Traffic and Streets).*

21 7. To avoid a situation where a new city neighborhood is only accessible via county streets
22 serving existing properties to the south of the Sienna Hills site, it should be expressly understood and
23 required that no portion or phase of the proposed plat can receive Final Plat approval until after the
24 Queensgate/Bermuda roadway extension is constructed to provide access into the Sienna Hills
25 Preliminary Plat from the north. *(See Condition of Approval No. H4).*

26 ***Key issues raised in written comments and public testimony.***

8. The Staff Report credibly summarizes public agency comments made regarding various
aspects of the proposed plat. None of the agency comments provided any factual or legal basis to
deny the requested plat approval. Where appropriate, conditions of approval have been included to
address the matter raised by a particular agency.

9. For instance, the County's Public Works staff requested a Traffic Impact Analysis (TIA) to
determine the level of impacts that would occur on the County's roads and intersections as a result of
the Sienna Hills plat development. Exhibit 23 is a memorandum generated by the applicant's engineer
memorializing the intersections to be studied and the scope of a TIA to be provided by the applicant.
The memo was not rebutted, as County officials offered no evidence or testimony at the public
hearing. Accordingly, conditions of approval have been included for this project, mandating a TIA
to address items detailed in Ex. 23, and delegating authority to the Public Works Director to require
the applicant to construct certain off-site improvements and/or implement other transportation related
measures needed to mitigate significant impacts that may be shown in the final Traffic Impact
Analysis. *(See Condition of Approval, No. 65).*

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101**

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

10. Stormwater comments provided by County Public Works staff, the Benton Franklin Health District, the Kennewick Irrigation District, and the Department of Ecology are addressed in the Staff Report, and specific conditions of approval mandating compliance with applicable state and local stormwater system design and performance standards should be sufficient to ensure that the plat can be developed in a manner that does not result in significant stormwater impacts on the surrounding area, including without limitation adjacent septic systems and irrigation district infrastructure. *(See Conditions 39-52)*. As with virtually every plat of this size in the state of Washington, the development/construction process will be subject to compliance with NPDES stormwater permit requirements to control runoff, erosion, sedimentation and the like throughout the construction process. The applicant's engineer, Mr. Mattox, confirmed that the plat has been designed to provide 100% on-site retention of stormwater, with an emergency overflow option onto public right of way, to prevent impacts on downhill properties, mostly those located to the south of the Sienna Hills project.

11. Some comments, including those made by the applicant's engineer, focused on sewer system requirements that should apply to the new subdivision. Based on these comments and questions, staff and the applicant requested additional time after the public hearing to refine sewer infrastructure requirements and/or options to serve the area. Those items took quite some time and the final sewer system recommendations, supported by both staff and the applicant, are reflected in the Public Works' Department's revised comments, transmitted to the Examiner on the last day of January. *(See Ex. 26, Public Works' Revised comments, dated Jan. 31, 2020; Email from Mr. Stevens of same date, transmitting document to the Examiner, noting the applicant's review and agreement with such revisions; See Sanitary Sewer Conditions 35-37)*.

12. Comments made by surrounding residents, in writing and at the public hearing, raised questions about stormwater detention that is designed to be placed along the southern portions of the new plat. Again, the applicant's engineer, Mr. Mattox, credibly explained how the plat design and compliance with applicable stormwater permit requirements – which will entail a thorough technical engineering review and approval before any final plat approval can be granted – should be adequate to prevent adverse stormwater impacts on surrounding properties. *(See Stormwater Conditions 39-52)*.

13. Other comments by adjacent homeowners living to the south of the proposed plat sought to have the applicant provide a buffer of some sort between their lots to the south and the new plat. Some people suggested a "green belt" or "green space" between their homes and the Sienna Hills site. Others suggested an equestrian trail, or some other major trail corridor to serve as a buffer. Some comments asked for visual buffering along the southern boundary of the new plat.

14. One of the most explicit requests for a "visually consistent buffer" along the southern boundary of the proposed plat admits that the adjacent Hidden Hills Homeowner's Association (for the neighborhood located south of Sienna Hills) currently prohibits privacy fences, as support for their request that the Sienna Hills developer should be required to provide visual buffering of some sort. *(Ex. 9, collection of written public comments, Nov. 26, 2019 letter and 'analysis' from Ms. Clapperton, Mr. Cron and Ms. Rokyta, on page 10, requested condition no. 3)*. Such a request is not

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101**

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

1 compelling, as it appears to be partly based on an alleged problem that might be addressed if the
2 Hidden Hills Homeowner's Association amended their private association covenants to allow
residents to build their own privacy fences if they do not wish to see into the Sienna Hills development
site.

3 15. In the end, the Examiner finds and concludes that comments from local residents were not
4 supported by sufficient factual evidence or any legal authority that would support a requirement for
5 the applicant to provide a buffer between the new subdivision and their existing lots. The Examiner
6 finds and concludes that the proposed plat design is consistent with the Badger Mountain Subarea
7 Plan, by using low-density residential (R-1-10) zoning standards for all lots located along the project's
8 southern boundary, where most people providing comments reside, which will itself serve as a buffer
9 of sorts between existing development to the south of the new plat and medium density (R-2) zoned
lots located in the upper portion of the new plat. As explained in the Staff Report, complex easements
for irrigation system infrastructure in the area already serve to restrict development in portions of the
southern portion of the new plat, and several stormwater tracts or utility easements are located in the
southern portion of the new plat, further separating and buffering residents to the south from the new
Sienna Hills subdivision.

