



Agenda
City Council Regular Meeting
Wednesday, August 5, 2015
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Item:

1. Discuss Meeting Agenda Items (15 minutes)
 - City Council Members

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

Welcome and Roll Call

Pledge of Allegiance

Approval of Agenda: (Approved by Motion)

Presentations:

2. New Hire / Retirements (5 minutes)
 - Allison Jubb, Human Resources Director
3. TRIDEC Quarterly Update (7 minutes)
 - Carl Adrian, TRIDEC President/CEO
4. Stars and Stripes Award for Goethals Park Nature Playground Service Project (5 minutes)
 - Katelyn Smith

Public Hearing: (Please Limit Public Hearing Comments to 3 Minutes)

5. Proposed Increase in Appropriation of Streets Capital Construction Fund, the Wastewater Fund and the Water Fund - Ordinance No. 43-15
 - Pete Rogalsky, Public Works Director
6. Proposed Increase in Appropriation of the Parks Project Construction and Industrial Development Funds - Ordinance No. 47-15
 - Joe Schiessl, Parks and Public Facilities Director

Public Comments: (Please Limit Public Comments to 2 Minutes)

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

Minutes:

7. Approve the Minutes of the Council Meetings Held July 21 and 28, 2015
 - Heather Kintzley, City Attorney

Ordinances - First Reading:

8. Ordinance No. 42-15, Amending RMC Chapter 12.10, Sidewalk Construction
 - Pete Rogalsky, Public Works Director
9. Ordinance No. 43-15, Proposed Increase in Appropriation of Streets Capital Construction Fund, Wastewater Fund and Water Fund
 - Pete Rogalsky, Public Works Director
10. Ordinance No. 44-15, Amending RMC Chapter 23.62 Regarding Wireless Communication Facilities
 - Rick Simon, Development Services Manager
11. Ordinance No. 45-15, Amending the Zoning Classification on 18.7 Acres from C-3 to C-LB for Property Located at SR-240 and Kingsgate Way. Coastal Community Bank - Applicant (Closed Record)
 - Rick Simon, Development Services Manager
12. Ordinance No. 46-15, adding a New Section to RMC Title 24 - Plats & Subdivisions, Providing for the Vacation of a Binding Site Plan
 - Rick Simon, Development Services Manager
13. Ordinance No. 47-15, Proposed Increase in Appropriation of the Parks Project Construction and Industrial Development Funds.
 - Joe Schiessl, Parks and Public Facilities Director

Ordinances - Second Reading/Passage:

14. Ordinance No. 38-15, Annexing 15.6 Acres Located East of Dallas Road and South of I-82 (Columbia Premiere Properties/Westchester)
 - Rick Simon, Development Services Manager
15. Ordinance No. 40-15, Amending RMC Title 9: Crime, Related to Prosecution of Misdemeanor and Gross Misdemeanor Offenses
 - Heather Kintzley, City Attorney
16. Ordinance No. 41-15, Amending RMC Chapter 12.11, Intersection Sight Distance
 - Pete Rogalsky, Public Works Director

Resolutions – Adoption:

17. Resolution No. 123-15, Authorizing an Agreement with Relay Application Innovation, Inc. for Protective Relaying, Control, and Integration Engineering Services
 - Bob Hammond, Energy Services Director
18. Resolution 143-15, Amending the Purchase and Sale Agreement with the Crown Group, Inc. for 650 George Washington Way
 - Brian Moore, Redevelopment Project Supervisor
19. Resolution No. 144-15, Approving the Final Plat of Hearthwood
 - Rick Simon, Development Services Manager
20. Resolution No. 145-15, Approving the Final Plat of Skyline Meadows Phase 5
 - Rick Simon, Development Services Manager

Items for Approval:

21. Authorize Travel for Mayor Rose and Council Member Thompson
 - Cindy Johnson, City Manager

Expenditures - Approval:

22. Expenditures from July 13, 2015 - July 24, 2015 for \$7,768,939.19 including Check Nos. 224979-225459, Wire Nos. 5955-5960, Payroll Check Nos. 100059-100076, and Payroll Wire/ACH Nos. 9056-9070
 - Cathleen Koch, Administrative Services Director

Items of Business:

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Adjournment

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COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Agenda Item

Key Element:

Subject:

Discuss Meeting Agenda Items (15 minutes)

Department:

City Manager

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Presentations

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

New Hire / Retirements (5 minutes)

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

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

Any new employees able to attend this evening, will be introduced to Council.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Presentations

Key Element:

Subject:

TRIDEC Quarterly Update (7 minutes)

Department:

Community & Development Services

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Carl Adrian, TRIDEC President/CEO quarterly update on TRIDEC

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Presentations

Key Element:

Subject:

Stars and Stripes Award for Goethals Park Nature Playground Service Project (5 minutes)

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

Document Type:

Presentation

Recommended Motion:

Summary:

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Public Hearing

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Proposed Increase in Appropriation of Streets Capital Construction Fund, the Wastewater Fund and the Water Fund - Ordinance No. 43-15

Department:
Public Works

Ordinance/Resolution Number:
43-15

Document Type:
Ordinance

Recommended Motion:

None

Summary:

State statutes require that a public hearing be held prior to consideration of an ordinance to increase the appropriation of existing fund balance. Ordinance No. 43-15 is on this evening's consent calendar and proposes to increase appropriations to the Streets Capital Construction Fund and decrease appropriation in the Parks Project Fund, and to appropriate existing fund balance from the Wastewater and Water Funds.

Fiscal Impact:

None.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Public Hearing

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Proposed Increase in Appropriation of the Parks Project Construction and Industrial Development Funds - Ordinance No. 47-15

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

47-15

Document Type:

Ordinance

Recommended Motion:

None

Summary:

State law requires that a public hearing be held prior to consideration of an ordinance to increase the appropriation of existing fund balance. Ordinance No. 47-15 is on this evening's consent calendar for first reading, and proposes to appropriate unbudgeted funds to the Industrial Development Fund; and to authorize interfund transfers to the Parks Project Construction Fund to complete a parking expansion project at the City Shops Complex.

Fiscal Impact:

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Minutes

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Approve the Minutes of the Council Meetings Held July 21 and 28, 2015

Department:
City Attorney

Ordinance/Resolution Number:

Document Type:
Minutes

Recommended Motion:

Approve the minutes of the Council meeting(s) held on July 21 and 28, 2015.

Summary:

None.

Fiscal Impact:

None.

Attachments:

1. July 21, 2015 Draft Council Minutes
2. July 28, 2015 Draft Council Minutes



MINUTES

RICHLAND CITY COUNCIL REGULAR MEETING

Richland City Hall ~ 505 Swift Boulevard

Tuesday, July 21, 2015

Pre-Meeting:

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

Attendance:

Mayor Rose, Mayor Pro Tem Lemley, Council Members Anderson, Christensen, Kent, Jones, and Thompson were present.

Also present were City Manager Johnson, Assistant City Manager Amundson, Communications and Marketing Manager Herron and City Clerk Hopkins.

Discussion of Meeting Agenda Items:

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

Regular Meeting:

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

Welcome and Roll Call:

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

Mayor Rose, Mayor Pro Tem Lemley, Council Members Anderson, Christensen, Jones, Kent and Thompson were present.

Also present were City Manager Johnson, Assistant City Manager Amundson, Community Development Director Jensen, Acting City Attorney Rio, Administrative Services Director Koch, Public Works Director Rogalsky, Parks and Public Facilities Director Schiessl and City Clerk Hopkins.

Pledge of Allegiance:

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

Approval of Agenda:

MAYOR PRO TEM LEMLEY MOVED AND COUNCIL MEMBER CHRISTENSEN SECONDED A MOTION TO APPROVE THE AGENDA AS AMENDED BY REMOVING PRESENTATION ITEM NO. 2. THE MOTION CARRIED 7-0.

Presentations:

1. Richland Public Facilities District Quarterly Report (7 minutes)
 - Dan Boyd, Richland Public Facility District Secretary/Treasurer

Mr. Boyd said the REACH is celebrating their first year anniversary and continues to focus on sustainability. He reported on the June metrics, challenges, financial summary, educational programs and highlighted their successes.

PULLED

2. TRIDEC Quarterly Update (7 minutes)
 - Carl Adrian, TRIDEC President/CEO
3. CityView Video: Richland Now - New Bi-Monthly TV News Program
 - Trish Herron, Communications and Marketing Manager

Ms. Herron introduced the video which details the new TV news program, Richland Now.

Public Hearing:

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

1. Proposed Amendments to the 2015-2020 Transportation Improvement Program - Resolution No. 136-15
 - Pete Rogalsky, Public Works Director

Mr. Rogalsky gave the following report: The Vantage Highway Pathway - Phase 1 project was initially scoped to be aligned on City property within the Horn Rapids Industrial Park. As staff began working on the project design, it became apparent that where the pathway has to cross Kingsgate Way, Logan Boulevard, and Robertson Drive, the pathway would encroach onto WSDOT right-of-way and within their access control boundaries.

WSDOT requires that a right-of-way phase (RW phase) be established on the City's Transportation Improvement Program (TIP) before they can work through the access and right-of-way issues. Construction cost estimates have been refined for the project and the federal Transportation Alternatives Program grant was not sufficient to cover the costs to complete the entire planned length.

Staff has identified the local funding amount needed to fully fund the project. Staff intends to prepare a budget amendment ordinance for Council consideration in the near future to identify funding sources for the needed funds. Approval of the proposed TIP amendment will enable continued development of the project and will not bind the City to supplying the additional funding capacity. If additional funds are not approved, the City will reduce the project scope within the overall project length identified in the TIP.

Mayor Rose opened the public hearing at 7:53 p.m. and closed the hearing at 7:54 p.m. as there were no comments.

Public Comments:

No public comments.

Consent Calendar:

City Clerk Hopkins read the Consent items.

Minutes:

1. Council Minutes for the Meeting Held July 7, 2015
 - Heather Kintzley, City Attorney

Ordinances - First Reading:**PULLED:**

2. Ordinance No. 40-15, Amending RMC Title 9: Crime of the Richland Municipal Code
 - Heather Kintzley, City Attorney
3. Ordinance No. 41-15, Amending RMC Chapter 12.11, Intersection Sight Distance
 - Pete Rogalsky, Public Works Director

Ordinances - Second Reading/Passage:

4. Ordinance No. 35-15, Increasing Appropriations in the Hotel Motel, Park Reserve, and Parks Project Construction Funds; and the 2015 Capital Improvement Plan for Columbia Playfield and John Dam Plaza Stage
 - Phil Pinard, Planning and Capital Projects Manager

Resolutions – Adoption:

5. Resolution No. 125-15, Rejecting Bids Received for the Architectural Barrier Removal Project
 - Pete Rogalsky, Public Works Director
6. Resolution No. 134-15, Relinquishing Railroad Easement to Port of Benton
 - Pete Rogalsky, Public Works Director
7. Resolution No. 136-15, Adopting Second Amendment to 2015-2020 Transportation Improvement Program, Modifying Vantage Highway Pathway, Phase 1
 - Pete Rogalsky, Public Works Director
8. Resolution No. 137-15, Executing Interlocal Cooperation Agreement Between the Cities of Kennewick, Richland, Pasco and West Richland for Administration and Funding of Regional Water Forecast and Conservation Plan Update
 - Pete Rogalsky, Public Works Director

9. Resolution No. 138-15, Award of Bid to DGR Grant Construction, Inc. for the HAPO Community Stage at John Dam Plaza ReBid Project
 - Phil Pinard, Planning and Capital Projects Manager
10. Resolution No. 139-15, Appointment to the Code Enforcement Board: Adam Pechtel
 - Heather Kintzley, City Attorney

Expenditures - Approval:

11. Expenditures from June 29, 2015 - July 10, 2015 for \$3,952,345.66 including Check Nos. 224650-224978, Wire Nos. 5945-5954, Payroll Check Nos. 100040-100058, and Payroll Wire/ACH Nos. 9035-9055
 - Cathleen Koch, Administrative Services Director

COUNCIL MEMBER KENT MOVED AND COUNCIL MEMBER JONES SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR LESS ITEM NO. 2 ORDINANCE NO. 40-15, AMENDING RMC TITLE 9: CRIME OF THE RICHLAND MUNICIPAL CODE. THE MOTION CARRIED 7-0.

Items of Business:

Ordinance: First Reading

1. Ordinance No. 40-15, Amending RMC Title 9: Crime of the Richland Municipal Code
 - Heather Kintzley, City Attorney

COUNCIL MEMBER THOMPSON MOVED AND COUNCIL MEMBER ANDERSON SECONDED A MOTION TO GIVE FIRST READING, BY TITLE ONLY, TO ORDINANCE NO. 40-15, AMENDING RMC TITLE 9: CRIME OF THE RICHLAND MUNICIPAL CODE.

Council Member Thompson was concerned about three parts of the ordinance that may violate the first amendment. He was concerned with the wording regarding cyberstalking relating to political speech, the definition of first degree computer trespass and the definition of the conduct of a disorderly person. He would like the City Attorney to address his concerns in preparation of the second reading and passage of the ordinance.

Council Member Kent supported Council Member Thompson's requests.

THE MOTION CARRIED 7-0.

Reports and Comments:

1. City Manager Johnson said the dedication ceremony for Fire Station No. 74 was earlier in the day and she complimented both the Council and staff on their teamwork and dedication that made this project a great success. She noted the commemorative key chain given to Council to honor the successful project.

2. Council Members:

Council Member Kent said she attended the Brand Implementation Leadership meeting and said the brand style guide and regional logo is being finalized and will be available on the internet in the next several weeks.

Council Member Christensen said he attended the dedication of the Fire Station No. 74 and complimented the Council Members and staff on the success of this project.

Council Member Thompson said he and Mayor Rose attended a meeting in Los Alamos, New Mexico to meet with members of the Department of Energy, the National Park Service, and Manhattan Project site representatives from Oakridge, Tennessee and Los Alamos, New Mexico, to begin planning the future of the National Park's Manhattan Project.

Mayor Pro Tem Lemley said he attend the dedication of Fire Station No. 74 and complimented Council Members and staff for the successful project. He said the Richland Senior Association's gift shop, located in the Richland Community Center, is in need of donated knick-knack items to be used for resale. He also attended the Ice Harbor Dam's 10-year anniversary and also noted the new Auto License business, located in the Uptown Shopping Center.

3. Mayor Rose complimented Mr. Schiessl for the excellent job done on completing Fire Station No. 74.

Adjournment:

Mayor Rose adjourned the meeting at 8:10 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

David W. Rose, Mayor

DATE APPROVED:

August 5, 2015

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MINUTES
CITY COUNCIL WORKSHOP
Richland City Hall ~ 505 Swift Boulevard
Tuesday, July 28, 2015

City Council Workshop – 6:00 p.m.

Attendance:

Mayor Rose, Mayor Pro Tem Lemley, Council Members Anderson, Christensen, Kent and Jones were present.

Also present were City Manager Johnson, Assistant City Manager Amundson, City Attorney Kintzley, Parks and Public Facilities Director Schiessl, Fire Chief Huntington, Community and Development Director Jensen and City Clerk Hopkins.

Agenda Items:

1. 2016 Electric Utility Retail Rates Update
- Bob Hammond, Energy Services Director

Mr. Hammond said the Energy Services (RES) staff developed a forward retail rate program in 2013 with the primary objective of providing City Council members and electric utility customers with planning information. While this program now projects out 8 to 10 years, each specific milestone in the program that identifies a potential rate increase is processed independently, starting with staff updating all previous assumptions in its Cost of Service Analysis (COSA) model, then evaluation with the City's Utility Advisory Committee (UAC) in open public meetings, then brought forward for City Council consideration.

Mr. Hammond introduced the UAC Vice-Chair Jeff Dagle, who presented recommendations for rate increases effective January 2016. If approved by City Council, these increases are projected to generate an additional 9.5% electric utility retail rate revenue over 2015 levels.

Mr. Hammond said in addition to discussions at the regular UAC meetings, a UAC subcommittee met with staff to go through the COSA model assumptions, results, and alternatives to the staff recommendations. As a result, the UAC voted unanimously to support the staff recommendations and forward for City Council consideration.

Mr. Hammond said it is the intention, after discussion with City Council in the workshop session, to draft an ordinance revision to implement these recommendations effective with the first electric utility bills received by customers in 2016. With this schedule, Council will have two opportunities to officially consider these ordinance revisions; first reading and public hearing on August 18, with second reading and passage on September 1. This schedule will allow adequate time for staff to make the necessary utility billing software changes and provide additional outreach to utility customers for their budgetary planning.

Council had clarifying questions and discussion with Mr. Hammond, including solar energy subsidy options.

2. Department of Energy Land Transfer Update

- Kerwin Jensen, Community Development Director
- Brian Moore, Redevelopment Project Supervisor

Mr. Jensen said on July 13, 2015, staff received notice of that the Environmental Assessment for the 1,600-acre land transfer was published and open for comment. This transfer has been in the works for approximately four years and was accelerated this year through federal legislation that mandated the transfer of the land by September 30, 2015.

Staff has been engaged with the Department of Energy, TRIDEC and the Port of Benton regarding this transfer. It is expected that the land will transfer initially to TRIDEC then to the Port of Benton and the City of Richland in some type of partnership, but the exact form of that partnership has not yet been finalized. Once transferred, the land will carry a set of restrictions identified in the Environmental Assessment that limits the types of development that may occur on site. Staff will include Council's comments in the City's official response to the Environmental Assessment, due August 12, 2015.

Council discussed the pros and cons of the project and City Manager Johnson encouraged Council to contact Mr. Jensen with their comments, after they review the transfer documentation provided.

Other Business:

Ms. Johnson said she will provide Council an update of the Strategic Leadership Plan at the end of September and briefly gave highlights of the plan.

Council Member Jones announced that he has accepted a position in Los Alamos National Laboratory in New Mexico and he will announce his resignation from Council at the August 18 meeting.

Ms. Johnson explained how the upcoming election for Council Member Jones' position is handled by the Benton County election department and asked City Attorney Kintzley to prepare a memo for Council outlining the appointment process to fill the position.

Mayor Rose said he will be attending the ribbon cutting for Dickey’s BBQ Pit in Queensgate on Thursday, July 30, and encouraged Council and staff to attend.

Adjournment:

Mayor Rose adjourned the workshop at 7:35 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

David W. Rose, Mayor

DATE APPROVED:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Ordinances - First Reading

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Ordinance No. 42-15, Amending RMC Chapter 12.10, Sidewalk Construction

Department:
Public Works

Ordinance/Resolution Number:
42-15

Document Type:
Ordinance

Recommended Motion:

Approve first reading, by title only, of Ordinance No. 42-15, amending Richland Municipal Code, Chapter 12.10 relating to sidewalk construction.

Summary:

Richland Municipal Code (RMC), Chapter 12.10, requires construction of sidewalks at the same time as building construction for new development and at the time of significant building modifications if the sidewalks on the site don't meet current RMC requirements. The RMC as written applies the same standard for concrete curbs, gutters and sidewalks to projects in all zoning districts.

The City's master plan for the City-owned Horn Rapids Industrial Park establishes a different improvement standard, which is a separated asphalt walking path on one side of the street.

ConAgra recently applied for a building permit on its industrial property south of SR-240. The entire area is zoned industrial and none of the area's streets have concrete curbs, gutters and sidewalks. City staff and ConAgra officials questioned whether construction of RMC Chapter 12.10 improvements would contribute to the City's desired infrastructure in this area.

City staff has concluded that application of the existing standards under RMC Chapter 12.10 to industrial zones is not desirable, and is proposing RMC amendments to align with its recommended standards. Review of this proposal is not yet complete, but staff is recommending approval of first reading to facilitate timely response to ConAgra's permit application. Staff intends to present its RMC amendment recommendation to the Planning Commission at its August meeting, and to bring a final recommendation to Council soon thereafter.

Staff recommends approval, for first reading, of proposed Ordinance 42-15. The Planning Commission's recommendation will be provided to Council in conjunction with staff's presentation of proposed Ordinance 42-15 for second reading.

Fiscal Impact:

No

Attachments:

- I. Ordinance No. 42-15

ORDINANCE NO. 42-15

AN ORDINANCE of the City of Richland amending Title 12: Streets and Sidewalk, of the Richland Municipal Code (RMC), relating to sidewalk construction.

WHEREAS, the City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to promote the health, safety, and general welfare of the citizens of the community; and

WHEREAS, RMC Chapter 12.10 addresses the required installation of sidewalks, curbs and gutters at the time of adjacent building construction; and

WHEREAS, RMC Chapter 12.10 specifically mentions residential and commercial land uses and promotes a well-connected system of transportation facilities to support vehicular, bicycle and pedestrian travel; and

WHEREAS, RMC Chapter 12.10 is silent regarding application of its provisions to industrial land uses, resulting in staff applying the code requirements to all building activity and public streets; and

WHEREAS, staff believes industrial land uses, with their larger parcels and different travel patterns, warrant application of a different improvement standard than is currently represented in RMC Chapter 12.10; and

WHEREAS, the City's Horn Rapids Industrial Park master plan establishes an improvement standard different from RMC Chapter 12.10; and

WHEREAS, RMC Chapter 12.10, as currently worded, requires improvements to street right of way property even when the proposed development will receive no benefit from those improvements and regardless of whether the street is actually in place and functional as a public street; and

WHEREAS, staff proposes to amend RMC Chapter 12.10 to improve its clarity and establish a more appropriate improvement standard for industrial properties; and

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

Section 1.01 Chapter 12.10 Installation of Sidewalks, Curbs and Gutters, of the Richland Municipal Code, as enacted by Ordinance No. 390 and last amended by Ordinance No. 44-13, is hereby amended to read as follows:

12.10.010 Sidewalks for new construction.

Whenever a building permit application is made for construction of a new residential or commercial structure within the city, the person seeking such permit shall also make

application for a permit as provided for under this chapter, and as a portion of such construction there shall be built sidewalks, curbs and gutters on all sides of such property that may adjoin property dedicated [and existing](#) as a public street, in conformance herewith, and such sidewalks, curbs and gutters shall extend the full distance that such property is sought to be occupied as a building site for residential or commercial construction, or as parking area for commercial construction, that may adjoin property dedicated [and existing](#) as a public street. If the paved width of the adjacent public street does not include curbs and gutters and is not wide enough to construct the curbs, gutters, and sidewalks in accordance with the planned roadway width, as determined by the city engineer and the city's street functional classification system as established in Chapter 12.02 RMC, the application for right-of-way construction shall include widening of the paved street to conform with the width specified by the city engineer and street lights and storm drain system improvement as needed to complete the street in accordance with city standards; provided, that the provisions of this section may be waived by the public works director when application is made for the construction of a new residential or commercial structure on a previously improved street, which previously improved street does not include sidewalks or curbs and gutters. A waiver may be granted only if all of the following conditions exist:

- A. The property is in a residential zone, or is a residential nonconforming use to another zoning classification, or is industrial zoned property within the Horn Rapids Industrial Park.
- B. The existing street is not included as a classified arterial or collector street in the city's street functional classification system as established in Chapter 12.02 RMC.
- C. The existing street does not have concrete curbs along the property frontage for the property applying for the building permit.
- D. The existing street does not have concrete curbs within 300 feet of the nearest property corner to the property applying for a building permit.
- E. No more than 33 percent of the properties on the same block as the property applying for the building permit are undeveloped.

F. Construction of sidewalks along the property applying for the permit would result in no more than 20 percent of the frontage along the block including sidewalk.

If the above conditions are met, the public works director may grant a waiver to the requirements in this section subject to the property owner agreeing to fully fund and/or complete the improvements required under this section when the city forms a local improvement district to make these improvements or when development activity will result in at least 50 percent of the street frontage completing the improvements called for in this section, or when the city completes a city-funded street improvement project. [Ord. 390 § 1.01; Ord. 781 § 1.01; Ord. 40-83 § 1.03; Ord. 27-12 § 2; Ord. 44-13 § 1.01].

12.10.020 Sidewalks for existing improved property.

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

A. The total alterations or repairs to a residential property are less than \$50,000 in valuation within any two-year period;

B. The total alterations or repairs to a commercial property are less than 50 percent of the assessed valuation as determined by the Benton County assessor or \$100,000, whichever is less; provided, that no waiver shall be granted for any building that adds 20 percent or more to its gross floor area within any two-year period. [Ord. 390 § 1.01; Ord. 27-12 § 2].

12.10.030 Standards of construction.

All sidewalks required to be constructed under the provisions of this chapter [in residential and commercial zoning districts](#) shall be of Portland cement concrete, and sidewalks, curbs and gutters shall otherwise conform to city of Richland standard specifications. All sidewalks required to be constructed pursuant to the provisions of this chapter shall be five feet in width; provided, that C-2 and C-3 zones adjacent to a principal or minor arterial shall be eight feet in width if the sidewalk is constructed directly adjacent to the curb or six feet in width if constructed with a minimum of two feet separation from the curb; and all sidewalks within the CBD zone shall be at least eight feet in width, except Guyer Avenue, Corondolet Drive, Stevens Drive north of Marjorie Sutch Greenway and Harding

Street, which shall be five feet in width. [Pedestrian facilities in industrial zoning districts may be of asphalt cement concrete in the form of a striped shoulder or separated pathway as approved by the City Engineer.](#) [Ord. 390 § 1.01; Ord. 781 § 1.02; Ord. 40-83 § 1.03; Ord. 11-07; Ord. 04-09].

12.10.035 Sidewalks for new or improved streets.

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

Provided, however, that the provisions of this section may be waived, in whole or in part, by the city council, upon a determination by the public works director that the sidewalk requirement herein would unduly restrict usage of private property abutting such sidewalk.

In determining whether the provisions of this section will be waived, the public works director shall consider the setback of the existing development from the street, the setback that would exist by requiring sidewalks, curbs and gutters pursuant to this section, and whether waiver of this section would adversely affect any uniform construction of sidewalks, curbs and gutters in the general area of the construction or improvement. [Ord. 781 § 1.03; Ord. 40-83 § 1.03].

12.10.040 Permits.

Before constructing sidewalks, curbs and gutters a permit shall be obtained in the same manner as is provided in Chapter 12.08 RMC for obtaining permits for excavations. [Ord. 390 § 1.01].

12.10.050 Waiver.

The public works director or his duly authorized representative may waive the requirements of this chapter in those areas which are scheduled for widening under the six-year street improvement program. [Ord. 390 § 1.01; Ord. 40-83 § 1.03].

Section 1.02 This ordinance shall take effect on the day following the date of its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, at a regular meeting on the ____ day of _____ 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 43-15, Proposed Increase in Appropriation of Streets Capital Construction Fund, Wastewater Fund and Water Fund

Department:
Public Works

Ordinance/Resolution Number:
43-15

Document Type:
Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 43-15, increasing Streets Capital Construction Fund, Wastewater Fund and Water Fund budgets and revising the 2015 - 2030 Capital Improvement Plan.

Summary:

Washington State law requires that an ordinance be adopted to increase the budgeted appropriations. Ordinance No. 43-15 proposes to increase appropriations in the Streets Capital Construction Fund via a transfer from the Parks and Recreation Capital Improvement Fund and to increase appropriations in the Wastewater and Water Funds from fund balance.

The increase in Streets Capital Construction Fund will be applied to the Vantage Highway Pathway - Phase I project by transferring Real Estate Excise funding from the Hanford Legacy Park project. The proposed transfer will fill the majority of a funding shortfall for the pathway project, enabling the project scope to remain as originally proposed. Staff will propose a small appropriation in the 2016 budget to complete project funding. The project scope will remain from Hanford Legacy Park on the west to Robertson Drive on the east.

The increase in the Wastewater Fund will restore previously approved funds to an information technology project related to sewer system mapping and will increase appropriations for Wastewater equipment repair and replacement due to higher than anticipated maintenance costs.

The increase in the Water Fund will restore previously approved funds to an information technology project related to water system mapping.

As required, a public hearing is being held at tonight's Council meeting to consider this proposal.

Fiscal Impact:

The proposed ordinance will increase appropriations in the Streets Capital Construction Fund by \$75,685 and decrease the Parks Capital Projects Fund by this same amount. The increase in the Water Fund appropriations, \$7,500, will be drawn from unappropriated reserves which are \$251,000 higher than recommended minimum reserves. The increase in the Wastewater Fund appropriations, \$61,000, will be drawn from unappropriated reserves which are \$986,000 higher than recommended minimum reserves.

Attachments:

I. Ordinance No. 43-15

ORDINANCE NO. 43-15

AN ORDINANCE of the City of Richland amending the 2015 Budget to provide for additional appropriations in the City's Streets Capital Construction Fund, the Water Fund, and the Wastewater Fund and declaring that a public emergency exists in the City's Water Fund and the Wastewater Fund.

WHEREAS, on June 17, 2014, Council adopted Resolution No. 89-14 adopting the 2015-2020 six-year Transportation Improvement Plan (TIP). The TIP included several partially or unfunded projects, among them the Vantage Highway Pathway – Phase 1 project; and

WHEREAS, on November 18, 2014, Council passed Ordinance No. 36-14 approving the 2015 Budget and the 2015–2030 Capital Improvement Plan (CIP). The CIP included several partially or unfunded projects, among them the Vantage Highway Pathway – Phase 1 project; and

WHEREAS, on January 9, 2015, the City was notified by the Benton Franklin Council of Governments (BFCOG) that the City had been awarded \$204,739 of federal Transportation Alternatives Program (TAP) funds for the Vantage Highway Pathway Phase 1 project; and

WHEREAS, City staff determined that TAP funds available through the BFCOG were insufficient to fully fund the Vantage Highway Pathway – Phase 1 project as scoped in the CIP; and

WHEREAS, staff proposes to transfer funds from current project budgets to partially fill the funding shortfall for the Vantage Highway Pathway – Phase 1 project; and

WHEREAS, \$75,685 in first quarter Real Estate Excise Tax ("REET1") currently allocated to the Parks Capital Projects Fund for the Hanford Legacy Park project can be reallocated to the Vantage Highway Pathway – Phase 1 project. These funds were budgeted to provide matching funds for a grant that has not materialized, and

WHEREAS, ESRI is a software system used by the City to map and manage its utility assets; and

WHEREAS, the 2014 budget included funds to improve the water and wastewater data sets in ESRI to support more rigorous analysis; and

WHEREAS, the water and sewer ESRI project was not completed in 2014 due to other more pressing projects; and

WHEREAS, staff proposes to renew the budget authority for the project so that this important system work can be completed in 2015; and

WHEREAS, the proposed change will increase appropriations by \$7,500 in the Water Fund and \$7,500 in the Sewer Fund, the same price as the 2014 budgeted project, so the costs to ratepayers will not increase; and

WHEREAS, the 2015 Wastewater budget included amounts estimated for repairing and replacing pumps, motors and valves at the Wastewater Treatment Plant and for the ongoing cleaning of the City's sewer pipelines; and

WHEREAS, equipment failures at the Wastewater Treatment Plant and pipeline maintenance equipment have exceeded the current budget capacity; and

WHEREAS, staff recommends increasing Wastewater Fund appropriations by \$53,500 to support repairs and replacement of equipment needed to maintain efficient operations at the Wastewater Treatment Plant and the City's sewer pipelines; and

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on August 5, 2015, regarding the increase in appropriations from beginning fund balance in the Water Fund and the Wastewater Fund.

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

Section 1. Facts Constituting Emergency. The revenues and expenses contained within this ordinance were not anticipated when the 2015 budget was approved.

Section 2. Declaration of Public Emergency. Due to the circumstances described above, the City Council declares that a public emergency exists in the City's Water and Wastewater Funds.

Section 3. Amendment of the 2015 Budget. The 2015 Budget is hereby amended in the Streets Capital Construction Fund to provide for additional appropriations from a transfer from the Capital Improvement Fund, and to decrease appropriations in the Parks Capital Project Fund by removing the same. The 2015 Budget is also hereby amended in the Water and Wastewater Funds to provide for additional appropriations from beginning fund balance as follows:

Streets Capital Construction Fund

Current Appropriation:	\$13,900,591
Increase in Appropriation:	<u>\$ 75,685</u>
Amended Appropriation:	\$13,976,276

Parks Capital Projects Fund

Current Appropriation:	\$3,417,433
Decrease in Appropriation:	<u>\$ (75,685)</u>
Amended Appropriation:	\$3,341,748

Water Fund

Current Appropriation:	\$17,158,287
Increase in Appropriation:	<u>\$ 7,500</u>
Amended Appropriation:	\$17,165,787

Wastewater Fund

Current Appropriation:	\$13,454,939
Increase in Appropriation:	<u>\$ 61,000</u>
Amended Appropriation:	\$13,515,939

Section 4. The 2015–2030 Capital Improvement Plan is amended to reflect the proposed funding changes for the Hanford Legacy Park and Vantage Highway Pathway – Phase 1 Projects, as shown in the attached exhibits.

Section 5. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, at a regular meeting on the _____ day of _____, 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

Vantage Highway Pathway - Phase 1

Type of Project		Partnership Project?		Project #	
Transportation		NO		TR130015	
Key #	Goal #	Strategic Leadership Plan Project?		No	
2	1				
PROJECT NAME: Vantage Highway Pathway - Phase 1					
PROJECT ADMINISTRATION: Public Works Administration and Engineering					
PROJECT LOCATION: Along SR-240 from Hanford Legacy Park to Robertson Drive					
PROJECT TIMELINE: 2015 - 2016					
RESPONSE TO *GMA LEVEL OF SERVICE? NO					

PROJECT DESCRIPTION

Construct a 12' asphalt multi-use pathway on the north side of SR-240.

PROJECT ASSUMPTIONS

The project will require acquisition of grant funds, most likely from the Washington State Transportation Improvement Board, the Washington State Department of Transportation, or the Benton Franklin Council of Governments.

BENEFITS

This project will provide improved connectivity and safety for bicycle users and pedestrians.

[illegible]

Hanford Legacy Park

Type of Project		Partnership Project?		Project #	
Parks Project		YES		PR130003	
Key #	Goal #	Strategic Leadership Plan Project?		Yes	
6	3				
PROJECT NAME:		Hanford Legacy Park		REVISION to Council 8-18-2015	
PROJECT ADMINISTRATION:		Parks and Recreation Department			
PROJECT LOCATION:		Hanford Legacy Park, SR-240 west of Kingsgate Drive			
PROJECT TIMELINE:		04/2015 - 12/2018 & 04/2025 - 12/2025			
RESPONSE TO *GMA LEVEL OF SERVICE?		YES			

PROJECT DESCRIPTION

The existing park includes four Babe Ruth fields, restroom/concession building and gravel parking lot. In 2017, the parking lot will be paved, City street constructed and a restroom/concession building completed. In 2019, additional parking, a playground structure and tennis courts will be completed.

PROJECT ASSUMPTIONS

Grant funding will be secured and additional maintenance staff are added.

BENEFITS	
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Provide community park amenities to the service area and tournament facilities for tourism.

PROJECT COST ESTIMATE	Total Estimated Project Cost	Project Costs To-Date 12/31/13	Authorized Budget Remaining in 2014	2015	2016	2017	2018	2019	2020
DESIGN	-								
CONSTRUCTION MANAGEMENT	-								
CONSTRUCTION	3,647,541	266,708	480,833		500,000	700,000	500,000	700,000	500,000
5% CONTINGENCY	-								
OTHER ENG. SRCES (ROW ACQUISITION)	-								
	-								
TOTAL	\$ 3,647,541	\$ 266,708	\$ 480,833	\$ -	\$ 500,000	\$ 700,000	\$ 500,000	\$ 700,000	\$ 500,000
RECOMMENDED FUNDING SOURCES	Total Estimated Project Revenues	Project Revenue To-Date 12/31/13	Authorized Budget Remaining in 2014	2015	2016	2017	2018	2019	2020
HOTEL/MOTEL - LODGING TAX FUNDS	2,237,541	256,708	480,833		500,000		500,000		500,000
RCO GRANT (UNSECURED)	1,000,000					500,000		500,000	
RE EXCISE TAX 1ST 1/4%	400,000					200,000		200,000	
UNDESIGNATED PARK RESERVE	10,000	10,000							
	-								
	-								
TOTAL	\$ 3,647,541	\$ 266,708	\$ 480,833	\$ -	\$ 500,000	\$ 700,000	\$ 500,000	\$ 700,000	\$ 500,000
OPERATING & MAINTENANCE COSTS (IMPACTS)	Total Estimated Project Operating & Maint. Costs			2015	2016	2017	2018	2019	2020
	-								
	-								
	-								
	-								
TOTAL	\$ -	-	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 44-15, Amending RMC Chapter 23.62 Regarding Wireless Communication Facilities

Department:

Community & Development Services

Ordinance/Resolution Number:

44-15

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 44-15, amending standards in Chapter 23.62 of the RMC, relating to wireless communication facilities.

Summary:

A recent change in federal law has created a need for the City to update its regulations concerning wireless communication facilities. Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 requires that cities allow for minor modifications to existing wireless communication facilities. Generally, existing towers can increase their height by 20 feet or 10%, whichever is greater. Applications for such tower height increases must be reviewed by local government within 60 days, or else such application is automatically deemed approved.

The Planning Commission reviewed the federal legislation and the City's existing code in workshop sessions earlier this year and held a public hearing on June 24, 2015, after which they recommended adoption of the proposed code amendments set forth in Ordinance No. 44-15.

Staff recommends approval, for first reading, of proposed Ordinance 44-15.

Fiscal Impact:

There are no direct fiscal impacts to the City that would result from adoption of this ordinance. Existing provisions are already in place to regulate wireless communication facilities. The proposed changes in code would not result in additional time or expense needed to administer the new code provisions.

Attachments:

1. Ordinance No. 44-15
2. Staff Report to Planning Commission
3. Planning Commission Meeting Minutes

ORDINANCE NO. 44-15

AN ORDINANCE of the City of Richland amending Chapter 23.62: Wireless Communications Facilities, of the Richland Municipal Code, adding new provisions concerning wireless communication facilities in order to comply with new federal mandates.

WHEREAS, Congress adopted Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, thereby creating new mandates for cities in the regulation of wireless communication facilities; and

WHEREAS, the City's existing code provisions relating to wireless communication facilities as codified in Chapter 23.62 of the Richland Municipal Code (RMC) do not contain adequate provisions to meet the mandates of Section 6409; and

WHEREAS, the proposed amendments to Chapter 23.62 of the RMC have been reviewed by the Planning Commission and following a public hearing held on June 24, 2015, the Commission has recommended their adoption.

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

Section 1. RMC Chapter 23.62, entitled Wireless Communication Facilities, is hereby amended to read as follows:

Chapter 23.62 WIRELESS COMMUNICATIONS FACILITIES

Sections:

- 23.62.010 Purpose.
- 23.62.020 Definitions.
- 23.62.030 Development standards for microfacilities.
- 23.62.040 Development standards for macrofacilities.
- 23.62.050 Development standards for monopoles and lattice towers.
- 23.62.060 Permitted zones for monopoles and lattice towers.
- 23.62.070 Special use permit criteria for monopoles and lattice towers.
- 23.62.080 Prohibited support structures.
- 23.62.090 Exemption.
- 23.62.100 Obsolescence.
- [23.62.110 Eligible Facilities Modification Requests.](#)

23.62.010 Purpose.

The wireless communications facilities chapter is to minimize the unsightly characteristics associated with wireless communications facilities and to provide for a wide range of locations and options for wireless communications providers and to encourage creative approaches in locating wireless communications facilities, which will blend in with the surroundings of such facilities. [Ord. 28-05 § 1.02].

23.62.020 Definitions.

For the purpose of this chapter certain terms and words are defined as follows:

“Accessory antenna device” is an antenna including, but not limited to, test mobile antennas and global positioning (GPS) antennas, which are less than 12 inches in height or width, excluding the support structure.

“Antenna” is any system of poles, panels, rods, reflecting discs or similar devices used for the transmission or reception of radio frequency signals.

- A. Omni-directional antenna (also known as whip antenna) transmits and receives radio frequency signals in a 360-degree radial pattern. For the purpose of this chapter, an omnidirectional antenna is up to 15 feet in height and four inches in diameter.
- B. Directional antenna (also known as panel antenna) transmits and receives radio frequency signals in a specific directional pattern of less than 360 degrees.
- C. Parabolic antenna (also known as dish antenna) is a bowl-shaped device for the reception and/or transmission of radio frequency communications signals in a specific directional pattern.
- D. Antenna Array. An antenna array is two or more devices used for the transmission or reception of radio frequency signals, microwave, or other signals for commercial communications purposes.

“Antenna mount” means any mounting device or bracket that is used to attach an antenna or antenna array to a monopole, lattice tower, building, or other structure.

“Base station” shall mean and refer to the structure or equipment at a fixed location that enables FCC-licensed or authorized wireless communications between user equipment and a communications network. The term does not encompass a tower as defined in this Chapter or any equipment associated with a tower. Base station includes, without limitation:

- A. Equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.
- B. Radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including Distributed Antenna Systems and small-cell networks).
- C. Any structure other than a tower that, at the time an Eligible Facilities Modification Application is filed with the Development Services Department under this Chapter, supports or houses equipment described in paragraphs A and B above, that has been reviewed and approved under the applicable zoning or siting process, or under another state, county or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing such support.
- D. The term does not include any structure that, at the time a completed Eligible Facilities Modification Application is filed with the Development Services Department under this Chapter, does not support or house equipment described in paragraphs A, B, and C above.

“Attached wireless communications facility” is a wireless communications facility that is affixed to an existing structure.

“Co-location” shall mean and refer to the mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

“Co-location” exists when more than one wireless communications provider mounts equipment on a single support structure. Co-location can also exist when more than one carrier constructs more than one support structure on a single, relatively small parcel of land.

“Equipment shelter or cabinet” is a room, cabinet, or building used to house equipment for utility or service providers.

“Eligible Facilities Request” shall mean any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving:

- A. Co-location or new transmission equipment;
- B. Removal of transmission equipment; or
- C. Replacement of transmission equipment.

“Eligible support structure” shall mean and refer to a tower or base station as defined in this Chapter, provided that it is existing at the time the Eligible Facilities Modification Application is filed with the Development Services Department under this Chapter.

“Existing” shall mean a constructed tower or base station that has been reviewed and approved under applicable City zoning or permitting processes, or reviewed and approved under other state, county or local regulatory review processes.

“Guyed tower” is a wireless communications support structure, which consists of metal crossed strips or bars and is steadied by wire guys in a radial pattern around the tower.

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

“Macrofacility” is an attached commercial wireless communications facility, which consists of antennas equal to or less than 15 feet in height or a parabolic antenna over one meter in height.

“Microfacility” is an attached commercial wireless communications facility which consists of antennas equal to or less than four feet in height and with an area of not more than 480 square inches in the aggregate (e.g., one-foot diameter parabola or two-foot by one-and-one-half-foot) as viewed from any one point. The permitted antenna height includes the wireless communications facility support structure.

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

“Related equipment” is all equipment ancillary to the transmission and reception of voice and data via radio frequencies. Such reception may include, but is not limited to, cable, conduit, and connectors.

“Site” shall mean, other than for towers in the public rights-of-way:

- A. The current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site;
- B. The area for other eligible support structures further restricted to that area in proximity to the structure; and
- C. Other transmission equipment already deployed on the ground.

“Substantial Change” shall mean a modification that substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

- A. For towers not in the public rights-of-way, it increases the height of the tower by more than 10% or by more than 20 feet, whichever is greater;
- B. For towers not in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than 20 feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible support structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than 6 feet;
- C. For towers located within the public rights-of-way, it increases the height of the tower by more than 10% or by more than 10 feet, whichever is greater;
- D. For towers located within the public rights-of-way, it involves adding an appurtenance to the body of the tower than would protrude from the edge of the tower more than 6 feet;
- E. For any eligible support structure, it involves the installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed 4 cabinets; or, for towers in the public rights-of-way and base stations, it involves the installation of any new equipment cabinets with the structure, or else involves installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinet associated with the structure.
- F. It entails any excavation or deployment outside of the current site;
- G. It would defeat the concealment elements of the eligible support structure; or
- H. It does not comply with the conditions associated with the permitting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in A thru G of this definition.
- I. A determination of whether a proposed modification to an eligible support structure qualifies as a substantial change shall be based on the height and configuration of the eligible support structure at the time of this ordinance adoption, which is August 18, 2015, regardless of any modifications that may have taken place to the eligible support structure after August 18, 2015.

“Tower” means any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul and the associated site. The term includes “Guyed Tower,” “Lattice tower,” and “Monopole” as defined in this Chapter.

“Transmission Equipment” means equipment that facilitates transmission for any FCC-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated wireless communication services including, but not limited to, private, broadcast and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

“Transmission tower” is a freestanding structure, other than a building, on which communications devices are mounted. Transmission tower may serve either as a major or minor communications facility. Examples include, but are not limited to:

- A. Monopoles;
- B. Lattice towers; or
- C. Guyed towers.

“Wireless communications facility” is an unstaffed facility for the transmission and reception of low- power (under 500 watts) radio signals consisting of an equipment shelter or cabinet, a support structure, antennas (e.g., omnidirectional, panel/directional or parabolic) and related equipment.

“Wireless communications support structure” is the structure erected to support wireless communications antennas and connecting appurtenances. Support structure types include, but are not limited to, stanchions, monopoles, lattice towers, wood poles or guyed towers. [Ord. 28-05 § 1.02].

23.62.030 Development standards for microfacilities.

- A. Microfacilities are permitted in all zones.
- B. The microfacility shall be located on existing buildings, poles or other existing support structures. They shall not be allowed on buildings which are designated as solely residential. The microfacility may locate on buildings and structures which contain mixed uses (e.g., residential and commercial or other uses located with residential uses); provided, that the interior wall or ceiling immediately adjacent to the facility is not designated residential space.
- C. Antennas equal to or less than four feet in height and with an area of not more than 480 square inches in the aggregate (e.g., one-foot diameter parabola or two-foot by one-and-one-half-foot panel as viewed from any one point) are exempt from the height limitation of the zone in which they are located. Structures which are nonconforming with respect to height may be used for omnidirectional antennas, providing they do not extend more than four feet above

the existing structure. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure.

- D. The shelter or cabinet, if necessary, used to house radio electronic equipment shall be contained wholly within a building or structure, otherwise appropriately concealed, camouflaged or located underground.
- E. In the suburban agricultural (SAG), single-family residential – 12,000 (R-1-12), single-family residential – 10,000 (R-1-10), medium-density residential (R-2) and medium-density residential small lot (R-2S) zones, microfacilities shall be separated from each other by a distance equal to or greater than 1,200 linear feet. [Ord. 28-05 § 1.02].

23.62.040 Development standards for macrofacilities.

- A. Macrofacilities are permitted in all zones except suburban agricultural (SAG), single-family residential – 12,000 (R-1-12), single-family residential – 10,000 (R-1-10), medium-density residential (R-2) and medium-density residential small lot (R-2S) zones.
- B. Macrofacilities shall not be allowed on buildings which are designated as solely residential. Macrofacilities may locate on buildings and structures which contain mixed uses (e.g., residential and commercial or other uses located with residential uses); provided, that the interior wall or ceiling immediately adjacent to the facility is not designated residential space.
- C. The shelter or cabinet, if necessary, used to house radio electronics equipment shall be concealed, camouflaged or underground.
- D. Macrofacilities shall comply with the height limitations specified for all zones except as follows: Omnidirectional antennas may exceed the height limitation by 15 feet, panel antennas may exceed the height limitation if affixed to the side of an existing building and architecturally blends in with the building. Structures which are nonconforming with respect to height may be used for omnidirectional antennas, providing they do not exceed 15 feet above the existing structure. Placement of an antenna on a nonconforming structure shall not be considered to be an expansion of the nonconforming structure. [Ord. 28-05 § 1.02].

23.62.050 Development standards for monopoles and lattice towers.

- A. All monopoles and lattice towers exceeding 60 feet in height shall be designed to accommodate two or more wireless communications facilities.
- B. Macrofacilities are the largest wireless communications facilities allowed on a monopole or lattice tower. Antennas not exceeding 15 feet in height which extend above the wireless communications support structure shall not be calculated as

part of the height of the wireless communications support structure.

- C. On monopoles, antennas and antenna arrays together with any associated antenna mount shall be designed utilizing the narrowest dimensions possible, and in no instance shall they extend further, as measured horizontally, from the centerline of the monopole than a distance of 15 feet.
- D. On lattice towers, antennas and antenna arrays together with any associated mounts shall extend no further, as measured horizontally, than 15 feet from the portion of the lattice tower to which the antennas are mounted.
- E. Co-location on an existing support structure shall be permitted.
- F. The shelter or cabinet, if necessary, used to house radio electronics equipment and the associated cabling connecting the equipment or cabinet to the monopole or lattice tower shall be concealed, camouflaged or underground.
- G. When a monopole or lattice tower is adjacent to a suburban agricultural (SAG) single-family residential – 12,000 (R-1-12), single-family residential – 10,000 (R-1-10), medium-density residential (R-2), medium-density residential small lot (R-2S) or multiple-family residential (R-3) zoning district, the wireless communications support structure must be set back a distance equal to twice the height of the wireless communications support structure from the nearest residential lot line.
- H. All monopoles and lattice towers shall be lighted and painted, if necessary, in accordance with Federal Aviation Administration regulations. [Ord. 28-05 § 1.02].

23.62.060 Permitted zones for monopoles and lattice towers.

- A. Monopoles up to 80 feet in height are considered a permitted use in the General Business (C-3), Business Research Park (B-RP), Medium Industrial (I-M), and Heavy Manufacturing (M-2) zoning districts. Monopoles up to 80 feet in height may be permitted in the Parks and Public Facilities (PPF), Business Commerce (B-C), Central Business District (CBD) and Retail Business (C-2) zoning districts subject to issuance of a special use permit as set forth in RMC 23.62.070.
- B. Monopoles between 80 feet and 150 feet in height are considered a permitted use in the Business Research Park (B-RP), Medium Industrial (I-M), and Heavy Manufacturing (M-2) zoning districts. Monopoles between 80 feet and 150 feet in height may be permitted in the Parks and Public Facilities (PPF), General Business (C-3) and Business Commerce (B-C) zoning districts subject to issuance of a special use permit as set forth in RMC 23.62.070.
- C. Monopoles over 150 feet in height may be permitted in the Business Research Park (B-RP), Medium Industrial (I-M) and Heavy Manufacturing (M-2) zoning districts subject to issuance of a special use permit as set forth in RMC

23.62.070.

- D. Lattice towers up to 150 feet in height are considered a permitted use in the Medium Industrial (I-M) and Heavy Manufacturing (M-2) zoning districts.
- E. Lattice towers over 150 feet in height may be permitted in the Medium Industrial (I-M) and Heavy Manufacturing (M-2) zoning districts subject to issuance of a special use permit as set forth in RMC 23.62.070. [Ord. 28-05 § 1.02; Ord. 32-11 § 18].

23.62.070 Special use permit criteria for monopoles and lattice towers.

Requests for special use permits shall be considered in accordance with the provisions of Chapter 23.46 RMC. In addition to the provisions of Chapter 23.46 RMC, the following specific criteria shall be met before a special use permit can be granted.