10 16. Furthermore, it is worth noting that fencing, screening, buffering, and the like, are not
11 expressly mandated in City or state subdivision codes. Instead, fencing around ponds may be required
12 to enhance public safety; visual screening may be required where certain commercial or multifamily
13 uses abut single-family residential zoned properties; and vegetation screening may be required to
protect certain critical areas, and shoreline areas (*See for example RMC 26.20.040 captioned*
"Shoreline vegetation conservation"). Again, there is no code authority to support a request for visual
buffering in this matter.

14 17. None of the public testimony was supported by professional reports regarding stormwater,
15 soils, or other aspects of the proposed plat, to rebut or credibly challenge the professional reports
16 provided by the applicant's engineers and design experts. Staff credibly confirmed that all notice and
comment requirements associated with this application were fully satisfied. No one submitted timely
comments questioning or seeking to appeal the SEPA threshold determination issued for this project.

17 18. The pedestrian pathway/trail for the proposed plat will be located in an alignment that is
18 consistent with the Badger Mountain Subarea Plan, and will be better-able to serve new residents in
19 the Sienna Hills subdivision if it is retained along the C-Street alignment instead of along the southern
boundary for the new plat, as some public comments suggested.

20 ***Compliance with city development regulations achieves consistency with the Comprehensive Plan.***

21 19. RMC 24.04.020 explains that the purpose of the City's platting and subdivision codes is "*in*
22 *furtherance of the comprehensive plan of the city*" and that such regulations contained in the city's
23 platting and subdivision codes "*are necessary for the protection and preservation of the public health,*
24 *safety, morals and the general welfare, and are designed, among other things, to encourage the most*
appropriate use of land throughout the municipality; to lessen traffic congestion and accidents; to
secure safety from fire; to provide adequate light and air; to prevent overcrowding of land; to avoid

25 FINDINGS OF FACT, CONCLUSIONS AND
26 RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101

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

1 *undue concentration of population; to promote the coordinated development of unbuilt areas; to*
2 *secure an appropriate allotment of land area in new developments for all the requirements of*
3 *community life; to conserve and restore natural beauty and other natural resources; and to facilitate*
4 *the adequate provision of transportation, water, sewerage and other public uses and requirements.”*
5 The effect of this provision boils down to this: compliance with the City’s Comprehensive Plan can
6 be established, or at least partially established, through compliance with the city’s platting and
7 subdivision regulations found in Title 24 of the Richland Municipal Code. In this matter, substantial
8 evidence in the record clearly establishes compliance by the proposed plat (as conditioned herein)
9 with the city’s land platting regulations that are applicable to this project, including policies and goals
10 explained in the Badger Mountain South Subarea Plan (like the trail generally running along the C
11 Street alignment through the project), thus implementing and complying with the City’s
12 Comprehensive Plan. (*See Staff Report, all Findings above*).

13 ***Proposed plat will provide public benefits.***

14 20. The applicant’s submittals established that multiple aspects of the new subdivision will
15 provide public benefits, including without limitation, new housing inventory and options fulfilling the
16 city’s goals and policies set forth in the Comprehensive Plan, construction of new roads, sidewalks,
17 an attractive street system to serve the new plat, a wide sidewalk/pedestrian pathway along the C-
18 Street alignment to provide connections with surrounding development envisioned in the Badger
19 Mountain Subarea, and other features that will serve to promote health benefits of a walkable,
20 pedestrian-friendly community.

21 ***Substantial evidence demonstrates the proposed project, as conditioned, satisfies approval criteria.***

22 21. The record contains substantial evidence to demonstrate that, as conditioned, the proposed
23 plat makes appropriate provisions for:

24 A. The public health, safety, and general welfare: *See Staff Report, particularly explanation on*
25 *pages 12 and 13; all Findings above.*

26 B. Open Spaces: *Staff Report, discussion on pages 12 and 13;*

C. Drainage Ways: *The project will be consistent with all applicable standards for stormwater*
system design, including without limitation the Department of Ecology Stormwater Management
Manual for Eastern Washington. In accordance with City development standards, storm water
drainage would have to be retained and managed on-site. The proposed plat design includes three
(3) tracts totaling 2.64-acres for storm water management. See proposed plat site plans,
recommended Storm Water Conditions 39-52.

D. Streets or roads, alleys, other public ways: *The proposed plat has been reviewed by the City for*
compliance with applicable street system design requirements, and has been deemed consistent with
all applicable city standards for city roads, streets, driveways, access, circulation, transportation
concurrency and the like. The planned extension of the Queensgate/Bermuda roadway section
to/from the north of the plat will provide access to the proposed subdivision, and must be constructed

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101

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

1 before any phase of the preliminary plat can receive final plat approval. The plat will also establish
2 connections to Bent Road and Clover Road. Streets located within the proposed plat will include
3 curbs, gutters and sidewalks built in conformance with City right-of-way development standards. The
4 extension of Queensgate Drive is part of the plat, furthering construction of the arterial roadway
5 network in the vicinity as identified in the City's Comprehensive Plan. Specific conditions are
6 included to require compliance with city street standards, and to implement mitigation measures that
7 may be based upon the Transportation report discussed above, subject to final review and approval
8 of the City's Public Works Director. See Conditions 16-29 and 65.