A. Visual Impact.

- 1. Antennas may not extend more than 15 feet above their supporting structure, monopole, lattice tower, building or other structure.
- 2. Site location and development shall preserve the pre-existing character of the surrounding buildings and land uses and zone district to the extent consistent with the function of the communications equipment. Wireless communications towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area.
- 3. Accessory equipment facilities used to house or contain wireless communications equipment should be located within buildings when possible. When they cannot be located in buildings, equipment shelters or cabinets shall be screened and landscaped.
- 4. All monopoles and lattice type facilities shall be screened with trees, shrubs and landscaping planted in sufficient depth to form an effective and actual sight barrier within five years. Said landscaping shall have a minimum mature height of eight feet.

B. Noise. No equipment shall be operated so as to produce noise in levels above 45 dBa as measured from the nearest property line on which the attached wireless communications facility is located.

C. Availability of Suitable Existing Towers or Other Structures. Applications for a special use permit shall reasonably demonstrate that alternatives such as lower

structures that are permitted without special use permit or other existing support structures are not capable of accommodating the applicant's needs. Evidence and information shall be submitted to establish the following:

1. Permitted shorter support structures are not of sufficient height to meet the applicant's engineering requirements.
2. No existing support structures are located within the geographic area required to meet the applicant's engineering requirements.
3. Existing support structures do not have sufficient structural strength to support the proposed antenna and related equipment.
4. The applicant's antenna would cause electromagnetic interference with antennas on the existing support structures, or the antenna on the existing support structures would cause interference with the applicant's proposed antenna.
5. The fees, costs, or contractual provisions required in order to share or adapt an existing support structure for sharing are unreasonable. Costs exceeding new tower development are presumed to be unreasonable.
6. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable. [Ord. 28-05 § 1.02].

23.62.080 Prohibited support structures.

Guyed towers are prohibited for use as a wireless communications facility support structure. [Ord. 28- 05 § 1.02].

23.62.090 Exemption.

The following is exempt from the requirement of a special use permit, and shall be considered a permitted use in all zones where wireless and attached wireless communications facilities are permitted: ~~minor modifications of existing wireless communications and attached wireless communications facilities, whether emergency or routine, provided there is little or no change in visual appearance. Minor modifications are those modifications, including the addition of antennas, to conforming wireless and attached wireless communications facilities that meet the performance standards set forth in this chapter. [Ord. 28-05 § 1.02].~~ in conformance with the requirements of an Eligible Facilities Modification Request as required in Section 23.62.110 of this Chapter.

23.62.100 Obsolescence.

A wireless communications facility or attached wireless communications facility shall be removed by the facility owner within six months of the date if ceased to be operational or if the facility falls into disrepair. [Ord. 28-05 § 1.02].

23.62.110 Application Review and Approval of Eligible Facilities Modification Requests.

- A. Application. The Development Services Department shall prepare and make publicly available an application form which shall be limited to the information necessary for the Development Services Department to consider whether an application is an Eligible Facilities Modification Request. The application may not require the applicant to demonstrate a need or business case for the proposed modification.
- B. Type of Review. Upon receipt of an application for an Eligible Facilities Modification Request pursuant to this Chapter, the Development Services Department shall review such application to determine whether the application so qualifies.
- C. Time Frame for Review. Within 60 days of the date on which an applicant submits application seeking approval under this Chapter, the Development Services Department shall approve the application unless it determines that the application is not covered by this Chapter.
- D. Tolling of the Timeframe for Review. The 60 day review period begins to run when the application is filed with the Development Services Department, and may be tolled only by mutual agreement by the Development Services Department and the applicant, or in cases where the Development Services Department Manager determines that the application is incomplete. The timeframe for review is not tolled by a moratorium on the review of applications.
 - 1. To toll the timeframe for incompleteness, the City must provide a written notice to the applicant within 30 days of receipt of the application, specifically delineating all missing documents or information required in the application.
 - 2. The timeframe for review begins running again when the applicant makes a supplemental submission in response to the City's notice of incompleteness.
 - 3. Following a supplemental submission, the City will notify the applicant within 10 days that the supplemental submission did not provide the information identified in the original notice delineating missing information. The timeframe is tolled in the case of a second or subsequent notices pursuant to the procedures identified in the paragraph D of this Section.

Second or subsequent notices of incompleteness may not specify missing documents or information that were not delineated in the original notice of incompleteness.

- E. Interaction with Section 332(c)(7). If the City determines that the applicant's request is not covered by Section 6409(a) as delineated under this Chapter, the presumptively reasonable timeframe under Section 332(c)(7), as prescribed by the FCC's Shot Clock order, will begin to run from the issuance of the City's decision that the application is not a covered request. To the extent such information is necessary, the City may request additional information from the limitations applicable to other Section 332(c)(7) reviews.
- F. Failure to Act. In the event the City fails to approve or deny a request seeking approval under this Chapter within the timeframe for review (accounting for any tolling), the request shall be deemed approved. The deemed approval does not become effective until the applicant notifies the Development Services Department in writing after the review period has expired (accounting for any tolling) and that the application has been deemed approved.
- G. Remedies. Applicants and the City may bring claims related to Section 6409(a) to any court of competent jurisdiction.

Section 2. This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this ____ day of _____, 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2015-106

PREPARED BY: RICK SIMON
MEETING DATE: JUNE 24, 2015

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND Z2015-106

REQUEST: TEXT AMENDMENTS TO CHAPTER 23.62 – WIRELESS
COMMUNICATION FACILITIES

LOCATION: CITYWIDE

REASON FOR REQUEST:

Federal law concerning wireless communication facilities has been amended and mandates changes to the City's regulations.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the proposed amendments to the city's wireless communication facilities regulations and submits that:

1. Chapter 23.62 of the RMC regulates the placement of wireless communication facilities and has been administered by the City without amendment since 2005;
2. Congress, through the adoption of Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 created new requirements for local government concerning wireless communication facilities, which mandate that local government approve requests for modifications to existing wireless towers and base stations that do not substantially change the physical dimensions of such towers or base stations;
3. The City's existing code does not contain adequate provisions to implement the mandates of Section 6409;
4. The proposed amendments to RMC Chapter 23.62 would update the City's code to fully implement the requirements of the federal mandates as contained in Section 6409;

5. Based upon the above findings and conclusions, the adoption of the City's amendments to Chapter 23.62 of the Richland Municipal Code – Wireless Communication Facilities is in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2015-106) and recommend to the City Council adoption of the proposed amendments to Chapter 23.62 of the Richland Municipal Code – Wireless Communication Facilities.

ATTACHMENTS

- A. Supplemental Information
- B. Draft Amendments to RMC Chapter 23.62.

SUPPLEMENTAL INFORMATION

EXISTING CODE

The current City code classifies wireless communication facilities into three classes as follows:

Micro-facilities are antennas that are less than 4 feet in height or dishes that are less than one foot in diameter. They are attached to other structures and are permitted in all zoning districts within the City.

Macro-facilities are antennas that are less than 15 feet in height or dishes that are less than one meter in diameter. They are attached to other structures and are permitted everywhere except in residential districts.

Monopoles are vertical support structures designed to support antennas and/or dishes. They also include lattice towers. Monopoles are allowed as either permitted uses or allowed through the issuance of a special use permit depending upon their height and the zoning district that they would be located in. Monopoles are not permitted within residential districts but can be permitted in Parks and Public Facilities zoning up to 80 feet in height through a special use permit. The more intensive commercial and industrial zones allow for monopoles up to 150 feet in height. The code establishes standards for the treatment of equipment shelters, setbacks from residential properties and requires monopoles to provide for co-location of wireless equipment. Applicants for special use permits are required to demonstrate that there are no other suitable lower locations that would accommodate their needs.

FEDERAL MANDATES

The federal legislation mandates that local governments allow changes to existing towers and base stations that do not substantially change the physical dimensions of the tower or base station. Substantial change is defined in the legislation as modification that meets any of the following criteria:

- For towers outside public rights of way:
 - Increases height by more than 20 feet or 10 percent, whichever is greater;
 - Protrudes from edge of tower more than 20 feet or more than the width of the tower structure at the level of the appurtenance, whichever is greater;
- For towers in public rights of way and for all base stations:

- Increases height of tower or base station by more than 10 percent or 10 feet, whichever is greater;
- Protrudes from the edge of the structure more than 6 feet;
- Involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets;
- Entails any excavation or deployment outside the current site of the tower or base station;
- Would defeat existing concealment elements of the tower or base station; or
- Does not comply with conditions associated with the prior approval of the tower or base station unless non-compliance is due to an increase in height, increase in width, addition of cabinets, or new excavation that does not exceed the corresponding “substantial change” thresholds.

Other requirements of the federal legislation mandate that local government determine if applications for tower modifications fit within the definition of substantial change in a timely manner. If a local government does not complete its determination within 60 days, then the application is deemed approved.

ANALYSIS

The attached draft amendments would implement the Section 6409 requirements by including a detailed definition of substantial change and by implementing a process for the review of requests for modification to existing wireless communication facilities. There are no other amendments proposed to the code other than those directly needed to implement the federal requirements.

SUMMARY

The proposed amendments to the City’s regulations pertaining to wireless communication facilities are necessary to comply with the federal mandates contained in Section 6409 of the Federal Middle Class Tax Relief and Job Creation Act of 2012.



MINUTES
PLANNING COMMISSION MEETING
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, June 24, 2015
7:00 PM

Call to Order:

Chair Madsen called the meeting to order at 7:00 PM.

Attendance:

Present: Commissioners Berkowitz, Boring, Palmer, Wise, Vice-Chair Wallner and Chair Madsen. Commissioner Clark was excused. Also present were City Council Liaison Phil Lemley, Block Grant Coordinator Michelle Burden, Development Services Manager Rick Simon, and Recorder Pam Bykonen.

Approval of Agenda:

Chair Madsen presented the June 24, 2015 meeting agenda for approval.

The June 24, 2015 meeting agenda was approved as presented.

Approval of Minutes

Chair Madsen presented the meeting minutes of the May 27, 2015 meeting for approval.

Commissioner Berkowitz asked to amend the minutes to clarify the location of the pedestrian access across Stevens Drive at Snyder Avenue (page 2) and add Mr. Peters' comment made during his presentation of the Transportation Improvement Program regarding a road alignment study for Rachel Road in 2016.

A motion was made by Vice-Chair Wallner and seconded by Commissioner Berkowitz to approve the meeting minutes of the May 27, 2015 meeting as amended.

Motion to approve carried 6-0.

Public Comment

Chairman Madsen asked if any person in attendance would like to provide public comment on items not on the agenda. Seeing none, he closed this portion of the meeting.

PUBLIC HEARING

New Business

1. 2016 Community Development Block Grant (CDBG) Funding

Ms. Burden introduced the Public Hearing for the 2016 CDBG funding process. Citizens are encouraged to give testimony regarding community needs that may benefit from CDBG funds.

Public Hearing opened at 7:07 p.m.

Ryan Washburn, Program Administrator, Elijah Family Homes: Stated that prior funding has helped provide stable housing and supportive services for low-income families in substance abuse recovery.

Public Hearing closed at 7:09 p.m.

2. Zoning Code Amendments Regarding Modifications to Existing Wireless Communication Facilities (RMC 23.62)

Mr. Simon reviewed the code amendment process and the proposed amendments to RMC 23.62, Wireless Communications Facilities, to align with new federal laws.

Public Hearing opened at 7:12 p.m.

Public Hearing closed at 7:12 p.m.

Discussion:

Boring – Requested clarification as to the application start time.

Berkowitz – Noted a typographical error on page 5, paragraph 3.

A motion was made by Commissioner Boring and seconded by Vice-Chair Wallner to approve the amendments to RMC 23.62, Wireless Communications Facilities.

Discussion: None.

Motion to approve carried 6-0.

Communications:

Mr. Simon

- Commissioners will review the 2016 CDBG funding applications at the July 8, 2015 workshop.

Councilman Lemley

- Noted that Colonel Mattis is scheduled to speak at CBC on June 28th.

Commissioner Wise

- Welcomed Kerwin Jensen as the new Director of Community Development.

Commissioner Palmer

- Noted that his employer hosted its 2nd annual Safety Day.

Commissioner Berkowitz

- Noted that the Ye Merrie Greenwood Renaissance Faire is scheduled for the upcoming weekend.

Chairman Madsen

- Noted that Cool Desert Nights is scheduled for the upcoming weekend.

ADJOURNMENT:

The June 24, 2015 Richland Planning Commission Regular Meeting was adjourned at 7:21PM.

PREPARED BY: Pam Bykonen, Recorder, Planning and Development

REVIEWED BY:

Rick Simon, Secretary
Richland Planning Commission



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Ordinances - First Reading

Key Element: Key 3 - Economic Vitality

Subject:

Ordinance No. 45-15, Amending the Zoning Classification on 18.7 Acres from C-3 to C-LB for Property Located at SR-240 and Kingsgate Way. Coastal Community Bank - Applicant (Closed Record)

Department:

Community & Development Services

Ordinance/Resolution Number:

45-15

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 45-15, Amending the Zoning Classification on 18.7 Acres from C-3 to C-LB for Property Located at SR-240 and Kingsgate Way.

Summary:

Coastal Community Bank, the owner of property located at the northwest corner of the intersection of State Route 240 and Kingsgate Way, has applied to change the zoning on its 18.7 acre property from C-3 General Business to C-LB Commercial Limited Business. The intent of the request would be to allow for the development of the property with multi-family uses as the current C-3 zone does not provide for such use.

The Richland Hearing Examiner conducted a public hearing on June 25, 2015, to consider this application. The Hearing Examiner's written recommendation for approval of the application, along with the report that staff prepared for the examiner, are attached. A draft ordinance that would implement the requested zoning change has also been prepared for Council consideration and approval.

Fiscal Impact:

There is no fiscal impact to the City associated with this rezone.

Attachments:

1. Ordinance No. 45-15
2. Vicinity Map
3. Hearing Examiner's Recommendation
4. Staff Report to Hearing Examiner

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 45-15

AN ORDINANCE of the City of Richland relating to land use, zoning classifications and districts by amending Title 23: Zoning Regulations, of the Richland Municipal Code and the Official Zoning Map of the City by amending Sectional Map No. 55 so as to change the zoning on 18.7 acres from General Business (C-3) to Commercial Limited Business (C-LB); said property is located at the northwest corner of the intersection of SR 240 and Kingsgate Way [Coastal Community Bank].

WHEREAS, on June 25, 2015, the Richland Hearing Examiner held a properly advertised public hearing to consider a petition to change the zoning of the property hereafter described; and

WHEREAS, following the June 25, 2015 public hearing, the Richland Hearing Examiner issued a written decision recommending approval of the requested rezone On July 17, 2015; and

WHEREAS, the Richland City Council has considered the record created at the June 25, 2015 public hearing and has considered the written recommendations of the Richland Hearing Examiner.

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

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

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

That portion of the southwest Quarter of Section 21 and that portion of the Northwest Quarter of Section 28, all in Township 10 North, Range 28 East, W.M., Benton County, Washington, described as follows:

Commencing at the Northeast corner of Section 28 monumented by a found scribed "X" on a stone in a concrete box;
Thence South $68^{\circ}10'57''$ West 3,278.94 feet to a point on the West right of way of a city street known as Kingsgate Way and the Northeast corner of Tract G as shown on record Survey No. 1-2515, records of said County, said point being the True Point of Beginning. Said point of beginning lies at the beginning of a curve to the left, the radius point of which bears North $57^{\circ}57'05''$ West 1,460.00 feet;
Thence Northerly along said curve and said right of way 894.43 feet;
Thence North $89^{\circ}21'36''$ West 175.26 feet;
Thence North $54^{\circ}53'48''$ West 1,029.12 feet;
Thence South $35^{\circ}06'12''$ West to the North right of way of State Highway 240 a distance of 800.00 feet;
Thence South $54^{\circ}53'48''$ East along said right of way 954.00 feet;
Thence North $04^{\circ}34'08''$ West 97.44 feet;
Thence South $54^{\circ}53'48''$ East 591.70 feet to the said True Point of Beginning;
EXCEPTING THEREFROM Lots 1, 2 & 3, Block 8 of Binding Site Plan No. 2056 recorded under Auditor's File No. 95-18807.

Containing 18.7 acres, more or less.

Such land is rezoned from General Business (C-3) to Commercial Limited Business (C-LB).

Section 3. Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City as adopted by Section 23.08.040 of said title, are amended by amending Sectional Map No. 55 which is one of a series of maps constituting said Official Zoning Map, as shown on the attached Sectional Map No. 55 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 4. 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 No. 55, duly certified by the Clerk as a true copy.

Section 5. This ordinance shall take effect on the day following the date of its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, at a regular meeting on the _____ day of _____, 2015.

DAVID W. ROSE
Mayor

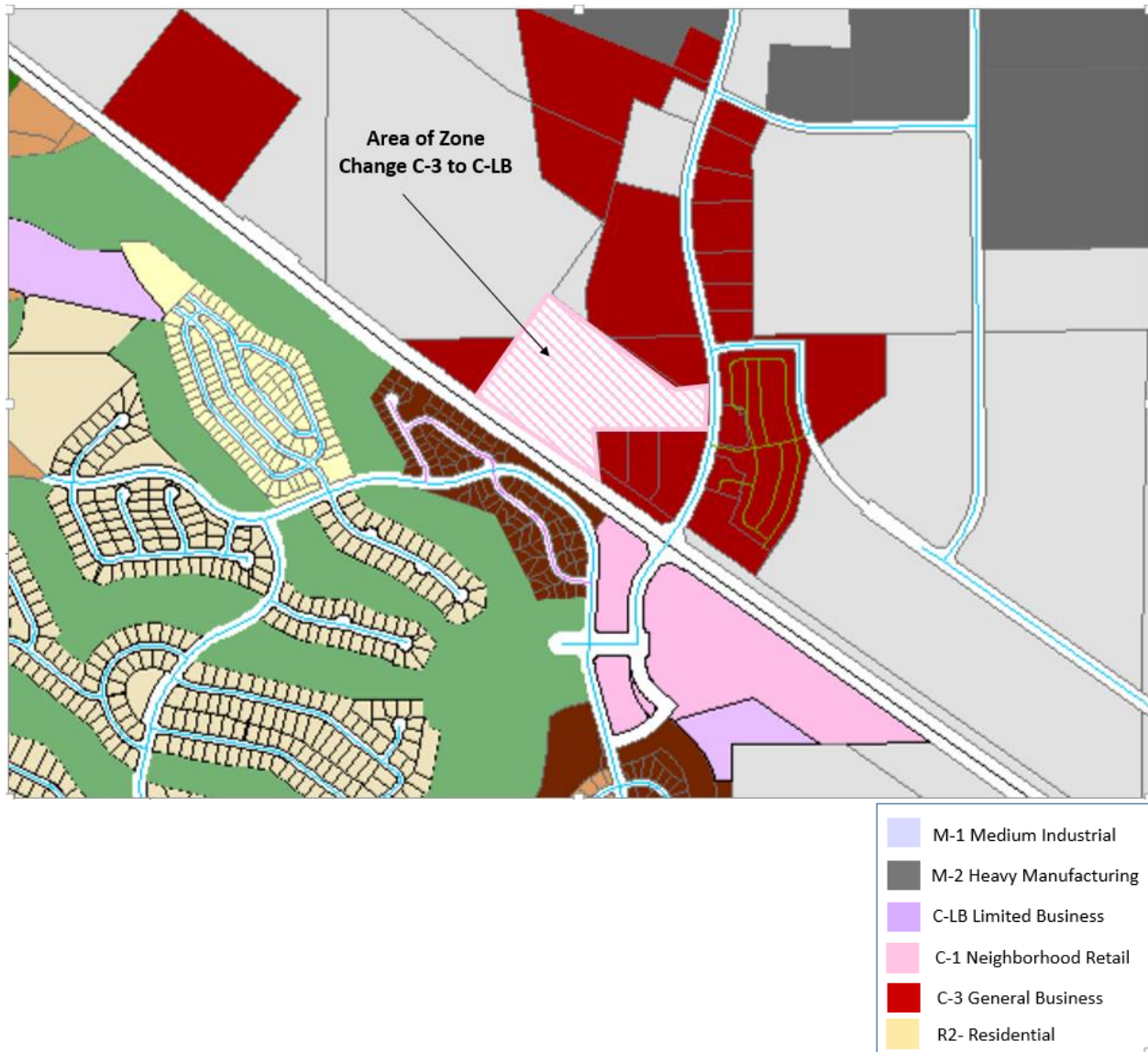
ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

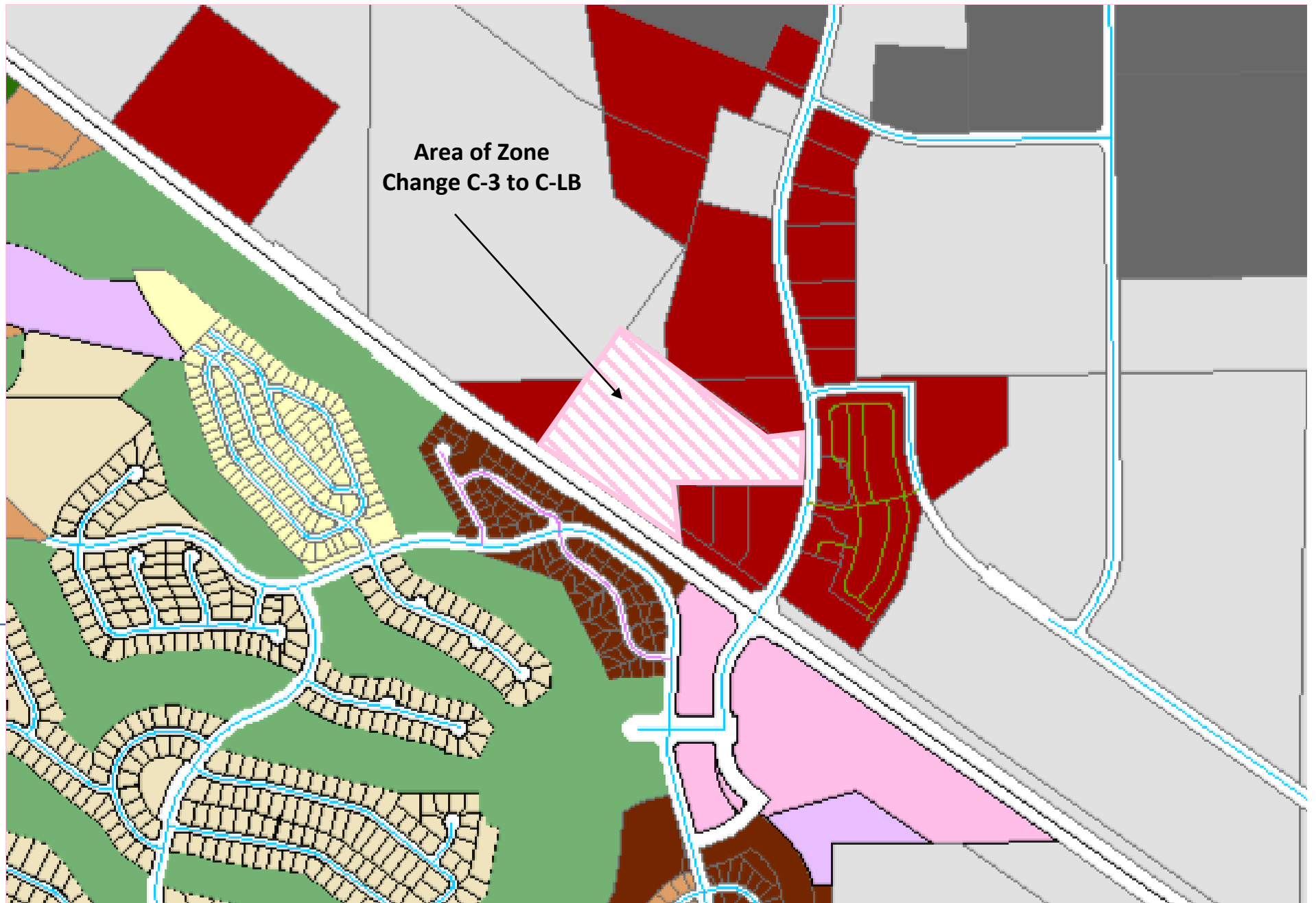
HEATHER KINTZLEY
City Attorney

Date Published: _____



Z2015-105

- M-1 Medium Industrial
- M-2 Heavy Manufacturing
- C-LB Limited Business
- C-1 Neighborhood Retail
- C-3 General Business
- R2- Residential



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

Regarding the Application to **Rezone** a)
an 18.7 acre site generally located in the)
northwest corner of the Kingsgate)
Avenue and SR 240 intersection from)
C-3 (General Business) to C-LB)
(Commercial Limited Business),)
submitted by the property owner)

Coastal Community Bank,)
Applicant,)
_____)

File No. Z2015-105

**FINDINGS OF FACT,
CONCLUSIONS AND
RECOMMENDATION**

I. SUMMARY OF RECOMMENDATION.

The applicant has met its burden of proof to demonstrate that its requested rezone merits approval. The site is already designated as Commercial under the City's Comprehensive Plan, and the applicant is only seeking a change from one type of Commercial zone to another. The applicant has indicated that it (or a purchaser) would like to move forward with a multi-family housing development on the site, but current C-3 zoning does not permit such use. While the C-LB zone expressly permits apartment/condominium uses, the building setback and height requirements are more restrictive than those applied in the C-3 zone. There was no opposition, and no environmental or other special development limitations appear warranted. Accordingly, the undersigned Examiner recommends APPROVAL by the Richland City Council.

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: COASTAL
COMMUNITY BANK'S REZONE APPLICATION
TO CHANGE A SITE LOCATED AT KINGS_GATE
AVENUE AND SR 240 FROM C-3 (GENERAL
COMMERCIAL) TO C-LB (COMMERCIAL
LIMITED BUSINESS) FILE NO. Z2015-105**

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

II. BACKGROUND and APPLICABLE LAW.

In this matter, the Hearing Examiner has jurisdiction to conduct an open record public hearing on the site-specific rezone application at issue, and is directed to issue a written recommendation for consideration and final action by the Richland City Council. *See* Richland Municipal Code (RMC) 19.20.010(C)(2)(identifies “site-specific rezone” as a Type III permit application); RMC 19.20.030(jurisdiction to conduct public hearing, issue recommendation); RMC 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).

The applicant bears the burden of proof to show that its application 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. RMC 19.60.060. And, because a site-specific rezone application is a Type III matter, the City’s code mandates that a concurrency review must be undertaken to determine the transportation impacts (if any) that could be created by the proposed action. RMC 19.50.010(C). Here, the applicants are not proposing a specific development project, but any future site development activities will include a full review of potential transportation system impacts.

Finally, Washington Courts apply three basic rules when reviewing appeals of rezone 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, 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 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*, 89 Wn.2d 454, 462 (1978).

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

**FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: COASTAL
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III. QUESTIONS PRESENTED.

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 C-3 zoning was adopted for the site?

Short Answer: Yes.

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

Short Answer: Yes.

IV. RECORD.

Exhibits entered into evidence as part of the record, and an audio recording of the public hearing, are maintained by the City of Richland, and may be examined or reviewed by contacting the City Clerk's Office.

Hearing Testimony: The following individuals presented testimony under oath at the duly noticed public hearing for the underlying application, held on June 25, 2015:

1. Rick Simon, Development Services Manager for the City of Richland;
2. Derrick Smith, Development Consultant with the MacKay Sposito firm, appeared for the applicant, Coastal Community Bank; and
3. Scott Lybbert, introduced himself as a potential developer for the site.

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

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: COASTAL
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CITY HALL - 505 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

1. Application Form.
2. Commercial Zoning Regulations, Chapter 18.22 of the Richland Municipal Code.
3. Site photos.
4. Public Notices.

No one submitted any written comments regarding the pending rezone application.

The Examiner visited the road network and vicinity of the proposed rezone on the day of the public hearing, and is fully advised on matters at issue herein, including without limitation applicable law, application materials, and relevant comprehensive plan provisions.

V. FINDINGS OF FACT.

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

Application, Public Notice, and Review

1. On or about April 16, 2015, the owner of the subject-property, Coastal Community Bank, of Everett, Washington, submitted an application seeking to rezone its property located along Kingsgate Way/SR 240, Parcel No. 128082000007000, in the City of Richland, Washington, from one Commercial zoning designation to another – specifically from C-3 (General Business) to C-LB (Commercial Limited Business). *Exhibit 1.*

2. Scott Lybbert's email address appears on the application as a contact point for the applicant. The application includes the following notation as "Justification" for the requested rezone: "*Seek to develop the property for multi-family housing.*" (*Ex. 1*).

3. Following receipt, City staff complied with all applicable public notice requirements for the rezone application and the public hearing held for the matter. *Staff Report, Pages 5, 6, and Exhibit 4, copies of various public notices published and mailed.*

4. Because staff deemed the application to be consistent with the City's Comprehensive Plan, which already designates the rezone site as "Commercial", and the City's plan was analyzed in an environmental impact statement at the time of its adoption,

FINDINGS OF FACT, CONCLUSIONS AND
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the pending application is categorically exempt from SEPA review as provided in WAC 197-11-800(6)(c). *Staff Report, pages 6 and 7.*

5. Although notices were duly published, posted and mailed as required by law, no one provided any written comments regarding the pending application. *Staff Report, page 6.*

Site location, transportation concurrency.

6. The rezone site is currently vacant, undeveloped land fronting SR 240 to the south, and connecting with Kingsgate Way to the east. Access will only come from Kingsgate Way, as the state will not permit access onto SR 240, a state highway. Staff determined that adequate capacity exists in the local street network to accommodate development of the parcel that is subject to the current application as well as adjacent vacant parcels. In fact, the city has already secured funding to signalize (add red-lights, or similar devices to) the intersection of SR 240 and Kingsgate Way, but it is awaiting approval by WSDOT until such time as warrants (i.e. traffic volumes) are high enough to justify installation of traffic signals. *Staff Report, page 6.*

Summary of Public Hearing.

7. At the public hearing, Mr. Simon made a brief presentation regarding the application, the site, and his recommendation, as explained in the Staff Report. He noted that the rezone site would be one of very few large sites in the vicinity available for multi-family residential uses, and that many acres of adjacent property remain zoned C-3 and sit undeveloped. He observed that there were several employment facilities north of the site and that the RV Park across Kingsgate from the rezone site is used by some contractors and workers in the area, presumably reflecting a demand for residential options in the vicinity.

8. The applicant's representative, Mr. Smith, expressed his agreement with the Staff Report, and raised no objections to its content. Mr. Smith thanked the city's staff for their work reviewing the application.

9. Mr. Lybbert introduced himself as a potential developer for the site. He indicated that he presently has the site and a neighboring parcel of land under contract, for future development, pending rezone approval and several other factors. On questioning from the Examiner, Mr. Lybbert described his vision for the site, looking into the next 5 to 7 years. He expressed an interest in a building a convenience store or similar facility to serve the neighboring RV park and the increased truck traffic using nearby roads (perhaps on the neighboring parcel, which is not a part of this rezone), and a quality residential apartment project, most likely four-plexes, on the parcel that is the subject of the pending rezone

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1 application. Mr. Lybbert explained that he believed there is an unmet demand for multi-
2 family residences in the vicinity, noting it would be attractive to employees working in
3 nearby offices and recently opened commercial/job sites, as well as retirees or others
4 looking to downsize, simplify, and enjoy amenities that the new development could
5 provide.

6 ***Site Plan Review required for any future multi-family development on the site.***

7 10. In a C-LB zone, "Site Plan Review" (which entails another public hearing process
8 before an Examiner) would be required for any multi-family project seeking to
9 development 20 or more units. RMC 23.48.020(B). As noted in the city's code, the
10 purpose of the site plan approval process is to facilitate project design that is compatible
11 with adjacent land uses and is in keeping with the physical constraints of the project site.
12 The site plan review is not intended to determine whether a particular land use activity is
13 appropriate on a particular site. Land uses that are otherwise permitted shall not be denied
14 through the site plan review process unless such uses cannot meet the development and/or
15 performance standards required for the use. RMC 23.48.010. Current site plan review
16 requirements and potential conditions of approval are addressed in RMC 23.48.030 and
17 .040.

18 ***Site visit.***

19 11. On the day of the hearing, the Examiner visited the site of the proposed rezone, and
20 drove along public streets leading to and from the location. Newer or expanded job-
21 locations, including industrial and research centers, are found to the north and northeast,
22 accessible using Kingsgate and connecting streets. The rezone site appears readily
23 available for development purposes, with no apparent or unusual physical challenges. The
24 Hanford Legacy Park (Richland Babe Ruth Complex) of ball fields is located to the west of
25 the rezone site, where a large public information sign is located to provide information from
26 the Benton County Emergency Management office regarding the site's location within ten
miles of the Energy Northwest Nuclear Project, notification methods in the event of an
emergency, and how to obtain more information. The property owners are on notice that
future development should involve consultation with city staff and local emergency
management officials to develop appropriate plans and notification measures for future
tenants, occupants or customers.

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FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: COASTAL
COMMUNITY BANK'S REZONE APPLICATION
TO CHANGE A SITE LOCATED AT KINGS_GATE
AVENUE AND SR 240 FROM C-3 (GENERAL
COMMERCIAL) TO C-LB (COMMERCIAL
LIMITED BUSINESS) FILE NO. Z2015-105

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CITY HALL - 505 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

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

2 12. As part of the review process, City staff confirms that adequate utilities, including
3 without limitation water, power, and sewer, are in place and/or readily available to serve the
4 parcel that is at issue in this matter. *Staff Report, page 6.*

5 ***Surrounding uses and zones.***

6 13. As noted elsewhere, the parcel at issue in this rezone borders upon the ball fields
7 called “Hanford Legacy Park” to the west, with the Horn Rapids RV Park located across
8 Kingsgate Way to the east. Properties immediately north and south along Kingsgate are
9 zoned Commercial, and sit vacant and undeveloped. The Horn Rapids Golf Course
10 Community is located to the south, though it is well separated by, and across from, SR 240.
11 There are no C-LB zoned properties along the Kingsgate Way corridor moving north of SR
12 240. In the event a C-LB permitted use is placed on the site, it would be the applicant’s
burden to ensure that suitable design features, buffering, and other factors are considered to
ensure ongoing compatibility with future development that is permitted on neighboring C-3
properties. If the site is developed with a multi-family residential project, it would have to
satisfy all requirements and conditions for Site Plan Approval, found in RMC 23.48, as
discussed above.

13
14 ***Consistency with City Codes and Comprehensive Plan.***

15 14. The application is consistent with existing city codes, particularly RMC
16 23.22.010(A)(re: purpose of C-LB zone), as well as the City’s Comprehensive Plan, which
already designates the site as suitable for Commercial land uses. *Staff Report, page 3.*

17 15. Based on the record, particularly the various Commercial zoning district
18 classifications available for properties in the area of the rezone, the Examiner finds and
19 concludes that the requested rezone from C-3 to C-LB is not totally different from or
inconsistent with existing land uses located on or zoning designations assigned to
surrounding properties in the area.

20 16. Standing alone, the requested rezone conforms to the Comprehensive Plan, because
21 the plan already identifies the property as “Commercial”. The City’s zoning code includes
22 multiple varieties of Commercial Zoning Districts available for “some portions of the City
23 that are designated Commercial” in the City’s Comprehensive Plan. See RMC Chapter
23.22. The pending rezone would simply change the zoning classification from one type

24 **FINDINGS OF FACT, CONCLUSIONS AND**
25 **RECOMMENDATION RE: COASTAL**
COMMUNITY BANK’S REZONE APPLICATION
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26 **COMMERCIAL) TO C-LB (COMMERCIAL**
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GARY N. McLEAN
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CITY HALL – 505 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

of Commercial zoning to another, permitting certain uses not allowed in the existing zone, but limiting site development with more stringent setbacks and reduced building heights. *Staff Report, page 5.*

General findings.

17. The requested rezone bears a substantial relationship to the public health, safety, and general welfare. It expands the list of permitted uses in the immediate area to include a residential housing option, which appears to be in demand given recent industrial and research jobsites developed nearby.

18. The requested rezone is appropriate in the context of adjacent properties, particularly evidence that shows an increased demand for multi-family residential uses in the vicinity, which may be greater than anticipated when the C-3 zone was initially adopted for the site.

19. The Development Services Manager's Staff Report includes a number of specific findings and explanations that establish how the underlying application satisfies provisions of applicable law and is consistent with the city's Comprehensive Plan and zoning regulations. Except as modified in this Recommendation, all Findings contained in the Staff Report are incorporated herein by reference as Findings of the undersigned-hearing examiner.

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

VI. CONCLUSIONS.

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

1. The applicant has met its burden to demonstrate that the requested rezone conforms to, and in fact implements objectives of, the City's Comprehensive Plan. *Findings, including without limitation Nos. 4, 7, 9, 11, 12, 13, 14, 15, 16, and 19.*

2. The applicant has met its burden to demonstrate that the requested rezone bears a substantial relationship to the public health, safety, or welfare. *Findings, including without limitation Nos. 4, 7, 9, 11, 12, 13, 14, 15, 16, 17, 18 and 19.*

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: COASTAL
COMMUNITY BANK'S REZONE APPLICATION
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GARY N. MCLEAN
HEARING EXAMINER FOR THE CITY OF RICHLAND
CITY HALL - 505 SWIFT BOULEVARD
RICHLAND, WASHINGTON 99352

1
2 3. The Staff Report and testimony on the record demonstrate that the proposed rezone
3 will not require new public facilities and that there is capacity within the transportation
4 network, the utility system, and other public services such as fire, to accommodate
5 additional development such as that envisioned for the rezone site. The rezoned property
6 can provide for an appropriate level of commercial development in a manner that is
7 compatible with the character of the existing uses and zoning districts surrounding the
8 property.

9
10 4. The rezoned site will not be materially detrimental to uses or property in the
11 immediate vicinity of the subject property

12 5. The rezone supports Richland's commitment to promote commercial growth and
13 expand the city's tax base.

14 6. As in all dynamic urban areas, circumstances in the area of the rezone site have,
15 and will continue to change, from those in existence when the original C-3 zoning was
16 adopted for the site, with new and expanded job sites located to the north and east, served
17 by limited multi-family housing opportunities, which would be permitted with the requested
18 C-LB zoning.

19 7. While the pending rezone application is categorically exempt from formal SEPA
20 review, the record demonstrates that the potential for adverse impacts is very unlikely.
21 And, despite the ample public notice issued for the application, no one spoke or submitted
22 any written comments opposing the pending rezone request.

23 8. As required by RMC 19.50.010(C), the record includes staff assurances that the
24 transportation system is sufficient to accommodate the type of development envisioned
25 with the proposed rezone, and subsequent development application(s) will include a
26 determination if any specific improvements to such system are needed/triggered by such
27 proposals.

28 9. Based on the record, the applicant demonstrated its rezone application merits
29 approval, meeting its burden of proof imposed by RMC 19.60.060.

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

33
34 FINDINGS OF FACT, CONCLUSIONS AND
35 RECOMMENDATION RE: COASTAL
36 COMMUNITY BANK'S REZONE APPLICATION
37 TO CHANGE A SITE LOCATED AT KINGSGATE
38 AVENUE AND SR 240 FROM C-3 (GENERAL
39 COMMERCIAL) TO C-LB (COMMERCIAL
40 LIMITED BUSINESS) FILE NO. Z2015-105

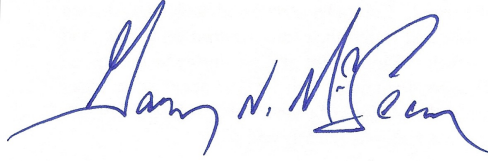
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11. Any finding or other statement contained in this Recommendation that is deemed to be a Conclusion is hereby adopted as such and incorporated by reference.

VII. RECOMMENDATION.

Based upon the preceding Findings and Conclusions, the Hearing Examiner recommends that Coastal Community Bank's application to rezone its 18.7-acre site located at Kingsgate Way and SR 240 from C-3 to C-LB, should be **APPROVED**.

ISSUED this 17th Day of July, 2015



Gary N. McLean
Hearing Examiner

FINDINGS OF FACT, CONCLUSIONS AND
RECOMMENDATION RE: COASTAL
COMMUNITY BANK'S REZONE APPLICATION
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RICHLAND, WASHINGTON 99352

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

GENERAL INFORMATION:

PROPOSAL NAME: Coastal Community Bank Rezone

LOCATION: Kingsgate Avenue and SR 240

APPLICANT: Coastal Community Bank

FILE NO.: Z2015-105

DESCRIPTION: Request to change zoning on 18.7 acres from C-3 General Business to C-LB Commercial Limited Business

PROJECT TYPE: Type 3 Site-specific rezone

HEARING DATE: June 25, 2015

REPORT BY: Rick Simon, Development Services Manager

RECOMMENDED
ACTION: Approval



Figure 1 - Vicinity Map

(site outlined in red)

DESCRIPTION OF PROPOSAL

The applicant, Coastal Community Bank, owns the subject property, and has filed a rezone request to change the zoning on an 18.7 acre site from C-3 General Commercial to C-LB Commercial Limited Business. The applicants have not provided plans identifying their proposed use of the property but have indicated their intent is to pursue a multi-family housing project on the site.

SITE DESCRIPTION & ADJACENT LAND USES

The site is undeveloped. As with much of the surrounding area, the natural topography is gently sloping. However, much of the property has been re-graded and is generally level. During the grading process, the native vegetation was largely removed and ground cover consisting of native grasses and weeds has partially been reestablished.

The adjacent property to the west has been developed as a baseball park and includes four baseball diamonds called Hanford Legacy Park. Property to the

east across Kingsgate Way has been developed with the Horn Rapids RV Park. Three existing commercial properties that generally lie east of and south of the subject site are vacant, as are properties to the north. Property to the south across SR 240 is developed with the Horn Rapids Golf Course Community.

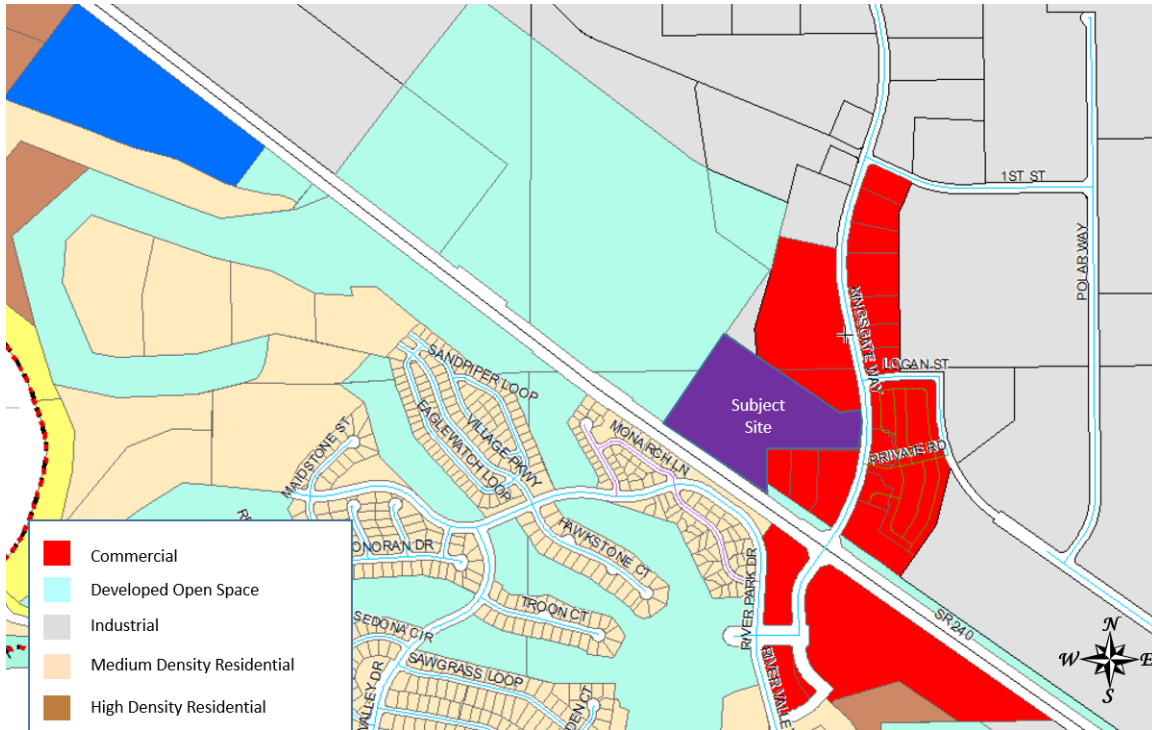


Figure 2 – Comprehensive Plan Map

COMPREHENSIVE PLAN

The City's comprehensive plan designates the site as suitable for commercial land uses. Generally properties north of State Route 240 are designated for industrial purposes except that the corridor along Kingsgate Way has been identified as suitable for future commercial development. The subject parcel is a part of this corridor. The land use goals and policies contained within the comprehensive plan generally speak to the promotion of commercial growth and revitalization but do not address any preferences for the specific types of commercial development that should be encouraged within specific locations.

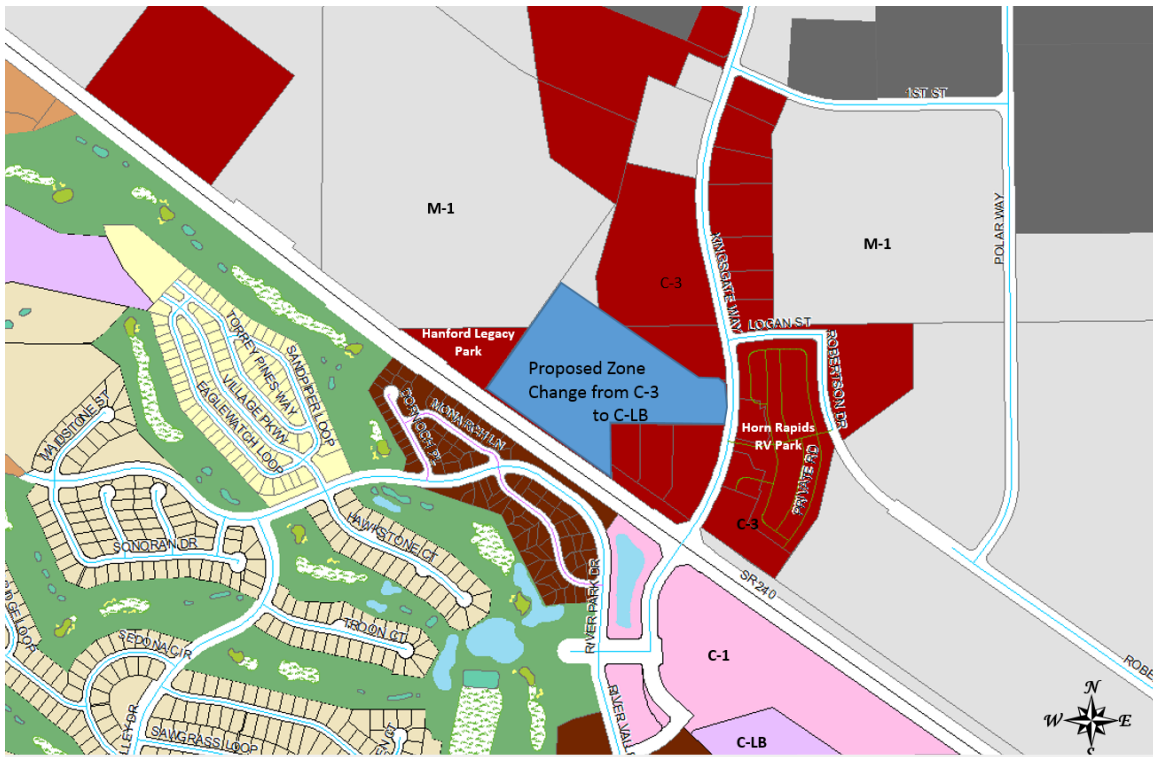


Figure 3 – Zoning Map

EXISTING ZONING

Properties in the vicinity of the project site are zoned for a variety of land uses. Lands immediately south, east and north of the site and are zoned C-3 General Business. Properties to the northwest are zoned M-1 Medium Industrial.

The stated purposes of the C-3 and C-LB zones (as set forth in RMC 23.22.010) are as follows:

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

The limited business use district (C-LB) is a zone classification designed to provide an area for the location of buildings for professional and business offices, motels, hotels, and their associated accessory uses, and other compatible uses serving as an administrative district for the enhancement of the central business districts, with regulations to afford protection for developments in this and adjacent districts and in certain instances to provide a buffer zone between residential areas and other commercial and industrial districts. This zoning classification is intended to be applied to some portions of the city that are designated either commercial or high-density residential under the city of Richland comprehensive plan.

There are some differences in the dimensional requirements associated with the existing and proposed zone, as shown in the following table:

Zoning	Proposed C-LB	Existing C-3
STANDARD	REQUIRED/ALLOWED	REQUIRED/ALLOWED
Min. Lot Area	None	None
Max. Lot Coverage	None	None
Building Setbacks		
Front	20 ft.	0 ft.
Side(s)	0 ft.*	0 ft.
Rear	0 ft.*	0 ft.
Building Height	55 ft.	80 ft.

*No setbacks required unless adjacent to residential zone

Table 1 – Comparison of R-2 & C-3 Dimensional Standards

Specific uses permitted in the C-3 and C-LB zones are identified in Exhibit 2. The fundamental difference between the two zoning districts is that the C-3 zone permits a wide variety of retail and even light industrial land uses but does not permit multi-family housing, while the C-LB zone permits multi-family housing and office uses and only very limited retail uses.

PUBLIC NOTICE

Application Date:	April 17, 2015
Notice of Application & Hearing Mailed:	June 5, 2015
Notice of Application & Hearing Published:	May 31, 2015

Notice of Application & Hearing Posted: June 8, 2015
Public Hearing: June 25, 2015

Notice of application and notice of hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 4. As of the date of this report, no comments were received from the public.

UTILITY AVAILABILITY

Sewer and water mains are located adjacent to the site along Kingsgate Way. An 8 inch water main is also located in the access road that borders the site on the north. Electrical power lines are also located along the Kingsgate Way right-of-way and along the southerly boundary of the site adjacent to SR 240.

TRANSPORTATION

Kingsgate Way is classified as a minor arterial in the City's Transportation Plan and would provide access to the site. State Route 240, which borders the site along its southerly boundary is a state highway. Direct access onto the highway would not be permitted by the state. An access road which extends along the northern boundary of the site from Kingsgate Way to the Hanford Legacy Park could also serve as access to the site.

The City's transportation plan calls for the signalization of the Kingsgate Way/SR 240 intersection. The City has already secured funding for this improvement, but is awaiting approval from the Washington State Department of Transportation until warrants are met to justify the signalization of the intersection.

Adequate capacity exists in the local street network to accommodate development of the subject property as well as the adjacent vacant properties. Specific

SEPA

No environmental review was conducted as part of this rezone application, based on the categorical exemption in WAC 197-11-800(6) (c) which provides for exemptions under the following circumstances:

Where an exempt project requires a rezone, the rezone is exempt only if:

(i) The project is in an urban growth area in a city or county planning under RCW 36.70A.040;

- (ii) The proposed rezone is consistent with and does not require an amendment to the comprehensive plan; and*
- (iii) The applicable comprehensive plan was previously subjected to environmental review and analysis through an EIS under the requirements of this chapter prior to adoption; and the EIS adequately addressed the environmental impacts of the rezone.*

In this case, the proposed project is located with the City and within Richland's urban growth area; the proposed action is consistent with the City's comprehensive plan; and the City's comprehensive plan was analyzed through the preparation of an environmental impact statement at the time of the plan's initial adoption in 1997.

ANALYSIS

The subject site is designated as commercial under the comprehensive plan. The City zoning code includes several commercial zones which would be consistent with a commercial comprehensive plan designation including both the existing C-3 zone and the proposed C-LB zone. The owner desires to develop the property and believes that the current market would better support multi-family development, rather than retail development.

In fact, in the immediate vicinity, there are approximately 32 acres of undeveloped C-3 zoned properties that front along Kingsgate Way and an additional 24 acres of C-3 property that would take access from but do not have direct frontage onto Kingsgate Way. There are no C-LB zoned properties along the Kingsgate Way corridor; although there are approximately 21 acres of undeveloped C-LB zoned property located south of SR 240 within the Horn Rapid Golf Course Community.

The majority of properties that are close to the subject property are currently undeveloped. The Hanford Legacy Park is the existing use that is closest to the site and would be generally compatible with multi-family development. The other existing use in the general vicinity is the Horn Rapids RV Park, which also could be compatible with multi-family development. Other vacant lands that are adjacent to the subject property are zoned either C-3 or M-I Medium Industrial. Future uses on those properties may not be as compatible with multi-family development.

As the applicants would be introducing multi-family development into the area where only commercial and light industrial uses are presently allowed, the responsibility for providing a suitable buffer between the residential development and the adjoining future commercial or light industrial developments should rest

with the residential developer. The City requires a site plan approval process for any multi-family development (RMC 23.48) of 20 or more units within the C-LB zone, so the City can ensure that appropriate buffers are provided between future residential and non-residential developments.

City water and sewer mains are located adjacent to the site and have adequate capacity to serve future development. Likewise, the local street system has capacity to accommodate additional traffic that would be generated from future development.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2015-105) and recommends approval of the request based on the following:

1. The City of Richland Comprehensive Plan designates the subject site as suitable for commercial land uses;
2. The site is immediately adjacent to Kingsgate Way, a minor arterial street and is also adjacent to State Route 240 along its southerly border;
3. Commercial development of the site, whether zoned C-3 General Commercial or C-LB Limited Business is consistent with the intent of the comprehensive plan;
4. City water and sewer mains are in close proximity to the site and have adequate capacity to serve future development of the site;
5. The local street system that serves the project site has capacity to support the future development of the site;
6. The subject property is immediately adjacent to Hanford Legacy Park and to the Horn Rapids RV park, two land uses that could be compatible with multi-family residential development;
7. The rezone would slightly decrease the supply of C-3 zoned land in the vicinity but even with the rezone, there would still be approximately 56 acres of undeveloped C-3 zoned land along the Kingsgate Way corridor;
8. The proposed rezone could result in the first development of multi-family residential development in an area that is presently zoned for retail and light industrial land uses;

9. If the rezone request is approved, specific development plans for any multi-family development proposal of 20 or more dwellings would be reviewed through a public site plan review process;
10. The site plan process would provide the City with the opportunity to ensure that adequate buffers would be provided between future residential and commercial development;
11. The project is exempt from the provisions of the State Environmental Policy Act, as identified in WAC 197-11-800(6) (c); and
12. Based on the above findings and conclusions, approval of the zone change request would be in the best interest of the community of Richland.

EXHIBIT LIST

1. Application Form
2. Commercial Zoning – Chapter 18.22 of the Richland Municipal Code
3. Site Photos
4. Public Notices

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

Petition for Change of Zoning District Classification

Application is hereby made to the City of Richland for a change of zone, pursuant to Section 23.82.190 of the City of Richland Municipal Code.

The following required information must be typed or printed legibly in the appropriate spaces.

SECTION I – APPLICANT INFORMATION		
Applicant's Name: Coastal Community Bank		
Address: 10520 19th Avenue SE		
City: Everett	State: WA	Zip: 98208
Phone: 509-582-7829	Fax: 866-746-4884	Other and/or e-mail address: ScottLybbert@gmail.com
Please check under what capacity you are filing:		
☒ Recorded owner of the property as of 02-03-2011		☐ Purchasing under contract as of
☐ The lessee as of		☐ The authorized agent of any of the foregoing, duly authorized in writing (written authorization must be attached to application).
SECTION II – PROPERTY LOCATION AND GENERAL DESCRIPTION		
Street address(es) of property for which the zone change is requested, if applicable:		
Parcel No. 128082000007000 Kingsgate Way 2145 Kingsgate		
Relationship to adjacent streets (i.e., west of Main Street between 1 st Avenue and 2 nd Avenue):		
see attached map		
General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement): vacant property		
Size of petition area	acres and 18.79 acres	square feet 818,492 sq ft
SECTION III - CHANGE OF ZONE REQUEST		
A change of zone from C-3 To C-LB		
is requested for the property described in Section II of this application.		
SECTION IV – JUSTIFICATION		
State the reason(s) for the requested change of zone:		
Seek to develop the property for multi-family housing.		

Continued

I DECLARE UNDER PENALTY OF THE PERJURY LAWS THAT THE INFORMATION I HAVE PROVIDED ON THIS FORM/APPLICATION IS TRUE, CORRECT AND COMPLETE.

DATED THIS 16th DAY OF April, 2015.

Coastal Community Bank
[Signature]

Applicant's Signature

Applicant's Signature

5415 Evergreen Way
Address

Address

Everett WA 98206
City, State, Zip

City, State, Zip

425-357-3688
Phone

Phone

FOR OFFICE USE ONLY

Date accepted for filing _____

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

City Official's Signature

Chapter 23.22

COMMERCIAL ZONING DISTRICTS

Sections:

[23.22.010](#) Purpose of commercial use districts.

[23.22.020](#) Performance standards and special requirements.

[23.22.030](#) Commercial use districts permitted land uses.

[23.22.040](#) Site requirements and development standards for commercial use districts.

[23.22.050](#) Parking standards for commercial use districts.

23.22.010 Purpose of commercial use districts.

A. The limited business use district (C-LB) is a zone classification designed to provide an area for the location of buildings for professional and business offices, motels, hotels, and their associated accessory uses, and other compatible uses serving as an administrative district for the enhancement of the central business districts, with regulations to afford protection for developments in this and adjacent districts and in certain instances to provide a buffer zone between residential areas and other commercial and industrial districts. This zoning classification is intended to be applied to some portions of the city that are designated either commercial or high-density residential under the city of Richland comprehensive plan.

B. The neighborhood retail business use district (C-1) is a limited retail business zone classification for areas which primarily provide retail products and services for the convenience of nearby neighborhoods with minimal impact to the surrounding residential area. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

C. The retail business use district (C-2) is a business zone classification providing for a wide range of retail business uses and services compatible to the core of the city and providing a focal point for the commerce of the city. All activities shall be conducted within an enclosed building except that off-street loading, parking, and servicing of automobiles may be in the open and except that outdoor storage may be permitted when conducted in conjunction with the principal operation which is in an enclosed adjoining building. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.

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

E. The waterfront use district (WF) is a special commercial and residential zoning classification providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, offices, and other similar commercial, apartment, and multifamily uses which are consistent with

waterfront oriented development, and which are in conformance with RMC Title [26](#), Shoreline Management, and with applicable U.S. Corps of Engineers requirements. This zoning classification encourages mixed special commercial and high-density residential uses to accommodate a variety of lifestyles and housing opportunities. Any combination of listed uses may be located in one building or one development (i.e., related buildings on the same lot or site). This zoning classification is intended to be applied to those portions of the city that are designated waterfront under the city of Richland comprehensive plan.

F. The central business district (CBD) is a special mixed use zoning classification designed to encourage the transformation of the central business district from principally a strip commercial auto-oriented neighborhood to a more compact development pattern. The central business district is envisioned to become a center for housing, employment, shopping, recreation, professional service and culture. The uses and development pattern will be integrated and complementary to create a lively and self-supporting district. Medium rise buildings will be anchored by pedestrian oriented storefronts on the ground floor with other uses including housing on upper floors. Projects will be well designed and include quality building materials. Appropriate private development will be encouraged via public investments in the streetscape and through reduction in off-street parking standards. Uses shall generally be conducted completely within an enclosed building, except that outdoor seating for cafes, restaurants, and similar uses and outdoor product display is encouraged. Buildings shall be oriented to the fronting street or accessway, to promote a sense of enclosure and continuity along the street or accessway. This zoning classification is intended for those portions of the city that are designated as central business district, as well as some properties designated as commercial and waterfront, under the Richland comprehensive plan. The central business district zone contains overlay districts titled medical, parkway, and uptown. The overlay districts implement varying site development requirements.

G. The commercial recreation district (CR) is a special commercial district providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, and other commercial uses which are consistent with waterfront oriented development, and which are in conformance with RMC Title [26](#), Shoreline Management, and with the U.S. Corps of Engineers requirements, and providing for regulations to protect the business and residents of the city from objectionable influences, building congestion and lack of light, air and privacy. This zoning classification is intended for those portions of the city that are designated as waterfront or commercial under the Richland comprehensive plan.

H. The commercial winery use district (CW) is a zone classification designed to provide an area for the operation of commercial wineries, including all aspects of the wine making industry, from the raising of crops to the production, storage and bottling of wine and the retail sales of wine and related products. Other uses, which support winery-related tourism, such as restaurants, entertainment venues, retail services such as gift shops and bed and breakfast facilities are also permitted, along with other uses that are compatible with wineries. [Ord. 28-05 § 1.02; Ord. 04-09].

23.22.020 Performance standards and special requirements.

A. Commercial Limited Business. Residential uses permitted in the C-LB district must comply with the following standards except as provided by footnote (6) of RMC [23.22.040](#):

1. Minimum Yard Requirements.

- a. Front Yard. Twenty feet except as provided by footnote (3) of RMC [23.18.040](#);
 - b. Side Yards. Each side yard shall provide one foot of side yard for each three feet or portion thereof of building height;
 - c. Rear Yards. Twenty-five feet.
2. Required Court Dimensions. Each court on which windows open from any room other than a kitchen, bathroom or a closet, shall have all horizontal dimensions measured at right angles from the windows to any wall or to any lot line other than a front lot line equal to not less than the height of the building above the floor level of the story containing the room, but no dimension shall be less than 20 feet.
3. Distance Between Buildings. No main building shall be closer to any other main building on the lot than a distance equal to the average of their heights. This provision shall not apply if no portion of either building lies within the space between the prolongation of lines along any two of the opposite walls of the other building, but in any such situation the buildings shall not be closer to each other than a distance of 10 feet.
4. Percentage of Lot Coverage. Apartment buildings in a C-LB district shall cover not more than 33 percent of the area of the lot.
- B. Neighborhood Retail Business. All uses permitted in a C-1 district must comply with the following performance standards:
- 1. All business, service, repair, processing, or merchandise display shall be conducted wholly within an enclosed building, except for off-street automobile parking, the sale of gasoline, and self-service car washes. Limited outdoor display of merchandise is permitted; provided, that such display shall include only those quantities sold in a day's operation.
 - 2. Outdoor storage areas incidental to a permitted use shall be enclosed with not less than a six-foot-high fence and shall be visually screened from adjoining properties. All storage areas shall comply with building setbacks.
 - 3. Not more than three persons shall be engaged at any one time in fabricating, repairing, cleaning, or other processing of goods other than food preparation in any establishment. All goods produced shall be primarily sold at retail on the premises where produced.
 - 4. Lighting, including permitted illuminated signs, shall be shielded or arranged so as not to reflect or cause glare to extend into any residential districts, or to interfere with the safe operation of motor vehicles.
 - 5. Noise levels resulting from the operation of equipment used in the conduct of business in the C-1 district shall conform to the requirements of Chapter 173-60 WAC, Maximum Environmental Noise Levels.
 - 6. No single retail business, except for a food store, shall operate within a building space that exceeds 15,000 square feet in area, unless approved by the planning commission through the issuance of a special use permit upon the finding that the proposed retail business primarily serves and is appropriately located within the surrounding residential neighborhoods.

C. General Business. All permitted commercial business uses may be located in the C-3 district, provided their performance is of such a nature that they do not inflict upon the surrounding residential areas, smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare or safety of the public occupying or visiting the areas. The maximum permissible limits of these detrimental effects shall be as herein defined and upon exceeding these limits they shall be as herein considered a nuisance, declared in violation of this title and shall be ordered abated.

1. Smokestacks shall not emit a visible smoke except for one 10-minute period each day, when a new fire is being started. During this period, the density of the smoke shall not be darker than No. 2 of the Ringlemann Chart as published by the U.S. Bureau of Mines.

2. No visible or invisible noxious gases, fumes, fly ash, soot or industrial wastes shall be discharged into the atmosphere from any continuous or intermittent operation except such as is common to the normal operations of heating plants or gasoline or diesel engines in cars, trucks or railroad engines.

3. Building materials with high light reflective qualities shall not be used in the construction of buildings in such a manner that reflected sunlight will throw intense glare to areas surrounding the C-3 district.

4. Odors of an intensity greater than that of a faint smell of cinnamon which can be detected by persons traveling the roads bordering the lee side of the C-3 district, when a 10 mph wind or less is blowing, are prohibited.

5. Machines or operations which generate air or ground vibration must be baffled or insulated to eliminate any sensation of sound or vibration outside the C-3 district.

D. Waterfront. It is the intent of this section that:

1. Uses should be oriented primarily to the waterfront and secondarily to the public street to facilitate public access to the waterfront; and

2. Public pedestrian access shall include clearly marked travel pathways from the public street through parking areas to primary building entries.

E. Central Business District. New buildings shall conform to the following design standards:

1. The maximum setback area shall only be improved with pedestrian amenities including but not limited to: landscaping, street furniture, sidewalks, plazas, bicycle racks, and public art.

2. Building facades facing streets shall include:

- a. Glass fenestration on 50 percent to 80 percent of the ground floor of the building facade. A window display cabinet, work of art, decorative grille or similar treatment may be used to cover an opening for concealment and to meet this standard on those portions of the ground floor facade where the applicant can demonstrate that the intrusion of natural light is detrimental to the ground floor use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms.

- b. At least two of the following architectural elements:

- i. Awnings;

- ii. Wall plane modulation at a minimum of three feet for every wall more than 50 feet in length;
 - iii. Pilasters or columns;
 - iv. Bays;
 - v. Balconies or building overhangs; or
 - vi. Upper story windows (comprising a minimum of 50 percent of the facade).
3. At least one pedestrian, nonservice entrance into the building will be provided on each street frontage or provided at the building corner.
 4. Variation of exterior building material between the ground and upper floors of multi-story buildings.
 5. All buildings with a flat roof shall use a modulated height parapet wall for wall lengths greater than 50 feet. The modulation of parapet heights is encouraged to identify building entrances.
 6. All new buildings that utilize parapet walls shall include a projecting cornice detail to create a prominent edge.
 7. Public street and sidewalk improvements are required per Richland Municipal Code to implement approved street cross-sections. Curb cuts are encouraged to be located adjacent to property lines and shared with adjacent properties, via joint access agreement.
 8. Service bays, loading areas, refuse dumpsters, kitchen waste receptacles, outdoor storage locations, and rooftop mechanical equipment shall be located away from public rights-of-way via site planning and screened from view with landscaping, solid screening or combination.
 9. Alternative Design. In the event that a proposed building and/or site does not meet the literal standards identified in this section, or the maximum setback standards set forth in RMC [23.22.040](#) or the maximum parking standards set forth in RMC [23.22.050](#), a project representative may apply to the Richland planning commission for a deviation from these site design standards. The Richland planning commission shall consider said deviation and may approve any deviation based on its review and a determination that the application meets the following findings:
 - a. That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and
 - b. The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and
 - c. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity. [Ord. 28-05 § 1.02; Ord. 07-06; Ord. 04-09; Ord. 07-10 § 1.01; amended during 2011 recodification; Ord. 32-11 § 4].

23.22.030 Commercial use districts permitted land uses.

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

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

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

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

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

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

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Agricultural Uses								
Raising Crops, Trees, Vineyards								P
Automotive, Marine and Heavy Equipment								
Automotive Repair – Major				P				
Automotive Repair – Minor		P	P	P	S			
Automotive Repair – Specialty Shop		S	P	P	S			
Automobile Service Station		p ¹	p ¹	p ¹	S ¹			
Auto Part Sales		P	P	P	S			
Boat Building				P				
Bottling Plants				P				p ²⁸
Car Wash – Automatic or Self-Service		p ²	p ²	p ²	S ²			
Equipment Rentals			P	P				
Farm Equipment and Supplies Sales				P				
Fuel Station/Mini Mart	S	P	P	P	P			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Heavy Equipment Sales and Repair				P				
Manufactured Home Sales Lot				P				
Marinas						P	P	
Marine Equipment Rentals				P		P	P	
Marine Gas Sales						A	A	
Marine Repair				P		P	P	
Towing, Vehicle Impound Lots				S ³				
Truck Rentals			P	P				
Truck Stop – Diesel Fuel Sales			S	P				
Truck Terminal				P				
Vehicle Leasing/Renting			P ⁴	P	S ⁴			
Vehicle Sales			P ⁴	P	S ⁴			
Warehousing, Wholesale Use				P				
Business and Personal Services								
Animal Shelter				S ⁵				
Automatic Teller Machines	P	P	P	P	P	P		P
Commercial Kennel				P ⁵				
Contractors' Offices		P	P	P	P			
Funeral Establishments			P	P				
General Service Businesses	A	P	P	P	P	P		
Health/Fitness Facility	A	P	P	P	P	A	P	

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Health/Fitness Center			P	P	P		P	
Health Spa		P	P	P	P	P		P
Hospital/Clinic – Large Animal				S ⁵				
Hospital/Clinic – Small Animal			S ⁵	P ⁵	P			
Laundry/Dry Cleaning, Com.				P	P ²⁹			
Laundry/Dry Cleaning, Neighborhood		P	P	P	P			
Laundry/Dry Cleaning, Retail	P	P	P	P	P	P		
Laundry – Self-Service		P	P	P	P			
Mini-Warehouse				P ⁶				
Mailing Service	P	P	P	P	P	P		
Personal Loan Business	P	P	P	P	P			
Personal Services Businesses	A	P	P	P	P	P		
Photo Processing, Copying and Printing Services	P	P	P	P	P	P		
Telemarketing Services	P		P	P	P			
Video Rental Store		P	P	P	P	P		P
Food Service								
Cafeterias	A		A	A	A	A	A	
Delicatessen	P	P	P	P	P	P	P	P
Drinking Establishments		P ⁷	P	P	P	P	P	P
Micro-Brewery			P	P	P	P	P	P
Portable Food Vendors ²⁶	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁸

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Restaurants/Drive-Through		S ⁸	P ⁸	P ⁸	S ^{8, 9}	S ^{8, 9}		
Restaurants/Lounge		P ⁷	P	P	P	P	P	P
Restaurants/Sit Down	A	P	P	P	P	P	P	P
Restaurants/Take Out		P	P	P	P	P		P
Restaurants with Entertainment/Dancing Facilities		P ⁷	P	P	P	P	P	P
Wineries – Tasting Room		P ⁷	P	P	P	P	P	P
Industrial/Manufacturing Uses								
Laundry and Cleaning Plants				P				P ²⁸
Light Manufacturing Uses				P				P ²⁸
Warehousing and Distribution Facilities				P				P ²⁸
Wholesale Facilities and Operations				P				P ²⁸
Wineries – Production				P				P
Office Uses								
Financial Institutions	P	P/S ²²	P	P	P/S ²²	P		
Medical, Dental and Other Clinics	P	P	P	P	P	P		
Newspaper Offices and Printing Works			P	P	P			
Office – Consulting Services	P	P	P	P	P	P		P ²⁸
Office – Corporate	P		P	P	P	P		P ²⁸
Office – General	P	P	P	P	P	P		P ²⁸
Office – Research and Development	P		P	P	P			P ²⁸
Radio and Television Studios			P	P	P			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Schools, Commercial	P		P	P	P	P		
Schools, Trade			P	P	P			p ²⁸
Travel Agencies	P	P	P	P	P	P		
Public/Quasi-Public Uses								
Churches	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	P	p ¹⁰		
Clubs or Fraternal Societies	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰	p ¹⁰		
Cultural Institutions	p ¹⁰	p ¹⁰	p ¹⁰		p ¹⁰	p ¹⁰		p ¹⁰
General Park O&M Activities	P	P	P	P	P	P	P	P
Hospitals	P		P	P	P			
Homeless Shelter				P				
Passive Open Space Use	P	P	P	P	P	P	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	p ¹¹	p ¹¹	p ¹¹	p ¹¹	p ¹¹	p ¹¹	p ¹¹	p ¹¹
Public Agency Buildings	P	P	P	P	P	P	P	
Public Agency Facilities	p ¹¹	p ¹¹	p ¹¹	p ¹¹	p ¹¹	p ¹¹	p ¹¹	p ¹¹
Public Campgrounds				S			S	
Public Parks	P	P	P	P	P		P	P
Schools	p ¹²	p ¹²	p ¹²	p ¹²	p ¹²	p ¹²		
Schools, Alternative	p ¹³	p ¹³	p ¹³	p ¹³	p ¹³			
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P	P	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P	P	P	P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P	P	P	P	P	P	P
Recreational Uses								
Art Galleries			P	P	P	P	P	P
Arcades		P	P	P	P	P	P	
Boat Mooring Facilities						P	P	
Cinema, Indoor			P	P	P	P	P	
Cinema, Drive-In			P	P				
Commercial Recreation, Indoor		S ⁷	P	P	P	P	P	
Commercial Recreation, Outdoor			P	P		P	P	
House Banked Card Rooms				P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	
Recreational Vehicle Campgrounds				S ¹⁵			S ¹⁵	
Recreational Vehicle Parks				S ¹⁶			S ¹⁶	
Stable, Public				S ¹⁷				
Theater		P ⁷	P	P	P	P	P	P
Residential Uses								
Accessory Dwelling Unit		A	A	A	A	A		A
Apartment, Condominium (3 or more units)	P		P ¹⁸		P	P		
Assisted Living Facility	P		P		P ¹⁸	P		
Bed and Breakfast	P	P	P	P	P	P	P	P
Day Care Center	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹	P ¹⁹		
Dormitories, Fraternities, and Sororities	P				P	P		

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Dwelling, One-Family Attached						p ²⁵		
Dwelling, Two-Family Detached						P		
Dwelling Units for a Resident Watchman or Custodian				A				p ²⁸
Family Day Care Home	p ¹⁹					p ¹⁹		
Houseboats						P	P	
Hotels or Motels	P		P	P	P	P	P	P
Nursing or Rest Home	P		P		p ¹⁸	P		
Recreational Club	A				A	A		
Senior Housing	P				p ¹⁸	P		
Temporary Residence	p ²⁰	p ²⁰	p ²⁰	p ²⁰	p ²⁰	p ²⁰		P
Retail Uses								
Adult Use Establishments				p ²¹				
Apparel and Accessory Stores		P	P	P	P	P		P
Auto Parts Supply Store		P	P	P	P			
Books, Stationery and Art Supply Stores	A	P	P	P	P	P		P
Building, Hardware, Garden Supply Stores		P	P	P	P			
Department Store			P	P	P			
Drug Store/Pharmacy	A	P/S ²²	P	P	P	P		
Electronic Equipment Stores		P	P	P	P	P		
Food Stores		P	P	P	P	P		
Florist		P	P	P	P	P		P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Furniture, Home Furnishings and Appliance Stores		P	P	P	P			
Landscaping Material Sales			A	P				
Lumberyards				P				
Nursery, Plant				P				P
Office Supply Store	A	P	P	P	P	P		
Outdoor Sales				P				
Parking Lot or Structure	P	P	P	P	A	P		P
Pawn Shop				P				
Pet Shop and Pet Supply Stores		P	P	P	P			
Retail Hay, Grain and Feed Stores				P				
Secondhand Store			P	P	P	P		
Specialty Retail Stores		P	P	P	P	P		P
Miscellaneous Uses								
Bus Station				P	P			
Bus Terminal				P	P			
Bus Transfer Station	P		P	P	P		P	
Cemetery	P		P	P				
Community Festivals and Street Fairs	P	P	P	P	P	P	P	P
Convention Center	P		P	P	P	P	P	
Micro- and Macro-Antennas	P	P	P	P	P	P	P	P
Monopole			S ²³	P/S ²³	S ²³			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
On-Site Hazardous Waste Treatment and Storage	A	A	A	A	A	A	A	A
Outdoor Storage		A ²⁴	A ²⁴	P ²⁴				
Storage in an Enclosed Building	A	A	A	A	A	A	A	A ²⁸

1. RMC [23.42.280](#)
2. RMC [23.42.270](#)
3. RMC [23.42.320](#)
4. RMC [23.42.330](#)
5. RMC [23.42.040](#)
6. RMC [23.42.170](#)
7. RMC [23.42.053](#)
8. RMC [23.42.047](#)
9. RMC [23.42.055](#)
10. RMC [23.42.050](#)
11. RMC [23.42.200](#)
12. RMC [23.42.250](#)
13. RMC [23.42.260](#)
14. RMC [23.42.100](#)
15. RMC [23.42.230](#)
16. RMC [23.42.220](#)
17. RMC [23.42.190](#)
18. Use permitted on upper stories of multi-story buildings, if main floor is used for commercial or office uses.
19. RMC [23.42.080](#)
20. RMC [23.42.110](#)
21. RMC [23.42.030](#)
22. Use permitted, requires special use permit with drive-through window.
23. Chapter [23.62](#) RMC
24. RMC [23.42.180](#)
25. RMC [23.18.025](#)
26. See definition, RMC [23.06.780](#)
27. RMC [23.42.185](#)
28. Activities permitted only when directly related to and/or conducted in support of winery operations.
29. Within the central business district (CBD), existing commercial laundry/dry cleaning uses, established and operating at the time the CBD district was established, are allowed as a permitted use. All use of the land and/or buildings necessary and incidental to that of the commercial laundry/dry cleaning use, and existing at the effective date of the CBD district, may be continued. Commercial laundry/dry cleaning uses not established and operating at the time the CBD district was established are prohibited.

[Ord. 28-05 § 1.02; Ord. 15-07; Ord. 04-09; Ord. 07-10 § 1.02; amended during 2011 recodification; Ord. 32-11 § 5].

23.22.040 Site requirements and development standards for commercial use districts.

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

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Lot Area	None	None	None	None	None	None	None	None
Maximum Density – Multifamily Dwellings (units/square feet)	1:1,500	N/A	N/A	N/A	None	1:1,500	N/A	N/A
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A	30 feet	N/A	N/A
Minimum Front Yard Setback ¹⁴	20 feet	45 feet ¹	0 feet ²	0 feet ²	CBD, Parkway, Uptown Districts: 0 feet min. – 20 feet max. ^{3, 11, 13} Medical District: 0 feet min.	Note 4,5	Note 4	20 feet
Minimum Side Yard Setback	0 feet ⁶	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,9}	0 feet	0 feet ^{6,8}
Minimum Rear Yard Setback	0 feet ^{6,8}	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,8,10}	0 feet	0 feet ^{6,8}
Maximum Building Height ¹⁴	55 feet	30 feet	80 feet	80 feet	CBD – 110 feet Medical – 140 feet Parkway – 50 feet Uptown – 50 feet	35/55 feet ¹²	35/55 feet ¹²	35 feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	500 feet	N/A	N/A	N/A	500 feet	500 feet	N/A	N/A

1. Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.

2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
3. Unless a greater setback is required by Chapter [12.11](#) RMC, Intersection Sight Distance.
4. Front and Side Street. No building shall be closer than 40 feet to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.
5. In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the medium-density residential small lot (R-2S) zoning district. Refer to RMC [23.18.040](#).
6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:
 - a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential 12,000, R-1-10 – single-family residential 10,000, R-2 – medium-density residential, R-2S – medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.
 - b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family residential use in the central business district (CBD) (as defined in footnote (6)(a)) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.
 - c. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC [23.54.140](#).
 - d. In the C-LB and CW districts, a 20-foot setback shall be provided for any side yard that adjoins a street.
7. Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum 15-foot setback. Lots adjoining a street shall maintain a minimum 20-foot setback. Required side or rear yards shall be landscaped or covered with a hard surface, or a combination of both. No accessory buildings or structures shall be located in such yards unless otherwise permitted by this title.

8. No minimum required, except parking shall be set back a minimum of five feet to accommodate required landscape screening as required under RMC [23.54.140](#).
9. Side Yard. No minimum, except parking shall be set back a minimum of five feet, and buildings used exclusively for residences shall maintain at least one foot of side yard for each three feet or portion thereof of building height. Side yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.
10. No minimum, except parking shall be set back a minimum of five feet. Rear yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.
11. Commercial developments such as community shopping centers or retail centers over 40,000 square feet in size and typically focused around a major tenant, such as a supermarket grocery, department store or discount store, and supported with smaller “ancillary” retail shops and services located in multiple building configurations, are permitted front and street side maximum setback flexibility for the largest building. Maximum setback standards on any other new buildings may be adjusted by the planning commission as part of the alternative design review as set forth in the performance standards and special requirements of RMC [23.22.020\(E\)\(9\)](#).
12. All buildings that are located in both the waterfront (WF) district and that fall within the jurisdictional limits of the Shoreline Management Act shall comply with the height limitations established in the Richland shoreline master program (RMC Title [26](#)). Buildings in the WF district that are not subject to the Richland shoreline master program shall not exceed a height of 35 feet; unless the planning commission authorizes an increase in building height to a maximum height of 55 feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building is located a sufficient distance from the Columbia River to avoid creating a visual barrier.
13. Physical additions to existing nonconforming structures are not subject to the maximum front yard setback requirements.
14. The medical, uptown and parkway districts of the CBD zoning district are established as shown by Plates 23.22.040(1), (2) and (3).

PLATE NO. 1 - 23.22.040

PLATE 1



CBD - MEDICAL DISTRICT

PLATE NO. 2 - 23.22.040

PLATE 2



CBD - UPTOWN DISTRICT

PLATE NO. 3 - 23.22.040

PLATE 3



CBD - THE PARKWAY DISTRICT

[Ord. 28-05 § 1.02; Ord. 04-09; Ord. 07-10 § 1.03; amended during 2011 recodification; Ord. 32-11 § 6].

23.22.050 Parking standards for commercial use districts.

A. Off-street parking space shall be provided in all commercial zones in compliance with the requirements of Chapter [23.54](#) RMC.

B. Central Business District Off-Street Parking. All uses have a responsibility to provide parking. The parking responsibility for any new use or change in use shall be determined in accordance with the requirements of Chapter [23.54](#) RMC. The maximum number of parking spaces provided on site shall not exceed 125 percent of the minimum required parking as specified in Chapter [23.54](#) RMC; provided, that any number of parking spaces beyond the established maximum may be approved by the planning commission subject to RMC [23.22.020](#)(E)(9) (Alternative Design).

1. The off-street parking requirement may be reduced as follows:

a. The planning commission may reduce the parking responsibility as provided by RMC [23.54.080](#), joint use; and/or

b. Within a 600-foot radius of the property, and within the CBD zoning district, a 25 percent credit will be provided for each on-street parking space and/or for each off-street parking space located in a city-owned public parking lot. The allowed combined reduction in required off-street parking shall not exceed 50 percent of the overall off-street parking requirement (including any reductions contained in RMC [23.54.080](#)). Example: one off-street space will be credited if four on-street spaces are located within 600 feet of the property. Parking space dimensions are found in RMC [23.54.120](#). Only those streets designated for on-street parking shall be considered for the credit. Curb cuts, driveways, hydrant frontages, and similar restricted parking areas shall be excluded from the calculation.

2. Any parking lot that has frontage on a public street or accessway shall be screened with a combination of trees planted at no less than 30 feet on center and shrubs planted to form a uniform hedge within five years. A masonry wall not lower than 18 inches and not higher than 36 inches may be substituted for the shrubs. The landscaping and masonry wall, if used, shall be at no greater setback than the maximum setback for a front or street side (RMC [23.22.040](#)). Masonry walls are subject to the performance standards found in RMC [23.22.020](#)(E), and must be granted approval by the public works director for compliance with vision clearance requirements for traffic safety before installation. [Ord. 28-05 § 1.02; Ord. 04-09; Ord. 07-10 § 1.02; amended during 2011 recodification].





Not to Scale
Source: Google Street View

From State Route 240 Looking West

AFFIDAVIT OF MAILING
Notice of Application
Public Hearing Notice

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

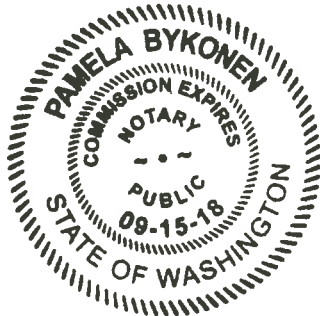
COMES NOW, Rick Simon, who, being first duly sworn upon oath deposes and says:

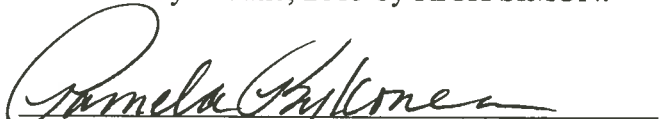
1. I am an employee in the Planning & Development Department for the City of Richland.
2. On the 5th day of June 2015, I mailed a copy of the attached NOTICE OF APPLICATION and NOTICE OF PUBLIC HEARING, File No. Z2015-105 to the attached list of individuals via regular mail on the date indicated above.



Print Name: Rick Simon

SIGNED AND SWORN to before me this 5th day of June, 2015 by RICK SIMON.




Notary Public in and for the State of Washington,
Residing at Pasco, WA 99301
My appointment expires: 9-15-18

CITY OF RICHLAND

NOTICE OF APPLICATION

AND PUBLIC HEARING (Z2015-105)

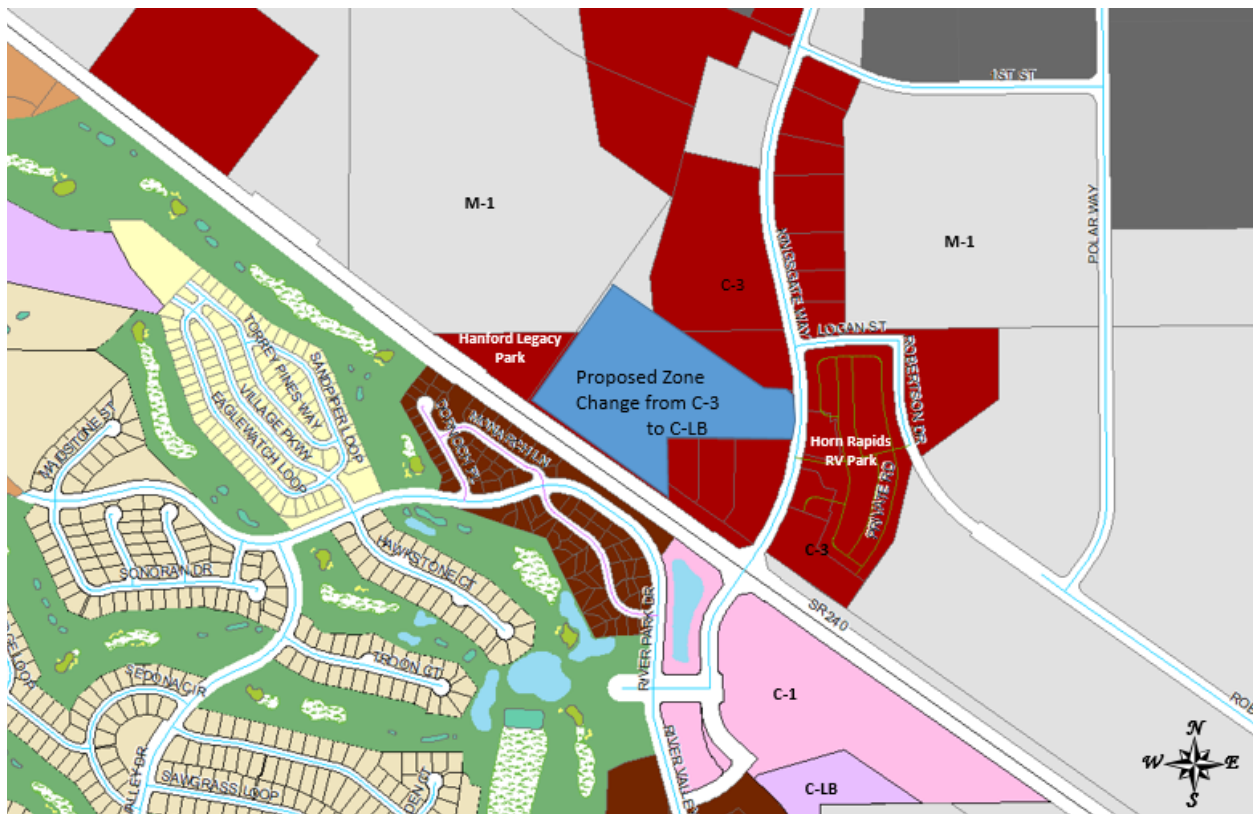
Notice is hereby given that Coastal Community, on April 17, 2015 filed application to change zoning on an 18.7 acre property from C-3 General Commercial to C-LB Limited Business on property located north of SR 240, west of Kingsgate Way and east of the Hanford Legacy Park.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Rick Simon, Development Services Manager, 840 Northgate Avenue, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or e-mailed to rsimon@ci.richland.wa.us.

The Richland Hearing Examiner, on Thursday, June 25, 2015, will conduct a public hearing and review of the application at 6:00 p.m. in the Council Chamber at the Richland City Hall, 505 Swift Boulevard. All interested parties are invited to attend and give testimony at the public hearing.

The proposed application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulation Administration and RMC Title 23 Zoning. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Development Services Division at the above referenced address with questions related to the available appeal process.

Rick Simon,
Development Services Manager



Parcel No.	Name	Address	City	State	Zip
128081000002004	City of Richland	PO Box 190	Richland	WA	99352
128082000010000			Richland		
121083000004000			Richland		
128081000007004	Richland RV Park, LLC	10602 NE 38th Pl, Ste. 100	Kirkland	WA	98033
128081000007002			Kirkland		
128081000007003			Kirkland		
128082000004000	Coastal Community Bank	10520 19th Ave. SE	Everett	WA	98208
128082000005000			Everett	WA	99352
128082000006000			Everett	WA	99352
128082020000011	Gordon E Drane	2572 Prestwick Dr.	Richland	WA	99354
128082020000012	Mary A Horn	2574 Prestwick Dr.	Richland	WA	99354
128082020000015	Sybil M Mosley, Trustee	2584 Prestwick Dr.	Richland	WA	99354
128082020000016	Loydene A Rambo	2586 Prestwick Dr.	Richland	WA	99354
128082020000018	Patrick J Brausen, Trustee	2594 Prestwick Dr.	Richland	WA	99354
128082020000019	Jeffrey L Hill	2600 Prestwick Dr.	Richland	WA	99354
128082030000001	Long Duc Pham	2824 Monarch Ln.	Richland	WA	99354
128082030000002	Steven H Wisness	2683 Maidstone St.	Richland	WA	99354
128082030000003	Kenneth Kary	2830 Monarch Ln.	Richland	WA	99354
128082030000004	William M Miles	2828 Monarch Ln.	Richland	WA	99354
128082030000005	Christine R Taylor	393 N River Dr.	Menominee	MN	49858
128082030000006	Erath Properties, LLC	2023 Sky Meadow Ave.	Richland	WA	99352
128082030000008	Linda T Marsh	2838 Monarch Ln.	Richland	WA	99354
128082030000007	Heather R Carpenter	515 S Buntin St.	Kennewick	WA	99336
128082030000010	Kevin Swisher	2842 Monarch Ln.	Richland	WA	99354
128082030000009	Frances E Podratz	5043 Swallow Ct.	West Richland	WA	99353
128082030000012	Michael Morgan	2846 Monarch Ln.	Richland	WA	99354
128082030000011	Cory Wright	523 Fence Post Ln.	Matthews	NC	28105
128082030000014	Leland Jackson	2850 Monarch Ln.	Richland	WA	99354
128082030000013	Kevin Favrow, Jr.	2848 Monarch Ln.	Richland	WA	99354
	Horn Rapids Master				
128082030000050	Homeowners	2600 Clubhouse Ln.	Richland	WA	99354

Published in the *Tri-City Herald* on May 31, 2015

**City of Richland
Notice of Public Hearing**

File No: Z2015-105

Proponent: Coastal Community Bank

Proposal: Change in zoning on 18.7 acres from C-3 General Business to C-LB Limited Business.

Location: north of SR 240, west of Kingsgate Way and east of the Hanford Legacy Park.

Hearing: Before the Richland Hearing Examiner on Thursday, June 25, 2015 at 6:00 p.m. in the Council Chambers, Richland City Hall, 505 Swift Boulevard.

Contact: Rick Simon, Development Services Manager
PO Box 190, MS-35
Richland, WA 99352
rsimon@ci.richland.wa.us

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Rick Simon**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Development Services Division for the City of Richland.

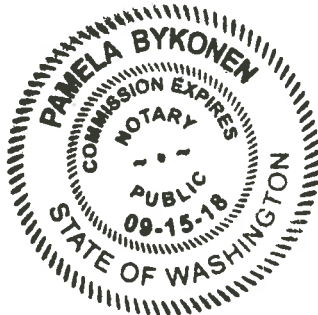
2. On the 8th day of June, 2015, I posted the attached NOTICE OF
APPLICATION & PUBLIC HEARING, File Number Z2015-105 on the
property at:

Kingsgate Way



Rick Simon

SIGNED AND SWORN to before me this 18th day of June, 2015 by
RICK SIMON.



Notary Public in and for the State of Washington,
Residing at Pasco, WA 99301
My appointment expires: 9-15-18



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Ordinances - First Reading

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 46-15, adding a New Section to RMC Title 24 - Plats & Subdivisions, Providing for the Vacation of a Binding Site Plan

Department:

Community & Development Services

Ordinance/Resolution Number:

46-15

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 46-15, amending RMC Title 24 to add a provision for the vacation of a binding site plan.

Summary:

City staff recently determined that the City's code related to binding site plans is missing a provision required by state law. RCW 58.17.035 provides that when a city adopts an ordinance allowing for the division of land by way of a binding site plan, the ordinance must contain a process for the alteration or vacation of the binding site plan. This provision is currently lacking from RMC 24.14.

Proposed Ordinance 46-15 will rectify the discrepancy by including a provision for amending and/or vacating a binding site plan. The Planning Commission held a public hearing to consider this issue at their regular meeting on July 22, 2015 and recommend approval of the changes contained in proposed Ordinance 46-15.

Staff recommends approval, for first reading, of proposed Ordinance 46-15.

Fiscal Impact:

The proposed code change is not anticipated to have direct fiscal impacts to the City.

Attachments:

1. Ordinance No. 46-15
2. Staff Report to Planning Commission
3. Minutes of Planning Commission Meeting

ORDINANCE NO. 46-15

AN ORDINANCE of the City of Richland amending Richland Municipal Code Title 24: Plats and Subdivisions, providing a procedure for the rescission of a binding site plan.

WHEREAS, RCW 58.17.035 authorizes cities to establish procedures for binding site plans as an alternative method of land division for commercial or industrial properties; and

WHEREAS, the City of Richland adopted Richland Municipal Code (RMC) Chapter 24.14 which establishes standards and procedures for binding site plans; and

WHEREAS, the RMC does not include specific provisions that identify a process for the rescission of a binding site plan.

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

Section 1. A new section, entitled Rescission, is hereby created and codified as RMC 24.14.110, and shall read as follows:

Chapter 24.14 BINDING SITE PLAN PROCEDURE

Sections:

- 24.14.010 Purpose and scope.
- 24.14.015 Definitions.
- 24.14.020 Overview of procedures.
- 24.14.030 Preliminary site plan procedures.
- 24.14.040 Application for binding site plan approval.
- 24.14.050 Content of binding site plan.
- 24.14.060 Review procedures for large properties.
- 24.14.070 Review procedures for small properties.
- 24.14.080 Requirements for design and bonding of improvements.
- 24.14.090 Commercial and industrial subdivisions and binding site plan.
- 24.14.100 Appeals.
- [24.14.110 Rescission.](#)

24.14.110 Rescission.

A. The city may rescind, vacate or modify all or a portion of a general or final binding site plan upon the request of the owner or owners of a legal lot or lots subject to a recorded binding site plan provided that any portion of a binding site plan which is rescinded, vacated or modified shall be considered to be configured as it was immediately prior to the time that the binding site plan was recorded.

B. Signatures of all the owners of those portions of a binding site plan which are proposed to be altered by an amendment, rescission or vacation are required on the application for rescission, vacation or modification.

C. The process for rescinding, modifying or vacating a binding site plan shall be accomplished by following the same procedure and satisfying the same laws and conditions as required for a new binding site plan for small properties as set forth in Section 24.14.070 and shall further be found by the city to further the public interest and not cause a significant environmental or land use impact on or beyond the site.

Section 2. This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this ____ day of _____, 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2015-107

PREPARED BY: RICK SIMON
MEETING DATE: JULY 22, 2015

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND Z2015-107

REQUEST: TEXT AMENDMENTS TO CHAPTER 24.14 – BINDING SITE PLAN,
ADDING A PROVISION AUTHORIZING THE RECISSION OF A
BINDING SITE PLAN.

LOCATION: CITYWIDE

REASON FOR REQUEST:

Recently, an applicant who had used the City's binding site plan process had a need to vacate a binding site plan after it had been recorded and discovered that there is no process set forth in City code to authorize a vacation. Staff has proposed adding a new section 24.14.110 to provide for the rescission of a recorded binding site plan.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the proposed amendments to the city's wireless communication facilities regulations and submits that:

1. Chapter 24.14 of the RMC regulates the division of property through a binding site plan, which is an alternative process to the division of land for commercial and industrial properties;
2. State law, through RCW 58.17.035 authorizes cities to establish binding site plans as an alternative method of land division and requires that provisions be put in place for the vacation of binding site plans;
3. The City's existing code does not contain currently contain provisions for the vacation of a binding site plan;
4. The proposed amendments to RMC Chapter 24.14, through the adoption of a new section 24.14.110 would provide the City with a means of vacating a binding site plan through an administrative process;

5. Based upon the above findings and conclusions, the adoption of a new section to the RMC – Section 24.14.110 providing for the vacation of a binding site plan is in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2015-107) and recommend to the City Council adoption of the proposed new section to the Richland Municipal Code – RMC 24.14.110 – Rescission.

ATTACHMENTS

- A. Supplemental Information
- B. RMC Chapter 24.14

SUPPLEMENTAL INFORMATION

CURRENT SITUATION

The City has a long established practice of dealing with binding site plans that involves a two-step process. The first step involves the recording of a “general binding site plan”. A general binding site plan is created following approval by the City through a public hearing process. The general binding site plan identifies the boundaries of the land included in the binding site plan and establishes the configuration of future streets and utility corridors. Often, the general binding site plan shows proposed lot boundaries, but the lots are not actually created by the general binding site plan. Much of the time, the size and configuration of commercial lots are dictated by the specific user. So, lots are not created until a specific buyer can reach agreement with the developer on a specific parcel configuration. Then the developer would record a “specific binding site plan”. The specific binding site plan would identify the dimensions of the particular lot or lots that it is creating; would identify any needed utility and access easements and would specify any conditions that the City requires as a pre-condition of development of the particular lot(s).

The City’s current binding site plan ordinance does not clearly identify the distinctions between general and specific binding site plans, so some re-write of the regulations is needed. Staff plans to address this issue later this year. However, an immediate need for code revision has been identified with the recording of the Veneto Villaggio Binding Site Plan in the Badger Mountain South master planned community. In 2014, the Planning Commission approved this binding site plan application to create a total of 40 commercial lots. A general binding site plan recorded last fall showed the potential configuration of all 40 lots. However, a mistake was made in that the document was not specifically labeled as a “General Binding Site Plan”. The result is that the Benton County Assessor is now considering those lots as legal lots of record and will value the property accordingly for purposes of property tax collection. It was neither the applicant’s nor the City’s intention to create these lots. The applicant therefore is seeking to vacate or rescind the binding site plan. The City code, as it currently exists makes no provision for the vacation of an existing binding site plan.

Beyond the applicant’s need to limit the tax burden for the lots included in this binding site plan, the City also has reason to seek resolution to this situation. As it was intended to only be a general binding site plan, the Veneto Villaggio binding site plan did not include the survey of lot corners, nor did it identify easements needed for the future extension of City utilities. The result is that lots of record have been created without surveys and without necessary easements.

STATE AUTHORITY

State law provides for binding site plans as an alternative method of land division to the subdivision process. RCW 58.17.035 in pertinent part states:

A city, town, or county may adopt by ordinance procedures for the divisions of land by use of a binding site plan as an alternative to the procedures required by this chapter. The ordinance shall be limited and only apply to one or more of the following: (1) The use of a binding site plan to divisions for sale or lease of commercially or industrially zoned property as provided in RCW 58.17.040(4); (2) divisions of property for lease as provided for in RCW 58.17.040(5); and (3) divisions of property as provided for in RCW 58.17.040(7). Such ordinance may apply the same or different requirements and procedures to each of the three types of divisions and shall provide for the alteration or vacation of the binding site plan, and may provide for the administrative approval of the binding site plan.

State law requires that a binding site plan ordinance provide for the vacation of a binding site plan, but it does not provide any specific guidance into how a binding site plan is to be vacated, leaving the City with flexibility to determine the best process for considering vacations.

State law, through RCW 58.17.212, provides more specific guidance as to how a subdivision is to be vacated, calling for the signatures of all parties having an ownership interest in the portion of the subdivision that is subject to the proposed vacation. It also requires a public hearing before the legislative body.

PROPOSED CODE AMENDMENT

Staff has drafted the following language to be added to the City code:

24.14.110 Rescission

A. The city may rescind all or a portion of a general or final binding site plan upon the request of the owner or owners of a legal lot or lots subject to a recorded binding site plan; provided, that any portion of a binding site plan which is rescinded shall be considered to be configured as it was immediately prior to the time that the binding site plan was recorded.

B. Signatures of the owners of those portions of a binding site plan which are not proposed to be altered by an amendment or rescission are not required on the amended binding site plan or application for rescission.

ANALYSIS

The draft amendment would implement a simple process to provide for the vacation of a binding site plan through an administrative process. The code would require the signatures of all parties that have an ownership interest in the portion(s) of the binding site plan to be vacated. Once vacated, the property would revert to the configuration of parcels that existed prior to the binding site plan.

SUMMARY

The proposed amendments to the City's regulations pertaining to the vacation of a binding site plan are necessary both to comply with the state law contained in RCW 58.17.035 and to provide a mechanism that will allow for the vacation of a binding site plan that is currently lacking in the City code.



**EXCERPT MINUTES
PLANNING COMMISSION MEETING**
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, July 22, 2015
7:00 PM

Call to Order:

Chair Madsen called the meeting to order at 7:00 PM.

Attendance:

Present: Commissioners Berkowitz, Clark, Palmer and Vice-Chair Wallner. Also present were City Council Liaison Phil Lemley, Block Grant Coordinator Michelle Burden, Community Development Services Manager Rick Simon, and Recorder Pam Bykonen.