9 E. Transit stops: To the extent transit stops are or may be located nearby to serve residents of the
10 proposed plat, or Richland residents generally, the subdivision design, access and internal circulation
11 patterns, as conditioned, are appropriate to allow for pedestrians and vehicles to access arterials and
12 other routes that could direct users to existing or future transit stops and facilities. The proposed
13 plat is within the Ben Franklin Transit service area, though no bus service is currently provided for
14 the neighborhood. The transit agency was given lawful notice of the proposed plat and did not
15 provide any comments or feedback for consideration as part of the record in this matter. The nearest
16 bus service is now along Keene Road and Gage Blvd., approximately 3.5 miles to the east.

17 F. Potable water supplies: The new subdivision will receive its domestic water supply from the City
18 of Richland. Staff confirms that adequate capacity is available within the city's water supply system
19 to provide both domestic water and fire flow service to the new plat. An irrigation source and
20 distribution system, entirely separate from the City's domestic water system, will be provided for this
21 development. See recommended Domestic Water conditions, 30-34, and Condition 10 re: irrigation
22 water.

23 G. Sanitary systems: The City's sewer system has capacity to serve the proposed plat and will do
24 so. Connections and infrastructure improvements associated with sewer service for the new plat are
25 addressed in recommended Sanitary Sewer conditions (and options) that were the subject of post-
26 hearing discussions that resulted in a joint recommendation from the applicant and city staff on the
subject. See Ex. 26 and Conditions 35-37.

H. Parks and recreation, playgrounds, schools: The Staff Report and site plans show that the project
includes provisions for new open space, advancing the Badger Mountain Subarea Plan vision of
pedestrian connections, including trails/pathways. The Richland School District was given the
opportunity to comment. Following their review of the proposed preliminary plat the District
indicated they have no specific concerns or requirements relative to the plat. Two future schools are
planned within the Badger Mountain South area to the west of the Sienna Hills plat.

I. Planning features to assure safe walking conditions for students: The proposed plat includes
extensive walking paths and sidewalks that will adequately provide safe walking routes and
conditions for school children.

22. Except as modified in this Recommendation, all Findings, and statements of fact contained
in the REVISED Staff Report, are incorporated herein by reference as Findings of the undersigned

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101

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

hearing examiner.³

23. Based on all evidence, exhibits and testimony in the record, the undersigned Examiner specifically finds that the proposed plat, as conditioned below, makes appropriate provisions for the considerations detailed in applicable law, including without limitation RMC 24.12.050, .053, 19.60.095, and relevant provisions found in the Badger Mountain Subarea Plan, and that the public use and interest will be served by the proposed plat and associated dedications and improvements.

VI. CONCLUSIONS of LAW.

1. Based on the Findings provided above and in the REVISED Staff Report, the undersigned Examiner concludes that the proposed plat, as conditioned below, conforms to all applicable zoning and land use requirements and appropriately mitigates adverse environmental impacts. Upon reaching such findings and conclusions as noted above, the preliminary plat meets the standards necessary to obtain approval by the City.

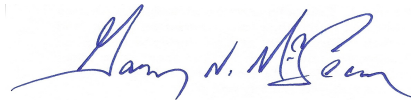
2. The proposed conditions of approval reflected in the Staff Report, as revised in the Public Works Comments submitted on January 31, 2020 (Exhibit 26), are reasonable, supported by the evidence, and capable of accomplishment.

3. Any Finding or other statements in previous or following sections of this document that are deemed Conclusions are hereby adopted as such.

VII. RECOMMENDATION.

Based upon the preceding Findings of Fact and Conclusions of Law, evidence presented through the course of the open record hearing, all materials contained in the contents of the record, and the Examiner's site visit, **the undersigned Examiner recommends that the City Council APPROVE the "Sienna Hills" Preliminary Plat** application, subject to the attached Conditions of Approval, as recommended by Staff and modified by the Examiner.

Recommendation issued: March 10, 2020.



Gary N. McLean
Hearing Examiner for the City of Richland

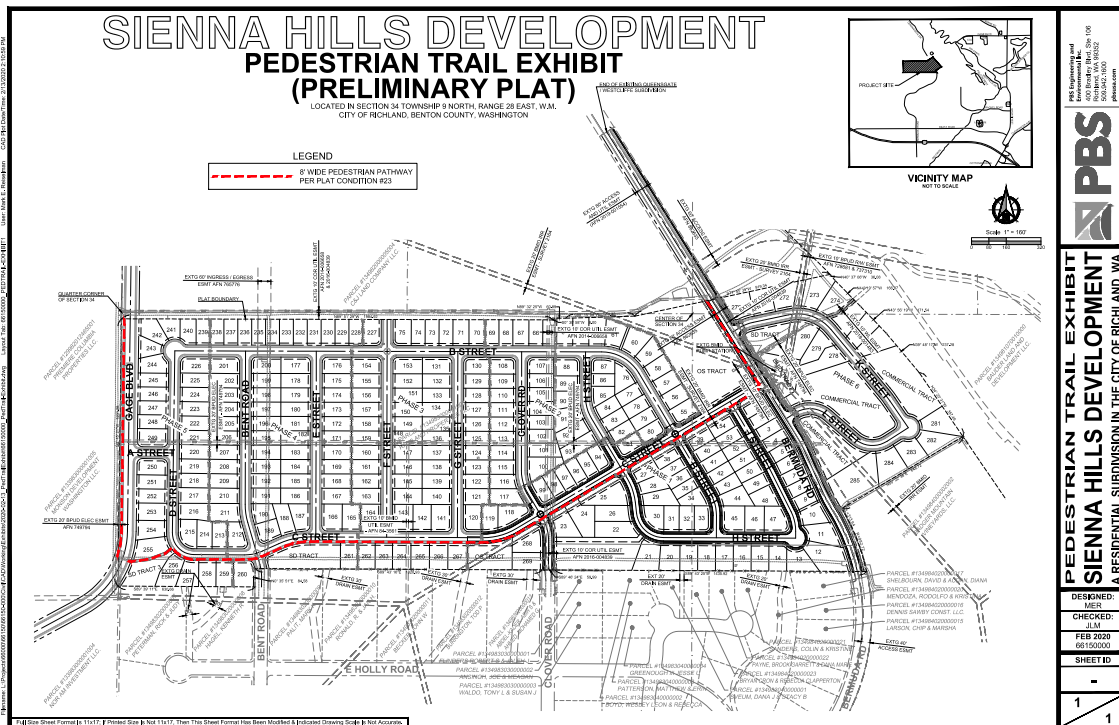
³ For purposes of brevity, only certain Findings from the Department's Recommendation are highlighted for discussion in this Recommendation, and others are summarized, but any mention or omission of particular findings should not be viewed to diminish their full meaning and effect, except as modified herein.

Conditions of Approval
Sienna Hills Preliminary Plat
File No. S2019-101

Conditions added by the Hearing Examiner.

H1. Intent and Purpose – It is the intent and purpose of these conditions to fully implement and apply zoning district standards using zoning district boundaries ultimately approved by the City Council for portions of the Sienna Hills area. These conditions are written to apply recommended boundaries reflected in the connected Sienna Hills Rezone matter, File No. Z2019-106. In the event the City Council chooses to apply different boundaries, some of the Conditions included in this preliminary plat recommendation may require modification. As modified by these Conditions of Approval, the Sienna Hills Preliminary Plat should be approved to authorize subdivision of the Sienna Hills site, located on Benton County Assessor Parcel No. 134983000001005, into no more than 285 lots and 12 tracts.

H2. Trail/Pedestrian Pathway Requirement – Consistent with, and to effectuate development of a “civic use,” i.e. a pedestrian trail alignment running through the rezone area, as addressed in the Badger Mountain Subarea Plan, this Preliminary Plat shall include dedication and development of a pedestrian pathway/trail/sidewalk at least 8-feet wide, generally running along the south-side of an east/west street alignment in the rezone area, between the property’s western boundary and Bermuda Road on the east. Construction of a trail substantially similar to that described in Condition No. 23 below as depicted on Exhibit 25, republished below, subject to review and approval by the Director as part of final engineering design review, shall satisfy this Condition of Approval.



Ex. 25, from Sienna Hills Preliminary Plat, File No. S2019-101

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101

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

1
2 **H3. Final Plat must be revised to ensure that lot sizes, configurations, and other standards are**
3 **consistent with those applicable to zoning districts assigned to portions of the Sienna Hills site, as reflected**
4 **in the Sienna Hills Rezone Recommendation, File No. Z2019-106.**

5 A. Lower Portion of Preliminary Plat, zoned R-1-10, low-density Single Family Residential –
6 Using the final centerline of the proposed C-Street alignment in the Sienna Hills Preliminary Plat,
7 shown in the image of Ex. 25 above, as reviewed and approved by the Director following final
8 engineering design review, property to the south of such line from Bermuda Road on the east to D
9 Street on the west, then continuing to the rezone-area's western boundary along the northern lot-line
10 for stormwater Tract 3, shall conform with standards applicable to the R-1-10 (Single Family
11 Residential) zoning district;

12 B. Except for the small Commercial node, the Upper Portion of Rezone Site Should be designed
13 to comply with R-2, Medium Density Residential, zoning district standards – Using the C-
14 Street/northern lot line for stormwater Tract 3 boundary described above, except for the small
15 Commercial area addressed below, property to the north of such line from Bermuda Road on the east
16 to the rezone-area's western boundary shall conform with standards applicable to the R-2 (Medium
17 Density Residential) zoning district;

18 C. Commercial Node – Using final centerlines of public streets constructed on the site as the
19 east, west, and southern boundary, and lot lines approved for any final plat phase addressing relevant
20 portions of the rezone-area as the northern boundary, property located between Bent Road on the west,
21 E Street on the east, C Street on the south, and final lot lines on the north, for an area at least 7.5 acres
22 (noting original proposal was for 7.83 acres of Commercial land area), shall conform with standards
23 applicable to the C-LB (Commercial, Limited Business) zoning district;

24 D. Area East of Bermuda Road Alignment – Using the final centerline of Bermuda Road as
25 depicted on the Sienna Hills Preliminary Plat map shown on Ex. 25 above, the area east of Bermuda
26 Road to the rezone area's eastern boundary shall conform with R-1-10 (Single Family Residential)
zoning standards on the northern and southern portions of such area, with C-LB (Commercial, Limited
Business) zoning standards applying to the central portion of such area, as depicted on page 4, Figure
2.1, of the Rezone Staff Report, the original rezone application map.