New Business

1. CITY OF RICHLAND – Zoning Code Amendments Relating to the Rescission of a Binding Site Plan (Z2015-107)

Mr. Simon introduced the proposed code amendments to RMC 24.14.110 relating to the rescission of a binding site plan in the event a property owner wishes to vacate an existing binding site plan. Current code does not contain provisions for this type of action.

Public Hearing

The Public Hearing was opened at 8:19 p.m.

The Public Hearing was closed at 8:19 p.m.

Discussion:

Commissioner Clark asked staff if this proposal was related to recent changes to the Badger Mountain South LUDR. **Mr. Simon** said it was not.

Commissioner Berkowitz asked for clarification of the terms “rescind” and “vacate” when referring to a binding site plan. **Mr. Simon** explained the terms were interchangeable. **Commissioner Berkowitz** asked for clarification of process for a large parcel requesting a binding site plan and for a smaller property. **Mr. Simon** explained that parcels greater than 200,000 square feet must undergo a public hearing for a binding site plan with conditions for easements, etc. Parcels smaller than 200,000 square feet requesting a binding site plan may do so administratively.

Commissioner Berkowitz objected to the term “modify” regarding large parcel binding site plans.

A motion was made by Commissioner Clark and seconded by Commissioner Palmer to concur with the Findings and conclusions set forth in Staff Report Z2015-107 and recommend to the City Council adoption of the proposed new section to the Richland Municipal Code 24.14.110 – Rescission, as presented in a separate handout.

MOTION PASSED 3-1 with Berkowitz casting the dissenting vote.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Ordinances - First Reading

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Ordinance No. 47-15, Proposed Increase in Appropriation of the Parks Project Construction and Industrial Development Funds.

Department:

Parks & Public Facilities

Ordinance/Resolution Number:

47-15

Document Type:

Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 47-15, Proposed Increase in Appropriation of the Parks Project and Industrial Development Funds.

Summary:

State law requires that an ordinance be adopted to increase budgeted appropriations. Ordinance No. 47-15 proposes to amend the Parks Project Construction and Industrial Development Funds. Unbudgeted funds from the Industrial Development Fund reserves will be transferred to the Parks Project Construction Fund to increase parking capacity at the City Shops Facility.

The additional parking capacity is needed to offset parking displaced as a result of constructing Fire Station 74 at the City Shops facility. The fire station had previously been planned to be constructed on City-owned property adjacent to the unimproved City View Drive, but the project was relocated to the City Shops facility as a cost savings measure. The former site can now be combined with other, contiguously owned City land at City View. The Industrial Development Fund will benefit from the future land sale and is the appropriate funding source to increase parking capacity at the City Shops.

As required, a public hearing is being held at tonight's Council meeting to consider this proposal.

Fiscal Impact:

\$49,355 will be appropriated from existing Industrial Development Fund unappropriated fund balance, as a transfer to the Parks Project Construction Fund. The funds transferred will be appropriated in the Parks Project Construction Fund for expenditure on the parking project.

Attachments:

- I. Ordinance No. 47-15

ORDINANCE NO. 47-15

AN ORDINANCE of the City of Richland amending the 2015 Budget to provide for additional appropriations in the Industrial Development Fund and Parks Project Construction Fund, and declaring that a public emergency exists in the Industrial Development Fund.

WHEREAS, the Construction of Fire Station 74 displaced employee and visitor parking at the City Shops facility; and

WHEREAS, the original site for Fire Station 74 on City View Drive is adjacent to other City-owned land that is actively for sale; and

WHEREAS, combination of the former Fire Station 74 site on City View Drive with adjacent, existing City-owned land will make the property more desirable to potential buyers; and

WHEREAS, the Industrial Development Fund will receive a future benefit from selling the additional City-owned property; and

WHEREAS, no funds were appropriated in the Industrial Development Fund for transfer to the Parks Project Fund, and no funds were appropriated in the Parks Project Construction Fund to construct additional off-street parking at the City Shops facility; and

WHEREAS, the Industrial Development Fund currently has adequate capacity to fund the construction of additional off-street parking at the City Shops facility.

WHEREAS, a public hearing was held pursuant to RCW 35.33.091 on August 5, 2015, regarding the increase in appropriations from beginning fund balance in the Industrial Development Fund.

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

Section 1. Facts Constituting Emergency. The expenses contained within this ordinance were not anticipated when the 2015 budget was approved.

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

Section 3. Amendment of the 2015 Budget. The 2015 Budget is hereby amended to provide for additional appropriations in the Industrial Development Fund from unappropriated fund balance; and to provide for additional appropriations in the Parks Project Construction Fund from increased interfund transfers as follows:

Industrial Development Fund

Current Appropriation:	\$ 8,447,813
Increase in Appropriation:	<u>\$ 49,355</u>
Amended Appropriation:	\$ 8,497,168

Parks Project Construction Fund

Current Appropriation:	\$3,368,078
Increase in Appropriation:	<u>\$ 49,355</u>
Amended Appropriation:	\$3,417,433

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

PASSED by the City Council of the City of Richland, at a regular meeting on the _____ day of _____ 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 3 - Economic Vitality

Subject:

Ordinance No. 38-15, Annexing 15.6 Acres Located East of Dallas Road and South of I-82 (Columbia Premiere Properties/Westchester)

Department:

Community & Development Services

Ordinance/Resolution Number:

38-15

Document Type:

Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 38-15, annexing a 15.6-acre tract into the City.

Summary:

Ordinance No. 38-15 has been prepared for Council consideration and would result in the annexation of a 15.6-acre tract into the City. The property is located east of Dallas Road and south of I-82.

First reading of this ordinance was given at the July 7, 2015, Council Meeting.

Fiscal Impact:

The proposed annexation is anticipated to have a minor positive fiscal impact to the City, both initially and when full build-out of the property would be achieved in the future. A copy of a fiscal impact analysis is attached.

Attachments:

1. Ord. 38-15, Annexation of 15.6 Acres
2. Vicinity Map
3. Fiscal Impact Report

WHEN RECORDED RETURN TO:

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

PID#1-120983000001001

ORDINANCE NO. 38-15

AN ORDINANCE of the City of Richland, Benton County Washington, annexing approximately 15.6 acres of land located east of Dallas Road and south of I-82, providing for assumption of existing City indebtedness and amending the Official Zoning Map.

WHEREAS, the City received a notice of intent from Premiere Columbia Properties, LLC, the sole owner of the real property legally described in Exhibit A attached hereto, to commence annexation proceedings for annexation into the City of Richland; and

WHEREAS, a meeting was held October 7, 2014, between the initiating parties of this annexation and the City Council of the City of Richland, at which time the Council passed Resolution No. 151-14, accepting the notice of intention to commence annexation proceedings for the real property legally described in Exhibit A attached hereto, subject to simultaneous adoption of the Comprehensive Plan for the proposed annexation area, and the assumption of the appropriate share of all existing City indebtedness; and

WHEREAS, Resolution No.151-14 further authorized and directed the Richland Planning Commission to propose and forward a recommendation to the City Council as to the most appropriate zoning designation for the area proposed to be annexed; and

WHEREAS, a notice of intention to annex was duly filed with the Benton County Boundary Review Board. Jurisdiction of the Boundary Review Board was not invoked within 45 days of filing, and thus the proposed annexation was deemed approved by the Boundary Review Board on February 6, 2015; and

WHEREAS, the Richland Planning Commission held a public hearing on October 22, 2014, to consider an appropriate zoning designation for the proposed annexation area; and

WHEREAS, on March 3, 2015, Council passed Resolution No. 47-15, authorizing the circulation of an annexation petition for annexation of the real property legally described in Exhibit A attached hereto; and

WHEREAS, a petition was circulated and signed by the sole owner of the proposed annexation area, thereby exceeding the state requirement that owners representing at least sixty percent (60%) of the value of the proposed annexation area petition the City for annexation, according to the assessed valuation for general taxation; and

WHEREAS, the City Council held a public hearing to consider the annexation on July 7, 2015, which hearing was duly noticed by the City Clerk through publication in a newspaper of general circulation and through the mailing of notice to all property owners within the annexation area, specifying the time and place of the hearing and inviting interested persons to appear and voice approval or disapproval of the annexation; and

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

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

Section 1.01 The real property legally described in Exhibit A attached hereto is hereby annexed to the City of Richland and is hereby declared to be within the corporate limits of the City of Richland, Benton County Washington (the "Annexed Area").

Section 1.02 The Richland Comprehensive Plan, adopted October 6, 1997 by Ordinance No. 26-97 shall serve as the comprehensive plan for the Annexed Area. All properties within the annexation shall be designated as "low density residential" under the land use map that is part of the comprehensive plan.

Section 1.03 The property within the Annexed Area shall be assessed and taxed at the same rate and on the same basis as other property within the City, including assessments or taxes in payment for all or of any portion of the outstanding indebtedness of the City, approved by the voters, contracted, or incurred prior to, or existing at the date of annexation.

Section 1.04 Title 23 of the City of Richland Municipal Code (RMC) and the Official Zoning Map of the City as adopted by Section 23.08.040 of said title, hereby amends Sectional Map No. 59 which is one of a series of maps constituting said Official Zoning Map, bearing the number and date of passage of this ordinance and by this reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 1.05 It is hereby found, as an exercise of the City's police power, that the best zoning for the properties included in the Annexed Area shall be R1-12 Single Family Residential, as depicted on Exhibit B, when consideration is given to the interest of the general public.

Section 1.06 The City Clerk is directed to file a copy of this annexation with the Board of Commissioners of Benton County and the State of Washington in the manner required by law. The City Clerk is also directed to file with the Auditor of Benton County, Washington a copy of this ordinance and shall attach the amended sectional map as necessary and an amended Annexation map, duly certified by the Clerk as a true copy.

Section 1.07 As authorized and required by RCW 35.13.280, the City shall negotiate a new franchise with the solid waste collection service provider currently serving the Annexed Area on terms that are acceptable to the City and that complies with the City's Solid Waste Management Plan.

Section 1.08 This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this 5th day of August, 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: August 9, 2015

EXHIBIT A

Legal Description for Premiere Columbia Properties, LLC Annexation

Real property located in the Southwest quarter of the Southwest quarter of Section 20, Township 9 North, Range 28 East of the Willamette Meridian, Benton County, Washington and being more particularly described as follows:

Beginning at the Southeast corner of said subdivision; thence South 88°32'58" West a distance of 815.45 feet along the South line of said subdivision to a point on the East right-of-way line of Dallas Road; Thence the following courses along said East line:

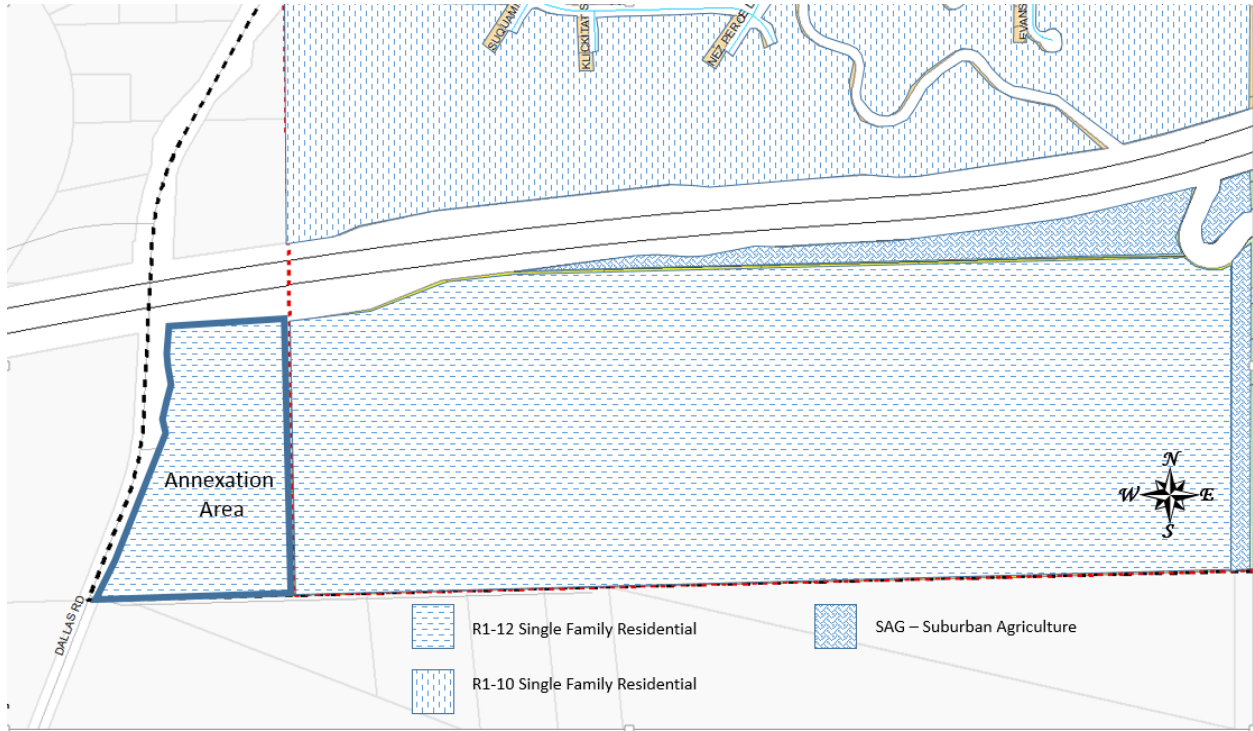
*North 21°20'20" East a distance of 0.32 feet;
North 21°18'28" East a distance of 214.22 feet;
South 68°41'32" East a distance of 15.00 feet;
North 21°18'28" East a distance of 100.00 feet;
North 21°19'12" East a distance of 410.22 feet;
North 02°23'45" East a distance of 166.33 feet;
South 87°36'15" East a distance of 10.00 feet;
North 02°23'45" East a distance of 150.00 feet;
North 87°36'15" West a distance of 10.00 feet;
North 02°23'45" East a distance of 146.00 feet to a point on the South right-of-way line of the LR line of SR 182; Thence North 86°40'09" East a distance of 500.97 feet along said South line to the East line of said subdivision; Thence South 00°55'13" East a distance of 1140.33 feet to the point of beginning.*

Contains 15.663 acres more or less.

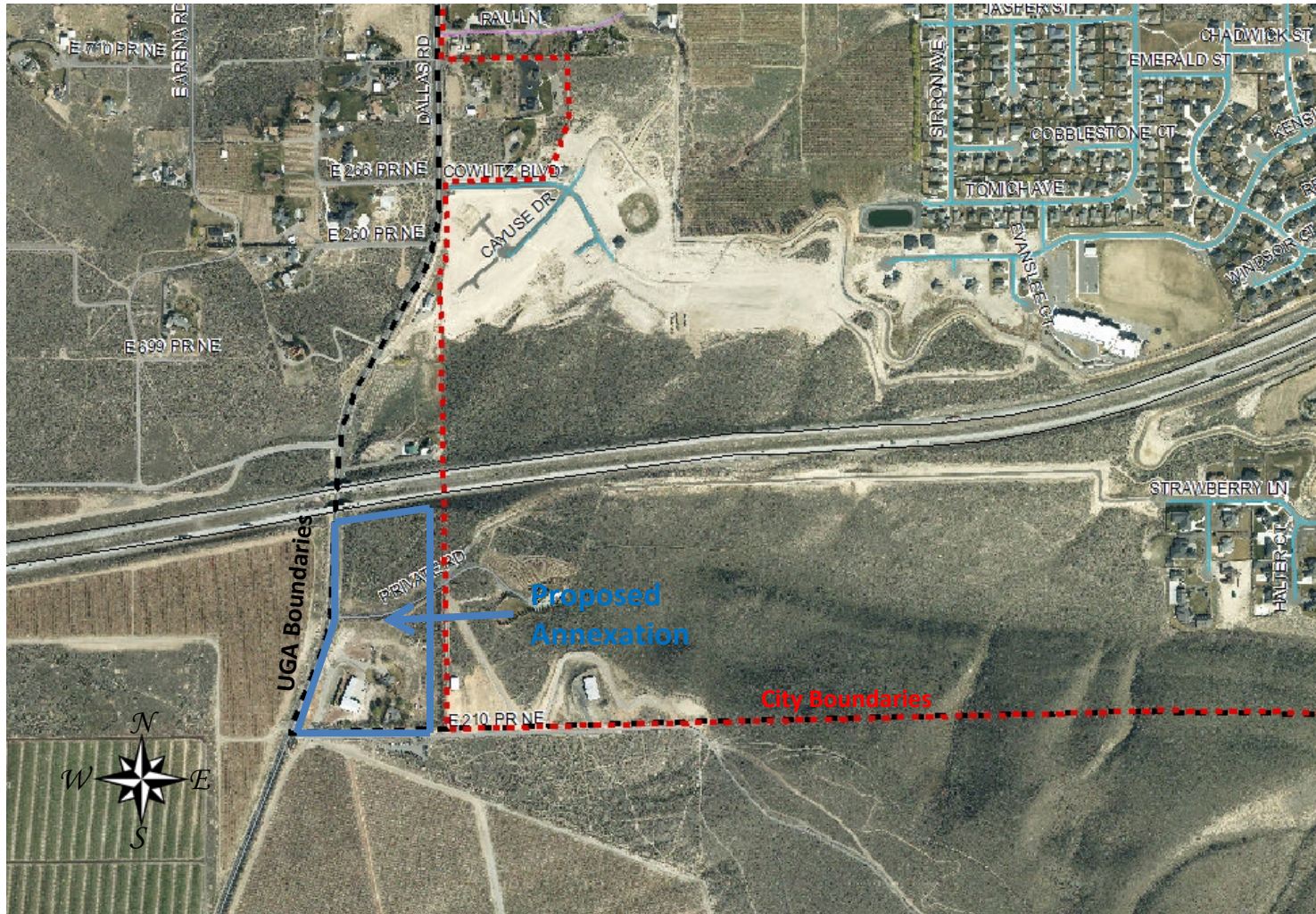
*This description includes the following **County Parcel Identification Number:***

1-2098-300-0001-001

EXHIBIT B



ZONING FOR PREMIERE COLUMBIA PROPERTIES ANNEXATION



PROPOSED PREMIERE COLUMBIA PROPERTIES ANNEXATION

FISCAL IMPACT – PROPOSED PREMIERE COLUMBIA PROPERTIES ANNEXATION

INTRODUCTION

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

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

REVENUES

The revenue that would be generated by the proposed annexation is largely dependent on the amount of development that occurs in the area over time. Table I provides an estimate of the revenues that would be produced from the annexation area based only on the existing level of development. Table II provides a revenue estimate at full build-out of the annexation area. This full build-out scenario is based on the anticipated level of development allowed under the zoning regulations applied to the proposed annexation area.

**TABLE I – Premiere Columbia Properties Annexation Proposal
Projected Revenue – Year 2015**

<u>Revenue Source</u>	<u>Rate</u>	<u>Basis</u>	<u>Annual Amount</u>
Property Tax	\$2.97705634/assessed valuation	\$702,180 total assessed value	\$2,090

**TABLE II – Premiere Columbia Properties Annexation Proposal
Projected Revenue – Full Build-Out**

<u>Revenue Source</u>	<u>Rate</u>	<u>Basis</u>	<u>Amount</u>
Property Tax	\$2. 97705634 /assessed valuation	\$645,530 value of orchard bldgs.	\$1,922
Property Tax	\$2. 97705634 /assessed valuation	17 lots \$5,680,160 total value	\$16,910
Permit Fees ¹	\$45/person	45 persons	\$2,025
Utility Taxes ²	\$212/person	45 persons	\$9,540
Sales Taxes ³	\$208/person	45 persons	\$9,360
Total			\$39,757

Table II Notes:

- ¹ Permit fees are based on the total 2015 adopted budget figures for licenses and permits, (\$2,407,275) divided by the current population (53,080).
- ² Utility taxes based on adopted budget figures for total utility tax revenue (\$11,247,330) divided by estimated number of current population (53,080).
- ³ Sales tax determined by total sales and use tax revenue (\$11,060,400) divided by current population (53,080).

Table II Assumptions:

- Annexation includes 8.5 acres of undeveloped property and 7 acres developed with uses that support the operation of the adjacent orchard. Assumes that orchard operations would continue and the remaining 8.5 acres would be developed at a density of 2 units/gross acre, which is a common density for hillside properties in South Richland.
- Average value of new construction for a single-family residence is \$334,127 according to 2014 year building permit activity records.
- Assumes 2.6 persons/household (2015 OFM Estimate).
- Assumes all new development will be served by City utilities.

No estimate has been provided on the length of time it would take to achieve full build-out of the proposed annexation area. This would be dependent upon any number of factors, including the desires of the property owners and market conditions. Rather, the two tables are offered as a comparison of revenues that would be generated from the area based on its existing and potential levels of development.

PUBLIC ASSETS

Existing Infrastructure

There is no infrastructure in the area that the City would inherit as a result of this annexation. No public right-of-way is located within the proposed annexation area. There is one private road that extends across the site. Existing city water and sewer mains are located adjacent to the proposed annexation area and city water serves the existing development.

DEMANDS FOR NEW/EXPANDED INFRASTRUCTURE

As development would occur within the area, water, sewer and electrical services would be extended. Additional access road(s) would be constructed and additional traffic created by new development would add to existing traffic volumes on City streets. New development would also trigger requirements for installation of storm drainage facilities and street lighting. Additional demands would be placed on the City's parks and open spaces. The developer would be responsible for the extension of City utilities, access roads, storm drainage facilities, street lighting, park dedication and/or payment of park fees.

The City's present system of development regulation/permitting ensures that, to a large degree, new residents are paying for the costs associated with the extension/expansion

of City infrastructure. It also ensures that new development will not occur unless appropriate infrastructure improvements are put in place.

EXISTING SERVICES

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

<u>Service</u>	<u>Service Provider</u>
Fire & Emergency Service	Benton County Fire District #4
Police Services	Benton County Sheriff's Department
Electrical Service	Benton County PUD #1
Water Service	City of Richland
Sewer Service	On-Site Septic Systems
Solid Waste Disposal	No Service Currently Provided

FUTURE DEMAND FOR SERVICES

As development of the proposed annexation area occurs, future demands would be placed on City services. Some of these services would not be greatly impacted. Emergency fire/medical protection would be provided from the new South Richland Station #74. As population increases, there would be more calls for service within the area.

City utility services, including power, water, sewer, and storm drainage would see increased usage. Present capacity of the City systems could accommodate this increased demand as the growth was anticipated and planned for in the City Comprehensive Plan. The fees charged for the connection to City utility services and the monthly user charges are designed to recover the costs associated with the provision of those services. Consequently, development within the proposed annexation area should not have fiscal impacts on those services.

Other services, including parks and recreation and library services, would likely see some increase in use. Table III demonstrates the effects of annexation, both initially and at full build-out, given the assumption that service levels and cost of service per capita will remain constant.

**TABLE III – Premiere Columbia Properties Annexation Proposal
Expense of Providing City Services**

Service	Annual Cost of Service	Level of Service ¹	Cost of Annexation ²	
			Initial	Full Build-Out
Fire & Emergency Service ³	\$133/person ³	5 minute emergency response time	\$0	\$5,977
Police ⁴	\$246./person ⁴	1.24 police/ 1,000 population	\$0	\$11,081
Parks ⁵	\$117/person ⁵	2.8 acres/1,000 population	\$0	\$5,286
Street ⁶ Maintenance	\$36/person	None established	\$0	\$1,600
Library ⁷	\$38/person	None established	\$0	\$1,710
Administrative Services ⁸	\$215/person	None established	\$0	\$9,675
Total			\$0⁹	\$35,329

Notes for Table III:

¹Level of Service reported from City of Richland Comprehensive Plan

²Cost of Annexation – Initial Impacts are based on current estimate of 0 persons residing within the proposed annexation area. Full build-out figures are based on projected population of 45 persons in 17 residences.

³Represents total current expense '15 budget for fire and emergency services (\$7,049,828) divided by current city population (53,080).

⁴Represents total current expense '15 budget for police (\$13,071,176) divided by current city population (53,080).

⁵Represents total current expense '15 budget for parks and facilities and recreation (\$6,235,839) divided by current city population (53,080).

⁶Represents streets capital construction fund '15 budget (\$1,868,561) divided by current city population (53,080).

⁷Library costs were derived by dividing 2015 total library budget (\$2,019,845) by total number of persons in the City (53,080).

⁸Administrative service costs represents the total current expense budgets for City Manager, Assistant City Manager, City Clerk, City Attorney, Communications and Marketing, Cable Communications, Information Technology, Administrative Services, Purchasing, Human Resources and Community Development (\$11,432,919) divided by current city population (53,080).

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

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

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

**TABLE IV – Premiere Columbia Properties Annexation Proposal
Summary of General Fund Revenues and Expenses**

	Estimated Number of Households	Projected Revenues	Projected Expenses	Net Annual Benefit
Initial Annexation	0	\$2,090	0	\$2,090
Annexation at Full Build-Out	17	\$39,757	\$35,329	\$4,428

CONCLUSION

Staff concludes that the proposed Premiere Columbia Properties annexation would have slight positive fiscal impacts to the City both at the time of initial annexation and at the time that the area is fully developed. The City's enterprise funds would not be negatively impacted as expenses associated with providing power, water, sewer, storm drainage and solid waste disposal would necessarily equal the revenues associated with providing such services.

A general rule of thumb holds that the costs of providing services to residential neighborhoods generally exceed the revenues derived from those residential areas. This analysis presumes that additional sales tax would be generated from future development in the area at the same proportion as the rest of the City. However, to the extent that retailers performing market studies consider community growth, additional population may have the effect of stimulating new retail development. Ultimately this could increase the per capita sales tax revenue that the City receives.

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

Annexation also provides the City with some opportunity to control the development so that it conforms to City plans and standards. Street layout and design, the extension of street and utility corridors to adjacent parcels, the overall density of development, and the dedication of park and open spaces are all issues that the City would not control if annexation does not occur.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Ordinance No. 40-15, Amending RMC Title 9: Crime, Related to Prosecution of Misdemeanor and Gross Misdemeanor Offenses

Department:
City Attorney

Ordinance/Resolution Number:
40-15

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance 40-15, amending Title 9: Crime of the Richland Municipal Code.

Summary:

The City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to promote the health, safety, and general welfare of the citizens of the community.

Richland shares concurrent jurisdiction with Benton County for the prosecution of misdemeanor and gross misdemeanor offenses within City limits. The City is authorized to pursue criminal prosecution of misdemeanor and gross misdemeanor crimes occurring in the City of Richland only so long as the City has adopted an ordinance prohibiting specified conduct and setting a penalty that involves criminal sanction.

The City has already adopted ordinances that authorize prosecution for a number of offenses. At this time, staff recommends adopting additional ordinances so that the City may exercise jurisdiction over the prosecution of said offenses as opposed to forwarding the cases to the Benton County Prosecuting Attorney's Office for charging decisions.

There is also a need to modify some of the language in the existing criminal ordinances in the Richland Municipal Code to bring them into conformance with state law.

By approving Ordinance 40-15, the following crimes will be added to Richland's criminal code: Cyberstalking; Leaving a child in the care of a sex offender; Rendering criminal assistance; Computer trespass second degree; and Reckless burning. The ordinance also amends the crimes of Destruction of property and Disorderly conduct to conform with state law.

Council approved Ordinance 40-15 for first reading on July 21, 2015. During that meeting, reservations were expressed regarding the need to protect political speech. Staff has amended Ordinance 40-15 to address the concerns expressed. With this modification, staff recommends approval of Ordinance 40-15 for second reading.

Fiscal Impact: No direct fiscal impact. If prosecution of any offense in the Code should become necessary, costs would be incurred at that time.

Attachments:

I. Ordinance 40-15

ORDINANCE NO. 40-15

AN ORDINANCE of the City of Richland amending Title 9: Crime of the Richland Municipal Code by creating new Sections 9.04.010: Cyberstalking; 9.01.011: Leaving a child in the care of a sex offender; 9.06.130: Reckless burning second degree; 9.08.070 Rendering criminal assistance second degree, and 9.12.110: Computer trespass second degree; and amending Sections 9.06.090: Destruction of property, and 9.14.010: Disorderly persons defined and enumerated.

WHEREAS, the City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to promote the health, safety, and general welfare of the citizens of the community; and

WHEREAS, the City of Richland shares concurrent jurisdiction with Benton County for the prosecution of misdemeanor and gross misdemeanor offenses within City limits; and

WHEREAS, the City is authorized to pursue criminal prosecution of misdemeanor and gross misdemeanor crimes occurring in the City of Richland only so long as the City has adopted an ordinance prohibiting specified conduct and setting a penalty that involves criminal sanction; and

WHEREAS, the City of Richland has determined to adopt ordinances to prohibit conduct that is currently unlawful under state law so that it may exercise jurisdiction over the prosecution of said offenses as opposed to forwarding the cases to the Benton County Prosecuting Attorney's Office for charging decisions; and

WHEREAS, the City of Richland also has need to modify some of the language in the existing criminal ordinances in the Richland Municipal Code to bring them into conformance with state law.

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

Section 1. New sections, entitled Cyberstalking and Leaving child in the care of a sex offender, are hereby created and codified as RMC 9.04.010 and 9.04.011 respectively, and shall read as follows:

Chapter 9.04 CRIMES AGAINST PERSONS

Sections:

- 9.04.010 Simple assault.
- 9.04.020 Harassment.
- 9.04.030 Intimidation.

- 9.04.040 Provoking assault.
- 9.04.045 Use of force – When allowed.
- 9.04.050 Harassing telephone calls.
- 9.04.060 Solicitation of a minor.
- 9.04.070 Reckless endangerment – Second degree.
- 9.04.080 Stalking – Penalties.
- 9.04.090 Coercion.
- 9.04.010 Cyberstalking.
- 9.04.011 Leaving child in the care of a sex offender.

9.04.010 Cyberstalking.

A. Unless engaged in protected political speech, a person is guilty of cyberstalking if he or she, with intent to harass, intimidate, torment, or embarrass any other person, and under circumstances not constituting telephone harassment, makes an electronic communication to such other person or a third party:

1. Using any lewd, lascivious, indecent, or obscene words, images, or language, or suggesting the commission of any lewd or lascivious act;
2. Anonymously or repeatedly whether or not conversation occurs; or
3. Threatening to inflict injury on the person or property of the person called or any member of his or her family or household.

B. For purposes of this section, “political speech” is defined as expressive activity, the point of which is to comment on government action, including criticizing the conduct of an official acting under color of law. Expressive activity is not protected political speech if it creates an objectively reasonable fear of bodily injury or property damage, focuses on a private party, or focuses on private conduct of a public official that is unrelated to his or her role in government.

C. Cyberstalking is a gross misdemeanor, except as provided in (C) of this section.

D. Cyberstalking is a class C felony if either of the following applies:

1. The perpetrator has previously been convicted of the crime of harassment, as defined in RCW 9A.46.060, with the same victim or a member of the victim's family or household or any person specifically named in a no-contact order or no-harassment order in this or any other state; or
2. The perpetrator engages in the behavior prohibited under (A)(3) of this section by threatening to kill the person threatened or any other person.

E. Any offense committed under this section may be deemed to have been committed either at the place from which the communication was made or at the place where the communication was received.

F. For purposes of this section, "electronic communication" means the transmission of information by wire, radio, optical cable, electromagnetic, or other similar means. "Electronic communication" includes, but is not limited to, electronic mail, internet-based communications, pager service, and electronic text messaging.

9.04.011 Leaving a child in the care of a sex offender.

A. A person is guilty of the crime of leaving a child in the care of a sex offender if the person is (a) the parent of a child; (b) entrusted with the physical custody of a child; or (c) employed to provide to the child the basic necessities of life, and leaves the child in the care or custody of another person who is not a parent, guardian, or lawful custodian of the child, knowing that the person is registered or required to register as a sex offender under the laws of this state, or a law or ordinance in another jurisdiction with similar requirements, because of a sex offense against a child.

B. It is an affirmative defense to the charge of leaving a child in the care of a sex offender under this section, that the defendant must prove by a preponderance of the evidence, that a court has entered an order allowing the offender to have unsupervised contact with children, or that the offender is allowed to have unsupervised contact with the child in question under a family reunification plan, which has been approved by a court, the department of corrections, or the department of social and health services in accordance with department policies.

C. Leaving a child in the care of a sex offender is a misdemeanor.

Section 2. Section 9.06.090, entitled Destruction of property, is hereby amended to read as follows:

9.06.090 Destruction of property.

It is unlawful for any person to intentionally, and without lawful authority:

A. ~~Intentionally~~ eCause physical damage to the property of another; or

B. Write, paint, draw or create any inscription, figure or mark of any type on any public or private building or other structure or any real or personal property owned by any other person, unless the person has obtained the express permission of the owner or operator of the property.

Any person found in violation of the provisions of this section shall be guilty of destruction of property, which is a gross misdemeanor if the damage to the property is in an amount less than \$750.00. [Ord. 99-76 § 1.01; Ord. 4-85; Ord. 23-09; Ord. 20-11 § 1.09; Ord. 02-13 § 1].

Section 3. A new section, entitled Reckless burning second degree, is hereby created and codified as RMC 9.06.130, and shall read as follows:

Chapter 9.06
CRIMES AGAINST PROPERTY

Sections:

- 9.06.010 Theft of services or property.
- 9.06.020 Possession of stolen property.
- 9.06.030 Value defined.
- 9.06.040 Unlawful issuance of checks.
- 9.06.050 Possession of burglary tools.
- 9.06.060 Vehicle prowling.
- 9.06.070 Trespass – First degree.
- 9.06.075 Trespass – Second degree.
- 9.06.080 *Repealed.*
- 9.06.090 Destruction of property.
- 9.06.100 Frauds on innkeepers and business establishments.
- 9.06.110 Criminal possession of leased or rented property.
- 9.06.120 Theft of subscription television services.
- 9.06.130 Reckless burning second degree.

9.06.130 Reckless burning second degree.

A. A person is guilty of reckless burning in the second degree if he or she knowingly causes a fire or explosion, whether on his or her own property or that of another, and thereby recklessly places a building or other structure, or any vehicle, railway car, aircraft, or watercraft, or any hay, grain, crop or timber, whether cut or standing, in danger of destruction or damage.

B. Reckless burning in the second degree is a gross misdemeanor.

Section 4. A new section, entitled Rendering criminal assistance second degree, is hereby created and codified as RMC 9.08.070, and shall read as follows:

Chapter 9.08
OBSTRUCTION – ARREST – ESCAPE

Sections:

- 9.08.010 Obstructing a public officer.
- 9.08.015 Making a false or misleading statement to a public officer.
- 9.08.018 Definition of public officer.
- 9.08.020 Resisting arrest.
- 9.08.030 Refusing to summon aid for a peace officer.
- 9.08.040 Escape from custody.
- 9.08.050 Rescuing or aiding escape from custody or confinement.
- 9.08.055 Introducing or possessing contraband in detention facility.

9.08.060 Criminal impersonation.

9.08.070 Rendering criminal assistance second degree.

9.08.070 Rendering criminal assistance second degree.

A. A person is guilty of rendering criminal assistance in the second degree if he or she renders criminal assistance to a person who has committed or is being sought for a class B or class C felony or an equivalent juvenile offense or to someone being sought for violation of parole, probation, or community supervision.

B. Except as provided in (C) of this section, rendering criminal assistance in the second degree is a gross misdemeanor.

C. Rendering criminal assistance in the second degree is a misdemeanor if it is established by a preponderance of the evidence that the actor is a relative as defined in RCW 9A.76.060.

Section 5. A new section, entitled Computer trespass second degree, is hereby created and codified as RMC 9.12.110, and shall read as follows:

**Chapter 9.12
MISCELLANEOUS CRIMES**

Sections:

- 9.12.010 Conspiracy.
- 9.12.020 Riot.
- 9.12.030 Failure to disperse.
- 9.12.040 Unlawful discharge of a laser in the second degree.
- 9.12.050 *Repealed.*
- 9.12.055 Illegal dumping.
- 9.12.060 Abandoned refrigerators.
- 9.12.070 Cold storage lockers.
- 9.12.080 Hunting.
- 9.12.090 Tormenting or harassing birds and animals.
- 9.12.100 *Repealed.*
- 9.12.110 Computer trespass second degree.

9.12.110 Computer trespass second degree.

A. A person is guilty of computer trespass in the second degree if the person, without authorization, intentionally gains access to a computer system or electronic database of another under circumstances not constituting the offense in the first degree.

B. Computer trespass in the second degree is a gross misdemeanor.

Section 6. Section 9.14.010, entitled Disorderly persons defined and enumerated, is hereby amended to read as follows:

9.14.010 Disorderly persons defined and enumerated.

The following persons are declared to be disorderly persons:

~~A. Any person found intoxicated from the use of illegal drugs, in any public place in the city; or~~

~~AB.~~ Any person found to be ingesting any illegal drug in a place where it can be viewed by a member of the public; or

~~BC.~~ Any person fighting or encouraging others to fight in any public place in the city; or

~~D. Any person who, by noisy, riotous or tumultuous conduct, disturbs the quiet and peace of the city between the hours of 9:00 p.m. and 7:00 a.m., or of any meeting or assemblage within the city; or~~

~~CE.~~ Any person who uses, in the presence of another person, vulgar, profane, or indecent language, or who makes any vulgar, profane, obscene or indecent gesture, under circumstances which create a reasonable fear of imminent assault; or

~~DF.~~ Any person who intentionally obstructs vehicular or pedestrian traffic:

1. By the linking of arms or joining of hands, lying down, sitting or standing in the street or public right-of-way thus preventing the flow of vehicular or pedestrian traffic, or by placing a parked vehicle or other objects in such a manner to obstruct the flow of traffic; or

2. Obstructs pedestrian or vehicular traffic and refuses or intentionally fails to cease such activity when ordered to do so by a police officer; or

~~EG.~~ Any person who intentionally inhales vapors or fumes of any substance listed in RCW 9.47A.010 as it currently exists, or as it may be amended, for the purpose of inducing euphoria, hallucination or intoxication, except as authorized by law; or

~~FH.~~ Any person who visits or resorts to any place with knowledge that any of the above acts are being conducted, practiced or carried on illegally therein;

~~GI.~~ It shall be an affirmative defense to the crime of disorderly conduct that the action constituting disorderly conduct was permitted by the city pursuant to a permit issued. [Ord. 99-76 § 1.01; Ord. 4-87; Ord. 20-11 § 1.18; Ord. 18-12 § 5].

Section 7. 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, at a regular meeting on the 4th day of August, 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Ordinances - Second Reading/Passage

Key Element: Key 2 - Infrastructure & Facilities

Subject:

Ordinance No. 41-15, Amending RMC Chapter 12.11, Intersection Sight Distance

Department:
Public Works

Ordinance/Resolution Number:
41-15

Document Type:
Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 41-15, amending RMC Title 12: Streets and Sidewalks, of the Richland Municipal Code relating to Intersection Sight Distance.

Summary:

Richland Municipal Code (RMC) Chapter 12.11 establishes criteria for clear sight distance at street intersections and nonresidential driveways. This section of the RMC is not current with national traffic engineering guidance. A code update is recommended to clarify sight distance requirements at intersections that are controlled by traffic signals.

Richland's current code language requires that sight distance requirements must be met in all directions for all street intersections and non-residential driveways. The American Association of State Highway and Transportation Officials (AASHTO) has determined that the sight distance requirements at signalized intersections for vehicles making right-hand turns only needs to be provided to the left. Staff proposes to modify the RMC language to reflect this determination, except that we propose to maintain a 50' sight distance to the right to ensure adequate pedestrian visibility.

In addition, the graphical figure in the current RMC is overly complex to administer. Staff proposes to simplify the figure and supporting table to make it easier to understand and measure in the field.

Other proposed changes involve updating the reference to the current AASHTO Manual and clarifying that legally parked vehicles are not considered sight obstructions.

Council gave first reading of this ordinance at the July 21 regular Council meeting.

Fiscal Impact:

No

Attachments:

- I. ORD 41-15 Amending Title 12 - Sight Triangle

ORDINANCE NO. 41-15

AN ORDINANCE of the City of Richland amending Title 12: Streets and Sidewalks, of the Richland Municipal Code, relating to Intersection Sight Distance.

WHEREAS, the City of Richland has need, from time to time, to amend the Richland Municipal Code (RMC) to promote the health, safety, and general welfare of the citizens of the community; and

WHEREAS, RMC Chapter 12.11 addresses the sight distance requirements at all intersections and nonresidential driveways; and

WHEREAS, clarification is needed to address the sight distance requirements at signalized intersections; and

WHEREAS, revisions to the Vision Clearance Triangle table are needed to make it easier to understand and measure in the field.

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

Section 1. RMC Chapter 12.11, entitled Intersection Sight Distance, as enacted by Ordinance No. 10-86, shall be amended to read as follows:

12.11.010 Purpose.

This chapter is intended to ensure that all intersections and nonresidential driveways shall have an unobstructed sight distance along ~~all approaches~~ any approach not protected by a traffic signal. ~~creating a~~ A vision clearance triangle shall be created sufficient to avoid vehicle conflicts for all approaching or departing vehicles traveling at or less than the maximum speed limit. Right-turning vehicles shall not be considered protected by a traffic signal. [Ord. 10-86 § 1.11].

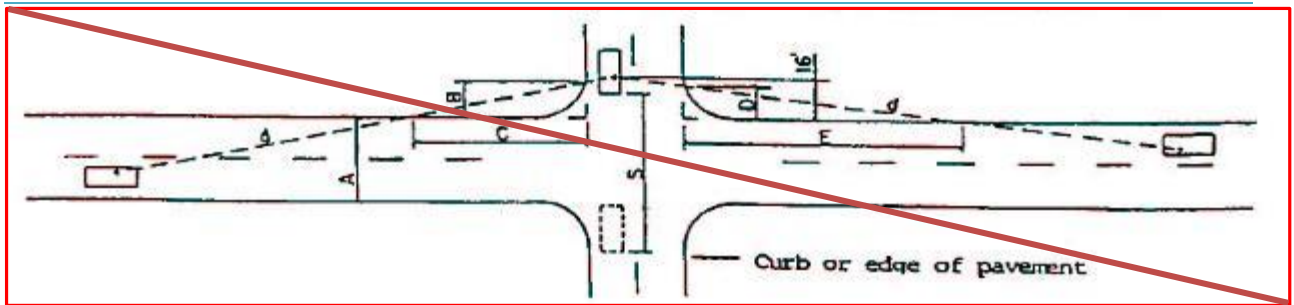
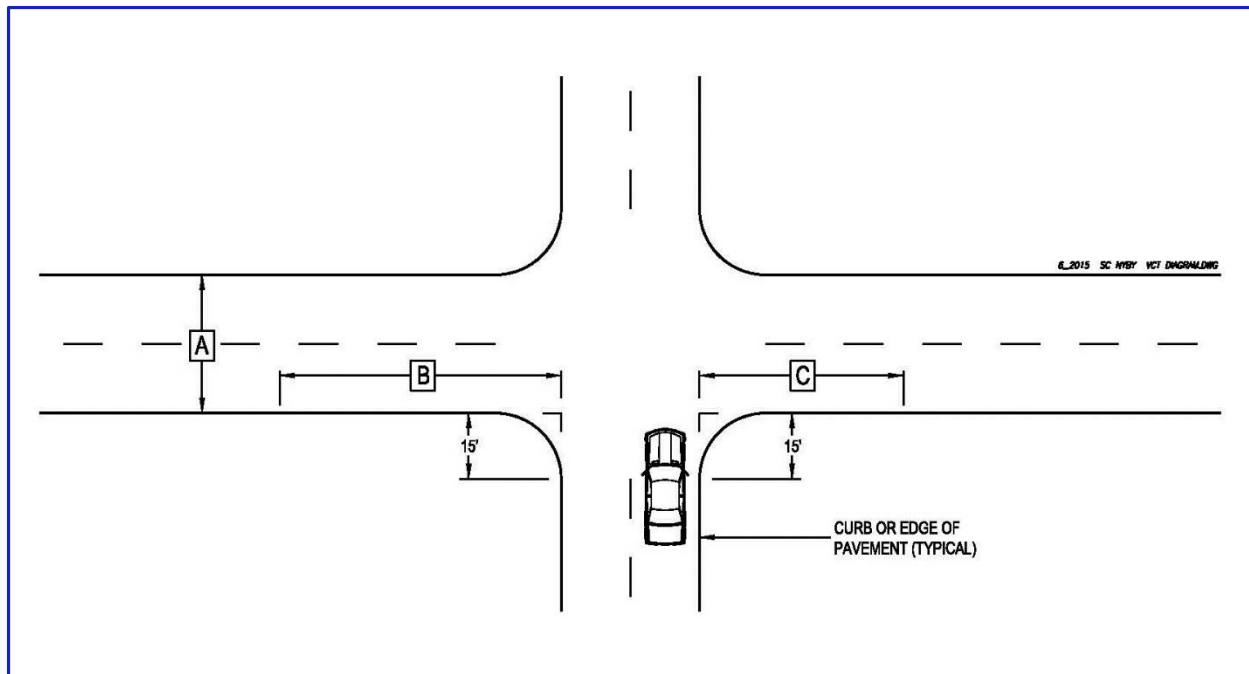
12.11.020 Sight distance required.

The required vision clearance triangle shall be a sight distance as specified in Chapter ~~IV, at-grade intersections~~ 9 - Intersections of the American Association of State Highway and Transportation Officials (AASHTO) Edition of “A Policy on Geometric Design of Highways and Streets” in the minimum dimensions listed in Table 12.11.020, Vision Clearance Triangle – Minimum Dimensions. At signalized intersections, Dimension B shall be as provided in Table 12.11.020, and Dimension C shall be 50 feet. Copies of the AASHTO publications are available for review at the office of the Richland city engineer. The minimum standard in Table 12.11.020 may be increased by the city of Richland director of public works for locations where it has been determined by an engineering report that the minimum standards listed do not provide a safe sight distance.

TABLE 12.11.020

**VISION CLEARANCE TRIANGLE
– MINIMUM DIMENSIONS**

MPH	STREET WIDTH	VISION CLEARANCE TRIANGLE DISTANCE (FEET)			
	A	B	C	D	E
25	30	15 140	95	15	140
	36	15 125	90	15	125
	40	15 115	85	15	115
	48	15 165	85	15	165
	56	15 145	80	15	145
30	30	15 170	115	15	170
	36	15 155	110	15	155
	40	15 145	105	15	145
	48	15 200	105	15	200
	56	15 180	100	15	180
35	30	15 205	135	15	205
	36	15 185	130	15	185
	40	15 175	125	15	175
	48	15 240	125	15	240
	56	15 215	120	15	215
40	30	15 235	160	15	235
	36	15 215	150	15	215
	40	15 205	145	15	205
	48	15 275	145	15	275
	56	15 250	135	15	250



Note:

1. ~~VCT based on passenger car.~~
2. ~~VCT based on stop-controlled sight distance, with sighting driver 3.5 feet above roadway and sighted vehicle 4.25 feet above roadway.~~
3. ~~VCT based on flat grade and straight alignment. Adjustments shall be made for grades of more than three percent and curves.~~
4. ~~Dimension E may be reduced by a maximum of 15 percent calculating one-half vehicle crossing distance.~~
5. ~~$d = 1.47v(j + t_a)$~~
~~— v = velocity (mph)~~
~~— j = perception/reaction time~~
~~— t_a = time to accelerate and travel distance S~~
~~[Ord. 10-86 § 1.11].~~

12.11.030 Requirements for the establishment of a vision clearance triangle.

Between a height of two feet and 10 feet, as measured from the edge of the adjoining roadway, a required vision clearance triangle shall be free of all structures, fences, vegetation, signs, retaining walls, cut slopes, ~~parked vehicles~~ and any other sight obstruction, which either individually or collectively obscure an area in excess of 18 inches in width. Legally parked vehicles shall not be considered sight obstructions in the vision clearance triangle.

Variances to this requirement may be granted by the Richland director of public works if an item proposed to be located within the vision clearance triangle is determined by him to not constitute a sight obstruction; however, no variances may be granted within the first 50 feet of the vision clearance triangle as measured along distances ~~GB~~ or ~~EC~~ as set forth in Table 12.11.020. [Ord. 10-86 § 1.11].

12.11.040 Requirements of property owner.

The city may require an owner of property to remove any and all sight obstruction necessary to meet the required unobstructed sight distance as specified. In the event an owner of property refuses to remove the sight obstruction upon request, the city may remove the sight obstruction with city forces and bill the owner of the property for any and all expenses incurred. The city shall be under no obligation to reimburse the owners of said property for any loss or damage resulting from said removal. [Ord. 10-86 § 1.11].

12.11.050 Violations – Penalties.

Any person who has violated any provision of this chapter shall have committed a civil infraction subject to a civil penalty as set forth in RMC 10.02.050(E).

Provided, if the same violator has been found to have committed an infraction violation for the same or similar conduct two separate times, with the violations occurring at the same location and involving the same or similar sections of the Richland Municipal Code or other similar codes, the third or subsequent violation shall constitute a misdemeanor, punishable as provided in RMC 1.30.010 for criminal offenses. [Ord. 10-86 § 1.11; Ord. 06-10 § 1.23].

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, at a regular meeting on the 5th day of August, 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

DEBBY BARHAM
Deputy City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: August 9, 2015



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Resolutions – Adoption

Key Element: Key 1 - Financial Stability & Operational Effectiveness

Key 2 - Infrastructure & Facilities

Subject:

Resolution No. 123-15, Authorizing an Agreement with Relay Application Innovation, Inc. for Protective Relaying, Control, and Integration Engineering Services

Department:

Energy Services

Ordinance/Resolution Number:

123-15

Document Type:

Contract/Agreement/Lease

Recommended Motion:

Adopt Resolution No. 123-15, authorizing the City Manager to execute and administer an agreement with Relay Application Innovation, Inc. for protective relaying, control, and integration engineering services.

Summary:

The proposed consulting agreement will provide engineering services in support of the City's electrical distribution feeder relay replacement project. This project has been identified as part of the 2015 Capital Facilities Plan.

The City's electrical distribution protective relays are necessary to provide reliable electric power while protecting Richland Energy Services equipment from damage. Electronic relays require proper programming, implementation, and testing to ensure reliable operation. An engineering firm with proven experience in relay projects will assist staff in a successful relay replacement project.

Four engineering firms provided submittals as part of the RFQ process. Relay Application Innovation, Inc. (RAI), of Pullman, Washington, was chosen as best qualified consultant based upon a request for qualification submittal evaluation by staff.

Fiscal Impact:

Staff proposes funding this agreement for \$59,940.00. This amount is included within the City's 2015 approved budget for the Electrical Utility Fund – Expert Services.

Attachments:

1. Proposed Resolution No. 123-15
2. Proposed Agreement No. 167-15

RESOLUTION NO. 123-15

A RESOLUTION of the City of Richland authorizing execution of a consulting agreement with Relay Application Innovation, Inc. for protective relaying, control and integration engineering services.

WHEREAS, the City of Richland operates an electric utility (RES), primarily consisting of distribution equipment at eight (8) existing electrical substations where high voltage power is delivered from the Bonneville Power Administration, stepped down in voltage on the City's side of those substations, and then delivered through various RES infrastructure to the homes and businesses served by RES; and

WHEREAS, proper implementation of protective relays are necessary to provide reliable electric power while protecting RES equipment from damage; and

WHEREAS, due to improvements in technology and aging of existing equipment, RES plans to replace its distribution feeder relays as identified in the City's Capital Improvement Plan and with current budgeting approved for 2015; and

WHEREAS, Relay Application Innovation, Inc. has been selected by RES as the best qualified to provide the engineering services based upon submittal as part of an RFQ selection process.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that the City Manager is authorized to execute and administer a consulting agreement with Relay Application Innovation, Inc. for protective relaying, control, and integration engineering services and fund this operation and maintenance effort approved in the City's 2015 Budget.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 5th day of August, 2015.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



AGREEMENT BETWEEN CITY AND CONSULTANT

THIS AGREEMENT, entered into this ____ day of August , 2015 by and City of Richland, 505 Swift Ave., Richland, Washington, (hereinafter referred to as the "City"), and Relay Application Innovation, Inc., 895 SE Clearwater Drive, Pullman, WA (hereinafter referred to as the "Consultant").

WITNESSETH:

1) SCOPE OF WORK

- a) The Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work as designated in this Agreement. The Consultant shall provide programming and schematic development for substation relays services for the protective relaying control and integration engineering services project.
- b) The following exhibit(s) are attached hereto and made a part of this Agreement:
 - (i) Exhibit A: Scope of Work.
- c) This Agreement consists of this Agreement, the above referenced Exhibit(s) and other documents listed below. These form the entire Agreement between the parties, and are fully integrated into this Agreement as if stated or repeated herein. In the event of a conflict between documents the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below:
 - (i) City of Richland Agreement No. 167-15
 - (ii) Exhibit A: Scope of Work
 - (iii) City Richland RFQ No. 15-0094
 - (iv) RFQ No. 15-0094 response submitted by Relay Application Innovation, Inc. dated July 14, 2015

2) GENERAL REQUIREMENTS

- a) The Consultant shall attend status, progress, and coordination meetings with the designated City of Richland representatives, or such federal, community, state, city or county officials, groups or individuals as may be requested by the City. If additional meetings are requested, the City will provide the Consultant sufficient notice prior to those meetings requiring Consultant participation.
- b) The Consultant shall prepare a monthly progress report if requested, in a form approved by the City, that will outline in written and/or graphical form the various phases and the order of performance of the work in sufficient details so that the progress of the work can easily be evaluated.

3) TIME FOR BEGINNING AND COMPLETION

The Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete all work described under this Agreement by December 31, 2015.

4) PAYMENT

- a) For services rendered under this Agreement, the City shall pay the Consultant an amount not to exceed fifty-nine thousand nine hundred forty dollars and no cents (\$59,940.00) to complete the services rendered under this Agreement. Payment shall be made on a "time and materials" basis. Payment as identified in this section shall be full compensation for all work performed or services rendered, and for all labor, materials, supplies, equipment, and incidentals necessary to complete the work specified in Exhibit A, Scope of Work.
- b) Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices
- c) Partial payments to cover the percentage of work completed may be requested by the Consultant. These payments shall not be more than one (1) per month.
- d) Pre-approved travel, meals and lodging will be reimbursed at cost and only when consultant travels at least 100 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations at the government rate, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
- e) Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f) The Consultant will allow access to the City, the State of Washington, the Federal Grantor Agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this contract is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

5) INDEPENDENT CONTRACTOR

- a) The Consultant, and any and all employees of the Consultant or other persons engaged in the performance of any work or services required of the Consultant under this Agreement, are independent contractors and shall not be considered employees of the City. Any and all claims that arise at any time under any Workers' Compensation Act on behalf of said employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of the Consultant's employees or other

persons engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of the Consultant.

6) OWNERSHIP OF DOCUMENTS

All designs, drawings, specifications, documents, reports and other work products prepared pursuant to this Agreement, shall become the property of the City upon payment to the Consultant of the fees set forth in this Agreement. The City acknowledges the Consultant's plans and specifications, including all documents on electronic media, as instruments of professional services. The plans and specifications prepared under this Agreement shall become the property of the City upon completion of the services and payment in full of all payment due to the Consultant. The City may make or permit to be made any modifications to the plans and specifications without the prior written authorization of the Consultant. The City agrees to waive any claim against the Consultant arising from any unauthorized reuse of the plans and specifications, and to indemnify and hold the Consultant harmless from any claim, liability or cost arising or allegedly arising out of any reuse of the plans and specifications by the City or its agent not authorized by the Consultant.

7) TERMINATION

- a) This Agreement may be terminated by either party upon thirty (30) days' written notice. In the event this contract is terminated by the Consultant, the City shall be entitled to reimbursement of costs occasioned by such termination by the Consultant. In the event the City terminates this Agreement, the City shall pay the Consultant for the work performed, which shall be an amount equal to the percentage of completion of the work as mutually agreed between the City and the Consultant.
- b) If any work covered by this Agreement shall be suspended or abandoned by the City before the Consultant has completed the assigned work, the Consultant shall be paid an amount equal to the costs incurred up to the date of termination or suspension as mutually agreed upon between the City and the Consultant.

8) DISPUTE RESOLUTION

- a) The City and the Consultant agree to negotiate in good faith for a period of thirty (30) days from the date of notice of all disputes between them prior to exercising their rights under this Agreement, or under law.
- b) All disputes between the City and the Consultant not resolved by negotiation between the parties may be arbitrated only by mutual agreement of the City and the Consultant. If not mutually agreed to resolve the claim by arbitration, the claim will resolved by legal action.

9) DEBARMENT CERTIFICATION

The Consultant certifies that neither the Consultant nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in this contract by any federal or state department or agency. Further, the Consultant agrees not to enter into any arrangements or contracts related to completion of the work contemplated under this Agreement with any party that is on the "General Service Administration List of Parties Excluded from Federal Procurement or Non-procurement Programs" which can be found at:

www.sam.gov and

<http://www.lni.wa.gov/TradesLicensing/PrevWage/AwardingAgencies/default.asp>

10) VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION

In the event that either party deems it necessary to initiate a legal action to enforce any right or obligation under this Agreement, the parties agree that any such action shall be initiated in the Superior Court of the State of Washington situated in Benton County. The parties agree that all questions shall be resolved by application of Washington law, and that the parties to such action shall have the right of appeal from such decision of the Superior Court in accordance with the laws of the State of Washington. The Consultant hereby consents to the personal jurisdiction of the Superior Court of the State of Washington situated in Benton County.

11) ATTORNEY'S FEES

The parties agree that should legal action be necessary to enforce any of the provisions of this Agreement, that the prevailing party will be awarded its reasonable attorney's fees and costs in action, including costs and attorney's fees on appeal if appeal is taken.

12) INSURANCE

The Consultant shall procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

a) No Limitation. Consultant's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

b) Minimum Scope of Insurance. Consultant shall obtain insurance of the types described below:

1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
2. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City.
3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
4. Professional Liability insurance appropriate to the Consultant's profession.

c) Minimum Amounts of Insurance. Consultant shall maintain the following insurance limits:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.

3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.
- d) Other Insurance Provisions. The Consultant's insurance coverage shall be primary insurance with respect to the City. Any insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.
- e) Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. best rating of not less than A:VII.
- f) Verification of Coverage. Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements evidencing the insurance requirements of the Consultant before commencement of the work, including, but not limited, to the additional insured endorsement.
- g) Notice of Cancellation. The Consultant shall provide the City with written notice of any policy cancellation within two (2) business days of Consultant's receipt of such notice.
- h) Failure to Maintain Insurance. Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days' notice to the Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

13) INDEMNIFICATION / HOLD HARMLESS

- a) Consultant shall defend, indemnify, and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from the acts, errors or omissions of the Consultant or the Consultant's employees or agents in performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.
- b) Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability, including the duty and cost to defend, shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

14) STANDARD OF CARE

The professional services will be furnished in accordance with the care and skill ordinarily used by members of the same profession practicing under similar conditions at the same time and in the same locality.

15) SUCCESSORS OR ASSIGNS

All of the terms, conditions and provisions hereof shall inure to the benefit of and be binding upon the parties hereto, and their respective successors and assigns; provided, however, that no assignment of the Agreement shall be made without written consent of the parties to the Agreement.

16) EQUAL OPPORTUNITY AGREEMENT

The Consultant agrees that s/he will not discriminate against any employee or job applicants for work under this Agreement for reasons of race, sex, nationality, religious creed, or sexual orientation.

17) PARTIAL INVALIDITY

Any provision of this Agreement which is found to be invalid or unenforceable shall be ineffective to the extent of such invalidity or unenforceability, and the invalidity or unenforceability of such provision shall not affect the validity or enforceability of the remaining provisions hereof.

18) AMENDMENTS

All amendments must be in writing and be approved and signed by both parties.

19) CHANGE IN LAW

The parties hereto agree that in the event legislation is enacted or regulations are promulgated, or a decision of court is rendered, or any interpretive policy or opinion of any governmental agency charged with the enforcement of any such law or regulation is published that affects or may affect the legality of this Agreement or any part thereof or that materially and adversely affects the ability of either party to perform its obligations or receive the benefits intended hereunder ("Adverse Change in Law"), then within fourteen (14) days following written notice by either party to the other party of such adverse change in law, the parties shall meet to negotiate in good faith an amendment which will carry out the original intention of the parties to the extent possible. If, despite good faith attempts, the parties cannot reach agreement upon an amendment within sixty (60) days after commencing negotiation, then this Agreement may be terminated by either party as of the earlier of: (i) the effective date of the adverse change in law, or (ii) the expiration of a period of sixty (60) days following written notice of termination provided by one party to the other.

20) CONFIDENTIALITY

In the course of performing under this Agreement, Consultant, including its employees, agents or representatives, may receive, be exposed to, or acquire confidential information. Confidential information may include, but is not limited to, patient information, contract terms, sensitive employee information, or proprietary data in any form, whether written, oral, or contained in any computer database or computer readable form. Consultant shall: i) not disclose confidential information except as permitted by this Agreement; (ii) only permit use of such confidential information by employees, agents and representatives having a need to know in connection with performance under this Agreement; and (iii) advise each of its employees, agents, and representatives of their obligations to keep such information confidential.

21) CHANGES OF WORK

- a) When required to do so, and without any additional compensation, the Consultant shall make such changes and revisions in the completed work of this Agreement as necessary to correct or revise any errors, omissions, or other deficiencies in the design, drawings, specifications,

reports, and other similar documents which the Consultant is responsible for preparing or furnishing under this Agreement.

- b) Should the City find it desirable for its own purposes to have previously satisfactorily completed work or parts thereof changed or revised, the Consultant shall make such revisions as directed by the City. This work shall be considered as Extra Work and will be paid for as herein provided under Section 22, Extra Work.

22) EXTRA WORK

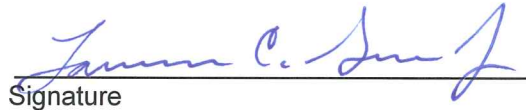
The City may desire to have the Consultant perform work or render additional services within the general scope of this Agreement. Such work shall be considered as extra work and will be specified in a written supplement to this Agreement which will set forth the nature of the scope, schedule for additional work, additional fees and the method of payment. Work under a supplemental Agreement shall not proceed until authorized in writing by the City.

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

CITY OF RICHLAND, WASHINGTON

RELAY APPLICATION INNOVATION, INC.

CYNTHIA D. JOHNSON, ICMA-CM
City Manager



Signature

ATTEST:

Lawrence C. Gross, Jr., President
Printed Name & Title

MARCIA HOPKINS
City Clerk

895 SE Clearwater Drive

Pullman, WA 99163
Address

Phone: 509-334-9138

APPROVED AS TO FORM:

Email: Larry144@RelayApplication.com

Fax: 509-334-0698

HEATHER D. KINTZLEY
City Attorney

Exhibit A - Scope of Work
City of Richland
RFQ No. 15-0094
Feeder Relay Upgrade Consultation

Contract No. 167-15

Tasks	Bill Rate		PM Effort		Notes:
	Hours	Dollars	Hours	Dollars	
					Rates will be 5% less than standard rates for all hourly rates.
Meetings	24	\$ 4,800.00			2 engineers: 4hrs - kickoff, 4 hrs gathering data. 8 Engineer hours general technical conf calls
Philosophy Discussion	6	\$ 1,200.00			
Test Switch Layout	8	\$ 1,600.00			2 iterations
General 351S Schematic Diagram	16	\$ 3,200.00			2 iterations
CAD effort	16	\$ 3,200.00			
Examine ABB REF 550 Settings	20	\$ 4,000.00			1 type per sub, 8 subs
Create Philosophy document	20	\$ 4,000.00			1 document
Document Relay Curves	8	\$ 1,600.00			3 sets of curves
Develop 351s Logic & Document	16	\$ 3,200.00			1 set of identical logic, w/ frequency load shed
CAD effort	14	\$ 2,800.00			
Develop 351s Settings & Document	16	\$ 3,200.00			1 general set, w/ 3 subsets
Develop settings & Logic for SCADA	12	\$ 2,400.00			
Develop 351s Test Procedure	24	\$ 4,800.00			Manual Set Test Procedure
Dry run with City	6	\$ 1,200.00			
Review First Implementation	16	\$ 3,200.00			Review 1 substation. Review to include drawings, settings, tests reports
		\$ -			
Develop 2414 Logic & Documents	12	\$ 2,400.00			Design is 70% now
CAD effort	12	\$ 2,400.00			
Develop 2414 settings and SCADA	6	\$ 1,200.00			
		\$ -			
Staff Training	14	\$ 2,800.00			Training development, One 3 hr sessions on settings, One 3 hr sessions on testing
Commissioning Support	8	\$ 1,600.00			8 hours phone support
		\$ -			
		\$ -			
Project Mangament Effort @ 5%	13.7	\$ 2,740.00			
Travel Expenses (lump)	1	\$ 2,400.00			
					No overnight stays. Travel time. 3 trips to Richland - Kickoff, Test Plan Dry Run, Staff Training.
Total	287.7	\$ 59,940.00			


Relay Application Innovation, Inc.

 895 SE Clearwater Drive
 Pullman, WA 99163

Phone: (509) 334-9138

Fax: (509) 334-0698

Email: Info@RelayApplication.com

Rate Sheet 2015

	Office <u>Rate</u>	On-Site Commissioning <u>Rate</u>
Company Officer	\$ 255/hr	
Senior Project Management	\$ 223/hr	
Consulting Engineering	\$ 223/hr	\$ 270/hr
Senior Protection/Controls Eng.	\$ 213/hr	\$ 260/hr
Senior Integration Engineering	\$ 207/hr	\$ 250/hr
Project Management	\$ 210/hr	
Protection/Controls Engineering	\$ 210/hr	\$ 250/hr
Integration Engineering	\$ 204/hr	\$ 240/hr
Design / Drafting Level II	\$ 180/hr	
Associate Engineering	\$ 175/hr	\$ 210/hr
Technician II	\$ 175/hr	\$ 210/hr
Technician I	\$ 155/hr	\$ 190/hr
Drafting Level I	\$ 140/hr	
Engineering / Business Analysis	\$ 130/hr	
Engineering / Business Support	\$ 100/hr	
Standard Travel Time	Billed at Standard Office Rate	
Expedited Services	1.4 times above rates for less than one week notice	
Extended On-site Commissioning	1.4 times above rates for Sat/Sun or >50 hrs Mon-Fri	
Holiday Services	2.0 times above rates for services on Holidays	
Airline Ticketing	Coach Fare	
Mileage	Published IRS mileage rate at time of travel	
Travel Per Diem	Includes rental car, hotel, food, and miscellaneous travel expenses. Some locations (international and higher cost U.S.) may be at a higher rate.	
Other General Expenses	Cost	
Miscellaneous Project Hardware	Cost plus 15%. Time billed per above rates	
Omicron 256 Relay Test Set Rental	\$ 1,900/wk plus shipping cost (1 week minimum)	
Manta MTS 5000 Test Set Rental	\$ 2,500/wk plus shipping cost (1 week minimum)	

Items that are included as part of the rate and not billed separately are the following:

- 11 x 17 or smaller document handling: photocopies, document standard shipping (one copy)
- Computer and software use (MS Office, MS Visio, Mathcad, ASPEN Oneliner, ASPEN Line Database, SEL-5010, SEL-5030, DLPSET, ALPS Set, RELWise, IPScom, RCP/OSCAR, WinECP, WinFPI, WinRCP, GE URPC, Proview, AutoCAD LT)

Rates are applicable through 12/31/2015

Electric power system protection services, systems, and tools



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Resolutions – Adoption

Key Element: Key 4 - Targeted Investments

Subject:

Resolution 143-15, Amending the Purchase and Sale Agreement with the Crown Group, Inc. for 650 George Washington Way

Department:

Community & Development Services

Ordinance/Resolution Number:

143-15

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 143-15, authorizing the City Manager to sign and execute an Amendment to the Purchase and Sale Agreement with the Crown Group, Inc. for 650 George Washington Way.

Summary:

Defining and implementing the Waterfront vision is one of the City's highest priorities. Council has identified the Waterfront Master Plan in both the 2015 Capital Improvement Plan and the "Top 10 for 2015."

Staff has begun working with a consultant to define the scope to formalize the vision and identify recommended projects within the Waterfront District. These project recommendations will be brought to Council for consideration and will set the direction and speed with which the Waterfront Master Plan is implemented. It is important to retain key decision making authority on as many City owned properties as possible, prior to setting the direction for the Waterfront Master Plan.

On March 17, 2015, Council authorized the City Manager to enter into a Purchase and Sale Agreement for the sale and development of 650 George Washington Way. Part of that contract included a feasibility study for a public market.

With the Waterfront Master Plan recommendations expected very soon, it makes sense to delay locking in a specific project at 650 George Washington Way in order to best align it with the Waterfront Master Plan. In order to accommodate this, the proposed amendment extends the first 90-day due diligence period to a date certain of February 26, 2016. This allows the City to retain approval of the project design until after the Waterfront Master Plan is complete and Council has time to consider its recommendations.

This item was scheduled for a recommendation from the Economic Development Committee on July 27, 2015. Minutes from that meeting are not yet available.

Fiscal Impact:

Approval of this action may result in a delay in revenue received for the sale of real property.

Attachments:

- I. First Amendment to Purchase and Sale Agreement

First Amendment to Purchase and Sale Agreement

This **First Amendment** to the March 27, 2015 Purchase and Sale Agreement ("Amendment") is made and entered it on this _____ day of August, 2015 by and between the **City of Richland**, a Washington municipal corporation ("Seller") and **The Crown Group, Inc.**, an Illinois corporation ("Purchaser").

For valuable consideration, the receipt of which is hereby acknowledged, the City and The Crown Group, Inc. agree to modify the existing Purchase and Sale Agreement as described below.

Section 4.4 consists of three paragraphs. The first paragraph in Section 4.4, entitled Purchaser's Right to Determine, shall be modified as follows:

4.4. Purchaser's Right To Determine. Purchaser shall have ~~ninety (90) calendar days after receipt of the title report described in Section 4.3 above~~ until February 26, 2016 to determine the suitability of the Property for Purchaser's intended use, including but not limited to: (1) zoning, (2) easements, restrictions and covenants of record, (3) floodplain-floodway, (4) financing, (5) soils, (6) environmental, and (7) Governmental Approvals, as further defined in Section 4.8. Seller shall, within ten (10) business days of the date of the executed Agreement, provide to Purchaser copies of all available documentation and reports relating to the Property, including, but not limited to, soils tests, environmental reports and similar reports. If the results of said review are unsatisfactory in Purchaser's opinion, Purchaser's may, at its option, terminate this Agreement by giving Seller written notice of termination prior to the end of the initial Contingency Period. Further, if, prior to the conclusion of the initial Contingency Period, Purchaser determines in its sole and absolute discretion that the Property is not suitable for Purchaser's intended use and gives written notice thereof to Seller on or prior to the expiration of the initial Contingency Period in accordance with the notice requirement herein, then this Agreement shall terminate and be of no further force and effect, and the Earnest Money shall be immediately refunded to Purchaser. In the event Purchaser fails to give such notice, this Agreement shall remain in full force and effect and this condition shall be deemed waived by Purchaser, in which event the Earnest Money shall be non-refundable in accordance with this section, absent a default by Seller, but shall be applicable to the Purchase Price.

The remaining paragraphs in Section 4.4, along with all other terms and conditions of the Purchase and Sale Agreement executed March 27, 2015 remain unchanged and in full force and effect. All rights, obligations and liabilities arising out of the contract are the direct rights and obligations of The Crown Group, Inc.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of this ____ day of August, 2015.

CITY OF RICHLAND – SELLER

THE CROWN GROUP, INC. – PURCHASER

By: Cynthia D. Johnson
Its: City Manager

By: Mark Lambert
Its: President

APPROVED AS TO FORM

Heather Kintzley
Richland City Attorney



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 144-15, Approving the Final Plat of Hearthwood

Department:

Community & Development Services

Ordinance/Resolution Number:

144-15

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 144-15, approving the final plat of Hearthwood.

Summary:

The SMI Group is requesting approval of the final plat of Hearthwood, a 9-lot subdivision of 1.58 acres located north of Smartpark Street and west of the Plat of Sienna Sky in North Richland. Council approved the preliminary plat application for this project with the adoption of Resolution No. 113-14. Staff has reviewed the project to ensure compliance with the original conditions of approval attached to the project and recommends adoption of the attached Resolution No. 144-15.

Fiscal Impact:

Approval of the final plat will not directly have fiscal impacts on the City. Future construction of the lots within the plat will raise both land values and property taxes and with residential development, the demands placed on City services will also be increased.

Attachments:

1. Resolution No. 144-15
2. Vicinity Map
3. Hearthwood Final Plat
4. Technical Advisory Committee Report

RESOLUTION NO. 144-15

A RESOLUTION of the City of Richland approving the final plat of Hearthwood subject to the conditions of approval of the Technical Advisory Committee Report S2014-102; adopting the findings of the Richland Planning Commission as the findings of the City Council and approving the final plat of Hearthwood.

WHEREAS, on July 23, 2014, the Planning Commission held an open record public hearing to consider the preliminary plat application of Hearthwood as submitted by the SMI Group XV, LLC; and

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

WHEREAS, the City Council held a closed record hearing on the proposed Hearthwood preliminary plat application to consider the recommendation of the Planning Commission and approved the preliminary plat request; and

WHEREAS, the final plat for Hearthwood, consisting of 9 lots, has been constructed in accordance with the conditions attached to the approved preliminary plat.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland hereby approves the final plat of Hearthwood, a copy of which is attached and incorporated herein by reference, subject to the conditions of approval as contained in the Technical Advisory Committee Report S2014-102, dated February 18, 2014.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 5th day of August, 2015.

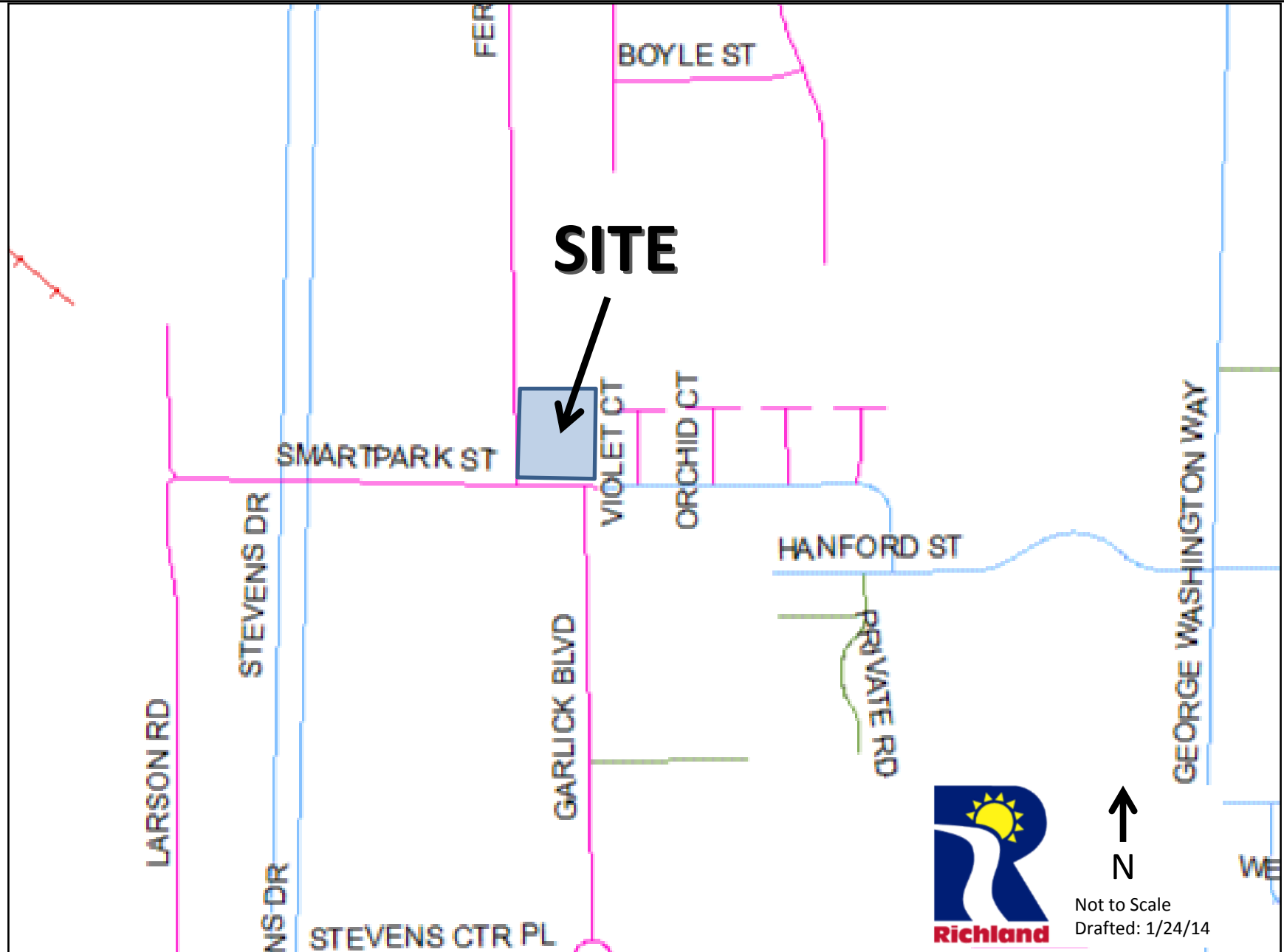
DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



DEDICATION

WE, SMI GROUP XV LLC, HEREBY CERTIFY THAT WE ARE THE OWNER'S OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND PLATTED INTO LOTS, AND TRACTS AS SHOWN HEREON AND THAT THE UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC AND THAT SAID SUBDIVISION SHALL HEREAFTER BE DESIGNATED BY HEARTHWOOD

SMI GROUP XV LLC

BY: _____ BY: _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF BENTON
CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____, SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE _____ IS (ARE) AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____, RESPECTIVELY,
OF SMI GROUP XV LLC TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON _____ DATE _____
MY APPOINTMENT EXPIRES _____

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	27.00'	42.23'	89°37'17"	38.06'	N 45°43'39" W
C2	27.00'	42.59'	90°22'43"	38.31'	S 44°16'20" W

NOTES

- BASIS OF BEARING: SIENNA SKY VILLAGE PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 411, RECORDS OF BENTON COUNTY, WASHINGTON.
- O DENOTES SET 5/8" IRON PINS WITH PLASTIC CAPS MARKED "WORLEY 41966" AT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
● INDICATES STANDARD CITY OF RICHLAND MONUMENT WITH CASE TO BE SET AFTER COMPLETION OF STREET PAVING.
● INDICATES ANGLE POINT, PC, PT, OR BOUNDARY MARKER NOT SET.
- ADDRESS SHOWN IN [BRACKETS] ARE SUBJECT TO CHANGE BY THE CITY OF RICHLAND ZIP CODE: 99354
- CENTRALIZED DELIVERY UNITS (CDB/MAILBOX) TO BE INSTALLED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT.
- THE SUBDIVISION IS IN THE VICINITY OF INDUSTRIAL USES AND TECHNICAL HAZARDS AS DETERMINED BY BENTON COUNTY EMERGENCY SERVICES (BCES)
- TRACT A IS A PRIVATE STREET THAT IS TO BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION. THE CITY OF RICHLAND ACCEPTS NO MAINTENANCE RESPONSIBILITY FOR SAID PRIVATE STREETS. TRACT A IS A FIRE LANE AND PARKING IS RESTRICTED ON BOTH SIDES. THE REQUIRED NO-PARKING SIGNS SHALL BE INSTALLED BY THE DEVELOPER.

FINAL PLAT
HEARTHWOOD

NW 1/4 SEC 26 T10N, R28E W.M.
RICHLAND, BENTON COUNTY, WASHINGTON

DESCRIPTION

THAT PORTION OF PARCEL B AS DEPICTED ON RECORD OF SURVEY NUMBER 3065 AS RECORDED IN VOLUME 1 OF SURVEYS, PAGE 3065 UNDER AUDITOR'S FILE NUMBER 2002-0303473. BEING IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP10 NORTH, RANGE 28 EAST, W.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26 SAID POINT BEING NORTH 01°16'08" EAST A DISTANCE OF 2642.64 FEET, FORM THE WEST QUARTER CORNER OF SAID SECTION 26; THENCE SOUTH 63°20'25" EAST FOR 29.51 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF STEVENS DRIVE; THENCE SOUTH 01°16'08" WEST FOR 1615.75 FEET TO THE CENTER OF A 60.00 FOOT ACCESS EASEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 2014-024746 KNOWN AS SMARTPARK STREET; THENCE ALONG THE CENTERLINE OF SAID ACCESS EASEMENT SOUTH 88°43'47" EAST FOR 806.95 FEET; THENCE NORTH 00°21'57" EAST FOR 30.00 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF SMARTPARK STREET AND THE TRUE POINT OF BEGINNING; THENCE NORTH 88°43'47" WEST 189.01 TO THE EASTERLY RIGHT OF WAY MARGIN OF FERMI AVENUE; THENCE ALONG SAID EASTERLY RIGHT OF WAY MARGIN NORTH 01°00'34" WEST FOR 297.29 FEET TO THE NORTH LINE OF SAID PARCEL B; THENCE ALONG SAID NORTH LINE NORTH 89°27'42" EAST FOR 227.26 FEET TO THE NORTHWEST CORNER OF SIENNA SKY VILLAGE PHASE 2 AS RECORDED IN VOLUME 15 OF PLATS, PAGE 411 RECORDS OF BENTON COUNTY, WASHINGTON; THENCE ALONG THE WEST LINE THEREOF SOUTH 00°46'59" EAST FOR 303.25 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF SAID SMARTPARK STREET; THENCE ALONG SAID RIGHT OF WAY MARGIN SOUTH 89°27'42" WEST FOR 37.20 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.56 ACRES

APPROVALS

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

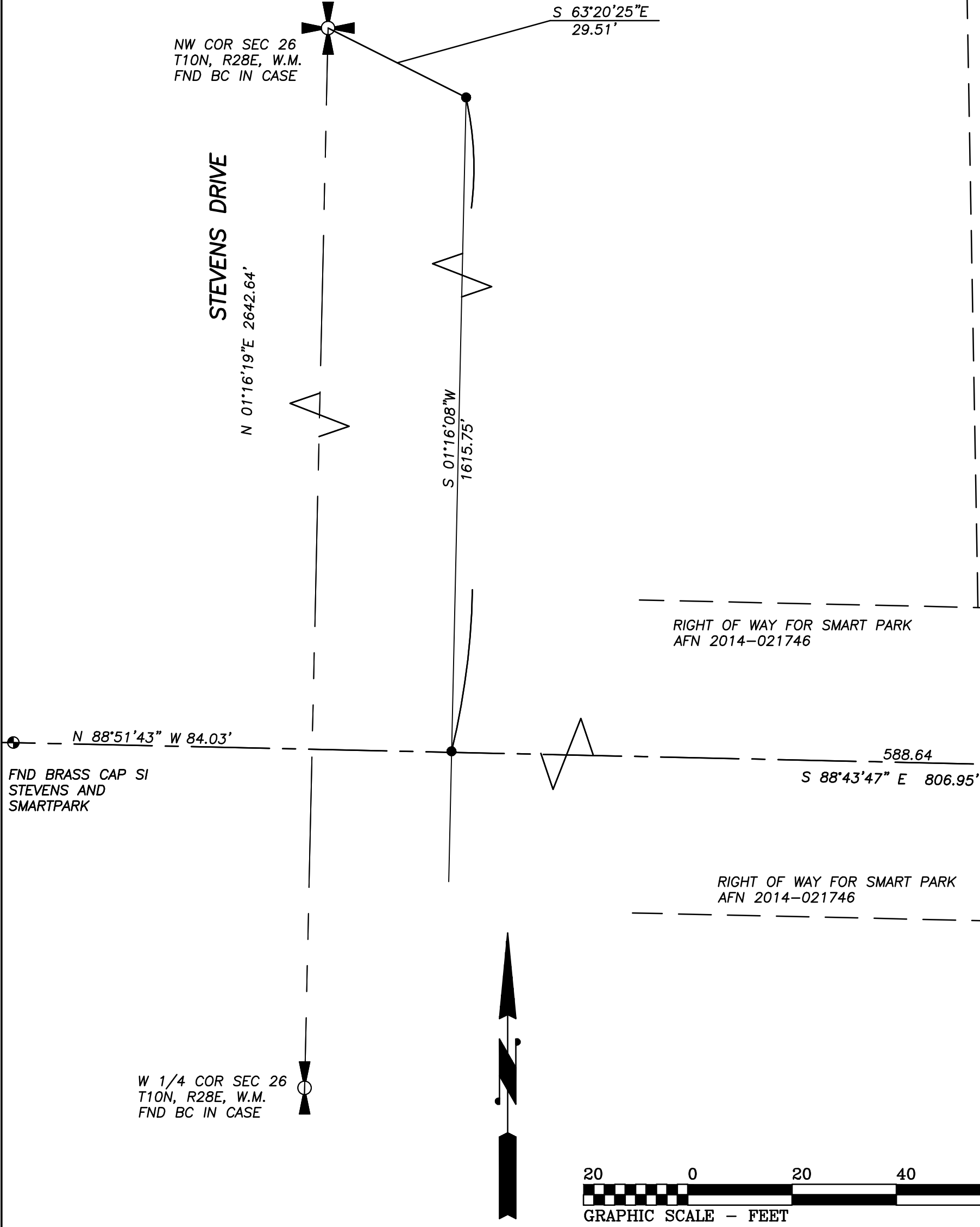
CHAIRMAN, RICHLAND PLANNING COMMISSION _____ DATE _____
CITY OF RICHLAND CITY ENGINEER _____ DATE _____
RICHLAND CITY MANAGER _____ DATE _____
ATTEST: _____
CITY CLERK

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 20____. BENTON COUNTY PARENT PARCEL 126082000006003

BENTON COUNTY TREASURER _____ DATE _____
BENTON COUNTY ASSESSOR _____ DATE _____

SIENNA SKY VILLAGE PHASE 2



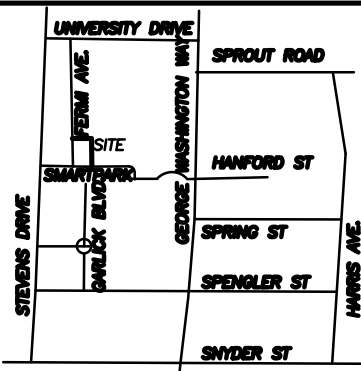
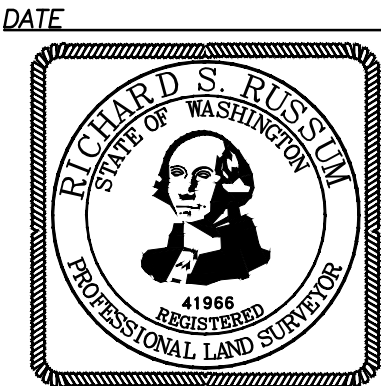
AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF SMI GROUP XV LLC AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____, RECORDS OF BENTON COUNTY, WASHINGTON, AT _____, MINUTES PAST _____ M., THIS _____ DAY OF _____, 20____ A.D.

BENTON COUNTY AUDITOR _____ FEE NUMBER _____

SURVEYOR'S CERTIFICATE

I, RICHARD S. RUSSUM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF HEARTHWOOD AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.



VICINITY MAP

WORLEY SURVEYING SERVICE, INC., P.S.
P.O. BOX 6132
KENNEWICK, WASHINGTON 99336
509-582-6716

SHEET
1 OF 1

15-019



MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT

Development Services Division

TAC MEETING SUMMARY

MEETING DATE: February 18, 2014

PROJECT: Preliminary Plat of SMI Group XV, LLC

LOCATION: Northeast Corner of Smart Park Street and Fermi Drive

ATTENDEES: City of Richland;
Judy Garcia & Jason Reathaford, Civil & Utility Engineering
Jeff Peters, Transportation
Kelly Hill, Energy Services
Jim Jordan & Rick Shively, Fire Dept.
Aaron Lambert, Development Services

DEVELOPMENT SERVICES COMMENTS:

Planning Department

1. Easements shall be provided for all franchise utilities as dictated by the Public Works Department and the franchise utilities.
2. A formal easement shall be established for the private drive providing access to the 9 lots.
3. No direct vehicle access is permitted from the lots directly to Fermi Drive or Smartpark Street. Driveways shall access from the private drive.
4. Easements and infrastructure shall be installed as required by franchised utilities in the City.
5. In accordance with RMC 23.28.020(B)(2)(b) the subject lots shall be part of a common maintenance program such as a Home Owner's Association with attached conditions, covenants and restrictions to be approved by the city at the time of development and recorded by deed to run in perpetuity to the individual properties.
6. Setbacks for the future home shall be in accordance with RMC 23.28.040 as follows: Front yard to living area and/or side of garage - 10 feet, Front yard to garage door - 20 feet, Front yard to covered porch and/or deck - 10 feet, Side yard – 5 feet & Rear yard – 10 feet

7. A landscaping plan shall be developed and approved by the City prior to approval of the final plat. The plan shall be consistent with the landscaping provided at the adjacent plat of Sienna Sky. It is acknowledged that at the time of planting the required landscaping will not be the same size as those at Sienna Sky due to the difference in plant maturity.
8. Required landscaping shall be installed in accordance with the approved plan and prior to the issuance of a Certificate of Occupancy for each individual home.
9. A note shall be provided on the face of the final plat and additionally included with the private Codes, Covenants and Restrictions that provides notice the subdivision is in the vicinity of industrial uses and technical hazards as determined by Benton County Emergency Services (BCES). The specific language will be reviewed and approved by the City and BCES.

RICHLAND FIRE DEPARTMENT:

1. Emergency Vehicle Access: Unobstructed fire lanes shall be maintained throughout the project.
 - a. Drawings indicate a 20 to 24 feet width for the access drive. Roadways or in this instance access drives less than 36 feet road width requires parking restrictions to permit an unobstructed roadway width of not less than 20 feet for Fire Department access. "No Parking Fire Lane" signs shall be provided for all roads less than 32 feet wide as follows:
 - I. No parking is permitted on either side of the roadway/driveway if width is less than 26 feet curb to curb.
 - II. No parking on one side of the roadway/driveway if width is less than 32 feet in width, curb to curb.
Due to the proposed width of roadways, parking will only be available in the driveways at each residence.
 - b. Roadway turn radius shall not be less than 32 feet for the inside curb radius, and not less than 52 feet for the outside curb radius from Smartpark Street and Fermi Drive to the access drive. Deviations to this may be approved by the Fire Department.
2. Street names and designations shall meet City requirements.
 - a. Street name signs shall be installed at all intersections.
3. Fire Hydrants: Fire hydrants capable of delivering the required fire flow shall be installed and operational before start of combustible construction. Hydrants shall be installed per City specifications at locations approved by this Department.
 - a. Spacing of fire hydrants along residential area streets must be within the maximum allowable 600 feet travel distance between hydrants. Fire hydrants may be required to meet this requirement.
 - b. Hydrants shall not be placed within the curb return.
 - c. Hydrants shall be within 600 feet travel distance of every new residential building.
 - d. Shrubs, etc., shall not be installed within a three (3) foot clear space around the circumference of fire hydrants, nor shall any plant that grows higher than 12 inches be installed within a five (5) foot circumference of hydrant. Trees shall be a minimum of ten (10) feet from hydrant.
 - e. Recessed blue reflective hydrant markers shall be installed per City specifications.
 - f. Water lines shall be looped.

4. Premise(s) identification shall be provided in accordance with IFC 505.1. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of four (4) inches in height with a minimum stroke width of one-half (1/2) inch. Numbers shall contrast with their background.
 - a. When a structure is not visible, or too far, from the road or street to read address numbers, provisions shall be made to clearly identify the driveway or roadway which serves the property. An address reader board or monument shall be provided at the entrance to the property, visible from both directions of travel along the road. Numbers on the address reader board or monument shall be a minimum of six (6) inches in height, with a minimum stroke wide of one-half (1/2) inch. Numbers shall contrast with their background.
 - b. Where multiple addresses are required at a single driveway, they shall be mounted on a single post, and additional signs shall be posted at locations where driveways divide.
 - c. Addresses shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located.

ENERGY SERVICES COMMENTS:

1. Ten foot utility easements shall be established adjacent to all roadways both public and private.
2. Existing facilities for electrical services shall be extended across the site and tied into the conduits which cross Fermi Drive.

CIVIL AND UTILITY ENGINEERING DEVELOPMENT COMMENTS

DATE: JULY 15, 2014

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

PROJECT NAME: SMI GROUP XV, 9 LOT PRELIMINARY PLAT (SUP2014-104)

The Civil and Utility Engineering Division has reviewed the special use permit received in this office on July 10, 2014, for the above referenced property and has the following conditions.

General Conditions:

1. All final plans for public improvements shall be submitted prior to pre-con on a 24" x 36" hardcopy format and also electronically in .dwg format compatible with the City's standard CAD software. Addendums are not allowed, all information shall be supplied in the specified 24 x 36 (and electronic) format. When construction of the infrastructure has been substantially completed, the applicant shall provide 3 mil mylar and electronic record drawings to the City. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. Electronic copies of the construction plans are required prior to the pre-con meeting, along with the multiple

sets of paper drawings. The mylar record drawings (including street lights) shall be submitted and approved by the City before the final punchlist inspection will be performed. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

2. Any and all necessary permits that may be required by jurisdictional entities outside of the City of Richland shall be the responsibility of the developer to obtain.
3. A copy of the construction drawings shall be submitted for review to the appropriate jurisdictions by the developer and his engineer. All required comments / conditions from all appropriate reviewing jurisdictions (e.g.: Benton County, any appropriate irrigation districts, other utilities, etc.) shall be incorporated into one comprehensive set of drawings and resubmitted (if necessary) for final permit review and issuance.
4. Any work within the public right-of-way or easements or involving public infrastructure will require the applicant to obtain a right-of-way permit prior to construction. A plan review and inspection fee in the amount equal to 5% of the construction costs of the work within the right-of-way or easement will be collected at the time the permit is issued. A stamped, itemized Engineers estimate (Opinion of probable cost) and a copy of the material submittals shall be submitted along with the final plan submittal.
5. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS & PROCEDURES" for a complete description of the record drawing process. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City's standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.
6. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of the final plat. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of acceptance. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for acceptance.
7. A pre-construction conference will be required prior to the start of any work within the public right-of-way or easement. Contact the Civil and Environmental Engineering Division at 942-7500 to schedule a pre-construction conference.
8. Site plan drawings which involve the construction of public infrastructure shall be drawn on a standard 24" x 36" drawing format to a scale which shall not be less than 1"= 40'.
9. All plan sheets involving construction of public infrastructure shall have the stamp of a current Washington State licensed professional engineer.

10. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555 (or "811")." Or: <http://www.call811.com/>
11. A copy of the preliminary plat shall be supplied to the Post Office and all locations of future mailbox clusters approved prior to final platting.

Design Standards:

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

- W. Curb returns at minor intersections shall have a minimum radius of 25-feet. Curb returns at major intersections should have minimum radius of 30-feet but should be evaluated on a case by case basis.
 - X. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
 - Y. All driveways for commercial projects shall construct City standard commercial driveways. Radius-style driveways are not allowed.
 - Z. 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.
 - AA. Construction plans shall provide or reference all standard drawings or special details that will be necessary to construct all public improvements which will be owned, operated, maintained by the City or used by the general public (Commercial Driveway, Curb, Gutter, Sidewalk, Water, Sewer, Storm, Street and Street lighting etc.).
 - BB. The contractor shall be responsible for any and all public infrastructure construction deficiencies for a period of one year from the date of the letter of acceptance by the City of Richland.
13. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, domestic water, storm drainage, electrical, street lighting and irrigation system for the entire project prior to submitting plans for the first phase to assure constructability of the entire project. This includes the location and size of any storm retention ponds that may be required to handle runoff.
14. If the City Fire Marshal requires a secondary emergency vehicle access, it shall be included in the construction plan set and be designed to the following standards:
- A. 2-inches compacted gravel, minimum (temp. SEVA only).
 - B. 2% cross-slope, maximum.
 - C. 5% slope, maximum. Any access road steeper than 5% shall be paved or be approved by the Fire Marshal.
 - D. Be 20-feet in width.
 - E. Have radii that are accommodating with those needed for City Fire apparatus.

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

15. SURVEY MONUMENT DESTRUCTION:

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

- A. No survey monument shall be removed or destroyed (*the physical disturbance or covering of a monument such that the survey point is no longer visible or readily*

accessible) before a permit is obtained from the Department of Natural Resources (DNR). WAC 332-120-030(2) states "It shall be the responsibility of the governmental agency or others performing construction work or other activity (including road or street resurfacing projects) to adequately search the records and the physical area of the proposed construction work or other activity for the purpose of locating and referencing any known or existing survey monuments." (RCW 58.09.130).

- B. Any person, corporation, association, department, or subdivision of the state, county or municipality responsible for an activity that may cause a survey monument to be removed or destroyed shall be responsible for ensuring that the original survey point is perpetuated. (WAC 332-120-030(2)).
- C. Survey monuments are those monuments marking local control points, geodetic control points, and land boundary survey corners. (WAC 332-120-030(3)).

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

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

Traffic & Streets:

- 16. Sidewalks shall be installed along full frontage of Smartpark Street with the first phase of development..
- 17. The Smartpark Street frontage shall be completed to City standards with development of the first phase. The road section (curb, gutter and sidewalk) shall be built with the face of curb at 18-feet off of centerline.. A ten-foot public utility easement along the Smartpark and Fermi frontages shall be provided on the face of the final plat.
- 18. A single shared driveway accessing Smartpark Street will be allowed. No direct access from residential lots to Smartpark Street will be allowed.
- 19. The City does not intend to landscape or otherwise improve the SmartpPark Street frontage, but is considering developing landscaping requirements that will apply to the new plat. The developer is encouraged to propose a landscaping improvement and maintenance plan for the right of way adjacent to this project. The developer is advised that landscaping standards under development may apply to this project prior to acceptance of the final plat for any phase of this project.
- 20. The existing access points onto Smartpark Street are acceptable for this project, but any proposed changes to said driveways will be subject to approval by the City Engineer.
- 21. All proposed Right of Ways that are narrower than 54-feet shall have parking restricted, as per City standards. Street signs indicating restricted parking shall be installed prior to final

platting at the developers expense. The restricted parking areas shall be indicated on the final plats.

22. All private roads shall be constructed to provide for adequate fire truck & solid waste collection truck access & turnaround movements.
23. Any private roads narrower than 34-feet shall have parking restricted on one side, and any roads 28-feet or narrower shall have parking restricted on both sides. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense.
24. Smartpark Street shall be dedicated to the City as a public street from Stevens Drive to Hanford Street with the first phase of this development, or as provided in the Infrastructure Agreement dated July 15, 2014.
25. The developer shall place a 1-inch asphalt overlay over the segment of Smartpark Street between the existing Sienna Sky development and Stevens Drive with the first phase of this development

Domestic Water:

26. The closest water main is located in Smartpark Street. It shall be the responsibility of the developer to extend a watermain meeting City design standards across the entire Smartpark Street frontage at the time of plat construction.
27. The developer will be required to demonstrate that all phases are capable of delivering adequate fire flows prior to construction plans being accepted for review. This may require looping of the watermain from off-site locations, or oversizing of the main where needed.
28. The fire hydrant layout shall be approved by the City Fire Marshal. If a fire hydrant is required off of Smartpark Street City standards shall apply to the pipeline and fire hydrant assembly installed and an easement shall be granted to the City for access and maintenance of the fire hydrant and pipelines.

Sanitary Sewer:

1. City sanitary sewer pipelines exist off-site both to the west and east. It shall be the responsibility of the developer to obtain easement rights as needed to access these pipelines and extend sanitary sewer pipelines, meeting City standards to the development.
2. A 10-foot wide exclusive sanitary sewer easement shall be provided for any sewer main that is outside of the public Right-of-Way. If any manholes are located outside of the public Right-of-Way, maintenance truck access to said structure may be required.

Storm Water:

29. This project may require coverage under the Washington State General NPDES Permit for Construction projects. The Developer shall be responsible for compliance with the

permit conditions. The City has adopted revised standards affecting the construction of new stormwater facilities in order to comply with conditions of its NPDES General Stormwater Permit program. This project, and each phase thereof, shall comply with the requirements of the City's stormwater program in place at the time each phase is engineered. The project will require detailed erosion control plans.

30. 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.
31. 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.
32. 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.
33. If any existing storm drainage or ground water seepage drains onto the proposed site, said storm drainage shall be considered an existing condition, and it shall be the responsibility of the property developer to design a system to contain or treat and release the off-site storm drainage.
34. 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.
35. 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").
36. Prior to or concurrent with the submittal of the first phase the developer shall provide a Geotechnical report including the percolation rate of the soils in the area of any storm retention ponds. If the project constructs a storm retention pond then the engineer will need to demonstrate that the pond will drain itself within 24 hours after the end of a

storm event, and not have standing water in it longer than that. Engineering solutions are available for retention ponds that do not perk within 24 hours.

37. 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.
38. 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.
39. 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.
40. The public storm drainage system for this project shall be a system designed according to the above requirements for Smartpark Street. A separate private system, meeting the regulatory and design requirements described above, shall be designed and installed for the private street and lots.

Solid Waste:

41. The private driveway configuration within the plat boundaries does not allow adequate access or turning radii for solid waste collection vehicles. The applicant therefore has the following options regarding solid waste pick-up:
 - All homeowners will have to transport their solid waste cans to a location accessible by the City of Richland solid waste collection vehicles (Smartpark Street).
 - A central collection point (dumpster enclosure) accessible by City vehicles shall be designated on the construction plans and all homeowners will need to transport their waste to that location.
 - The private road layout design be re-configured to allow for access by City solid waste collection vehicles.

Final Platting / Project Acceptance Requirements:

42. When the construction is substantially complete a paper set of "record drawings" shall be prepared by a licensed surveyor and include all changes and deviations. Please reference the Public Works document "RECORD DRAWING REQUIREMENTS &

PROCEDURES” for a complete description of the record drawing process. After approval by the City of the paper copy, a mylar copy of the record drawings shall be submitted along with a CAD copy of them. The electronic as-built record drawings shall be submitted in a AutoCAD format compatible with the City’s standard CAD software. All final punchlist items shall be completed or financially guaranteed prior to recording of the final plat.