18 **H4. Queensgate/Bermuda Extension must be constructed before final plat approval of any phase of**
19 **the Sienna Hills Plat – It is expressly understood and required that no portion or phase of the proposed plat can**
20 **receive Final Plat approval until after the Queensgate/Bermuda roadway extension to/from the north of the plat**
21 **is constructed and opened to provide access into the Sienna Hills Preliminary Plat from the north.**

22 ***Conditions Derived from Staff Report and Public Works Comments.***

23 **General Conditions:**

- 24 1. All final, approved plans for public improvements shall be submitted prior to pre-con on a 24" x 36"
25 hardcopy format and also electronically in .dwg format compatible with the City's standard CAD
26 software. Addendums are not allowed, all information shall be supplied in full size (and electronic)
format. Electronic copies of the construction plans are required prior to the pre-con meeting along

25 **FINDINGS OF FACT, CONCLUSIONS AND**
26 **RECOMMENDATION RE: SIENNA HILLS**
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101

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

with the multiple sets of paper drawings. When construction of the public infrastructure has been substantially completed, the applicant shall provide paper and electronic record drawings in accordance with the City's "Record Drawing Requirements". The electronic record drawings shall be submitted in an AutoCAD format compatible with the City's standard CAD software. The final record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

2. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.
4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way construction permit prior to beginning work, per RMC Chapter 12.08. The applicant shall pay a plan review fee based on a cost-per-sheet of engineering infrastructure plans. This public infrastructure plan review fee shall apply each time a project is submitted for review. This fee will be different for commercial projects versus subdivision projects. Please visit the Public Works Private Development page on the City's webpage to find the current per-sheet fee. A permit fee in the amount equal to 3% of the construction costs of the work within the right-of-way or easement will be collected at the time the construction permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the approved plan submittal.
5. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of plat acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for plat acceptance.
6. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Public Works Engineering Division at 942-7500 to schedule a pre-construction conference.
7. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"=40'.
8. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.
9. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: <http://www.call811.com/>
10. An irrigation source and distribution system, entirely separate from the City's domestic water system, shall be provided for this development. *Construction plans will not be accepted for review until*

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101**

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

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

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

Design Standards:

12. Public improvement design shall follow the following general format:
- A. All materials and workmanship shall be in conformance with the latest revision of the City of Richland Standard Specifications and Details and the current edition of the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction. Please confirm that you have the latest set of standard specs and details by visiting the City's web page.
 - B. Water lines shall be aligned on the south and east side of street centerlines.
 - C. Sanitary sewer shall be aligned on the north and west side of street centerlines.
 - D. Storm sewer shall be aligned on the south and east side of street centerlines.
 - E. Any sewer or storm manholes that are installed outside of public Right of Way shall have an acceptable 12-foot wide gravel access road (minimum) provided from a public street for maintenance vehicles.
 - F. 10-foot horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
 - G. Watermains larger than 8-inches in diameter shall be ductile iron.
 - H. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
 - I. All watermains outside areas zoned R1 shall be ductile iron.
 - J. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
 - K. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC or C900 PVC. The entire main from manhole to manhole shall be the same material.
 - L. Water valves and manholes installed on private property shall be placed so as to avoid parked cars whenever feasible.
 - M. All utilities shall be extended to the adjacent property (properties) at the time of construction.
 - N. The minimum centerline finish grade shall be no less than 0.30 % and the maximum centerline finish grade shall be no more than 10.0 % for local streets.
 - O. The minimum centerline radius for local streets shall be 100-feet.
 - P. Any filling of low areas that may be required within the public Right of Way shall be compacted to City standards.
 - Q. An overall, composite utility plan shall be included in the submitted plan set if the project is phased. This comprehensive utility plan benefits all departments and maintenance groups involved in the review and inspection of the project.
 - R. A detailed grading plan shall be included in the submitted plan set.
 - S. For public utilities not located within public street rights-of-way the applicant shall provide maintenance access acceptable to the City and the applicant shall provide an exclusive 10-foot wide public utility easement (minimum) to be conveyed to the City of Richland.
 - T. Final design of the public improvements shall be approved at the time of the City's issuance of a Right-of-way Construction Permit for the proposed construction.
 - U. All public improvements shall comply with the State of Washington and City of Richland

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101

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

requirements, standards and codes.

- V. All cul-de-sacs shall have a minimum radius of 48-feet to the face of curb to allow for adequate turning radius of fire trucks and solid waste collection vehicles.
- W. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.
- X. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
- Y. The final engineered construction plans shall identify locations for irrigation system, street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes. All electrical appurtenances such as transformers, vaults, conduit routes, and street lights (including their circuit) need to be shown in the plan view.
- Z. Construction plans shall reference all City of Richland standard details necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public.
- AA. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.

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

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

- A. 2-inches compacted gravel, minimum (temp. SEVA only).
- B. 2% cross-slope, maximum.
- C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
- D. Be 20-feet in width.
- E. Have radii that are accommodating with those needed for City Fire apparatus.

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

15. SURVEY MONUMENT DESTRUCTION:

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

A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily accessible*) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101**

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

or other activity for the purpose of locating and referencing any known or existing survey monuments.” (RCW 58.09.130).