43. Public utility infrastructure located on private property will require recording of a City standard form easement prior to acceptance of the infrastructure and release of a certificate of occupancy. The City requires preparation of the easement legal description by the developer two weeks prior to the scheduled date of occupancy. Once received, the City will prepare the easement document and provide it to the developer. The developer shall record the easement at the Benton County Assessor and return a recorded original document to the City prior to application for final occupancy.
44. 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.
45. 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.
46. The final plat shall include notes identifying all common areas including the private streets and tracts and acknowledging the ownership and maintenance responsibility by the homeowners association. A note shall be added to the face of the final plat that states: *“The private roads are for the use and benefit of the homeowners that abut said roads, and are to be maintained by said owners. The City of Richland accepts no maintenance responsibility for said roads”*.
47. A note shall be added to the face of the plat that states: *“The private drives within this plat are fire lanes and parking is restricted. The required no-parking signs shall be installed by the developer where applicable.”* Any private roads narrower than 34-feet shall have parking restricted on one side, and any roads 28-feet or narrower shall have parking restricted on both sides. Street signs indicating restricted parking shall be installed prior to final platting at the developers expense. The restricted parking areas shall be indicated on the final plats.
48. All landscaped areas within the plat that are in the public Right of Way shall be the responsibility of the homeowners / property owners to maintain.
49. The intended use and ownership of all tracts within the plat shall be noted on the final plat.
50. Property with an unpaid L.I.D. assessment towards it must be paid in full or segregated per Richland Municipal Code 3.12.095.
51. Any restricted parking areas shall be indicated on the final plats.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Resolutions – Adoption

Key Element: Key 3 - Economic Vitality

Subject:

Resolution No. 145-15, Approving the Final Plat of Skyline Meadows Phase 5

Department:

Community & Development Services

Ordinance/Resolution Number:

145-15

Document Type:

Resolution

Recommended Motion:

Adopt Resolution No. 145-15, approving the final plat of Skyline Meadows Phase 5.

Summary:

MBM Associates, the developer of the Skyline Meadows plat in South Richland has submitted a request for approval for the fifth and final phase of the Skyline Meadows plat. The plat would divide 9.4 acres into 24 lots and one-tract. The applicant is in the process of completing the improvements that are needed to finalize the plat and has opted to take advantage of the provisions in state law and the Richland Municipal Code that allow for the bonding of required improvements and so has entered into a post-monumentation improvement agreement with the City.

Fiscal Impact:

Approval of the final plat will not result in direct fiscal impacts. Future construction on the lots contained within the plat will raise both land values and property taxes and with development, the demand for City services will also be increased.

Attachments:

1. Resolution No. 145-15
2. Skyline Meadows 5 Final Plat
3. Vicinity Map
4. Post Monumentation Agreement
5. Plat Conditions

RESOLUTION NO. 145-15

A RESOLUTION of the City of Richland approving the final plat of Phase 5 of the Plat of Skyline Meadows subject to the conditions of approval of the Technical Advisory Committee Report S98-100; adopting the findings of the Richland Planning Commission as the findings of the City Council and approving the final plat of Skyline Meadows Phase 5.

WHEREAS, on August 15, 1998, the Planning Commission held an open record public hearing to consider the preliminary plat application of Skyline Meadows as submitted by MBM Associates; and

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

WHEREAS, the City Council held a closed record hearing on November 2, 1998 to consider the proposed Skyline Meadows preliminary plat application and the recommendation of the Planning Commission and took action to approve the preliminary plat request; and

WHEREAS, the final plat for Skyline Meadows 5, consisting of 23 lots on 9.65 acres, is being constructed in accordance with the conditions attached to the approved preliminary plat and in accordance with the post-monumentation improvement agreement between the City of Richland and MBM Associates and Watts Construction.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland hereby approves the final plat of Skyline Meadows 5, a copy of which is attached and incorporated herein by reference, subject to the conditions of approval as contained in the Technical Advisory Committee Report S98-100, dated July 15, 1998.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 5th day of August, 2015.

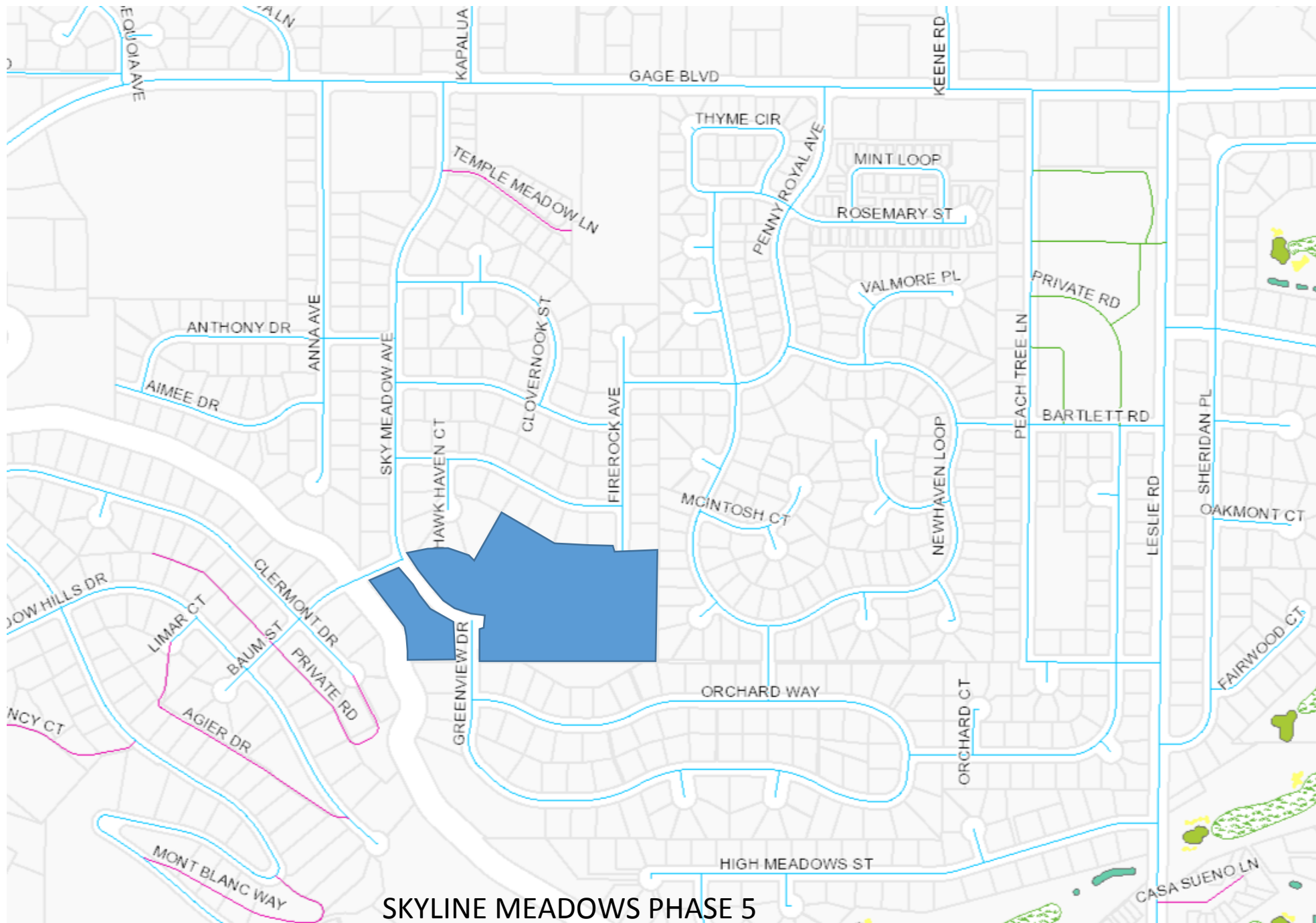
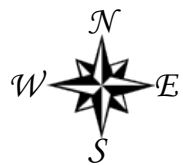
DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



SKYLINE MEADOWS PHASE 5

POST-MONUMENTATION IMPROVEMENT AGREEMENT

An agreement between the City of Richland, Washington, a Washington municipal corporation ("City"), and MBM ASSOC. ("Developer"):

WHEREAS, Developer wishes to plat and develop WATTS COAST SKYLINE MEADOW PHASE V, the boundary of which is shown on Attachment "A" which shall consist of a location map and legal description which shall be part of this recorded document.

WHEREAS, On July 16, 1998, the Richland Planning Commission granted approval to Preliminary Plat File No. S98-100 which set forth certain Required Public Improvements, which must be constructed in order for development of the Property to occur.

WHEREAS, Developer has not completed construction of the Required Public infrastructure Improvements.

WHEREAS, Developer was issued a City right of way construction permit pursuant to Richland Municipal Code Chapter 12.08 for the required public infrastructure improvements.

WHEREAS, Developer is required pursuant to Richland Municipal Code Chapter 24.12 to obtain Final Plat approval, by either constructing all Required Public Improvements, or by entering into an Improvement Agreement to provide for the construction therefor.

NOW THEREFORE, as consideration for final plat approval prior to the completion of construction of all Required Public Improvements required as a condition of development, Developer agrees to the following:

1. Developer shall complete or cause to be completed the Required Public Improvements as detailed on the approved construction plans (as approved by Right of Way Construction Permit No. PW-15-00431) and according to the specifications, standards and guidelines on file in the office of the City of Richland Public Works Director.
2. Developer shall cause Developer's engineer(s) to provide all surveying services necessary for the Required Public Improvements prior to and during construction and to prepare and furnish acceptable mylar record drawings to the City when the Required Public Improvements are complete, along with any necessary utility and/or access easements, all in conformance with City Standards & Design Guidelines.
3. Developer shall complete those Required Public Improvements to the satisfaction of the City Public Works Director within six (6) months of the date of final plat approval. Upon written request of Developer, however, this Agreement may be extended for an additional period of time, not to exceed an additional six (6) months, by mutual written agreement of Developer and City.
4. Should it be determined during construction of Public Improvements that additional easements are necessary to construct any of the Required Public Improvements or to provide access, Developer shall cause the City to be furnished with said easements, recorded with Benton County at Developer's expense, within the time covered under this Agreement.

skyline Meadows ph. 5

5. The City shall not release the final plat for recordation until the following minimum essential infrastructure improvements are complete, inspected and accepted as meeting City standards:
- Sanitary sewer system with the exception of surface finishing of manholes and cleanout structures
 - Stormwater drainage system with the exception of surface finishing of manholes and catch basin structures and erosion control and site restoration of any surface stormwater retention features
 - Potable water system with the exception of surface finishing of valves and final grade and rotation adjustments of fire hydrants
 - Street subgrade and base course rock placement
 - Property pins placed around the boundary of the plat, including all back lot corners

Upon completion of the essential infrastructure improvements noted above, Developer may deposit with the City a financial surety instrument ("letter of credit"), acceptable to the City Attorney and Public Works Director in the amount equal to 150% of the City-approved estimated cost of incomplete work as security for the remaining incomplete required improvements. Upon receipt of this financial surety instrument the City will sign and release the final plat for recordation.

6. The City shall not issue any building permits for any structures within the plat of ~~SKYLINE MEADOWS~~ PHASE V until the Public Improvements have been completed, as determined by the City of Richland Public Works Director.

Completion, as used herein, is defined as the completion, testing, acceptance, and startup of:

- potable water and irrigation water delivery systems;
- sanitary sewer and stormwater collection systems;
- public improvements fronting existing houses within the subdivision and properties outside the subdivision;
- final paving including utility casting adjustments and all required street improvements;
- sidewalk and path segments required by approved construction plans;
- clean-up around adjacent properties and public right-of-ways;
- placement of private street name signs and No Parking signs;
- unobstructed access to all valves, structures & appurtenances;
- street lighting;
- all property pins & centerline monuments placed by a licensed land surveyor;
- all disturbed soils stabilized (e.g.; hydro-seeded);
- Mylar record drawings ("as-builts");
- and any other items that would, in the opinion of the City Engineer, represent unacceptable safety or inconvenience to the public;
- recording of all required easements or warranty deeds;
- Satisfaction of all preliminary plat conditions.

Upon approval of the City Public Works Director, a portion of the financial surety may be released and building permits may be issued prior to Completion if the following items are complete:

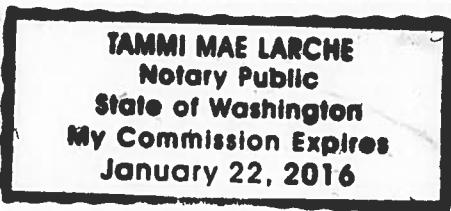
- Asphalt paving
- Street lights

- c. Centerline monuments
- d. All property corner pins
- e. Stabilization of all disturbed soils
- f. Mylar record drawings supplied to the City
- g. Easements not included on the final plat
- h. Final inspections by City forces

The value of the remaining incomplete items shall be determined by the City (i.e. punchlist) and shall be retained from the original financial surety instrument. The portion of monies retained shall be equal to 150% of the value of the incomplete infrastructure items.

Should any condition of this Agreement not be completed within the time frame specified, the City shall estimate the cost of completing the condition, call upon the financial surety instrument for funds necessary to cover the cost, and complete the condition with funds collected under the performance guarantee. If the funds collected under the performance guarantee are insufficient to complete the condition, the City may either hold the collected funds until additional funds are authorized to complete the condition or expend the collected funds to complete a portion of the condition as determined reasonable by the Public Works Director.

7. In the event Developer includes more than one person or entity, all such persons or entities shall be jointly and severally liable for all conditions herein.
8. Developer's obligations as set forth herein shall be binding upon Developers and the Developer's heirs, successors, and assigns.
9. The provisions of this Agreement shall run with the land described herein on Attachment A, and be binding and inure to the benefit of the heirs, personal representatives, successors and assigns of the parties.
10. This agreement may not be assigned without the written consent of the City of Richland City Manager.
11. If suit is brought to enforce any term of this Agreement, the prevailing party shall be entitled to its costs and reasonable attorneys' fees, including fees, costs, and expenses incurred in connection with any appeal.



DEVELOPER

NAME

By: John M. [Signature]

STATE OF WA)
) ss.
 County of Franklin)

Tammi Mae Larche
Tammi mae larche

This instrument was acknowledged before me on July 21, 2015
 by _____ as _____ of _____.

Notary Public—State of: WA
My commission expires: 1/22/16

CITY OF RICHLAND

City Manager

STATE OF WASHINGTON)
) ss.
County of _____)

This instrument was acknowledged before me on _____, 2010,
by _____ as City Manager of the City of Richland, Washington.

Notary Public—State of Washington
My commission expires: _____

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

ATTACHMENT B
(S98-100)

RICHLAND PHYSICAL PLANNING COMMISSION
TECHNICAL ADVISORY COMMITTEE REPORT (S98-100)
July 15, 1998

APPLICANT: MBM ASSOCIATES

REQUEST: PRELIMINARY PLAT APPROVAL TO SUBDIVIDE 52 ACRE PARCEL INTO 112 LOTS AND TWO TRACTS (SKYLINE MEADOWS).

ENGINEER: SCM CONSULTANTS, INC.

LOCATION: AN APPROXIMATELY 52 ACRE PARCEL LOCATED ON THE SOUTH SIDE OF GAGE BOULEVARD, NORTH OF ORCHARD HILLS NO. 4, AND WEST OF THE ORCHARDS FOUR AND FIVE.

TECHNICAL ADVISORY COMMITTEE RECOMMENDATIONS

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

1. Fire hydrants capable of supplying the required fire flow shall be provided prior to combustible construction. Hydrants and blue reflective hydrant markers shall be installed at locations approved by the Fire and Emergency Services Department.

Shrubs and similar landscape material shall not be installed within 3 feet of any hydrant, nor shall any plant which grows higher than 12 inches be installed within 5 feet. Trees shall be located at least 10 feet from any hydrant.
2. Prior to or concurrent with Phase 2 construction, secondary emergency vehicle access shall be provided in accordance with the requirements of the Fire and Emergency Services Department.
3. At each phase of development, any stubbed streets deeper than one lot shall be constructed with City standard temporary turnarounds for emergency and refuse vehicle use in accordance with specifications of the Civil and Environmental Engineering Division.

PHYSICAL PLANNING COMMISSION - TECHNICAL ADVISORY COMMITTEE
REPORT - MBM ASSOCIATES (S98-100) - PAGE 2

4. Parking shall be restricted to one side of the street on the proposed private drive in Phase 9 to allow for a minimum of 20 feet of unobstructed width for emergency vehicle access.
5. An irrigation system shall be designed and installed to the specifications of the Kennewick Irrigation District.
6. Utility lines, easements and equipment shall be sized and located to the specifications of the various utility departments or companies providing services to the subdivision.
7. Prior to final plat approval, complete engineering plans indicating street design and grading, utility plans including water and sewer, electrical, street lighting, telephone, television cable, natural gas, and irrigation system shall be approved by the Richland Civil and Environmental Engineering Manager and shall be consistent with the requirements of the responsible departments or companies.
8. Development shall be subject to the conclusions and recommendations of the Geologic Hazard Evaluation Report prepared by STRATA, Inc. dated July 2, 1998. Additionally, the following note shall be included on final plats involving the following lots: Lots 1 through 3, Block 1 and Lot 1, Block Two of Phase 1; Lots 7 through 13, Block 2 of Phase 2; Lots 20 through 24, Block 2 of Phase 4; and, Lots 9 through 13, Block 4 of Phase 9.

NOTE: PRIOR TO ISSUANCE OF BUILDING PERMITS FOR LOT(S) _____, ENGINEERED FOOTING AND FOUNDATION PLANS SHALL BE REQUIRED, UNLESS THIS REQUIREMENT IS WAIVED BY THE CITY OF RICHLAND BUILDING OFFICIAL.

9. Uncertainty exists as to the exact location of the zoning district (Multiple Family Residential R-3 and Medium Density Single Family Residential R-1M) boundaries in relation to the proposed lots in the plat. Pursuant to Richland Municipal Code Section 23.08.050(6) it is recognized that the proposed Tract A and Lots 1-4 of Block 1 Phase 1 are zoned Multiple Family Residential (R-3) and the remainder of the proposed preliminary plat is zoned Medium Density Single Family Residential (R-1M).
10. Prior to any final plat approval, fees in lieu of park land dedication shall be paid in compliance with RMC Chapter 22.12.

PHYSICAL PLANNING COMMISSION - TECHNICAL ADVISORY COMMITTEE
REPORT - MBM ASSOCIATES (S98-100) - PAGE 3

11. Street names and addresses shall be finalized at time of final plat submittal and review. Street naming and addressing shall be in conformance to RMC Chapter 12.01.
12. Preliminary plat approval is subject to all conditions of approval set forth in the attached memorandum from Cliff Moss, Civil Engineer II dated July 13, 1998.

MEMORANDUM**ENGINEERING AND UTILITY SERVICES
CIVIL AND ENVIRONMENTAL ENGINEERING**

TO: JEFF ROLPH
SENIOR PLANNER

FROM: CLIFF MOSS *CM*
CIVIL ENGINEER II

DATE: JULY 13, 1998

SUBJECT: PRELIMINARY PLAT APPLICATION (S98-100) - SKYLINE MEADOWS
TECHNICAL ADVISORY COMMITTEE COMMENTS

1. All final plans for public improvements shall be submitted on a 24" x 36" format. The applicant shall provide 3 mil mylar record drawings to the City. The record drawings shall be submitted and approved by the City before the final punchlist inspection will be performed by the City.
2. A storm sewer system shall be designed to contain a 25-year frequency storm. The applicant's design shall provide runoff protection to downstream property owners. The project will require detailed erosion control plans.
3. Public improvement design shall follow the following general format:
 - A. Sanitary sewer shall be aligned on the north and west side of street centerlines.
 - B. Storm sewer shall be aligned on the south and east side of street centerlines.
 - C. Water lines shall be aligned on the south and east side of street centerlines.
 - D. 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.
 - E. A composite utility plan shall be included in the final plan set.
 - F. A detailed grading plan shall be included in the final plan set.
 - G. 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 a minimum 10 foot wide public utility easement to be conveyed to the City of Richland.
 - H. 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.
 - I. All public improvements shall comply with the State of Washington and City of Richland requirements and codes.

- J. All cul-de-sacs shall have a minimum radius of 45 feet to the face of curb to allow for adequate turning radius.
- K. All public streets shall meet design requirements for sight distance (horizontal, vertical and intersectional).
- L. The final plans shall identify locations for street lighting, gas service, power lines, telephone lines, cable television lines, street trees and mail boxes.
4. 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 of survey with the City.
5. If the project will be built in phases the applicant shall submit a master plan for the sanitary sewer, water, storm drainage, electrical, street lighting and irrigation systems for the entire project prior to submitting plans for the first phase to assure constructability of the entire project.
6. All construction plan sheets shall include the note "CALL TWO WORKING DAYS BEFORE YOU DIG 1-800-424-5555."
7. The Civil and Environmental Engineering Department would support a deviation from Section 24.16.090 of the subdivision code to allow the two short cul-de-sacs shown on Panoramic Street to be offset by approximately seventy (70) feet.
8. A City standard concrete driveway approach shall be constructed at each end of the proposed private drive where access is provided to the public street.
9. The road layout shall be revised to provide for a collector road to cross the Kennewick Irrigation District canal at the southwesterly corner of the site in accordance with the South Richland Road Collector System (see attached exhibit map). The road shall be designed to match Baum Street as shown on the approved preliminary plat of Crested Hills (formerly known as Meadow Hills No. 2).
10. The collector road to the Kennewick Irrigation District canal shall be constructed in conjunction with the development of Phase 9.
11. The public road right-of-way to the Kennewick Irrigation District canal and the connection to Green View Drive shall be dedicated with the completion of Phase 6. The City shall be allowed to construct the public roads to the Kennewick Irrigation District canal and the connection to Green View Drive at any time after the completion of Phase 6 if the City determines that these roads need to be constructed prior to the development of Phase 9 in order to improve traffic flows in the area.
12. City standard temporary turnarounds shall be constructed at the ends of all dead end streets that are created by constructing the infrastructure in phases.



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Items for Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Authorize Travel for Mayor Rose and Council Member Thompson

Department:
City Manager

Ordinance/Resolution Number:

Document Type:
General Business Item

Recommended Motion:

Authorize Travel for Mayor Rose and Council Member Thompson.

Summary:

The Energy Communities Alliance (ECA), in cooperation with the Department of Energy (DOE) and the Energy Facilities Contractor Group (EFCOG), is set to hold the first DOE National Cleanup Workshop September 29-30 in Washington, D.C. Council Member Thompson plans to travel from September 27 through September 30 in anticipation of attending meetings prior to the workshop.

The workshop will bring together senior DOE executives, officials from DOE sites, industry executives and other stakeholders to discuss the progress the DOE Office of Environmental Management is making addressing the environmental legacy of the Manhattan Project and Cold War-era U.S. nuclear weapons program. Topics to be discussed include major cleanup successes planned over the next two years, further improving contract and project management and efforts to develop new cleanup technologies, among others.

Richland Municipal Code, Sections 1.01.040 and 2.26.062, require Council approval when Council Members request permission for out-of-state travel, when expenses exceed \$500 or when travel requires an overnight stay.

Fiscal Impact:

Estimated expenses for Mayor Rose and Council Member Thompson to attend the Workshop are \$4,732. ECA will pay for travel and per diem for two people per ECA local government member community. There are enough funds in Council's travel and tuition budgets to cover expenses.

Attachments:



COUNCIL AGENDA ITEM COVERSHEET

Council Date: 08/05/2015

Agenda Category: Expenditures - Approval

Key Element: Key I - Financial Stability & Operational Effectiveness

Subject:

Expenditures from July 13, 2015 - July 24, 2015 for \$7,768,939.19 including Check Nos. 224979-225459, Wire Nos. 5955-5960, Payroll Check Nos. 100059-100076, and Payroll Wire/ACH Nos. 9056-9070

Department:

Administrative Services

Ordinance/Resolution Number:

Document Type:

Expenditures

Recommended Motion:

Approve the expenditures from July 13, 2015, to July 24, 2015, in the amount of \$7,768,939.19.

Summary:

Breakdown of Expenditures:

Check Nos.	224979-225459	2,061,679.28
Wire Nos.	5955-5960	3,564,721.18
Payroll Check Nos.	100059-100076	24,435.14
Payroll Wires/ACH	9056-9070	2,118,103.59
TOTAL		\$7,768,939.19

Fiscal Impact:

Yes

Total Disbursements: \$7,768,939.19. Disbursement (wire transfers) includes Purchase Power Bill of \$3,130,320.00.

Attachments:

1. Wire Transfers
2. Voucher Listing Report

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
JULY 13, 2015 - JULY 24, 2015

Payee	Wire Description	Amount
Claim Wires - Wire No. 5955 to 5960		
Bonneville Power Administration	Purchase Power	3,130,320.00
Conover	Section 125	2,761.81
LEOFF Trust	Fire Health Premiums	67,142.90
Richland Golf Management Corporation	Col. Pt. Operating Reimb 7/15	52,937.71
Zenith Administrators/Matrix/Sedgwick	Insurance Claims	311,558.76
	Total Claim Wire Transfers	\$ 3,564,721.18
Payroll Wires & Direct Deposits (ACH) - Wire No. 9056 to 9070		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	\$ 2,118,103.59
Total Claim & Payroll Wires/ACH		\$ 5,682,824.77

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



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001 GENERAL FUND					
Division: 000 UNASSIGNED					
BENTON COUNTY TREASURER		0615BC	224988	CRIME VICTIMS COMP BCDC-JUN'15	\$1,167.96
RECWARE REFUND		062315	225169	REFUND-CANCELLED RENTAL	\$251.75
		070215	225175	REFUND-LOW ENROLLMENT	\$25.00
				REFUND DAMAGE DEPOSIT	\$200.00
			225244	REFUND-LOW ENROLLMENT	\$25.00
				REFUND DAMAGE DEPOSIT	\$200.00
			225249	REFUND DAMAGE DEPOSIT	\$200.00
				REFUND-LOW ENROLLMENT	\$25.00
		070615	225257	REFUND SHELTER RENTAL FEE	\$66.00
		070815	225133	REFUND DAMAGE DEPOSIT	\$150.00
				REFUND SHELTER RENTAL FEE	\$71.00
			225223	REFUND SHELTER RENTAL FEE	\$71.00
				REFUND DAMAGE DEPOSIT	\$150.00
		070915	225164	REFUND	\$23.50
		071015	225220	REFUND DAMAGE DEPOSIT	\$425.00
TALENT WISE INC		92924019	225083	BACKGROUND CHECKS-MAY	\$60.00
		93056865		BACKGROUND CHECKS-JUNE	\$48.00
WASHINGTON STATE TREASURER		0615WS	225108	FINES & FORFEITURES BC-JUN'15	\$1,532.91
				FINES & FORFEITURES BC-JUN'15	\$56,793.84
WEBCHECK INC		5203	225110	WEBCHECK SRVCS JUNE 2015	\$1,133.78
UNASSIGNED TOTAL ****					\$62,619.74
Division: 001 CITY COUNCIL					
BANK OF AMERICA		TXN00022165	225383	DELTA AIR-ECA-LOS ALAMOS-DR-JU	\$677.20
		TXN00022262		EB ECA PE-LOS ALAMOS-JULY-DR	\$132.87
		TXN00022264		EB ECA PE-LOS ALAMOS-JULY-BT	\$132.87
PARADISE BOTTLED WATER CO		6/15-CITYATTORNEY	225059	BOTTLED WATER	\$46.40
CITY COUNCIL TOTAL ****					\$989.34
Division: 100 CITY MANAGER					
BANK OF AMERICA		TXN00021899	225383	BONEFISH -CJ-KJ-SPSE-RCRTMT-5-	\$127.07
		TXN00022110		OFFICE DEPOT-TACK-4-CM-MEDALIO	\$0.42
		TXN00022112		OFFICE DEPOT-TACK-4-CM-MEDALIO	\$1.75
JOHNSON, CINDY		070815	225036	JOHNSON-CITY MANAGERS MTG	\$23.21
CITY MANAGER TOTAL ****					\$152.45
Division: 101 CITY CLERK					
BANK OF AMERICA		TXN00022030	225383	Cleaning product	\$13.02
		TXN00022214		Self Inking Stamp	\$30.07
		TXN00022221		City Stamp and City Seal Embos	\$37.09



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022324	225383	Record Agreement	\$176.30
PARADISE BOTTLED WATER CO		6/15-CITYATTORNEY	225059	BOTTLED WATER	\$11.61
TRI CITY HERALD	S016405	15-8709	225250	ORD 23-15 050515 - COMM DEV	\$27.38
	S016405	15-8714		PHN 060215-ADV SRVS	\$41.06
	S016405	15-8721		PHN 051915 - COMM DEV	\$39.35
	S016405	15-8726		PHN 051915 - COMM DEV	\$46.20
	S016405	15-8773		ORD 24-15-ADM SRVS	\$25.66
	S016405	15-8774		ORD 26-15-PW	\$29.09
CITY CLERK TOTAL ****					\$476.83
Division:	102	CITY ATTORNEY			
BANK OF AMERICA		TXN00021931	225383	BENTON CO AUDITOR - Recording	\$80.00
		TXN00022278		COURT E-COMMRC - Tarver Record	\$31.49
		TXN00022283		COURT E-COMMRC - Tarver Purch	\$31.49
BENTON COUNTY TREASURER		JUNE 2015	225273	DISTRICT COURT/OPD COSTS-JUNE	\$59,138.79
KENYON DISEND PLLC		183052	225202	NEW CINGULAR WIRELESS II	\$192.26
		183053		BROKERED NATURAL GAS-TAX	\$2,150.46
MEIER ENTERPRISES INC	S016386	14975	225328	VISUAL STRUCTURAL INSPECTION A	\$3,250.00
MENKE JACKSON LAW FIRM		6/2015-017	225215	DEATON-DAMAGES	\$390.00
		6/2015-021		DUANE SMITH SITE PLAN	\$1,433.38
		6/2015-065		GENERAL(CITY ATTY)	\$2,607.30
PARADISE BOTTLED WATER CO		6/15-CITYATTORNEY	225059	BOTTLED WATER	\$11.61
PRONTO PROCESS SERVICE INC		PTO-2015004540	225064	MESSENGER SERVICES-JUNE	\$40.00
WEST PUBLISHING CORPORATION DBA		832085801	225373	INFORMATION CHRGS-JUNE 2015	\$2,207.48
XEROX CORPORATION		080263977	225379	W7855 BASE CHR/PRINTS-JUNE	\$43.88
CITY ATTORNEY TOTAL ****					\$71,608.14
Division:	110	ASSISTANT CITY MANAGER			
BANK OF AMERICA		TXN00021976	225383	NEWEGG.COM - WRLS HEADSET	\$218.98
		TXN00022024		NEWEGG-HEADSET ADAPTER CABLE	\$67.44
		TXN00022031		DARDEN-CONF-CTR-ICMA-VA-JMA-JN	\$1,191.28
		TXN00022039		batteries	\$9.76
		TXN00022113		ANTHONY'S-ED-CAND-DNR-CJ-KJ-JM	\$176.67
		TXN00022170		BRUCHIS-IT-GOVNCE_6-15-15_12PP	\$103.40
		TXN00022234		ICMA-REG-SEATTLE-SEPT-JMA	\$850.00
		TXN00022329		ECONOLOGDE-AWC-JN-WNATCHEE-JMA	\$96.31
PARADISE BOTTLED WATER CO		6/15-CITYATTORNEY	225059	BOTTLED WATER	\$11.61
XEROX CORPORATION		080263977	225379	W7855 BASE CHR/PRINTS-JUNE	\$43.87
				W7855 BASE CHR/PRINTS-JUNE	\$217.95
ASSISTANT CITY MANAGER TOTAL ****					\$2,987.27
Division:	111	COMMUNICATIONS & MARKETING			
BANK OF AMERICA		TXN00021897	225383	TRAVEL LDRS-AGNT-FEE-AA-3CMA-T	\$35.00



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00021905	225383	ACT AdobeMax15--REGISTRN-KM	\$995.00
		TXN00021908		ALASKA AIR_3CMA CONF_TH-SEPT9-	\$551.20
		TXN00021916		PAYPAL 3CMA CONF_TH_5-29-15	\$690.00
		TXN00022199		BACKUPIFY-COR-FACEBOOK-TWTR	\$4.99
		TXN00022244		TRAVEL INSURANCE POL-KM-OCT4-5	\$21.00
		TXN00022252		ALASKA AIR-ADOBE CONF-KM	\$229.20
HERRON, TRISHA		2015 MILEAGE	225031	HERRON-MILEAGE 1/8-7/8/15	\$181.13
XEROX CORPORATION		080263993	225379	C75-PRINT SHOP COPIER-JUNE	\$140.31
COMMUNICATIONS & MARKETING TOTAL ****					\$2,847.83
Division:	112	CABLE COMMUNICATIONS			
B & H PHOTO VIDEO PRO-AUDIO	P055261	97272156	225270	Mini 3.5mm Male to 2 RCA Male	\$9.98
	P055261			Mini Phone Male to 2 RCA Femal	\$5.98
	P055261			Sylvania / Osram GLA (575W/115	\$38.90
	P055261			HDMI to HDMI Cable with Ethern	\$26.85
	P055261			Sylvania / Osram FTK (500W/120	\$25.78
	P055261			3.5mm Female to RCA 6" Y-Cable	\$11.40
BANK OF AMERICA		TXN00022071	225383	AMAZON/MEDIA PLAYER	\$212.80
		TXN00022359		TARGET-CLNG SPLIES-CABLE	\$7.59
THE BUSKE GROUP		13903	225086	CABLE FRANCHISE CONSULTING	\$1,673.75
VECTOR BROADCAST LLC	P054774	3793	225369	QUARTERLY MAINTENANCE CONTRACT	\$1,859.78
CABLE COMMUNICATIONS TOTAL ****					\$3,872.81
Division:	113	HANFORD COMMUNITIES			
BANK OF AMERICA		TXN00021978	225383	EB ECA PEER EXCHANGE - PLARSEN	\$132.87
		TXN00022002		AGENT FEE-PLARSEN ECA PEER EXC	\$35.00
		TXN00022006		DELTA AIR-PLARSEN ECA PEER EXC	\$602.20
MCKENNA, JEAN		JUNE 2015	225047	RIVER CORRIDOR PRESENTATION	\$400.00
PARADISE BOTTLED WATER CO		6/15-CITYATTORNEY	225059	BOTTLED WATER	\$5.80
XEROX CORPORATION		080263977	225379	W7855 BASE CHR/PRINTS-JUNE	\$43.88
HANFORD COMMUNITIES TOTAL ****					\$1,219.75
Division:	120	FIRE			
BANK OF AMERICA		TXN00021888	225383	USPS - CERTIFIED MAIL	\$4.28
		TXN00021901		STAPLES - STORAGE ENV'S	\$6.49
		TXN00021907		OPTICS PLANET - BINOCULARS	\$159.49
		TXN00021920		AMAZON - IPAD KYBRD CASE	\$16.57
		TXN00021922		AMAZON - GARMIN GPS	\$79.99
		TXN00021927		FDSOA - SFTY OFFR BOOK	\$45.00
		TXN00021934		CPO COMMERCE - PWR TOOLS	\$330.95
		TXN00021937		CMC RESCUE - THROW BAG	\$134.66
		TXN00021940		AMAZON - PHONE CASE	\$11.48
		TXN00021945		TARPS DIRECT - TARPS	\$19.70



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00021953	225383	STONE SOUP - CITY OF KENNEWICK	\$67.92
		TXN00021958		COSTCO - REHAB SUPP'S	\$260.93
				COSTCO - PROMOTIONALS	\$53.58
		TXN00021972		STAPLES - BNDRS, CLIPS, DVDRS	\$44.68
		TXN00022003		WITMER PUBLIC/GLOVES,GEAR BAG	\$2,545.74
		TXN00022012		BASECAMP - JUN SUB FEES	\$50.00
		TXN00022019		FIRE STORE - STRZ CAP, FE TOOL	\$327.77
		TXN00022099		DICKEYS WA-968 - FIRE ASSESSME	\$238.92
		TXN00022108		ALBERTSONS - PROMOTIONALS	\$24.68
		TXN00022120		SQ STONE SOUP - FIRE ASSESSME	\$67.92
		TXN00022128		DICKEYS WA-968 - FIRE ASSESSME	\$35.00
		TXN00022137		WAL-MART #3261 - FIRE ASSESSME	\$65.05
		TXN00022148		SQ STONE SOUP - FIRE ASSESSME	\$186.91
		TXN00022199		BACKUPIFY-RFD-FACEBOOK	\$3.75
		TXN00022305		ORION SAFETY - FLARES	\$345.70
BASIN DEPARTMENT STORE INC		160184	225271	REEBOK DAY BOOTS-RAMSEY	\$135.74
BENTON RURAL ELECTRIC ASSOCIATION		5/15-74170526	225277	COLLINS RD RADIO TOWER	\$37.29
		6/15-74170526		COLLINS RD RADIO TOWER	\$31.28
BI STATE OCCUPATIONAL SAFETY & HEALTH		1493-B	224990	DOT EXAMS/AUDIOGRAMS/MEDICAL	\$688.00
CASCADE FIRE EQUIPMENT CORP DBA	S016323	115091	225282	STRIP OF HELMET TETRAHEDRONS	\$42.32
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$3,148.62
LN CURTIS & SONS	P055185	2124601-00	225043	GLOBE GXCEL PANT, MILLENIA XTL	\$11,012.04
	P055185	2124601-01		GLOBE GXTREME COAT, MILLENIA X	\$15,501.56
MALLORY SAFETY & SUPPLY LLC		3951582	225327	FIREADE FOAM CONCENTRATE	\$923.10
SPRINT		891160522-135	225352	RFD CELL PHONES 4/18-5/17/15	\$109.39
UNITED PARCEL SERVICE	S016445	000986641295	225366	GROUND PKG TO ICOM AMERICA FOR	\$10.32
VERIZON WIRELESS		9745900379	225370	MDT WIRELESS 5/20-6/19/15	\$336.18
		9747574251		MDT WIRELESS 6/20-7/19/15	\$336.20
FIRE TOTAL ****					\$37,439.20
Division:	130	POLICE			
AMERICAN MESSAGING SERVICES LLC		W4100724PG	224981	PAGER RENTAL JULY 2015	\$43.63
BANK OF AMERICA		TXN00021923	225383	WAL-MART -SANITIZER/WIPES	\$31.73
		TXN00021936		USGPO PUBLICATN DC -EXPL BREAC	\$57.00
		TXN00021948		TRI-TECH/NATIONAL LAW -CASTING	\$41.40
		TXN00021949		SANDYS TROPHIES - MORRELL NAME	\$11.68
		TXN00021956		LITTLE CAESARS -VIPS DINNER	\$37.64
		TXN00021973		TACTICALGEARCOM -SMITH BOOTS	\$222.94
		TXN00021991		ALBERTSONS - WATER FOR TRAININ	\$17.94
		TXN00021992		FRED-MEYER -EVIDENCE BOXES	\$17.53
		TXN00021994		AMAZON - 20 EA 16GB FLASH DRIV	\$151.80
		TXN00022004		SIRCHIE-BARRIER FILTER GLASSES	\$208.31



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022018	225383	SHERATON ATLANTA HOTEL - 15-20	\$155.44
		TXN00022025		WAL-MART -TACKLE BAGS/FOLDERS	\$98.67
		TXN00022062		AMAZON - EASELS	\$8.99
		TXN00022079		STAPLES - Purchase	\$113.66
		TXN00022095		UPS INV 0000002654EE235	\$19.63
		TXN00022096		STAPLES -TAPE/MEMO PADS/MOUSE/	\$417.13
		TXN00022109		OPS CORE INC -HELMETS	\$2,462.20
		TXN00022114		UPS INV 0000002654EE195	\$26.42
		TXN00022116		UPS INV 0000002654EE225	\$37.43
		TXN00022117		STAPLES - BADGE HOLDERS	\$23.45
		TXN00022118		STAPLES - LOGITECH M325	\$81.18
		TXN00022119		UPS INV 0000002654EE205	\$51.18
		TXN00022130		STAPLES - WIRELESS COMFORT DT	\$72.21
		TXN00022131		HAVIS-CUSTOMER DAMAGE USB PORT	\$199.00
		TXN00022150		STAPLES - ENDTAB LTR REINF TAB	\$254.18
		TXN00022151		AT&T S014 6333-PHONE ACCESSORI	\$129.23
		TXN00022152		PUBLIC SAFETY VOLUNTEE -VIMS S	\$384.00
		TXN00022157		SQ HANGUPS -RPD HISTORY PROJE	\$26.06
		TXN00022161		PERFECT IMAGE PHOTO LABS - RES	\$86.88
		TXN00022168		ARMS UNLIMITED - PELTOR ARC RA	\$99.90
		TXN00022174		UPS INV 0000002654EE245	\$35.90
		TXN00022178		AT&T -CELL PHONE CASES	\$93.16
		TXN00022179		AMAZON -GUN HOLSTER	\$66.21
		TXN00022184		STAPLES - FORKS/SPOONS	\$53.32
		TXN00022193		STAPLES - LABELWRITER/LABELS	\$181.74
		TXN00022194		OFFICE DEPOT -PHONE STAND/DESK	\$63.89
		TXN00022195		HARBOR FREIGHT -GLOVE DISP/TOW	\$61.84
		TXN00022199		BACKUPIFY-RPD-FACEBOOK	\$3.75
		TXN00022200		TACTICAL NIGHT VISION -MPLS AC	\$21.48
		TXN00022201		URM CASH AND CARRY -BLEACH/CUP	\$30.81
		TXN00022205		NATIONAL NEIGHBORHOOD - HANDB	\$543.36
		TXN00022224		STAPLES - DATA STICKS	\$15.44
		TXN00022231		FRED-MEYER-RPD HISTORY PROJ HA	\$64.81
		TXN00022238		SIRCHIE -EVIDENCE BAGS	\$1,219.29
		TXN00022245		BEST BUY 00005900 - Purch	\$31.47
		TXN00022259		UPS INV 0000002654EE255	\$64.44
		TXN00022268		LEED -PROTECH OC SPRAY POUCH	\$64.17
		TXN00022269		ALBERTSONS - WATER/POWERADE TR	\$23.24
		TXN00022280		AMAZON -BOOTS PARISH	\$115.47
		TXN00022294		EVIDENT INC - EVIDENCE LABELS	\$63.00
		TXN00022295		SAFEWAY -WATER/GATORADE	\$24.47



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022296	225383	WAL-MART -HARD DRIVE	\$69.50
		TXN00022322		IACP - CURTIS SMITH REG 15-303	\$445.00
		TXN00022327		IACP - CHRIS LEE REG 15-302	\$445.00
		TXN00022330		THE PARKING ZONE - TIRE MARKER	\$61.15
		TXN00022344		IACP - SKINNER REGISTRATION	\$350.00
		TXN00022353		ALASKA AIR -LEE #15-302	\$402.20
		TXN00022354		ALASKA AIR -SMITH #15-303	\$402.20
		TXN00022355		BEST BUY -PROJECTOR	\$488.69
		TXN00022362		SQ PORTER'S REAL BARBECU - AD	\$175.39
BLUMENTHAL UNIFORM CO	P055361	140684	224992	MIS EMBROIDERY EMB NAME INSIG.	\$1,585.56
	P055368	143643		UVS102 SHIRT SS UNDER VEST NAV	\$86.77
	P055368			ADJUST FOR TAX	\$0.01
	P055368			SHIPPING	\$11.95
	P055368			UVS102 SHIRT SS UNDER VEST NAV	\$86.77
	P055368			SEW EMBLEM EACH SLEEVE	\$4.34
	P055368			SEW EMBLEM EACH SLEEVE	\$4.34
	P055368	143689		SHIPPING	\$11.95
	P055368			#64360-162 PANT WOMENS KHAKI	\$54.29
CABOT DOW ASSOCIATES INC		C14-11/JUNE 2015	225280	C14-011 LABOR NEGOTIATIONS JUN	\$866.25
CASCADE NATURAL GAS CORP		6/15-75997100005	224994	NAT GAS 871 GW WAY 5/19-6/15	\$10.85
CHARTER COMMUNICATIONS		6/15-180070309703	224999	RPD INTERNET SRVCS 6/29-7/28	\$60.37
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$3,192.49
DAY MANAGEMENT CORPORATION DBA	P055360	171267-00	225300	MOTOROLA NTN9862 (OEM) IMPRESS	\$1,181.03
	P055360			SHIPPING	\$18.73
DOMESTIC VIOLENCE SERVICES		23432	225011	DOMESTIC VIOLENCE SRVCS-MAY'15	\$888.50
FRONTIER	S016435	7/15-253-003-5792	225309	TELEPHONE CHARGES 7/7/15 - 8/6	\$636.63
LIVEVIEW GPS INC		223478	225042	PT10SUB SERVICE 7/1/15-6/30/16	\$1,005.60
MOON SECURITY SERVICES INC		770865	225331	RPD RANGE MONITORING-JULY	\$59.90
NET TRANSCRIPTS INC		0002863-IN	225056	TRANSCRIPTION SRVCS-MAY	\$173.13
OXARC INC		R351088	225333	OXYGEN TANK RENTAL	\$8.00
PRINTER TECH SERVICE & SUPPLIES		17512	225062	TONER CARTRIDGES	\$590.78
RIVER CITY TOWING INC		14066	225235	TOW CHARGE	\$48.87
		14073		TOW CHARGE	\$48.87
		14084		TOW CHARGE	\$48.87
STANDARD FUSEE CORP DBA	P055373	00244707	225078	#0730-02 30 MIN.SPIKELESS WAXE	\$245.88
STATE OF WASHINGTON		15-039115-RDU-G5	225015	WORK HISTORY SEARCH-RIVERA F	\$57.50
STEEBER'S LOCK SERVICE		20037	225079	REPLACE EVIDENCE DOOR BOLT	\$206.34
THE ABY MFG GROUP INC DBA	P055285	0109515-IN	225085	MATERIALS FEE	\$4.50
	P055285			#154-R DETECTIVE BADGE DOME PI	\$475.00
	P055285			FREIGHT	\$16.50
	P055285			INSURANCE	\$11.00



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TIM BUSH MOTOR COMPANY DBA		1338	225358	RPD VEHICLE WASHES-JUNE	\$582.75
TRANS UNION RISK & ALTERNATIVE DATA		6/15-204527	225090	RPD RECORDS SEARCH-JUNE	\$110.00
TREASURE VALLEY COFFEE CO		103420	225092	RPD COFFEE DELIVERY	\$164.08
WASHINGTON STATE PATROL		00057858	225107	ACCESS USER FEE 4/1-6/30/15	\$534.00
XEROX CORPORATION		080263984	225379	W7225 BASE CHRG/PRINTS-JUNE	\$189.23
		080263985		W7225 BASE CHRG/PRINTS-JUNE	\$237.12
		080263986		W7855 BASE CHRG/PRINTS-JUNE	\$584.44
		080263987		W7845 BASE CHRG/PRINTS-JUNE	\$220.67
POLICE TOTAL ****					\$25,592.69
Division:	210	ADMINISTRATIVE SERVICES			
BANK OF AMERICA		TXN00021925	225383	FRED-MEYER-ASD TEAM MTG	\$132.92
		TXN00021933		OFFICE DEPOT-ASD TEAM MTG SUPP	\$42.48
		TXN00021941		STARBUCKS-ASD TEAM MEETING	\$32.47
		TXN00022107		EL RANCHO-ASD LUNCH MTG-CK/KG	\$32.68
		TXN00022306		STERLING'S-ASD LUNCH MTG-CK/RI	\$42.76
PARADISE BOTTLED WATER CO		6/15-ADMIN SRVCS	225059	BOTTLED WATER	\$15.65
ADMINISTRATIVE SERVICES TOTAL ****					\$298.96
Division:	211	FINANCE			
ALLIED ENVELOPE	P055471	160054	224980	UTILITY BILLING STATEMENT, 20#	\$406.98
	P055471	160056		RETURN ENVELOPE WITH SECURITY	\$759.66
	P055471	160059		INSIDE DELIVERY AND STACKING O	\$162.90
	P055471			WINDOW ENVELOPE, REVERSE FLAP,	\$620.92
BANK OF AMERICA		TXN00022243	225383	GANSON-A/P CHECK STOCK	\$384.00
		TXN00022284		WFOA-ANNUAL CONF-B.SUCHY	\$450.00
		TXN00022297		DELTA-GFOA-B.ALLEN #15-307	\$649.20
COLLECTORSOLUTIONS INC		2015017	225294	MERCHANT SRVC CHRGS JUNE'15	\$26,276.49
COLUMBIA INDUSTRIES SUPPORT LLC		0023307	225295	ON SITE SHREDDING WO#25010	\$10.06
		0023555	225004	ON SITE SHREDDING WO #25043	\$30.16
FEDERAL EXPRESS CORP		5-076-94599	225020	SHIPPING CHRGS-BONDS	\$5.98
GARDA CL NORTHWEST INC		10115877	225023	ARMORED CAR SRVCS JUNE 2015	\$409.09
		20090361	225311	EXCESS LIABILITY JUNE 2015	\$559.44
MADSEN, DAX LANE		070715	225044	CSS CANDIDATE-AIRFARE	\$637.20
PARADISE BOTTLED WATER CO		6/15-ADMIN SRVCS	225059	BOTTLED WATER	\$73.45
				BOTTLED WATER	\$31.30
POSTMASTER		PERMIT 153-7/21	225340	POSTAGE 6/26-7/17/15	\$8,197.16
REDSSON LTD		190570	225067	PORTAL SERVICE LOCATES-JUNE	\$258.00
RETAIL LOCKBOX INC		1506 4812	225068	UB PYMT PROCESSING JUNE'15	\$2,183.83
XEROX CORPORATION		080263988	225379	W7225 BASE CHRG/PRINTS-JUNE	\$156.94
		080343399		W7855 BASE CHRG/PRINTS-JUNE	\$404.90
FINANCE TOTAL ****					\$42,667.66