B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).

C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

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

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

Traffic & Streets:

16. The Sienna Hills preliminary plat lies within the boundary of the South Richland Collector Street Financing Plan (RMC 12.03). This plat shall therefore be subject to the fees administered by the finance plan for any phase submitted for approval. Since this property is included within the Financing Plan, it is exempt from the SEPA-related traffic study requirement (TIA). The developer of this proposed project shall receive “credits” for construction of Gage Blvd. and Bermuda Road as allowed under the City’s South Richland Collector Street Financing Plan.

17. Bermuda Road shall be constructed full-width within the boundaries of the pre-plat in accordance with City standard detail ST-11 (Arterial Collector) at the same time that phase 1 is constructed. The Bermuda improvements shall include curb, gutter and sidewalk on both sides. A ten-foot public utility easement shall be provided adjacent to its right-of-way on the face of the final plat. The portion of Bermuda that is to the north and is outside of the boundaries of the preliminary-plat shall be constructed as a rural road section, in accordance with City standard detail ST-15.

18. Gage Blvd. shall be constructed full-width in accordance with City standard detail ST-10 (Minor Arterial) at the same time that phase 5 is constructed, or concurrent with any phase that will result in a total number of single family lots greater than 250. The Gage improvements shall include curb, gutter and sidewalk on both sides. A ten-foot public utility easement shall be provided adjacent to its right-of-way on the face of the final plat.

19. Due to the hilly nature of the preliminary plat and the surrounding properties, Gage Blvd. outside of the preliminary plat shall be conceptually designed to the north up to its intersection with Queensgate. Gage shall also be conceptually designed 500-feet southwest of the Sienna Hills pre-plat boundary. This conceptual design shall include both plan and profile design, including approximate boundaries of cut and fill areas using readily available topographic information.

20. The proposed street layout will create higher traffic volumes on C, B and F Street, Bent Road and on Clover Road. In an effort to curtail speeds through the development, the following intersections will require traffic calming treatments (such as traffic circles)

- a. C Street & Clover Road
- b. C Street & Bent Road
- c. B Street & F Street

The specific calming treatments will be determined by the Public Works Director in consultation with the

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101**

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

designing engineer. Adequate right-of-way shall be designed for at these locations and provided on the final plats. Landscaping designs can be proposed for the interior of these traffic circles, but all landscaping shall be maintained by the developer or the future HOA.

21. The maximum centerline grade for the proposed Gage Blvd. and Bermuda Road shall be no more than 8%.

22. A note will be shown on the face of the future final plats stating that Gage Blvd. and Bermuda Road are both classified as "Collector streets". Subsequently, no driveways accessing single family lots will be allowed directly onto them.

23. The Badger Mountain Subarea Plan indicates a pedestrian trail is required through this preliminary plat. A widened 8-foot wide sidewalk shall be constructed at the following locations:

- The west side of Gage Blvd. to the plat boundary
- The west side of Bermuda Road to the plat boundary
- The south side of "C" Street from Bermuda Road to Bent Road, then the south side of "D" Street from Bent Road to "Storm Drain Tract 3", then across Storm Drain Tract 3 to Gage Blvd.

These sections of sidewalk shall be constructed by the developer concurrent with the phase that constructs the corresponding section of roadway.

24. There appear to be multiple access easements crossing the proposed preliminary plat which will be displaced by single family lots. The developer of the preliminary plat shall reconcile all access issues with all parties named in the easements prior to issuance of a right-of-way construction permit.

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

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

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

28. The proposed intersections onto Bermuda and Gage are acceptable for this project, but any proposed changes to them will be subject to approval by the Public Works Director.

29. If the project is to be constructed in phases, all dead-end streets longer than 150-feet that will be continued later need to have temporary turn-arounds built at the end of them. If the temporary turnaround is not located within the final plat an easement with a 50-foot radius will be required.

Domestic Water:

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101**

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

- 1 30. The proposed preliminary plat is located within the Tapteal 4 water pressure zone. The closest Tapteal
2 4 water main is located in Bermuda Road to the north. It shall be the responsibility of the developer
3 to extend a water main to this property to serve domestic water at the time of plat construction. This
4 water main shall be sized as 12-inch diameter in accordance with the City's Water System Plan.
- 5 31. In accordance with the City's Water System Plan, a portion of the "Tapteal 4 Zone Connection" water
6 main is designed to run through this plat. The future water mains in C street, D street from Bent Road
7 to A Street, A Street and Gage Boulevard shall be 12-inch in diameter. The 12-inch water main in
8 Gage Boulevard shall be installed in the full length of the street. This water main shall be extended to
9 the property to the west of the proposed preliminary plat.
- 10 32. In accordance with municipal code, domestic water mains shall be extended to the adjoining properties
11 adjacent to the preliminary plat, provided they are in the correct pressure zone.
- 12 33. The developer will be required to demonstrate that all phases are capable of delivering adequate fire
13 flows prior to construction plans being accepted for review. This may require looping of the watermain
14 from off-site locations, or oversizing of the main where needed.
- 15 34. The fire hydrant layout shall be approved by the City Fire Marshal.

16 **Sanitary Sewer:**

- 17 35. There are two sanitary sewer mains available to serve this development. Both options require the
18 construction of off-site infrastructure and a sewer pump station. Those two choices are as follows:
- 19 • Design this subdivision to flow by gravity to a planned sewer pump station located to the west within
20 the Badger Mountain South master planned development. The plan for this sewer pump station is
21 included in the City's General Sewer Plan. Since this planned sewer pump station does not yet exist
22 the developer of this project must construct it along with the necessary off-site piping and have it
23 accepted by the City for service prior to completion of the first phase.
 - 24 • Design a sewer pump station located within this development that discharges to an existing sewer pipe
25 in Queensgate Drive to the north. Based on a 2017 and 2020 study of that pipe and this property's
26 sewer service needs this sewer pump station and its piping shall be designed for a peak flow
corresponding to 423 single family residences, 1 clubhouse and 120 units (multi-family), plus the
capacity required for the commercially zoned property identified within this preliminary plat. This
design criteria includes the undeveloped properties upslope of it. This option shall include a design
feature allowing for the future bypass of this sewer pump station with a gravity pipeline to the
southwest toward the Badger Mountain South master planned development. The feature shall include
a planned pipeline route and adequate easements to enable implementation.

In accordance with municipal code the developer will be eligible for a latecomer agreement in either scenario.
This agreement will help to recover a portion of the costs from future users of the sewer pump station and any
necessary oversized pipelines.

36. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside
of the public Right-of-Way. Wider easements are required for mains that are buried deeper than 10-
feet. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said
structure shall be provided as approved by the Public Works Director.
37. In accordance with municipal code, sanitary sewer shall be extended to the appropriate adjoining

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101**

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

properties adjacent to the preliminary plat.

Ground Water:

38. A master grading plan completed by a licensed engineer shall be submitted along with the first submission of construction plans. The grading plan and accompanying geotech report shall make provisions for the existing neighboring landowners and address any impacts that the proposed grading and/or groundwater impacts will have on them. It shall also include a means for managing groundwater or subsurface springs if any are encountered during grading or construction.

Storm Water:

39. This project requires coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the permit conditions. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.
40. All storm drainage systems shall be designed following the core elements defined in the latest edition of the Stormwater Management Manual for Eastern Washington. The Hydrologic Analysis and Design shall be completed based on the following criteria: Washington, Region 2, Benton County; SCS Type 1A – 24 Hour storm for storm volume. The applicant's design shall provide runoff protection to downstream property owners.
41. The flow-rate of the public storm drainage system shall be designed using the 2-Year, 3-Hour short duration Eastern Washington storm for pipe and inlet sizing using SCS or Santa Barbara method; no modifying or adding time of concentration; no surcharge allowed. Calculations shall be stamped by a registered professional engineer and shall include a profile of the system showing the hydraulic grade line. The calculations should include a 50-foot wide strip behind each right of way line to represent drainage from private property into the City system. Of that area, 50% shall be considered pervious and 50% impervious. Calculations shall include a profile for the design showing the hydraulic grade line for the system. Passing the storm downhill to an existing system will require a downstream storm system capable of accepting the water without being overwhelmed.
42. All construction projects that don't meet the exemption requirements outlined in Richland Municipal Code, Section 16.06 shall comply with the requirements of the Washington State Department of Ecology issued Eastern Washington NPDES Phase II Municipal Stormwater Permit. All construction activities subject to this title shall be required to comply with the standards and requirements set forth in the Stormwater Management Manual for Eastern Washington (SWMMEW) and prepare a Stormwater Site Plan. In addition, a Stormwater Pollution Prevention Plan (SWPPP) or submission of a completed erosivity waiver certification is required at the time of plan submittal.
43. If any existing storm drainage or ground water seepage drains onto the proposed project, said drainage shall be considered an existing condition and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
44. If there are any natural drainage ways across the proposed pre-plat, the engineered construction plans shall address it in accordance with Richland Municipal code 24.16.170 ("Easements-watercourses").

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101**

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

- 1 45. Any proposed storm drainage retention facilities within the boundary of the proposed preliminary plat shall not adversely affect neighboring properties.
- 2 46. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 48 hours after the end of a storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not perk within 48 hours.
- 3
- 4
- 5 47. As per RMC chapter 24.20.070 and the City of Richland's Comprehensive Stormwater Management Plan, the storm drainage system installed as part of this plat may need to be oversized in order to handle the additional flow from future developments in the vicinity. The storm drainage system for this development, both its conveyance and retention / infiltration components, shall be designed to effectively manage runoff from upstream properties that can be anticipated to convey stormwater onto this property because of a pre-development runoff condition, or as a result of flows discharged that are in excess of the design storm from the upstream property. Additionally, as this property is upslope of developed properties the stormwater system shall include provisions for possible discharge of runoff onto downslope properties from storms in excess of the design storm as described above. Those provisions may be required to include off-site downslope conveyance facilities and/or flowage easements allowing for the conveyance of stormwater to and across downslope properties.
- 6
- 7
- 8
- 9
- 10
- 11 48. The amount of post-development storm runoff from the proposed site shall not exceed the amount of pre-development runoff.
- 12 49. Stormwater collection pipes shall be extended to the adjoining properties adjacent to the plat.
- 13 50. If the storm drain pond slopes are greater than 25% or deeper than 4-feet, then a 6-foot fence will be required around the perimeter of the pond with a minimum 12-foot wide gate for maintenance vehicles. A maintenance road from the public Right of Way to the bottom of the pond is also needed (2-inches of compacted gravel, minimum). The City's maintenance of the pond in the future will consist of trimming weeds to maintain compliance with fire and nuisance codes, and maintaining the pond for functionality.
- 14
- 15
- 16 51. The developer shall be responsible for landscaping the storm pond and for its maintenance through the one-year infrastructure warranty period. At a minimum the landscaping plan should be consistent with the City's intended maintenance standard as described above. If the developer wishes for the pond to be landscaped and visually appealing, then the homeowners association should be considered for maintenance responsibilities. This will require an irrigation meter and sprinkler system (including a power source), and responsibility for maintaining the landscaping.
- 17
- 18
- 19
- 20 52. The developer of record shall maintain the public storm drainage system for one year from the date of final acceptance by The City of Richland (as determined by the issuance of the "Letter of Final Acceptance"). Said developer shall also thoroughly clean the entire system, including structures, pipelines and basins prior to the City warranty inspection, conducted 11 months after the Letter of Final Acceptance.
- 21
- 22