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division:	212	PURCHASING			
BANK OF AMERICA		TXN00021944	225383	WALMART/MARKING PENS	\$6.45
		TXN00021951		OFFICE DEPOT dawn dish soap	(\$10.71)
		TXN00022142		STAPLES/CHAIRMATs	\$86.10
		TXN00022155		UNIVERSAL FOREST PRODUCTS - CR	\$1,785.38
		TXN00022177		OFFICE DEPOT CREDIT RETURN ITE	(\$52.59)
		TXN00022181		NEWEGG-LOGITECH WIRELESS KEYBO	\$79.99
		TXN00022307		NIGP - Class - C Robinson	\$280.00
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$747.72
UNITED PARCEL SERVICE	S016445	000986641295	225366	GROUND PKG TO SPOKANE COUNTY	\$3.41
XEROX CORPORATION	S016120	080263990	225379	XEROX 7845 LEASE AND COPY CHAR	\$238.50
PURCHASING TOTAL ****					\$3,164.25
Division:	213	INFORMATION TECHNOLOGY			
BANK OF AMERICA		TXN00021950	225383	NEWEGG-PORTABLE USB HARDDRIVE	\$87.98
		TXN00021957		CABLES FOR LESS-Cable Stock	\$32.01
		TXN00021982		NEWEGG-Internal Hard Drive	\$56.98
		TXN00022011		ALLHDD-HOT SWAP SMART HD	\$240.00
		TXN00022016		DELL-LAPTOP BATTERY	\$117.06
		TXN00022058		Amazon-CCNP SWITCH PORTABLE CO	\$25.72
		TXN00022080		AMAZON/TABLET DOCKING STATION	\$187.60
		TXN00022091		Amazon-TRAINING BOOKS	\$48.48
		TXN00022101		AMAZON/MULTISTREAM DISPLAYPORT	\$106.69
		TXN00022115		AMAZON/ADAPTER	\$12.99
		TXN00022210		CABLES FOR LESS-Fiber IT Stock	\$173.35
		TXN00022270		AMAZON-MINI DISPLAY PLOT FEMAL	\$12.99
		TXN00022271		WEBEX- ANNUAL SUBSCRIPTION	\$26.06
		TXN00022274		QUICKSTART INTELLIGENC-SHAREPO	\$1,516.00
		TXN00022303		AMAZON MKTPLACE-CCNP Cert Guid	\$43.22
		TXN00022311		Amazon-Multi Stream Display Po	\$116.07
		TXN00022320		DELL-Dell USB Soundbar	\$29.26
		TXN00022337		2FA -VERTICLE NANO DONGLE	\$1,191.00
		TXN00022350		INTERNATIONAL TRANSACTION - Pu	\$5.40
		TXN00022360		PAESSLER-ANNUAL RENEWAL	\$675.00
CASELLE INC	P054763	66466	224995	ANIMAL LICENSE FEE PAID MONTHL	\$169.33
CERIUM NETWORKS INC	P055290	047774	224998	CISCO ASA IPS Update ASA 5515X	\$988.26
MICROSOFT CORPORATION	P055319	PRO0033678	225329	TABLET AND ACCESSORIES INCLUDI	\$1,611.27
MID COLUMBIA ENGINEERING INC	P054872	ST007616	225049	RICH AUSTILL, AS400 MNTNC SERV	\$286.00
	P054872	ST007642	225330	RICH AUSTILL, AS400 MNTNC SERV	\$143.00
N HARRIS COMPUTER CORPORATION	P054568	CT022543	225055	GEMS SUITE FMS AUA-TRAINING	\$9,570.00
	P054568	XT00104932-B		Travel Related Costs For Onsit	\$4,641.61



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SOURCECODE NORTH AMERICA INC	P055439	14740	225351	K2 Technical Support and Mntnc	\$6,487.49
UNITED PARCEL SERVICE	S016431	000986641285	225099	GROUND PKG TO BUSINESS TELECOM	\$6.17
ZAYO GROUP HOLDINGS INC DBA	P054925	7/2015-008113	225381	INTERNET FEES ANNUAL COST	\$757.31
INFORMATION TECHNOLOGY TOTAL ****					\$29,364.30
Division:	220	HUMAN RESOURCES			
BANK OF AMERICA		TXN00021935	225383	STAPLES - OFFICE SUPPLIES	\$56.30
		TXN00021943		STAPLES - Purchase	\$48.75
		TXN00021946		STONE SP-CNSLTING-CJ-CK-PATRIC	\$36.71
		TXN00021955		YAKIMA WORKER CARE PLLC - HODG	\$100.00
		TXN00021987		YAKIMA WORKER CARE PLLC - CJAV	\$100.00
		TXN00022050		TARGET 00023143 - SERVI	\$11.15
		TXN00022063		STAPLES - OFFICE SUPPLIES	\$142.52
		TXN00022124		GREEK ISLAND CUISINE INC - WOR	\$37.00
		TXN00022167		WM SUPERCENTER #3261 - SERVICE	\$4.31
		TXN00022176		STAPLES - OFFICE SUPPLIES	\$168.57
		TXN00022226		YAKIMA WORKER CARE RTYUTYUNNIK	\$100.00
		TXN00022228		STAPLES - OFFICE SUPPLIES	\$18.23
		TXN00022240		STAPLES - OFFICE SUPPLIES	\$161.92
		TXN00022316		YAKIMA WORKER CARE PLLC - MMER	\$100.00
BI STATE OCCUPATIONAL SAFETY & HEALTH		1493-B	224990	DOT EXAMS/AUDIOGRAMS/MEDICAL	\$1,050.00
		1648-B		DOT EXAMS/LOGGING/MEDICAL	\$700.00
BROWN, CHRISTIE		ACCOUNTING BOOK	225279	BROWN-ACCOUNTING BOOK	\$136.00
COLUMBIA INDUSTRIES SUPPORT LLC		0023554	225295	HR SHREDDING SRVCS-JUNE	\$39.52
HARRINGTON'S TROPHIES		74318	225028	RETIREMENT PLAQUE-CONLEY	\$69.50
ICMA		110763	225033	JOB POSTING-ECON DEV MANAGER	\$189.00
TALENT WISE INC		92924019	225083	BACKGROUND CHECKS-MAY	\$296.86
		93056865		BACKGROUND CHECKS-JUNE	\$106.86
TRANS UNION LLC		06551152	225089	CREDIT REPORTS-JUNE	\$16.25
XEROX CORPORATION		080263989	225379	W7855 BASE CHR/PRINTS-JUNE	\$498.82
HUMAN RESOURCES TOTAL ****					\$4,188.27
Division:	300	COMMUNITY &DEVELOPMENT SERVICE			
BANK OF AMERICA		TXN00022017	225383	ANTHONY'S AT COLUMBIA PT -KJEN	\$51.43
		TXN00022074		STAPLES - KJENSEN KEYBOARD	\$59.30
		TXN00022254		OFFICE DEPOT-DURA TABS AND PEN	\$33.18
		TXN00022276		AT&T S014 6333-KJENSEN NEW CEL	\$279.09
PARADISE BOTTLED WATER CO		6/15-CITYATTORNEY	225059	BOTTLED WATER	\$11.61
XEROX CORPORATION		080263977	225379	W7855 BASE CHR/PRINTS-JUNE	\$43.87
COMMUNITY &DEVELOPMENT SERVICE TOTAL ****					\$478.48
Division:	301	DEVELOPMENT SERVICES			



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00021963	225383	INT'L CODE COUNCIL INC - KREX	\$87.50
		TXN00022190		AMAZON - DATE STAMPERS JSCHUST	\$75.01
		TXN00022253		INT'L CODE COUNCIL INC - CSOME	\$442.53
		TXN00022281		Amazon.com - CSOMERS CODE BOOK	\$77.21
		TXN00022338		OFFICE DEPOT-PAPER TONER CALC	\$342.78
MID COLUMBIA ENGINEERING INC	P055297	ST007613	225049	JOSEPH MINNICK, BLDG INSPECTOR	\$627.20
	P055297	ST007625		JOSEPH MINNICK, BLDG INSPECTOR	\$627.20
	P055297	ST007638	225330	JOSEPH MINNICK, BLDG INSPECTOR	\$1,254.40
TRI CITY HERALD	S016405	15-8702	225250	DETERMINATION OF NON-SIGNIFICA	\$61.60
	S016405	15-8734		NOTICE PUBLIC HEARING 2016-202	\$34.22
	S016405	15-8783		DETERMINATIONS OF NON-SIGNIFIC	\$80.25
	S016405	15-8791		NOTICE OF PUBLIC HEARING 6/25/	\$41.06
	S016405	15-8792		NOTICE OF PUBLIC HEARING FILE	\$42.77
WATER SOLUTIONS INC	P054903	11315	225109	DCS (703) BDLG WATER UNIT RENT	\$39.63
	P054903			DCS (703) BDLG WATER UNIT RENT	\$16.29
XEROX CORPORATION		080263978	225379	W7855 BASE CHRGP/PRINTS-JUNE	\$95.46
	P054899	080263980		BASEMENT XEROX #LX5-692207 (ta	\$70.83
DEVELOPMENT SERVICES TOTAL ****					\$4,015.94
Division:	302	REDEVELOPMENT			
BANK OF AMERICA		TXN00022020	225383	GRAZE - BMOORE LUNCH MTG W CRO	\$62.55
		TXN00022211		URBAN LAND INSTITUTE - BMOORE	\$875.00
		TXN00022216		BENTON CO AUDITOR - C78-14 CIP	\$76.00
XEROX CORPORATION		080263978	225379	W7855 BASE CHRGP/PRINTS-JUNE	\$209.98
REDEVELOPMENT TOTAL ****					\$1,223.53
Division:	303	LIBRARY			
BANK OF AMERICA		TXN00021903	225383	DISPLAY CASE	\$253.68
		TXN00021919		INGRAM BOOKS	\$293.98
		TXN00021932		INGRAM BOOKS	\$387.30
		TXN00021942		INGRAM BOOKS	\$102.98
		TXN00021968		INGRAM BOOKS	\$968.97
		TXN00021970		INGRAM BOOKS	\$35.15
		TXN00021971		OVERDRIVE DIGITAL MATERIAL	\$373.08
		TXN00021975		AUTOMATED CALL SERVICE	\$310.45
		TXN00021984		MOBILE AP	\$1,995.00
		TXN00021995		FANS AND CARDS	\$180.02
		TXN00022000		INGRAM BOOKS	\$328.03
		TXN00022008		MEETING SUPPLIES	\$13.50
		TXN00022009		INGRAM BOOKS	\$111.71
		TXN00022048		INGRAM BOOKS	\$42.34
		TXN00022060		INGRAM BOOKS	\$1,081.96



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022066	225383	RECORDED BOOKS PLAN	\$1,991.88
		TXN00022069		RECORDED BOOKS	\$7.55
		TXN00022083		INGRAM BOOKS	\$189.16
		TXN00022090		INGRAM BOOKS	\$218.08
		TXN00022103		INGRAM BOOKS	\$56.60
		TXN00022125		LIBRARY TAGS	\$832.77
		TXN00022133		REGISTRATION AR TRP #15-306	\$132.87
		TXN00022149		INGRAM BOOKS	\$278.90
		TXN00022171		INGRAM BOOKS	\$332.98
		TXN00022180		BLACKSTONE AUDIOBOOKS	\$523.14
		TXN00022182		POST ITS	\$5.31
		TXN00022188		OFFICE SUPPLIES	\$432.38
		TXN00022199		BACKUPIFY-LIBRARY-FACEBOOK	\$3.75
		TXN00022213		AGENT FEE AR TPR #15-306	\$35.00
		TXN00022222		DELTA AIR AR TRP # 15-306	\$500.20
		TXN00022225		GALE LARGE PRINT	\$831.39
		TXN00022227		STAFF RM & DVD CLEANER SUPPLIE	\$82.85
		TXN00022241		INGRAM BOOKS	\$217.71
		TXN00022250		INGRAM BOOKS	\$1,345.56
		TXN00022257		INGRAM BOOKS	\$645.22
		TXN00022258		INGRAM BOOKS	\$89.95
		TXN00022261		INGRAM BOOKS	\$20.20
		TXN00022275		INGRAM BOOKS	\$72.15
		TXN00022289		INGRAM BOOKS	\$59.24
		TXN00022299		OVERDRIVE EBOOK	\$1.99
		TXN00022302		BAKER & TAYLOR BOOKS	\$150.12
		TXN00022304		PRINTER ADAPTER CABLES	\$14.95
		TXN00022308		INGRAM BOOKS	\$269.97
		TXN00022331		INGRAM BOOKS	\$146.67
		TXN00022335		INGRAM BOOKS	\$20.85
		TXN00022342		GALE LARGE PRINT	\$47.12
		TXN00022349		BOOKMARKS	\$18.00
		TXN00022358		OVERDRIVE DIGITAL BOOKS	\$191.44
CASCADE NATURAL GAS CORP		6/15-61897100006	224994	NAT GAS 955 NORTHGATE5/19-6/17	\$27.42
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$4,606.46
CITY OF SANTA CRUZ		146245237	225146	ILL #146245237	\$35.00
CORNELL LAB OF ORNITHOLOGY		30230625-07	225150	DATABASE-BIRDS OF NA RENEWAL	\$250.00
FRONTIER	S016430	7/15-509-943-3152	225022	TELEPHONE CHARGE 7/4/15-8/3/15	\$367.63
MIDWEST TAPE		92904719	225221	DVD	\$26.05
		92949052		DVD	\$21.71
UNIQUE MANAGEMENT SERVICES INC		309305	225365	COLLECTION SERVICES-JUNE	\$152.15



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION		080263995	225379	W7225 BASE CHRG/PRINTS-JUNE	\$374.11
		080263996		W7225 BASE CHRG/PRINTS-JUNE	\$174.96
		080263997		W7225 BASE CHRG/PRINTS-JUNE	\$146.42
		080263998		W7225 BASE CHRG/PRINTS-JUNE	\$241.90
LIBRARY TOTAL ****					\$22,667.91
Division:	330	PARKS & RECREATION ADMIN			
BANK OF AMERICA		TXN00022052	225383	UNITED PACIFIC - Fuel for PRC	\$34.50
		TXN00022061		WM SUPERCENTER - PRC Tour	\$83.72
PARKS & RECREATION ADMIN TOTAL ****					\$118.22
Division:	331	PARKS & REC - RECREATION			
ATOMIC SCREENPRINT & EMBROIDERY		12606	224984	YOUTH BASEBALL T-SHIRTS	\$784.37
		12607		YOUTH BASEBALL T-SHIRTS	\$503.40
BANK OF AMERICA		TXN00021904	225383	STAPLES - Credit	(\$7.96)
		TXN00021910		ARC SERVICES/TRAINING - LGT ma	\$73.50
		TXN00021954		THE LIFEGUARD STORE IN - guard	\$142.97
		TXN00021959		SWIMOUTLET.COM - Gaurd supplie	\$136.48
		TXN00021966		URM CASH AND CARRY - MOVIES SU	\$58.41
		TXN00022001		SWIMOUTLET.COM - GUARD SUITS	\$162.20
		TXN00022010		SWIMOUTLET.COM - GUARD SUITS	\$149.70
		TXN00022021		IN ELIFEGUARD, INC. - RESCUE	\$50.00
		TXN00022026		METRO SWIM - NJ RETAIL - GUARD	\$120.85
		TXN00022027		METRO SWIM - GUARD SUIT	\$164.75
		TXN00022035		PAYPAL AURADESIGNG - GEOCOIN	\$85.00
		TXN00022042		WAL-MART -GEORGE PROUT SUPPLIE	\$23.79
		TXN00022045		WM SUPERCENTER - FIRST AID SUP	\$38.60
		TXN00022051		STAPLES - paper, toner	\$215.45
		TXN00022053		WM SUPERCENTER - MOVIES FOR MO	\$162.50
		TXN00022067		BENTON FRANKLIN DISTRIC H - Ge	\$307.00
		TXN00022072		ADOLPH KIEFER AND ASSOCIA - GU	\$62.55
		TXN00022144		THE HOME DEPOT -BUCKET POOL	\$7.18
		TXN00022147		WM SUPERCENTER - FAN, SUPPIES	\$27.98
		TXN00022199		BACKUPIFY-P&R-FACEBOOK	\$3.75
		TXN00022260		SWANK MOTION PICTURES IN -MOVI	\$350.00
		TXN00022266		WAL-MART - PUMP FOR BUBBLE BAL	\$24.95
		TXN00022272		LES SCHWAB TIRES - CART TIRE	\$21.27
		TXN00022273		SWANK MOTION PICTURES IN - MOV	\$350.00
		TXN00022326		ADOLPH KIEFER AND ASSOCIA - GU	\$37.53
		TXN00022328		WSP BACKGROUND CHECKS - BACKGR	\$20.00
		TXN00022332		OFFICE DEPOT - USB	\$21.71
		TXN00022346		STAPLES - PRINTER TONER	\$149.69



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022361	225383	JOANN FABRIC - FABRIC FOR DOOR	\$5.40
CITY OF RICHLAND		134059	225145	LERCHEN-CLASS 9576-SCHOLARSHIP	\$30.50
		134061		LERCHEN-CLASS 9564-SCHOLARSHIP	\$30.50
MID COLUMBIA ENGINEERING INC	P054820	ST007643	225330	RP3 - GENERAL EDUCATION	\$550.55
OXARC INC		R350813	225333	HELIUM TANK RENTAL	\$8.00
RICHLAND ACE HARDWARE		209444	225070	CASTER PLATES	\$56.43
TALENT WISE INC		92924019	225083	BACKGROUND CHECKS-MAY	\$182.00
		93056865		BACKGROUND CHECKS-JUNE	\$56.00
WILL BE KIDS INFLATABLES		GEOCOIN CHALLENGE	225376	BOUNCE HOUSE RENTAL FEE	\$175.00
ZAYO GROUP HOLDINGS INC DBA	P054925	7/2015-008113	225381	INTERNET FEES ANNUAL COST	\$102.13
PARKS & REC - RECREATION TOTAL ****					\$5,444.13
Division:	335	PARKS & REC - PARKS&FACILITIES			
APOLLO SHEET METAL INC		27287	225264	REPAIR-WELD FRAME	\$45.61
BANK OF AMERICA		TXN00021895	225383	COLUMBIA RIGGING CORP - orange	\$128.14
		TXN00021909		GRIGGS ACE HARDWARE - bolt, el	\$24.72
		TXN00021911		HARBOR FREIGHT TOOLS 49 - tarp	\$45.58
		TXN00021918		FASTENAL COMPANY01 - screws fo	\$8.50
		TXN00021928		YORK INT'L - fan motor	\$635.31
		TXN00021939		ACE HARDWARE - fasteners	\$12.79
		TXN00021969		THE HOME DEPOT #4746 - quick l	\$20.98
		TXN00021980		ACE HARDWARE - irrigation supp	\$6.69
		TXN00021996		APOLLO - s/s plate	\$488.70
		TXN00022005		ACE HARDWARE - irrigation supp	\$35.13
		TXN00022007		ACE HARDWARE - irrigation supp	\$11.38
		TXN00022023		EWING IRRIGATION PRD#181 - irr	\$410.58
		TXN00022028		R J THOMAS MFG CO INC - hot c	\$2,272.00
		TXN00022029		ACE HARDWARE - irrigation supp	\$16.58
		TXN00022032		DESERT FOOD MART - gas	\$19.99
		TXN00022034		ACE HARDWARE - irrigation supp	\$28.80
		TXN00022036		IRRIGATION SPECIALISTS IN - ir	\$16.45
		TXN00022037		ACE HARDWARE - shovel, rake	\$74.90
		TXN00022041		EWING IRRIGATION PRD#181 - irr	\$381.26
		TXN00022043		EWING IRRIGATION PRD#181 - irr	\$393.06
		TXN00022046		EWING IRRIGATION PRD#181 - irr	\$170.77
		TXN00022049		HARBOR FREIGHT TOOLS 49 - tool	\$15.69
		TXN00022055		GRIGGS ACE HARDWARE - fuse	\$5.42
		TXN00022057		THE HOME DEPOT #4746 - measure	\$69.47
		TXN00022059		GRIGGS ACE HARDWARE - irrigati	\$151.13
		TXN00022065		GRIGGS ACE HARDWARE - irrigati	\$64.56
		TXN00022068		THE PART WORKS INC - fountain	\$153.79
		TXN00022070		EWING IRRIGATION PRD#181 - irr	\$338.23



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022076	225383	GRIGG ACE HARDWARE - Credit	(\$9.56)
		TXN00022077		EWING IRRIGATION PRD#181 - irr	\$433.66
		TXN00022078		GOTOCITRIX.COM - GOTO meetings	\$20.64
		TXN00022084		GRIGG ACE HARDWARE - Credit	(\$0.20)
		TXN00022085		EWING IRRIGATION PRD#181 - irr	\$56.65
		TXN00022087		GRIGGS ACE HARDWARE - can, mir	\$14.64
		TXN00022094		FASTENAL COMPANY01 - fasteners	\$19.35
		TXN00022104		GRIGGS ACE HARDWARE -fasteners	\$29.29
		TXN00022111		Amazon.com - indoor evaporator	\$277.23
		TXN00022122		KIE SUPPLY- IRRIGATI - rotor	\$269.11
		TXN00022126		ACE HARDWARE - WD 40, duster	\$25.49
		TXN00022134		MOST DEPENDABLE FOUNTAINS - va	\$481.13
		TXN00022136		OFFICE DEPOT #962 - supplies	\$32.84
		TXN00022154		ULINE SHIP SUPPLIES - trash	\$141.81
		TXN00022156		GRIGGS ACE HARDWARE - irrigati	\$12.67
		TXN00022166		FASTENAL COMPANY01 - fasteners	\$37.14
		TXN00022169		ACE HARDWARE - battery	\$32.56
		TXN00022183		GRIGGS ACE HARDWARE - chain, h	\$127.93
		TXN00022185		GRIGGS ACE HARDWARE - chain li	\$6.45
		TXN00022198		YAKIMA WORKER CARE PLLC - KSHI	\$100.00
		TXN00022202		YAKIMA WORKER CARE PLLC - AMEN	\$100.00
		TXN00022203		GRIGGS ACE HARDWARE - bolts	\$16.26
		TXN00022207		WAL-MART #3261 - drinks for lu	\$11.58
		TXN00022215		THE HOME DEPOT #4746 - irrigat	\$10.07
		TXN00022223		STEEBERS LOCK SERVICE - keys	\$18.46
		TXN00022230		STEEBERS LOCK SERVICE - padloc	\$194.83
		TXN00022246		ACE HARDWARE - windshield wash	\$22.76
		TXN00022248		MILLER PAINT KENNEWICK - field	\$43.39
		TXN00022249		GRIGGS ACE HARDWARE - GMCI tes	\$10.85
		TXN00022255		GRIGGS ACE HARDWARE - irrigati	\$11.87
		TXN00022256		BEAVER BARK LTD - rock	\$65.14
		TXN00022263		GRIGGS ACE HARDWARE - irrigati	\$8.68
		TXN00022267		GRIGGS ACE HARDWARE - restroom	\$29.31
		TXN00022286		GRIGGS ACE HARDWARE - irrigati	\$14.74
		TXN00022288		BC SALES - gloves	\$101.32
		TXN00022290		GARDEN GATE NURSERY LLC - flow	\$469.15
		TXN00022291		WILDWOOD PLAYGROUNDS NW I - sl	\$456.12
		TXN00022292		GRIGGS ACE HARDWARE - irrigati	\$11.21
		TXN00022293		GRIGGS ACE HARDWARE - irrigati	\$28.16
		TXN00022301		THE HOME DEPOT #4746 - GE sili	\$8.93
		TXN00022312		GRIGGS ACE HARDWARE - ant cont	\$27.66



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00022315	225383	AMAZON/DOCK LADDERS	\$449.89
		TXN00022321		PROBUILD NORTHWEST #713 - pain	\$35.77
		TXN00022323		GRIGGS ACE HARDWARE - plumbing	\$4.88
		TXN00022336		THE HOME DEPOT #4746 - plumbin	\$52.13
		TXN00022339		GRIGGS ACE HARDWARE - nails, c	\$11.37
		TXN00022341		GRIGGS ACE HARDWARE - water ho	\$23.88
		TXN00022343		KIE SUPPLY- IRRIGATI - irrigat	\$25.09
		TXN00022345		KIE SUPPLY- IRRIGATI - irrigat	\$73.13
		TXN00022347		BAVCO - water	\$61.03
		TXN00022357		ACE HARDWARE - tools	\$27.62
CENTRAL HOSE & FITTINGS INC	414690		225283	BRASS PIPE THREAD	\$5.02
CITY OF RICHLAND	6/2015 JUNE		225142	CITY UTILITY BILLS/JUNE 2015	\$494.25
				CITY UTILITY BILLS/JUNE 2015	\$165.05
				CITY UTILITY BILLS/JUNE 2015	\$65.34
				CITY UTILITY BILLS/JUNE 2015	\$317.05
				CITY UTILITY BILLS/JUNE 2015	\$68.05
				CITY UTILITY BILLS/JUNE 2015	\$284.80
				CITY UTILITY BILLS/JUNE 2015	\$73.65
				CITY UTILITY BILLS/JUNE 2015	\$926.14
				CITY UTILITY BILLS/JUNE 2015	\$936.70
				CITY UTILITY BILLS/JUNE 2015	\$75.18
				CITY UTILITY BILLS/JUNE 2015	\$55.12
				CITY UTILITY BILLS/JUNE 2015	\$75.69
				CITY UTILITY BILLS/JUNE 2015	\$214.79
				CITY UTILITY BILLS/JUNE 2015	\$81.42
				CITY UTILITY BILLS/JUNE 2015	\$521.05
				CITY UTILITY BILLS/JUNE 2015	\$839.65
				CITY UTILITY BILLS/JUNE 2015	\$820.40
				CITY UTILITY BILLS/JUNE 2015	\$282.34
				CITY UTILITY BILLS/JUNE 2015	\$43.38
				CITY UTILITY BILLS/JUNE 2015	\$1,007.75
				CITY UTILITY BILLS/JUNE 2015	\$30.65
				CITY UTILITY BILLS/JUNE 2015	\$36.42
				CITY UTILITY BILLS/JUNE 2015	\$37.51
				CITY UTILITY BILLS/JUNE 2015	\$989.36
				CITY UTILITY BILLS/JUNE 2015	\$38.30
				CITY UTILITY BILLS/JUNE 2015	\$39.98
				CITY UTILITY BILLS/JUNE 2015	\$64.81
				CITY UTILITY BILLS/JUNE 2015	\$41.55
				CITY UTILITY BILLS/JUNE 2015	\$371.71
				CITY UTILITY BILLS/JUNE 2015	\$47.65



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$48.03
				CITY UTILITY BILLS/JUNE 2015	\$51.32
				CITY UTILITY BILLS/JUNE 2015	\$51.60
				CITY UTILITY BILLS/JUNE 2015	\$340.20
				CITY UTILITY BILLS/JUNE 2015	\$950.19
				CITY UTILITY BILLS/JUNE 2015	\$54.77
				CITY UTILITY BILLS/JUNE 2015	\$41.44
				CITY UTILITY BILLS/JUNE 2015	\$388.29
				CITY UTILITY BILLS/JUNE 2015	\$192.84
				CITY UTILITY BILLS/JUNE 2015	\$195.50
				CITY UTILITY BILLS/JUNE 2015	\$802.15
				CITY UTILITY BILLS/JUNE 2015	\$799.00
				CITY UTILITY BILLS/JUNE 2015	\$198.05
				CITY UTILITY BILLS/JUNE 2015	\$272.00
				CITY UTILITY BILLS/JUNE 2015	\$83.34
				CITY UTILITY BILLS/JUNE 2015	\$402.08
				CITY UTILITY BILLS/JUNE 2015	\$186.86
				CITY UTILITY BILLS/JUNE 2015	\$266.67
				CITY UTILITY BILLS/JUNE 2015	\$258.53
				CITY UTILITY BILLS/JUNE 2015	\$244.70
				CITY UTILITY BILLS/JUNE 2015	\$384.66
				CITY UTILITY BILLS/JUNE 2015	\$22.18
				CITY UTILITY BILLS/JUNE 2015	\$386.84
				CITY UTILITY BILLS/JUNE 2015	\$256.70
				CITY UTILITY BILLS/JUNE 2015	\$797.47
				CITY UTILITY BILLS/JUNE 2015	\$793.05
				CITY UTILITY BILLS/JUNE 2015	\$30.35
				CITY UTILITY BILLS/JUNE 2015	\$89.52
				CITY UTILITY BILLS/JUNE 2015	\$90.85
				CITY UTILITY BILLS/JUNE 2015	\$486.09
				CITY UTILITY BILLS/JUNE 2015	\$95.00
				CITY UTILITY BILLS/JUNE 2015	\$160.65
				CITY UTILITY BILLS/JUNE 2015	\$236.44
				CITY UTILITY BILLS/JUNE 2015	\$272.50
				CITY UTILITY BILLS/JUNE 2015	\$210.80
				CITY UTILITY BILLS/JUNE 2015	\$804.95
				CITY UTILITY BILLS/JUNE 2015	\$205.89
				CITY UTILITY BILLS/JUNE 2015	\$276.54
				CITY UTILITY BILLS/JUNE 2015	\$812.60
				CITY UTILITY BILLS/JUNE 2015	\$275.30
				CITY UTILITY BILLS/JUNE 2015	\$165.55



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$173.81
				CITY UTILITY BILLS/JUNE 2015	\$83.68
				CITY UTILITY BILLS/JUNE 2015	\$164.10
				CITY UTILITY BILLS/JUNE 2015	\$2,524.59
				CITY UTILITY BILLS/JUNE 2015	\$1,358.73
				CITY UTILITY BILLS/JUNE 2015	\$12,076.20
				CITY UTILITY BILLS/JUNE 2015	\$5,761.55
				CITY UTILITY BILLS/JUNE 2015	\$5,584.80
				CITY UTILITY BILLS/JUNE 2015	\$5,225.50
				CITY UTILITY BILLS/JUNE 2015	\$4,229.00
				CITY UTILITY BILLS/JUNE 2015	\$1,309.69
				CITY UTILITY BILLS/JUNE 2015	\$648.55
				CITY UTILITY BILLS/JUNE 2015	\$1,008.47
				CITY UTILITY BILLS/JUNE 2015	\$646.00
				CITY UTILITY BILLS/JUNE 2015	\$2,187.80
				CITY UTILITY BILLS/JUNE 2015	\$2,075.48
				CITY UTILITY BILLS/JUNE 2015	\$1,631.70
				CITY UTILITY BILLS/JUNE 2015	\$1,520.84
				CITY UTILITY BILLS/JUNE 2015	\$1,488.60
				CITY UTILITY BILLS/JUNE 2015	\$1,447.89
				CITY UTILITY BILLS/JUNE 2015	\$1,421.75
				CITY UTILITY BILLS/JUNE 2015	\$1,398.73
				CITY UTILITY BILLS/JUNE 2015	\$2,851.65
				CITY UTILITY BILLS/JUNE 2015	\$149.93
				CITY UTILITY BILLS/JUNE 2015	\$112.30
				CITY UTILITY BILLS/JUNE 2015	\$112.60
				CITY UTILITY BILLS/JUNE 2015	\$115.19
				CITY UTILITY BILLS/JUNE 2015	\$122.15
				CITY UTILITY BILLS/JUNE 2015	\$134.35
				CITY UTILITY BILLS/JUNE 2015	\$136.52
				CITY UTILITY BILLS/JUNE 2015	\$144.75
				CITY UTILITY BILLS/JUNE 2015	\$735.11
				CITY UTILITY BILLS/JUNE 2015	\$148.65
				CITY UTILITY BILLS/JUNE 2015	\$2,714.59
				CITY UTILITY BILLS/JUNE 2015	\$151.45
				CITY UTILITY BILLS/JUNE 2015	\$153.10
				CITY UTILITY BILLS/JUNE 2015	\$526.67
				CITY UTILITY BILLS/JUNE 2015	\$560.65
				CITY UTILITY BILLS/JUNE 2015	\$573.34
				CITY UTILITY BILLS/JUNE 2015	\$577.05
				CITY UTILITY BILLS/JUNE 2015	\$598.90



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$623.74
				CITY UTILITY BILLS/JUNE 2015	\$145.35
				CITY UTILITY BILLS/JUNE 2015	\$28.95
				CITY UTILITY BILLS/JUNE 2015	\$1,021.61
				CITY UTILITY BILLS/JUNE 2015	\$1,188.57
				CITY UTILITY BILLS/JUNE 2015	\$25.93
				CITY UTILITY BILLS/JUNE 2015	\$26.32
				CITY UTILITY BILLS/JUNE 2015	\$1,170.10
				CITY UTILITY BILLS/JUNE 2015	\$29.82
				CITY UTILITY BILLS/JUNE 2015	\$1,166.75
				CITY UTILITY BILLS/JUNE 2015	\$1,293.00
				CITY UTILITY BILLS/JUNE 2015	\$1,328.20
				CITY UTILITY BILLS/JUNE 2015	\$25.81
				CITY UTILITY BILLS/JUNE 2015	\$4,097.86
				CITY UTILITY BILLS/JUNE 2015	\$26.37
				CITY UTILITY BILLS/JUNE 2015	\$27.25
				CITY UTILITY BILLS/JUNE 2015	\$28.10
				CITY UTILITY BILLS/JUNE 2015	\$28.65
				CITY UTILITY BILLS/JUNE 2015	\$1,087.47
				CITY UTILITY BILLS/JUNE 2015	\$1,084.60
				CITY UTILITY BILLS/JUNE 2015	\$1,050.73
				CITY UTILITY BILLS/JUNE 2015	\$1,164.64
				CITY UTILITY BILLS/JUNE 2015	\$21.90
				CITY UTILITY BILLS/JUNE 2015	(\$71.58)
				CITY UTILITY BILLS/JUNE 2015	(\$30.12)
				CITY UTILITY BILLS/JUNE 2015	\$0.16
				CITY UTILITY BILLS/JUNE 2015	\$6.99
				CITY UTILITY BILLS/JUNE 2015	\$10.29
				CITY UTILITY BILLS/JUNE 2015	\$12.44
				CITY UTILITY BILLS/JUNE 2015	\$1,195.95
				CITY UTILITY BILLS/JUNE 2015	\$16.31
				CITY UTILITY BILLS/JUNE 2015	\$1,138.42
				CITY UTILITY BILLS/JUNE 2015	\$231.25
				CITY UTILITY BILLS/JUNE 2015	\$22.98
				CITY UTILITY BILLS/JUNE 2015	\$344.47
				CITY UTILITY BILLS/JUNE 2015	\$23.21
				CITY UTILITY BILLS/JUNE 2015	\$24.51
				CITY UTILITY BILLS/JUNE 2015	\$24.85
				CITY UTILITY BILLS/JUNE 2015	\$12.50
		6/2015-24	225292	#24 PARKS LANDFILL CHARGES	\$1,742.43
		6/2015-30		#30 LANDFILL CHARGES	\$30.00



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
EFC EQUIPMENT LLC		4135	225303	REPAIR HEDGE TRIMMER	\$97.06
		41708	225166	SPEED FEED HEAD	\$31.48
		4318	225303	REPAIR HEDGE TRIMMER	\$84.14
ELTOPIA WEST GREENHOUSE LLC		1004217	225014	BEDDING PLANTS/FLOWERS FLATS	\$1,710.45
EMPIRE RUBBER & SUPPLY CO		259103	225304	NEO STRIPPING	\$10.77
EWING IRRIGATION PRODUCTS INC		9886673	225016	PVC PIPE/PVC CEMENT-PRIMER	\$167.91
		9947554	225305	METER KEY/TRIMMER HEAD	\$68.62
		9947555		RAINBIRD ROTORS	\$662.18
		9963410		RAINBIRD VALVE	\$129.53
		9971084		BALL VALVE/PVC CEMENT	\$267.33
GLASS NOOK INC		65663	225313	REKEY/REPLACE MS LOCK	\$532.14
GLOBAL TOWER LLC	P054845	402468158	225025	BADGER MTN CELL TOWNER RENTAL	\$617.07
HD FOWLER COMPANY INC	P055354	I3955570	225029	SIMPLEX CONTROL PANEL 230V 1PH	\$399.65
	P055354			85480AO complete control box	\$377.45
	P055354			K001428 Liberty Part for LSG20	\$79.65
	P055354			FREIGHT	\$16.29
	P055354			5870000 Liberty Part for LSG20	\$3.74
	P055354			ADJUST FOR TAX	(\$0.01)
INTERLINE BRANDS INC DBA		339187742	225034	H-DUTY DISHWASHING COMPOUND	\$200.03
IRRIGATION SPECIALISTS INC		115380-01	225321	REDUCED PRESSURE ASSY	\$373.76
LIBERTY LAWN & SAW SHOP		165	225041	V-BELT	\$45.06
		166		EDGER TIRES	\$36.34
		178		BLOWER BACKPACKS/STARTER ROPES	\$357.56
		187		PULL ROPE/HANDLE REPAIR	\$13.03
		193		STARTER REWIND	\$94.23
		199		EDGER TIRES/WHEELS	\$102.41
OXARC INC		5070GPS	225333	CO2 BULK	\$307.18
		7940GPS		CARBON DIOXIDE	\$179.40
		F317063	225057	FIRE EXTINGUISHER ANNUAL MAINT	\$108.61
		R351054	225333	CARBON DIOXIDE	\$113.80
POOL CARE PRODUCTS INC		119157	225061	CHLORINE TABLETS	\$173.76
PRO BUILD COMPANY LLC		71459898	225343	RIVER ROCK DECKING	\$3,974.73
SKONE IRRIGATION INC		1114	225349	IRRIGATION REPAIR/PARTS	\$686.36
STONEWAY ELECTRIC SUPPLY		S101274920.001	225081	ELECTRONIC BALLAST	\$35.62
		S101275156.001		ELECTRONIC BALLASTS	\$140.17
		S101297454.001		FLUORESCENT LAMP TUBES	\$320.07
		S101297795.001		FLUORESCENT LAMP TUBES	\$27.61
THE DRAIN SURGEON		33084	225355	COLUMBIA PT-SNAKE SHOWER DRAIN	\$146.61
THE PERSONAL TOUCH CLEANING INC		54743	225356	JANITOR SRVCS-BLDG 100-JUNE	\$4,130.02
		54744		JANITOR SRVCS-BLDG 200-JUNE	\$891.88
		54745		JANITOR SRVCS-BLDG 300-JUNE	\$564.29



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
THE PERSONAL TOUCH CLEANING INC		54790	225356	JANITOR SRVCS-RCC-JUNE	\$3,713.93
		54791		JANITOR SRVCS-LIBRARY-JUNE	\$5,566.45
WALLA WATER INC DBA		14473	225106	REPLACE OPENER MASTER LINK	\$242.99
WASTE MANAGEMENT		0092651-1819-1	225371	POL SRVCS-1500 ROBERDEAU	\$45.14
		0092654-1819-5		POL SRVCS-1533 STEVENS DR	\$45.14
WOOD'S NURSERY INC		061715	225378	BEDDING PLANTS/FLOWERS	\$244.96
		062415		PERENIAL [LANTS	\$666.88
PARKS & REC - PARKS&FACILITIES TOTAL ****					\$147,129.23
Division:	338	PARKS & REC - PROJECT ADMIN			
BANK OF AMERICA		TXN00022300	225383	NRPA-CONGRESS - conference reg	\$485.00
TRI CITY HERALD	S016405	15-8719	225250	CALL FOR BID "HAPO COMMUNITY S	\$170.73
PARKS & REC - PROJECT ADMIN TOTAL ****					\$655.73
Division:	900	NON-DEPARTMENTAL			
ARBAUGH & ASSOCIATES INC		1453	224982	ARBAUGH CONTRACT FEES-JUN'15	\$1,483.76
CITY OF PASCO		M070115	225000	ANIMAL SHELTERING-JUNE	\$19,943.47
THE OBSERVER		2299711	225087	TOURISM ADS-JUNE	\$925.00
UMA LLC		CC-115064375	225364	TOURISM RADIO SPOTS-KUMA-FM	\$400.00
WASHINGTON CITIES INSURANCE AUTHORITY		JUNE 2015	225256	WCIA CLAIMS PAID-JUNE 2015	\$3,516.00
NON-DEPARTMENTAL TOTAL ****					\$26,268.23
GENERAL FUND Total ***					\$497,490.89
FUND 101	CITY STREETS				
Division:	401	STREETS MAINTENANCE			
3M	S016406	TP48472	225259	ENGINEER GRADE REFLECTIVE	\$430.06
ARROW CONSTRUCTION SUPPLY INC	S016365	155929	225266	RHINO W6 BIT, ITEM #BIT WIRTGE	\$298.65
	S016365	157833		RHINO W6 BIT, ITEM #BIT WIRTGE	\$238.92
	S016365			MILLING MACHINE RENTAL- CAT PM	\$10,860.00
	S016365			PICKUP CHARGES	\$1,411.80
BANK OF AMERICA		TXN00022100	225383	SIGN FORT/SANDWICH BOARD SIGNS	\$279.50
		TXN00022239		M B COMPANIES/AIR ASSEMBLIES	\$310.82
		TXN00022319		HME - HAZMAT - MORRIS	\$86.50
CENTRAL HOSE & FITTINGS INC		413895	224997	RETURNED AIR FILTER	(\$33.44)
		413898		COUPLINGS/CLAMPS	\$522.51
		414000		FOG NOZZLES/COUPLINGS	\$229.78
		414112		HOSE SHANK/BUSHING	\$41.03
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$1,067.07
				CITY UTILITY BILLS/JUNE 2015	\$81.95
FASTENAL COMPANY		WARIC51216	225306	HEX CAP SCREWS	\$19.57
GLOBAL TOWER LLC	P054845	402468158	225025	BADGER MTN CELL TOWNER RENTAL	\$394.94
INLAND ASPHALT CO	P055480	32-2125781	225320	SS 1 ASPHALT TACK COAT	\$268.30



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
INLAND ASPHALT CO	P055480	32-2125785	225320	5/8 ASPHALTIC CONCRETE HOT MIX	\$1,453.92
	P055480	32-2127001		5/8 ASPHALTIC CONCRETE HOT MIX	\$5,124.39
	P055480	32-2127478		ADJUST SALES TAX	(\$0.01)
	P055480			5/8 ASPHALTIC CONCRETE HOT MIX	\$3,686.59
PRECISE MRM LLC		IN200-1005661	225342	WIFI S/W SUPPORT 7/2015-6/2016	\$480.00
UNITED PARCEL SERVICE	S016445	000986641295	225366	GROUND PKG TO EBERLE DESIGN IN	\$21.98
STREETS MAINTENANCE TOTAL ****					\$27,274.83
Division:	402	ARTERIAL STREETS			
BERGER ABAM ENGINEERS INC	P054546	311323	225130	DUPORTAIL BRIDGE - DESIGN	\$8,802.00
ARTERIAL STREETS TOTAL ****					\$8,802.00
CITY STREETS Total ***					\$36,076.83
FUND 111	PARK RESERVE FUND				
Division:	304	PARK RESERVE			
BOY SCOUTS OF AMERICA TROOP 190	P055440	C111-15	224993	2015 PARK PARTNERSHIP PROGRAM	\$5,000.00
COLUMBIA BASIN BMX	P055432	C109-15	225002	2015 PARK PARTNERSHIP FUNDING	\$2,788.70
SUNDANCE RIDGE HOMEOWNERS ASSOCIATION	P055434	C107-15	225082	2015 PARK PARTNERSHIP PROGRAM	\$3,600.00
TAPTEAL GREENWAY ASN	P055433	C108-15	225084	PARK PARTNERSHIP PROGRAM FUNDI	\$2,450.00
PARK RESERVE TOTAL ****					\$13,838.70
PARK RESERVE FUND Total ***					\$13,838.70
FUND 112	INDUSTRIAL DEVELOPMENT FUND				
Division:	305	ECONOMIC DEVELOPMENT			
ARBAUGH & ASSOCIATES INC		1453	224982	ARBAUGH CONTRACT FEES-JUN'15	\$151.40
BANK OF AMERICA		TXN00022121	225383	BRUCHIS-ED-MGR-INTVW-LNCH_6-11	\$91.45
		TXN00022135		HOMEWOOD SUITES RICHLAND - SNO	\$103.75
		TXN00022143		HOMEWOOD SUITES RICHLAND - RIT	\$207.50
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$485.27
DEPARTMENT OF COMMERCE		CERB-692	225010	CERB LOAN C1997-114-MEYER PLAS	\$38,295.54
PARADISE BOTTLED WATER CO		6/15-CITYATTORNEY	225059	BOTTLED WATER	\$17.41
TRIDEC	P055403	1684	225096	CONTRACT#133-15_PROGRAM_IND-EM	\$12,000.00
XEROX CORPORATION		080263977	225379	W7855 BASE CHRGP/PRINTS-JUNE	\$43.88
ECONOMIC DEVELOPMENT TOTAL ****					\$51,396.20
Division:	306	ECONOMIC DEVELOPMENT PROJECTS			
BANK OF AMERICA		TXN00022187	225383	CITY OF RICHLAND - LOGSTON PER	\$750.00
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$61.54
CULBERT CONSTRUCTION INC	P055182	C46-15/FINAL	225006	2281 ROBERTSON ROAD SEWER SERV	\$4,457.55
HDR ENGINEERING INC	P055469	00445562-H	225030	C14-009_HDR-ENG SVCS-HORN RAPI	\$6,166.94
	P055469	00448749-H		C14-009_HDR-ENG SVCS-HORN RAPI	\$930.09



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$12,366.12
INDUSTRIAL DEVELOPMENT FUND Total ***					\$63,762.32
FUND 117	CRIMINAL JUSTICE SALES TAX				
Division:	131	CJST POLICE ACTIVITY			
BANK OF AMERICA		TXN00021912	225383	BEST BUY - SURFACE DISPLAY AD	\$65.15
		TXN00021949		SANDYS TROPHIES - SANTANA NAME	\$11.67
		TXN00022325		IACP - TONY STRIEFEL REG 15-30	\$445.00
		TXN00022351		ALASKA AIR -STRIEFEL 15-304	\$402.20
BLAZE CONE COMPANY, INC	P055370	27406	224991	12" ORANGE BLAZE CONES WITH CU	\$92.25
BLUMENTHAL UNIFORM CO	P055358	142461	225278	SEW EMBLEM EACH SLEEVE	\$2.17
	P055358			32230-86 PANT MENS POLY ELASTI	\$64.02
	P055358			47W66-86 SHIRT MENS LS DEL	\$67.28
	P055358	142461-01		SEW NAME EMBLEM ON GARMENT	\$2.17
	P055358			SEW NAME EMBLEM ON GARMENT	\$2.17
	P055358			SEW EMBLEM EACH SLEEVE	\$4.34
	P055358			SEW EMBLEM EACH SLEEVE	\$4.34
	P055358			NAMETAG 1"X5" DK NAVY BKGRD &	\$15.10
	P055358			71177-750 SHIRT MENS SS PDU CL	\$108.58
	P055358			74326-750 PANT MENS CARGO PDU	\$108.58
	P055358			SHIPPING	\$14.12
	P055358			SEW BADGE EMBLEM ON GARMENT	\$2.17
	P055358			72345-750 SHIRT MENS LS PDU CL	\$108.58
	P055358			NAMETAG 1"X5" DK NAVY BKGRD &	\$15.10
	P055358			97R66-86 SHIRT MENS SS DEL	\$59.68
	P055358			SEW BADGE EMBLEM ON GARMENT	\$2.17
	P055358			SEW EMBLEM EACH SLEEVE	\$2.17
CJST POLICE ACTIVITY TOTAL ****					\$1,599.01
CRIMINAL JUSTICE SALES TAX Total ***					\$1,599.01
FUND 150	HOTEL/MOTEL FUND				
Division:	307	HOTEL/MOTEL TAX			
BANK OF AMERICA		TXN00021985	225383	SQ CACHE ADVANCE, INC. - COIN	\$1,230.16
		TXN00022196		HOBBY-LOBBY - GEOCOIN CONTAIN	\$18.09
TRI CITY HERALD	S016443	310725	225361	HOTEL/MOTEL TAX FUND RAN ON 6/	\$244.40
HOTEL/MOTEL TAX TOTAL ****					\$1,492.65
HOTEL/MOTEL FUND Total ***					\$1,492.65
FUND 153	COMMUNITY DEV BLOCK GRANT				
Division:	308	CDBG PROGRAM			



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRI CITY HERALD	S016443	322340	225361	2015 ANNUAL ACTION PLAN PUBLIC	\$89.64
CDBG PROGRAM TOTAL ****					\$89.64
COMMUNITY DEV BLOCK GRANT Total ***					\$89.64
FUND 154	HOME FUND				
Division:	309	HOME PROGRAM			
BANK OF AMERICA		TXN00022318	225383	GRIGGS ACE HARDWARE - irrigati	\$9.29
CITY OF KENNEWICK		JUNE 2015	225141	HOME DPA 6/1-6/30/15	\$17,855.06
STEWART TITLE OF THE TRI-CITIES		15-14	225080	HOME DPA/HENRY/709 SNOW AVE	\$7,940.32
TRI CITY HERALD	S016443	322340	225361	2015 ANNUAL ACTION PLAN PUBLIC	\$89.64
TRI CITY TITLE & ESCROW		15-15	225094	HOME DPA/366 COTTONWOOD DR	\$10,000.00
TRI COUNTY PARTNERS HABITAT FOR HUMANITY		C174-14/PYMT 5	225095	HIGHLAND PARK/PROGRESS PYMT 5	\$1,894.03
TU DECIDES MEDIA INC		2015-22477	225098	HOME AD-AAP AMENDMENT	\$300.00
HOME PROGRAM TOTAL ****					\$38,088.34
HOME FUND Total ***					\$38,088.34
FUND 301	STREETS CAPITAL CONSTRUCTION				
Division:	000				
GRANITE CONSTRUCTION COMPANY	P055252	C103-15/PYMT 1	225026	RETAINAGE C103-15 PYMT 1	(\$3,114.36)
UNASSIGNED TOTAL ****					(\$3,114.36)
Division:	402	ARTERIAL STREETS			
ABADAN INC		ARIN056974	225261	STEVENS DR EXT-ENGINEER COPIES	\$78.19
ARROW CONSTRUCTION SUPPLY INC	S016365	155929	225266	RHINO W6 BIT, ITEM #BIT WIRTGE	\$298.65
	S016365	157833		RHINO W6 BIT, ITEM #BIT WIRTGE	\$238.92
	S016365			DELIVERY CHARGES	\$1,411.80
	S016365			MILLING MACHINE RENTAL- CAT PM	\$10,860.00
BANK OF AMERICA		TXN00021924	225383	WM SUPERCENTER #3261-CNTR PRK	\$208.51
CULBERT CONSTRUCTION INC	P055330	C104-15/PYMT 1	225299	STEVENS DR EXTENSION - ROADWAY	\$135,275.48
GRANITE CONSTRUCTION COMPANY	P055252	C103-15/PYMT 1	225026	MOUNTAIN VIEW LANE RECONSTRUCT	\$62,287.14
HERTZ EQUIPMENT RENTAL CORP		28109272-001	225317	LIQUID PROPANE	\$100.97
IMT INC		6454	225319	SLURRY SEAL TESTING M15159	\$443.30
		6465		STEVENS DR EXT TESTING M15166	\$1,590.00
		6483		TEST CONCRETE MTN VIEW M15187	\$695.00
INLAND ASPHALT CO	P055480	32-2124380	225320	5/8 ASPHALTIC CONCRETE HOT MIX	\$3,979.56
	P055480	32-2125147		5/8 ASPHALTIC CONCRETE HOT MIX	\$758.61
	P055480	32-2130933		ADJUST SALES TAX	\$0.02
	P055480			5/8 ASPHALTIC CONCRETE HOT MIX	\$20,518.28
	P055480	32-2131474		ADJUST SALES TAX	(\$0.01)
	P055480			5/8 ASPHALTIC CONCRETE HOT MIX	\$11,520.23
	P055480	32-2131476		SS 1 ASPHALT TACK COAT	\$1,034.90