23 **Final Platting / Project Acceptance Requirements:**

- 24 53. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works

25 **FINDINGS OF FACT, CONCLUSIONS AND**
26 **RECOMMENDATION RE: SIENNA HILLS**
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101

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

document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat of the project.

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

55. Any off-site easements or permits necessary for this project shall be obtained and secured by the applicant and supplied to the City at the time of plat construction and prior to final plat acceptance by the City.

56. Ten-foot wide public utility easements will be required on the final plat along both sides of all Right-of-Ways within the proposed plat.

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

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

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

60. A one-foot "No access / screening easement" will be required along the Bermuda Road and Gage Blvd. Rights-of-Way where single family lots are adjacent. No single-family driveways will be allowed directly onto either of those streets.

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

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

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

Energy Services Condition

64. Subsequent final plat surveys shall provide ten-foot (10') public utility easements adjacent to all lots and tracts adjoining public roadways.

Planning Conditions

65. The applicant must complete a Transportation Impact Analysis (TIA) covering the scope and addressing items detailed in Exhibit No. 23, the Traffic Impact Analysis Scoping Meeting Summary, dated Dec. 6, 2019, for the Dec. 4th meeting between applicant's engineer and Benton County staff.

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101**

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

The final TIA shall be subject to review and approval by the City's Public Works Director, who shall have full authority and discretion to require the applicant to construct certain off-site improvements and/or implement other transportation related measures needed to mitigate significant impacts that may be identified in the final TIA. Mitigation measures agreed to be necessary by both the County and the City of Richland shall be deemed conditions of approval for this preliminary plat and are incorporated herein by this reference. Written confirmation of any specific mitigation measures imposed as a result of the TIA shall occur in writing and shall be provided to the Planning Division to maintain in the official file for this matter and distribution to parties of record, which may be achieved by posting such requirements on the City's publicly available website information for this preliminary plat development.

66. Based on known cultural resources on or near the work site, an archaeological monitor must be present for all ground disturbing activities. Consistent with guidance provided by the State's Department of Archaeology & Historic Preservation the monitor must be a professional archaeologist who meets the Secretary of the Interior's standards for prehistoric archaeology. This condition can be satisfied if the applicant uses the services of a qualified monitor from the Confederated Tribes of the Umatilla Indian Reservation ("CTUIR") to provide on-site observation of ground-disturbing work associated with this project and document any archaeological resources observed during such monitoring.

67. An 8-foot-wide sidewalk shall extend from the southwest corner of the plat (SD Tract 3), along the south side of "C Street" connecting to Bermuda Road. The sidewalk shall extend from "C Street" through "SD Tract 3" and connect to the west property line of the parent parcel. Undeveloped areas on either side of said sidewalk shall be treated with live vegetation and/or decorative rock. In the event that language from this condition and Condition Nos. H2 and/or 23 addressing the same 8-foot wide sidewalk/pathway through the new plat are read in conflict with one another, the Planning Manager shall have full discretion and authority to issue a written determination resolving such conflicts and interpreting such condition(s).

Building Conditions

68. Grading shall be permitted by the City and performed in accordance with the Geotechnical Engineering report by PBS and with Appendix J [IBC 2015]. Any specific geotechnical requirements regarding foundations and/or site slopes shall be noted on the plat along with reference to the geotechnical investigation report.

69. Site grading permitting shall be contingent upon a geotechnical report providing specific soil load-bearing capacities and lot-specific recommendations as necessary.

70. Street designations shall be as set forth in RMC 12.01.060. Prior to submitting for the final plat, please submit three (3) street name options for each the following street segments: A Street, B Street, C Street, D Street, E Street, F Street, G Street, H Street, J Street, K Street, and L Street.

71. Addressing brackets [] are needed on all lots and tracts in subsequent final plat submittals.

72. Prior to submitting for the final plat, provide which lots, if any, will allow construction of multi-family (duplex) dwellings. Addressing will be generated accordingly.

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: SIENNA HILLS
PRELIMINARY PLAT APPLICATION –
FILE NO. S2019-101**

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

mity
ap

Item: Preliminary Plat of Sienna Hills
Applicant: Richland Properties LLC c/o Greg John
File #: S2019-101