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JUB ENGINEERS INC	P054935	94733	225037	SOUTH GWW SAFETY & MOBILITY -	\$13,979.13
NORTHWEST ANTHROPOLOGY LLC	P055304	2015-8	225227	STEVENS DR EXTENSION - CULTURA	\$6,935.32
TU DECIDES MEDIA INC		2015-22531	225098	CDBG PROJECT 30815-1044 ADS	\$600.00
ARTERIAL STREETS TOTAL ****					\$272,814.00
STREETS CAPITAL CONSTRUCTION Total ***					\$269,699.64
FUND 317	FIRE STATION 74 CONSTRUCTION				
Division:	900	NON-DEPARTMENTAL			
AMERICAN ROCK PRODUCTS INC	P055476	237643	225120	1 1/2 RR ballast Arema 5	\$540.34
	P055476	237781		1 1/2 & 2 1/2 RR ballast	\$503.14
	P055476	239402		Arema 5	\$220.52
BANK OF AMERICA		TXN00021947	225383	THE HOME DEPOT #4746 - refrige	\$613.81
		TXN00021960		THE HOME DEPOT #4746 - refrige	\$1,227.61
		TXN00021961		THE HOME DEPOT #4746 - range h	\$259.55
		TXN00021965		ACE HARDWARE - irrigation supp	\$12.29
		TXN00021979		THE HOME DEPOT #4746 - irrigat	\$9.94
		TXN00022129		THE HOME DEPOT #4746 - irrigat	\$6.42
		TXN00022163		THE HOME DEPOT #4746 - ceiling	\$367.07
		TXN00022192		STONEWAY ELEC SUPPLY 204 -	\$129.88
		TXN00022217		THE HOME DEPOT #4746 - ext. co	\$34.31
		TXN00022282		WM SUPERCENTER #3261 - flowers	\$58.04
		TXN00022298		THE HOME DEPOT #4746 - vigoro	\$356.90
		TXN00022310		THE HOME DEPOT #4746 - plants	\$192.60
HILL INTERNATIONAL INC	S015907	C14-02/0000016	225318	DESIGN-BUILD OVERSIGHT SERVICE	\$1,926.92
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		953831	225324	VALVE BOXES/VALVES	\$1,947.76
NON-DEPARTMENTAL TOTAL ****					\$8,407.10
FIRE STATION 74 CONSTRUCTION Total ***					\$8,407.10
FUND 380	PARK PROJECT CONSTRUCTION				
Division:	337	PARKS & REC PROJECTS			
BEAVER BARK & ROCK		695402	225126	CONCRETE	\$125.95
FASTENAL COMPANY		WARIC51215	225306	HEX CAP SCREWS	\$24.41
		WARIC51266		HEX CAP SCREWS	\$43.81
FERGUSON ENTERPRISES INC	S016388	0468903/CMC143333	225307	8" MJ X FLANGE ADAPTER, MECHAN	\$82.22
	S016388			8MJ C153 BOLT GASKET PK L/GLAN	\$121.39
	S016388			2LB PIPE JT LUBE NSF NEW FORM,	\$12.81
	S016388			6" MJ CAP, MECHANICAL JOINT C1	\$26.85
	S016388			6" DOUBLE STRAP SERVICE SADDLE	\$67.17
	S016388			FREIGHT	\$108.60
	S016388			8" X 6" FLANGED COMPACT CONCEN	\$133.68



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FERGUSON ENTERPRISES INC	S016388	0468903/CMC143333	225307	8" 11-1/4 DEG MECHANICAL JOINT	\$142.06
	S016388			6" MJ RESTRAINT KITS, ROMAC	\$151.76
	S016388			8" 22-1/2 DEG MECHANICAL JOINT	\$156.60
	S016388			8" 45 DEG MECHANICAL JOINT C15	\$159.96
	S016388			8" MJ KIT, ROMAC #8-MJAP-CI/	\$162.47
	S016388			8" DI MJ WDG REST GLAND *ONELO	\$224.87
	S016388			6" DUCTILE IRON PIPE, CLASS 50	\$538.31
	S016388			8" STAINLESS STEEL TAPPING SLE	\$774.37
	S016388			6" GATE VALVE, RESILIENT WEDGE	\$981.96
	S016388			6" DOUBLE STRAP SERVICE SADDLE	\$75.68
	S016388			8" TAPPING GATE VALVE, RESILIE	\$1,193.30
	S016388			8" DUCTILE IRON PIPE, CLASS 50	\$7,618.12
	S016388			8" X 6" TEE, DUCTILE IRON COMP	\$251.68
PRO BUILD COMPANY LLC		71459908	225343	LUMBER 2X4'S	\$143.93
		71459965		VISQUEEN/CONCRETE BLOCKS	\$244.74
PARKS & REC PROJECTS TOTAL ****					\$13,566.70
PARK PROJECT CONSTRUCTION Total ***					\$13,566.70
FUND 385	GENERAL GOVT CONSTRUCTION				
Division:	900	NON-DEPARTMENTAL			
ARCHITECTS WEST INC	S016407	8097	225123	CITY HALL PRE-DESIGN AND MASTE	\$15,532.68
	S016407			CITY HALL PRE-DESIGN AND MASTE	\$10,355.12
	S016407	8116	224983	CITY HALL PRE-DESIGN AND MASTE	\$2,040.00
	S016407			CITY HALL PRE-DESIGN AND MASTE	\$3,060.00
BANK OF AMERICA		TXN00021977	225383	VALMONT/CABLE ENTRY BRACKETS	\$66.58
NON-DEPARTMENTAL TOTAL ****					\$31,054.38
GENERAL GOVT CONSTRUCTION Total ***					\$31,054.38
FUND 401	ELECTRIC UTILITY FUND				
Division:	000				
ADVANCED PAGING & COMMUNICATIONS INC	P055341	17853	224979	CLIP LONG ICOM HM 169/189	\$102.77
GENERAL PACIFIC INC	P055380	1239299	225312	CONDUCTOR, CU MHD 2/0 STR BARE	\$917.67
	P055380			CONDUCTOR, CU,SD, #8 SOL BARE,	\$111.86
	P055380			CONDUCTOR, CU SD, #6 SOL BARE,	\$547.34
	P055380			CONDUCTOR, CU, #2 7 STR BARE	\$912.24
GRAYBAR ELECTRIC CO INC	P055229	979239881	225177	CONN, CT UTILCO # PED 6-500,	\$264.55
	P055229	979337562	225314	TERMINAL,XFMR 6COND 750-1	\$2,621.78
HD SUPPLY POWER SOLUTIONS LTD	P055223	2862685-06	225178	INSULATOR PIN, CLASS 55-3, SKY	\$1,341.12
PACIFIC METERING INC	P055326	15-0605-5326	225334	METER,RING, EKSTROM STAINLESS	\$680.00
PERMIT REFUND		1658 SALERNO LN	225242	REFUND ELECTRIC UPGRADE FEE	\$200.00



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
REXEL INC DBA	P055427	H138453	225346	ADJUST SALES TAX	\$0.01
	P055427			TIE, CABLE, 5.9" MIN, BLACK	\$14.44
	P055427			TIE, CABLE, 11" MIN, HVY DUTY	\$40.14
	P055427			TIE, CABLE, 11" MIN, BLACK	\$69.07
	P055427			TIE, CABLE, 7.9" MIN, BLACK	\$206.13
TOTAL ****					\$8,029.12
Division:	501	BUSINESS SERVICES			
ARBAUGH & ASSOCIATES INC		1453	224982	ARBAUGH CONTRACT FEES-JUN'15	\$847.87
BANK OF AMERICA		TXN00021917	225383	REACH INTERP CTR - BOOTH REG F	\$100.00
		TXN00022047		ALBERTSONS-WATER/SNACK RES MTG	\$13.98
		TXN00022088		GRILL ON GAGE-SWOT MEETING	\$72.35
		TXN00022092		OFFICE DEP-PENS	\$4.33
		TXN00022123		GOTOCITRIX.COM - GOTOMTG SUBSC	\$20.64
		TXN00022242		ALBERTSONS-KEY CUSTOMER MTG SN	\$21.71
		TXN00022247		STARBUCKS-Key Customer Mtg Sup	\$32.47
		TXN00022251		STARBUCKS-BPA Customer Mtg Sup	\$16.24
		TXN00022279		AT&T WIRELESS/ACCESSORIES	\$38.50
CITY OF RICHLAND		15-281 HAMMOND	225143	PPC MTG/PORTLAND/HAMMOND	\$424.60
		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$785.82
XEROX CORPORATION	P054714	080263982	225379	XEROX LEASES FOR 2015:	\$277.55
	P054714	080263983		XEROX LEASES FOR 2015:	\$285.01
BUSINESS SERVICES TOTAL ****					\$2,941.07
Division:	502	ELECTRICAL ENGINEERING			
BANK OF AMERICA		TXN00022233	225383	WALMART - CLIP BOARDS	\$81.91
		TXN00022235		STAPLES - EXPANSION FOLDERS/CL	\$54.45
		TXN00022277		RADIOSHACK-LITHIUM BATTERY	\$6.51
		TXN00022287		STAPLES-CLIP ON DESK FAN	\$38.38
		TXN00022313		STAPLES-OFFICE FANS	\$96.44
TRI CITY HERALD	S016405	15-8736	225250	INVATION TO BID "2015 HORIZONT	\$140.30
TRUE SURVEY SUPPLY INC		8800	225362	LATHE STAKES	\$347.52
WATER SOLUTIONS INC	P054903	11315	225109	DCS (703) BDLG WATER UNIT RENT	\$13.59
ELECTRICAL ENGINEERING TOTAL ****					\$779.10
Division:	503	POWER OPERATIONS			
AMERICAN ROCK PRODUCTS INC	P055472	239493	225120	5/8" MINUS ROCK WITH MIXER	\$85.14
	P055472			MIXER DELIVERY FEE	\$190.05
	P055472	239825		5/8" MINUS ROCK WITH MIXER	\$79.06
	P055472			MIXER DELIVERY FEE	\$190.05
BANK OF AMERICA		TXN00021890	225383	DENNY-CO F51090	\$37.61
		TXN00021902		BOBS-CO F51090	\$45.16
		TXN00021993		HORIZON DIST/SHOVELS	\$19.18



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00021998	225383	BOBS-CO F51090	\$72.49
		TXN00022038		HOP JA-CO F51090	\$103.29
		TXN00022082		BOBS-HO B51125	\$141.71
		TXN00022093		OFF DEP-PENS, NOTES	\$57.57
		TXN00022160		HOP JA-CO F51090	\$107.34
		TXN00022162		HOP JA-CO F51090	\$44.02
		TXN00022209		YAKIMA WORKER CARE PLLC - MBRY	\$100.00
		TXN00022265		PIN SLEEP-EWELL CDL	\$388.10
		TXN00022352		WM SUPERCENTER CANOPY/SHELTER	\$162.87
BEAVER BARK & ROCK		696005	225272	BASALT ROCK	\$40.70
BENTON PUD	P054851	7/15-4419818251	225276	SAFETY TRAINING 2015	\$2,764.00
	P054853	7/15-5743127752		PRE-NOTIFICATION SERVICE 2015,	\$745.65
CENTRAL WASHINGTON ASPHALT INC	P055473	10099	225137	1-1/4" "O" CRUSHED ROCK	\$32.12
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$2,650.67
				CITY UTILITY BILLS/JUNE 2015	\$202.04
		6/2015-28	225292	#28 RHLD COMM TONS-LANDFILL	\$72.00
				#28 RHLD COMM TONS-LANDFILL	\$30.00
CULBERT CONSTRUCTION INC	P055330	C104-15/PYMT 1	225299	STEVENS DRIVE EXTENSION -	\$5,515.70
	P055330			STEVENS DRIVE EXTENSION - ENER	\$5,515.70
GRAINGER	S016434	9772908423	225176	SOCKET ADAPTER ITEM #5ECA9	\$68.02
HI-LINE HOLDING COMPANY LLC DBA	S016389	1/144400	225032	SHIPPING	\$30.43
	S016389			KE033-01-025 GRIP, MESH PULLIN	\$847.26
INLAND ASPHALT CO	P055480	32-2127478	225320	5/8 ASPHALTIC CONCRETE HOT MIX	\$57.56
L&M TRUCK SALES INC		52363	225040	DIGGER RENTAL 7/1-7/30	\$3,920.40
PARADISE BOTTLED WATER CO		6/15-POWER OPS	225059	BOTTLED WATER	\$18.30
PRINTER TECH SERVICE & SUPPLIES		17550	225062	HP 5500 TRANSFER KIT	\$342.09
ROWAND MACHINERY CO		180934	225074	BACKHOE LOADER RENTAL 7/1-7/30	\$2,443.50
TYNDALE ENTERPRISES INC	P054841	934656	225363	FIRE RETARDANT CLOTHING-2015	\$1,544.08
WASTE MANAGEMENT		0092652-1819-9	225371	POL SRVCS-1032 UNIVERSITY DR	\$102.75
POWER OPERATIONS TOTAL ****					\$28,766.61
Division:	504	SYSTEMS DIVISION			
BANK OF AMERICA		TXN00022204	225383	LOWES-FENCE SUPL	\$162.95
		TXN00022333		HOME DEP-SHEARS	\$29.29
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$1,727.58
OXARC INC		R351053	225333	ACETYLENE CYLINDER	\$63.69
STONEWAY ELECTRIC SUPPLY		S101284613.001	225081	LOCKNUTS/BUSHINGS/WASHERS	\$210.45
US LINEN & UNIFORM DBA	P055406	155915	225101	ADJUST FOR TAX	\$0.01
	P055406			PC55 PORT & CO. 50/50 COTTON/P	\$81.58
	P055406			PC55 PORT & CO. 50/50 COTTON/P	\$87.05
	P055406			PC55 PORT & CO. 50/50 COTTON/P	\$135.40
	P055406			PC55 PORT & CO. 50/50 COTTON/P	\$141.07



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
UTILITIES UNDERGROUND LOCATION CENTER	P054900	5060192	225103	UTILITIES LOCATE SERVICE FOR	\$224.46
VALLEY TRANSFORMER INC		800-591B	225104	TEST & REPAIR TRANSFORMER	\$6,493.14
		800-591-B	225455	TEST & REPAIR TRANSFORMER	\$6,493.14
SYSTEMS DIVISION TOTAL ****					\$15,849.81
Division:	505	ENERGY POLICY MGMT			
APOLLO SHEET METAL INC	P055385	147807	225263	EE LOAN: M SKAVDAHL, 1341	\$5,648.29
BANK OF AMERICA		TXN00022139	225383	STAPLES - INTEROFFICE ENVELOPE	\$45.61
		TXN00022172		STAPLES - HANGING FILE FOLDERS	\$16.70
		TXN00022175		NEWEGG-DYMO LABELWRITER DUAL	\$118.99
BENTON COUNTY AUDITOR/WEATHERWISE	P055442	1224550 RELEASE	224987	L ROSS-LIEN RELEASE; AC# 12245	\$72.00
	P055442	131440		S IRWIN-RECORD LIEN; AC# 13144	\$72.00
	P055442	242490		C ANDREWS-RECORD LIEN; AC# 242	\$72.00
	P055442	243140		B BRUUN-RECORD LIEN; AC# 24314	\$72.00
	P055442	252020 RELEASE		K CHAPIN-LIEN RELEASE; AC# 252	\$72.00
	P055442	271240 RELEASE		K SODERHOLTZ-LIEN RELEASE; AC#	\$72.00
	P055442	40860 RELEASE		A BRITAIN-LIEN RELEASE; AC# 40	\$72.00
	P055442	430760 RELEASE		N HARDEN-LIEN RELEASE; AC# 430	\$72.00
	P055442	612960		C BENDER-RECORD LIEN; AC# 6129	\$72.00
	P055442	711430		H KUAN-RECORD LIEN; AC# 711430	\$72.00
	P055442	713800 RELEASE		M ANDERSON-LIEN RELEASE; AC#	\$72.00
	P055442	823980 RELEASE		E ANDERSON-LIEN RELEASE; AC#	\$72.00
CADWELL DENTAL		11128-FY2015-0038	225281	475 KEENE-LIGHTING REBATE	\$7,291.00
CITY OF RICHLAND		353120	225144	81 WILLIS-REBATE-HP	\$1,000.00
DAYCO HEATING & AIR		42180	225161	580 SATUS-REBATE-HEAT PUMP	\$1,000.00
		42184	225009	1407 ROBERDEAU-REBATE-HEATPUMP	\$1,000.00
DELTA HEATING & COOLING INC	P055347	23469	225301	EE LOAN: C LINDBERG, 2925 SONO	\$7,075.29
EDGEMON, SANDI		15-275 EDGEMON	225012	PPC MTG/PORTLAND/EDGEMON	\$187.05
EFFICIENCY SOLUTIONS LLC	P054728	6-15	225013	COMMERCIAL ENERGY EFFICIENCY	\$5,834.95
JACOBS & RHODES INC		3446	225184	117 CALIENTE SANDS-REBATE-HP	\$1,000.00
PERFECTION GLASS		9936417681	225232	1621 HUNT-REBATE-WINDOWS	\$240.00
	P055102	9936417968	225337	EE LOAN: J ESCUJURI, 127 ORCHA	\$8,504.74
		9936418862	225232	237 GREENVIEW-REBATE-WINDOWS	\$210.00
		9936419238	225337	1240 ADAIR-REBATE-WINDOWS	\$199.98
	P055335	9936419438		EE LOAN: S SMITH, 112 HIGH MEA	\$13,064.23
PUBLIC POWER COUNCIL INC		2015-H11	225065	HEALTHLINES NEWS SUBSCRIPTION	\$273.00
ROBERTS CONSTRUCTION INC		3556	225072	1305 WILSON-REBATE-WINDOWS	\$444.00
TOTAL ENERGY MANAGEMENT INC		53433WWR	225247	2004 THOMPSON-REBATE-DHP	\$800.00
TRANS UNION LLC		06502781	225089	CREDIT REPORTS-JUNE	\$36.43
TRI CITY GLASS INC		526154	225360	311 BARTH-REBATE-WINDOWS	\$1,386.32
TSERIA INC		11128-FY2015-0036	225097	3280 GW WAY-LIGHTING REBATE	\$1,447.00
WATER SOLUTIONS INC	P054903	11315	225109	DCS (703) BDLG WATER UNIT RENT	\$17.38



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ENERGY POLICY MGMT TOTAL ****					\$57,704.96
Division:	506	TECHNICAL SERVICES			
BANK OF AMERICA		TXN00022033	225383	WALLMART-STEEL CHAIRS	\$21.35
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$1,437.58
FASTENAL COMPANY		WARIC50745	225018	HEX CAP SCREWS	\$25.07
GLOBAL TOWER LLC	P054845	402468158	225025	BADGER MTN CELL TOWNER RENTAL	\$1,234.62
STONEMAN ELECTRIC SUPPLY		S101282470.001	225081	VOLTAGE DETECTORS	\$66.46
		S101284817.001		GROUNDING CLAMPS/CONDUIT	\$25.80
		S101290560.001		L/T CONNECTORS/CONDUIT HUBS	\$108.85
TECHNICAL SERVICES TOTAL ****					\$2,919.73
ELECTRIC UTILITY FUND Total ***					\$116,990.40
FUND	402	WATER UTILITY FUND			
Division:	000				
HD SUPPLY WATERWORKS LTD	P055367	E120287	225316	COUP MIP X GALV PKJNT, 1-1/2"	\$223.77
	P055367			COUP CTS X GALV PACK JOINT, 1"	\$217.53
	P055367			METER,ADAPT 1"MX1-1/2"M FLANGE	\$231.95
	P055367			ELBOW CTS PACK JOINT, 2"	\$473.81
	P055367			METER,ADAPTER 3/4" X 1" METER	\$733.96
	P055367			ADJUST SALES TAX	(\$0.02)
	P055367			VALVE CURB STOP, 1" CTS QUICK	\$958.24
	P055367			COUP MIP X CTS QUICK JNT, 1"	\$199.48
	P055367			ANGLE METER COUPLING, 1" METER	\$1,857.15
	P055367			VALVE CORP STOP 3/4" MIP X CTS	\$77.61
	P055367			VALVE CORP STOP 2" MIP X CTS	\$378.30
	P055367			COUPLING CTS QUICK JOINT, 1"	\$335.14
	P055367			ANGLE VALVE 2" METER X FIP W/L	\$675.88
	P055367			COUP MIP X CTS PACK JOINT, 2"	\$1,364.19
	P055367			COUP FIP X CTS PACK JOINT, 2"	\$534.74
	P055367			COUPLING CTS PACK JOINT, 2"	\$302.65
	P055367			VALVE CURB STOP, 2" CTS PACK	\$537.27
	P055367			ELBOW MIP X CTS PACK JNT, 2"	\$547.15
	P055367			ELBOW MIP X CTS PK JNT, 1-1/2"	\$254.47
PARKSON CORPORATION	P054579	C164-14/PYMT 1	225060	C164-14 RETAINAGE PYMT 1	(\$15,173.50)
TOWNSEND CONTROLS & ELECTRIC LLC	P055291	C92-15/PYMT 2	225451	RETAINAGE C92-15 PYMT 2	(\$3,135.22)
UNASSIGNED TOTAL ****					(\$8,405.45)
Division:	410	WATER CAPITAL PROJECTS			
CULBERT CONSTRUCTION INC	P055330	C104-15/PYMT 1	225299	STEVENS DRIVE EXTENSION - WATE	\$23,508.66
PARKSON CORPORATION	P054579	C164-14/PYMT 1	225060	TAX FOR THE UV FACILITY	\$26,098.42
	P054579			UV FACILITY CHLORINATION UPGRA	\$303,470.00



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
STONEMAN ELECTRIC SUPPLY		S101284005.001	225081	MOTION SENSOR/LED BULB	\$78.64
TOWNSEND CONTROLS & ELECTRIC LLC	P055291	C92-15/PYMT 2	225451	UV CHLORINATION UPGRADES -	\$5,613.73
WATER CAPITAL PROJECTS TOTAL ****					\$358,769.45
Division:	411	WATER ADMINISTRATION			
ARBAUGH & ASSOCIATES INC		1453	224982	ARBAUGH CONTRACT FEES-JUN'15	\$545.06
CITY OF KENNEWICK		011712	225290	WATER ON WHEELS PROGRAM	\$6,205.68
WATER ADMINISTRATION TOTAL ****					\$6,750.74
Division:	412	WATER OPERATIONS			
BANK OF AMERICA		TXN00021938	225383	INDUSTRIAL TEST - LAB ITEMS	\$116.11
		TXN00022014		DELTA AIR - BAGGAGE - FINCH	\$25.00
		TXN00022015		OFFICE DEPOT - TALLENT FAX INK	\$248.85
		TXN00022064		DELTA AIR - BAGGAGE - FINCH	\$25.00
BENTON RURAL ELECTRIC ASSOCIATION		6/2015-385100	224989	KENNEDY BOOSTER STATION	\$1,384.88
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$71,052.37
				CITY UTILITY BILLS/JUNE 2015	\$283.10
COLUMBIA ELECTRIC SUPPLY		5858-743085	225003	RELAY OUTPUT MODULE	\$313.65
		5858-743086		ENGRAVE LEGEND PLATES	\$19.55
GLOBAL TOWER LLC	P054845	402468158	225025	BADGER MTN CELL TOWNER RENTAL	\$1,036.44
GRAINGER	S016434	9774025242	225176	DIAPHRAGM METERING PUMP ITEM #	\$950.80
HACH COMPANY	S016400	9452755	225315	DPD FREE CHLORINE REAGENT,	\$198.48
	S016400			TURBIDITY STANDARDS CALIBRATIO	\$224.80
	S016400			SECONDARY GEL STANDARDS SET, D	\$173.76
	S016400			HANDLING FEE	\$9.96
	S016400			BUFFER POWDER PILLOWS, pH 4.01	\$21.71
	S016400			DPD FREE CHLORINE REAGENT ACCU	\$83.89
	S016400			TURBIDITY STANDARDS CALIBRATIO	\$175.93
KEMIRA WATER SOLUTIONS INC	S016145	9017456244	225323	ANNUAL PO FOR THE PURCHASE OF	\$13,741.56
MOTION INDUSTRIES INC		WA05-344272	225053	BEARINGS	\$75.26
NWECO INC DBA		644763	225228	KILN DRIED COARSE SALT	\$3,008.59
OXARC INC		4679GPS	225229	CHLORINE	\$7,597.88
REXEL INC DBA		H34338	225069	SIGNAL CABLE	\$1,110.85
STONEMAN ELECTRIC SUPPLY		S101285507.001	225081	TIME DELAY FUSES	\$54.67
USA BLUEBOOK	S016399	678242	225102	FREIGHT	\$30.74
	S016399			DPD 1 DISPENSER 10 mL SAMPLE,	\$1,802.22
		683208	225367	CALIBRATION CYLINDER	\$67.76
VERIZON WIRELESS		9747567003	225105	WTP SCADA LINE 6/20-7/19	\$25.58
XEROX CORPORATION		080263999	225379	W7225 BASE CHR/PRINTS-JUNE	\$128.07
WATER OPERATIONS TOTAL ****					\$103,987.46
Division:	413	WATER MAINTENANCE			
AMERICAN ROCK PRODUCTS INC	S016441	239135	225262	5" Minus Rock City pick up	\$988.65



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00021983	225383	TOTAL CARE CLINICS - JLOVE CDL	\$120.00
		TXN00021989		DELTA AIR - BAGGAGE - SIEFKEN	\$25.00
		TXN00022040		DELTA AIR - BAGGAGE - SIEFKEN	\$25.00
		TXN00022044		HYATT REGENCY - PARKING	\$48.00
		TXN00022056		OFFICE DEPOT - PENS, TONER	\$113.03
		TXN00022097		PASCO AP - PARKING	\$36.00
		TXN00022191		HARBOR FREIGHT - MOTOR	\$168.32
		TXN00022229		HOME DEPOT - FERTILIZER, SPREA	\$231.08
		TXN00022237		WALMART/CELL PHONE CASE	\$10.82
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$361.82
				CITY UTILITY BILLS/JUNE 2015	(\$14.17)
				CITY UTILITY BILLS/JUNE 2015	\$3.66
				CITY UTILITY BILLS/JUNE 2015	\$821.95
				CITY UTILITY BILLS/JUNE 2015	\$1,010.19
				CITY UTILITY BILLS/JUNE 2015	\$573.41
				CITY UTILITY BILLS/JUNE 2015	\$1,946.88
				CITY UTILITY BILLS/JUNE 2015	\$24,093.52
				CITY UTILITY BILLS/JUNE 2015	\$77.71
FASTENAL COMPANY		WARIC050946	225018	CUTTING WHEELS	\$14.92
		WARIC50947		HEX CAP SCREWS	\$54.08
		WARIC51264	225306	WASHERS	\$2.48
GRAINGER	S016434	9779233759	225176	UTILITY SINK, THERMO ITEM #1RL	\$163.17
HD FOWLER COMPANY INC		I3962640	225029	METER BOXES	\$177.37
INLAND ASPHALT CO	P055480	32-2124380	225320	5/8 ASPHALTIC CONCRETE HOT MIX	\$57.56
OXARC INC		5749GPS	225333	ACETYLENE/OXYGEN CYLINDERS	\$36.73
		R351050		ACETYLENE CYLINDERS	\$79.98
THE SHERWIN WILLIAMS CO		6003-1	225357	EXTERIOR PAINT	\$21.17
UNITED PARCEL SERVICE	S016431	000986641285	225099	GROUND PKG TO BADGER METER FOR	\$7.12
	S016445	000986641295	225366	COLLECT FREIGHT CHARGES FOR PK	\$5.01
UTILITIES UNDERGROUND LOCATION CENTER	P054900	5060192	225103	UTILITIES LOCATE SERVICE FOR	\$37.41
WATER MAINTENANCE TOTAL ****					\$31,297.87
WATER UTILITY FUND Total ***					\$492,400.07
FUND	403	WASTEWATER UTILITY FUND			
Division:	420	SEWER ADMINISTRATION			
WILDLANDS INC	P054936	10321	225115	AMON CREEK PROPERTIES REVEGETA	\$3,250.00
SEWER ADMINISTRATION TOTAL ****					\$3,250.00
Division:	421	SEWER CAPITAL PROJECTS			
BANK OF AMERICA		TXN00022098	225383	CITY OF RICHLAND - UTILIT - SO	\$3,538.39
CERIUM NETWORKS INC	P055275	047272	224998	CISCO SWITCH WITH WEB BASED DE	\$2,579.14



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CERIUM NETWORKS INC	P055275	047272	224998	SHIPPING	\$28.31
CULBERT CONSTRUCTION INC	P055330	C104-15/PYMT 1	225299	STEVENS DRIVE EXTENSION - SEWE	\$58,803.86
RICK'S CUSTOM FENCING & DECKING INC		520699	225347	FENCE REPAIR-202 BARTH	\$746.19
TOWNSEND CONTROLS & ELECTRIC LLC	P055291	C92-15/PYMT 2	225451	WWTF CHLORINATION UPGRADES -	\$62,483.18
TRI CITY HERALD	S016405	15-8761	225250	CALL FOR BID "WWTF SOLIDS UPGR	\$254.31
SEWER CAPITAL PROJECTS TOTAL****					\$128,433.38
Division:	422	SEWER OPERATIONS			
APPLIED INDUSTRIAL TECH INC		7005430601	225265	DRIVE BELTS	\$18.04
		7005533921		TRICO KG OILER SIGHT GLASS	\$219.35
BACKFLOW APPARATUS & VALVE CO	P055397	717890	224985	REPAIR KIT, LF909-RT250 WATTS	\$250.87
	P055397			FREIGHT	\$9.88
BANK OF AMERICA		TXN00021990	225383	OWPSACSTATE -OPS CERT COURSE	\$109.00
		TXN00022054		TTT ENVIRONMENTAL/GAS DETECTOR	\$1,079.03
		TXN00022106		FRED-MEYER-SOAP/LOCL/TAPE	\$26.03
		TXN00022127		FRED-MEYER-WEED KILLER/CAGES	\$36.87
		TXN00022141		AMAZON MKTPLACE-PUMP-NACLO	\$426.70
		TXN00022145		AMAZON MKTPLACE-PUMP-NACLO	\$426.72
		TXN00022153		AMAZON-Credit-NO BATTERIES	(\$106.99)
		TXN00022158		VWR/CREDIT FOR DOOR LATCH	(\$123.20)
		TXN00022340		STAPLES - POST ITS	\$6.19
		TXN00022348		STAPLES -PENS/CLIPS/POST ITS	\$57.34
BENTON FRANKLIN HEALTH DISTRICT		7386	225275	WASTEWATER SAMPLES-JUNE	\$116.00
BI STATE OCCUPATIONAL SAFETY & HEALTH		1493-B	224990	DOT EXAMS/AUDIOGRAMS/MEDICAL	\$105.00
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$17,998.30
		6/2015-25	225292	#25 BIOSOLIDS LANDFILL FEES	\$2,844.65
COMPLETE PEST PREVENTION INC		28146	225297	PEST CONTROL SRVCS-JUNE	\$108.60
GLOBAL TOWER LLC	P054845	402468158	225025	BADGER MTN CELL TOWNER RENTAL	\$1,036.44
HERTZ EQUIPMENT RENTAL CORP		28112111-001	225317	LIQUID PROPANE	\$27.74
IRRIGATION SPECIALISTS INC		1153093-01	225182	PVC ADAPTERS/PRIMER/CEMENT	\$97.02
		1153171-01	225321	PVC ELLS/BUSHINGS/CAPS	\$213.33
		1153233-01		PVC BUSHING/COUPLING	\$54.72
		1153583-01		PVC ELLS/TEES	\$42.58
KAMAN INDUSTRIAL TECHNOLOGIES		X23146	225038	BALL BEARINGS	\$33.64
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		972418	225039	VALVE BALL	\$165.06
		973539	225324	PVC COUPLES	\$13.00
OXARC INC		88330PS	225057	CHLORINE	\$2,083.19
		R351049	225333	ACEYTLENE CYLINDER	\$12.78
PARADISE BOTTLED WATER CO		6/15-WASTEWATER	225335	BOTTLED WATER	\$345.10
PARAMOUNT SUPPLY COMPANY		151025	225336	SEALS	\$113.50
POLYDYNE INC	P055413	978620	225339	EMULSION POLYMER, CLARIFLOC C6	\$5,428.00
REXEL INC DBA		H091546	225346	VOLTAGE MONITOR	\$133.88



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ROGERS MACHINERY COMPANY INC	P055390	995838	225073	ADJUST TAX	(\$0.01)
	P055390			ELEMENT, 31P, AIR FILTER W/	\$187.66
	P055390			OIL-TEST KIT FOR CLS46, PART	\$256.62
	P055390			FILTER, OIL W/GASKETS, SPIN ON	\$328.41
	P055390			ELEMENT, SPIN ON, AIR/OIL	\$719.37
	P055390			FREIGHT	\$60.20
TIMKEN MOTOR AND CRANE SERVICES LLC DBA	S016374	0027656	225359	REPAIRS TO AERATION BASIN 1 MI	\$2,549.39
TRI CITY HERALD	S016405	15-8652	225250	INDUSTRIAL WASTEWATER DISCHARG	\$132.45
UNITED PARCEL SERVICE	S016431	000986641285	225099	2 GROUND PKG TO ALS FOR WWTP O	\$12.30
	S016431			2 NDA PKGS TO ALS FOR WWTP OPS	\$131.30
	S016445	000986641295	225366	GROUND PKG TO ALS FOR WWTP	\$6.78
	S016445			GROUND PKG TO ALS FOR WWTP	\$32.91
WASTE MANAGEMENT		0092653-1819-7	225371	POL SERVICE-COMPOST PAD	\$102.75
XEROX CORPORATION		080343391	225379	W7845 BASE CHRGR/PRINTS-JUNE	\$269.58
SEWER OPERATIONS TOTAL ****					\$38,198.07
Division:	423	SEWER MAINTENANCE			
BANK OF AMERICA		TXN00021952	225383	WAL-MART #3261 - M325 MOUSE	\$19.52
		TXN00021967		TOTAL CARE CLINICS - FMCHAFFEY	\$100.00
		TXN00022186		PUGET SOUND PIPE & SUPPL-SPRIN	\$146.34
		TXN00022219		NEWEGG-SAMSUNG INTERNAL HD	\$99.99
		TXN00022232		COMFORT INN & SUITES-BHALL BAT	\$98.31
BI STATE OCCUPATIONAL SAFETY & HEALTH		1648-B	224990	DOT EXAMS/LOGGING/MEDICAL	\$140.00
FASTENERS INC		S4311258.001	225019	THREADLOCKER/GLOVES	\$75.99
MOON SECURITY SERVICES INC		773500	225052	SERVICE CALL/BATTERY	\$109.69
THE DRAIN SURGEON		33129	225355	1423 MARSHALL-SNAKED MAIN LINE	\$146.61
UTILITIES UNDERGROUND LOCATION CENTER	P054900	5060192	225103	UTILITIES LOCATE SERVICE FOR	\$37.41
VERIZON WIRELESS		9747567002	225105	WWTP SCADA 6/20-7/19	\$105.64
SEWER MAINTENANCE TOTAL ****					\$1,079.50
WASTEWATER UTILITY FUND Total ***					\$170,960.95
FUND	404	SOLID WASTE UTILITY FUND			
Division:	430	CAPITAL PROJECTS			
BENTON FRANKLIN HEALTH DISTRICT	P055495	LANDFILL REVIEW	225274	LANDFILL EXPANSION - APPLICATI	\$7,000.00
CAPITAL PROJECTS TOTAL ****					\$7,000.00
Division:	432	SOLID WASTE COLLECTION			
BANK OF AMERICA		TXN00021906	225383	STAPLES - PRINTER INK	\$140.63
		TXN00021915		STAPLES - HIGHLIGHTER,POST-ITS	\$90.10
		TXN00022356		YAKIMA WORKER CARE PLLC - PPAR	\$100.00
BI STATE OCCUPATIONAL SAFETY & HEALTH		1493-B	224990	DOT EXAMS/AUDIOGRAMS/MEDICAL	\$140.00
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$233.12



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CLAYTON WARD COMPANY		17005013	225001	CURBSIDE RECYCLING-JUNE	\$3,866.40
GLOBAL TOWER LLC	P054845	402468158	225025	BADGER MTN CELL TOWNER RENTAL	\$617.07
SOLID WASTE SYSTEMS INC	S016377	0078293-IN	225350	2014 PETERBILT 320 W/ NEW WAY	\$4,933.55
SOLID WASTE COLLECTION TOTAL ****					\$10,120.87
Division:	433	SOLID WASTE DISPOSAL			
BANK OF AMERICA		TXN00021898	225383	FOGCO -MISTER FILTERS	\$68.54
		TXN00021999		WOODS NURSERY-SOIL, PLANTS	\$34.76
		TXN00022022		WEEDSB, LLC. TAXI -J.MARLOW TR	\$20.00
		TXN00022075		YOKES-DRIVER MEETING	\$19.96
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$1,373.29
FOLLETT, LYNNE		JUNE 2015	225172	FOLLETT-MILEAGE JUNE 2015	\$40.25
GRAINGER	S016434	9768379829	225176	360 DEGREE SIDE HANDLE ITME	\$18.20
MITCHELL, FRANK		JUNE 2015	225225	MITCHELL-MILEAGE JUNE 2015	\$36.23
		MAY 2015		MITCHELL-MILEAGE MAY 2015	\$24.15
PARADISE BOTTLED WATER CO		6/15-LANDFILL	225059	BOTTLED WATER	\$183.99
WASTE MANAGEMENT		0092650-1819-3	225371	POL SERVICE-LANDFILL	\$129.19
XEROX CORPORATION		080263954	225379	W7225 BASE CHRG/PRINTS-JUNE	\$206.02
SOLID WASTE DISPOSAL TOTAL ****					\$2,154.58
SOLID WASTE UTILITY FUND Total ***					\$19,275.45
FUND	405	STORMWATER UTILITY FUND			
Division:	440	STORMWATER CAPITAL PROJECTS			
POSTMASTER		PERMIT 153-7/21	225340	POSTAGE 6/26-7/17/15	\$394.12
STORMWATER CAPITAL PROJECTS TOTAL ****					\$394.12
Division:	441	STORMWATER			
BANK OF AMERICA		TXN00021962	225383	Amazon.com - SAFETY SIGN	\$10.21
		TXN00021964		Amazon.com - SAFETY SIGNS	\$46.57
		TXN00021974		TOTAL CARE CLINICS - HALL CDL	\$100.00
BEAVER BARK & ROCK		691951	224986	RIVER ROCK	\$156.30
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$303.87
HD FOWLER COMPANY INC		I3947698	225029	PVC PIPE/COUPLING	\$349.57
PRO BUILD COMPANY LLC		7149559	225063	CONCRETE MIX	\$26.23
REESE CONCRETE PRODUCTS MFG		54814	225345	CATCH BASIN	\$442.00
		54822		CATCH BASIN	\$442.00
STORMWATER TOTAL ****					\$1,876.75
STORMWATER UTILITY FUND Total ***					\$2,270.87
FUND	407	MEDICAL SERVICES FUND			
Division:	121	AMBULANCE			
BANK OF AMERICA		TXN00021891	225383	CONTERRA INC - AIRWAY KIT	\$211.00



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00021892	225383	THOMAS EMS - ALS DRUG BAG	\$511.62
		TXN00021894		AMAZON - BIN DIVIDERS	\$22.17
		TXN00021921		MARKETLAB - MED TRAY/RACK	\$165.93
		TXN00021926		AMAZON - STORAGE BINS	\$63.00
		TXN00021929		AMAZON - BIN DIVIDERS	\$22.17
		TXN00021930		AMAZON - STORAGE BINS	\$63.00
		TXN00022013		WALGREENS - THERMOMETER	\$65.15
		TXN00022073		AMAZON - STORAGE BINS	\$41.54
		TXN00022089		AMAZON - STORAGE BINS	\$63.00
		TXN00022159		AMAZON - BIN DIVIDERS	\$33.33
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$555.64
COLUMBIA INDUSTRIES SUPPORT LLC		0024112	225295	RFD SHREDDING SRVCS-JUNE	\$63.44
LIFE ASSIST INC		716962	225326	MEDICINES-STOCK AMBULANCE	\$1,641.63
		717164		AMBULANCE-MEDICAL SUPPLIES	\$205.56
SPRINT		147658811-090	225352	LIFEPAK SRVC CHRGS 4/15-5/14	\$5.73
		891160522-135		RFD CELL PHONES 4/18-5/17/15	\$181.97
STRYKER SALES CORPORATION		1561846M	225353	XPS RETROFIT KIT	\$2,382.60
		1661967M		POWER LOAD UPGRADE KIT	\$2,500.84
		1671475M		UPGRADE LABOR CHARGE	\$325.80
		1682327M		COT REPAIR	\$291.16
		1729081M		POWER LOAD UPGRADE KIT	\$1,609.45
VERIZON WIRELESS		9745900379	225370	MDT WIRELESS 5/20-6/19/15	\$224.12
		9747574251		MDT WIRELESS 6/20-7/19/15	\$224.18
AMBULANCE TOTAL ****					\$11,474.03
MEDICAL SERVICES FUND Total ***					\$11,474.03
FUND 408		BROADBAND FUND			
Division:	460	BROADBAND ADMINISTRATION			
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$154.51
BROADBAND ADMINISTRATION TOTAL ****					\$154.51
BROADBAND FUND Total ***					\$154.51
FUND 501		CENTRAL STORES FUND			
Division:	000				
WEST COAST PAPER COMPANY		9097112	225111	8X12 67# BRIGHT WHITE CARD STK	\$178.54
UNASSIGNED TOTAL ****					\$178.54
CENTRAL STORES FUND Total ***					\$178.54
FUND 502		EQUIPMENT MAINTENANCE FUND			
Division:	214	EQUIPMENT MAINTENANCE			



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
A & E TOWING LLC		3018	225260	WINCH OUT VEH 3332 WO 39876	\$488.70
BANK OF AMERICA		TXN00021914	225383	TONKIN PARTS CENTER - Purchase	\$108.54
		TXN00022102		SUMMIT HYDRAULICS - Cylinder R	\$1,339.62
		TXN00022138		SNAP-ON INDUSTRIAL - Small Too	\$307.72
		TXN00022146		SNAP-ON INDUSTRIAL - Small Too	\$115.07
		TXN00022164		WM SUPERCENTER #3261 - USB Thu	\$21.65
		TXN00022236		TONKIN PARTS CENTER - 1370 Fan	\$288.03
		TXN00022334		SUMMIT HYDRAULICS - 3311 CYL R	\$888.89
CENTRAL HOSE & FITTINGS INC		414728	225283	HOSE ASSY VEH 3315 WO 39468	\$168.61
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$3,752.75
COMMERCIAL TIRE INC		204498	225296	ADJUSTMENT	(\$88.91)
		210803		REPAIR FLAT VEH 3311 WO 39896	\$45.07
		210866		REPAIR FLAT VEH 3320 WO 39893	\$45.07
		210868		REPAIR FLAT VEH 3292 WO 39897	\$45.07
		210870		REPAIR FLAT VEH 3311 WO 39894	\$36.92
		210871		REPAIR FLAT VEH 3282 WO 39898	\$45.07
		210872		TIRES VEH 2409	\$148.29
		210876		ROTATR TIRES VEH 3315 WO 39895	\$65.16
		210892		TIRES VEH 3301 WO 39899	\$485.01
		210933		TIRES VEH 4128 WO 39892	\$132.09
		210939		TIRES VEH 1203 WO 39891	\$656.95
		211883		TIRE ADJUSTMENT	(\$146.35)
		212292	225005	TIRES VEH 4144 WO 39750	\$127.41
		212294		TIRES VEH 1207 WO 39751	\$164.24
		212295		TIRES VEH 3280 WO 39752	\$405.27
		212296		TIRES VEH 3175 WO 39753	\$405.27
CONNELL OIL INC		C123096-IN	225298	LUBE PRODUCTS	\$1,278.79
CUMMINS NORTHWEST LLC		013-84208	225007	INSITE LITE PRO SOFTWARE	\$33.92
DAY MANAGEMENT CORPORATION DBA		388809	225008	WARNING LIGHTS VEH 5033/39702	\$293.22
FINAL TOUCH UPHOLSTERY		26726	225021	BED SLIDE VEH 2418 WO 39396	\$2,348.48
		26882	225308	REPAIR SEAT VEH 2314 WO 39791	\$162.90
GENUINE AUTO GLASS OF TRI CITIES LLC		608297	225024	WINDSHIELD VEH 3204 WO 39709	\$140.97
		608335		W/S REPAIR VEH 2364 WO 39705	\$32.58
		608371		W/S REPAIR VEH 2359 WO 39707	\$32.58
		608372		W/S REPAIR VEH 3225 WO 39706	\$32.58
GROVER DYKES AUTO GROUP INC DBA		360818	225027	W/T MATS VEH 2415 WO 39663	\$97.69
		361558		FUEL TANK CAP VEH 2284/39776	\$20.75
		361618		FILLER CAP VEH 2398 WO 39784	\$27.11
		580739		REPAIR LEAK VEH 3295 WO 39740	\$6,316.17
JIM'S PACIFIC GARAGES INC		1173109	225194	KING PIN KIT VEH 3286 WO 39285	\$415.07
		1174997	225035	GUARD FLAPS VEH 3212 WO 39695	\$71.87



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JIM'S PACIFIC GARAGES INC		1175010	225035	SHOCK ABSORBERS VEH 3292/39711	\$125.78
		1175225		STEER AXLE VEH 3284	\$173.22
		1175434		FUEL FILTER VEH 5033 WO 39702	\$363.39
		1175484		DASH PANELS VEH 3255 WO 39700	\$249.10
		1175748	225194	VALVE VEH 3321 WO 39736	\$11.44
		1175838	225035	VALVES VEH 3321 WO 39736	\$16.75
		1176027		MUDFLAPS VEH 3321 WO 39736	\$20.59
KAMAN INDUSTRIAL TECHNOLOGIES		T80552	225322	FLANGE VEH 4000 WO 76100	\$24.20
MCCURLEY CHEVROLET		882794	225046	GASKETS VEH 2345 WO 39780	\$13.90
		882900		DOOR HANDLE VEH 3271 WO 39781	\$52.82
		882924		SENSOR VEH 2342 WO 39777	\$216.94
MID COLUMBIA FORKLIFT INC		350012204	225050	TRAINING DVD	\$112.94
MOBILE FLEET SERVICE INC		1251560006	225051	RETURN DOOR LATCH VEH 3230	(\$64.91)
		1251900031		KINGPIN KIT VEH 3222 WO 39774	\$1,334.89
		R351052	225333	SHOP GASSES	\$152.07
PETERSON PACIFIC CORP		CI-000025802	225338	HYD CYLINDER VEH 7143 WO 39715	\$1,448.28
RDO EQUIPMENT CO		P53458	225066	OIL FILTERS VEH 6594 WO 39718	\$185.52
		P53459		FILTER ELEMENTS VEH 6594/39726	\$174.80
		P53460		OIL FILTERS VEH 6595 WO 39727	\$190.95
		P53461		MULCH KIT VEH 6566 WO 39713	\$365.66
		P53919		FILTER VEH 6594 WO 39726	\$16.15
		P53929		FILTERS VEH 6594 WO 39726	\$111.33
		P53930		FILTER VEH 6595 WO 39727	\$37.11
		P54796	225344	AXLE/WHEEL VEH 6595 WO 39792	\$30.82
		P54797		FILTERS VEH 7122 WO 39878	\$282.70
		H086670	225069	GFCI RECEPTACLE VEH 5045/39638	\$14.19
REXEL INC DBA		T16356	225348	SPRINGS VEH 6580 WO 39873	\$194.72
ROWAND MACHINERY CO		181308	225074	BEARINGS VEH 7122 WO 39779	\$297.68
RUSS DEAN INC		543101	225075	TRUCK REPAIRS VEH 3286/39285	\$13,962.53
		545496		FAN MOTOR VEH 5045 WO 39747	\$458.63
		INVC068508	225076	CAB WELD VEH 6585 WO 39371	\$2,908.33
SPECIAL ASPHALT PRODUCTS INC		22120713	225354	PLUGS VEH 5029 WO 39655	\$2.65
TACOMA SCREW PRODUCTS INC		22121000		COTTER PINS VEH 3284 WO 39375	\$3.08
TIM BUSH MOTOR COMPANY DBA		1337	225358	VEHICLE WASHES-JUNE	\$134.00
TIRE FACTORY INC DBA		03-107923	225088	BALANCED TIRES VEH 1108/39783	\$71.68
		03-107940		ALIGNMENT VEH 3195 WO 39723	\$59.68
		03-107946		REPAIR FLAT VEH 2257 WO 39789	\$26.00
		03-107956		REPAIR FLAT VEH 6522 WO 39797	\$20.35
		03-107966		REPAIR FLAT VEH 1381 WO 39795	\$17.10
		03-108039		REPAIR FLAT VEH 2403 WO 39862	\$17.10
TRANSPORT EQUIPMENT CO INC DBA		PASIN1422498	225091	BRAKE CHAMBER VEH 3284/39375	\$66.14



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRANSPORT EQUIPMENT CO INC DBA		PASIN1422498-2	225091	HUBCAP VEH 3284 WO 39756	\$18.44
		PASIN1422730		AIR DRYER VEH 3247 WO 39719	\$379.05
		PASIN1429312		TUBES VEH 3282 WO 39701	\$64.14
		PASIN1430328		MIRROR VEH 3315 WO 39692	\$10.42
		PASIN1430893		BRAKES VEH 3292 WO 39711	\$815.81
TRI CITIES BATTERY & AUTO REPAIR	0104826		225093	BATTERIES VEH 4107 WO 39694	\$1,910.49
	0104914			BATTERY VEH 6583 WO 39741	\$40.51
WESTERN INTEGRATED TECHNOLOGIES INC	1429071		225112	TIE ROD VEH 7090 WO 39485	\$140.47
WESTERN PETERBILT INC	H241150		225113	BUG SCREEN VEH 3282 WO 39545	\$122.48
	H241156			BRACKETS VEH 3285 WO 39602	\$1,049.38
	H241231			HOSES VEH 3284 WO 39544	\$127.69
	H241237			SIGNAL SWITCH VEH 3285/39530	\$195.86
	H241785		225374	GASKETS VEH 3282 WO 39710	\$481.91
	PA18089			CIRCUIT BOARD VEH 3311/39919	\$1,625.05
WESTERN SYSTEMS & FABRICATION INC	11916		225114	BELT ASSY GRIP VEH 3283/39460	\$155.24
	11946			TUBE CLAMP VEH 3284 WO 39643	\$20.92
	11980		225375	BEARINGS VEH 3283 WO 39657	\$124.28
WONDRACK DISTRIBUTING INC	0459513		225377	OFF ROAD DIESEL-LANDFILL	\$2,874.57
	0758652		225116	CARD LOCK FUEL 6/23-6/30	\$22,017.13
	0758773		225377	CARD LOCK FUEL 7/1-7/8/15	\$25,686.58
XEROX CORPORATION	080263991		225379	W7225 BASE CHRGR/PRINTS-JUNE	\$169.80

EQUIPMENT MAINTENANCE TOTAL ****

\$103,286.41

EQUIPMENT MAINTENANCE FUND Total ***

\$103,286.41

FUND 503

EQUIPMENT REPLACEMENT FUND

Division:

215

EQUIPMENT REPLACEMENT

DAY MANAGEMENT CORPORATION DBA	P055447	570931	225300	SALES TAX	\$499.79
	P055447			LIGHTING & RADIO PACKAGE INSTA	\$5,811.51
	P055451	571023		LIGHTING PACKAGE INSTALL, VEH	\$5,199.28
	P055451			SALES TAX	\$447.13
	P055449	571024		LIGHTING PACKAGE INSTALL, VEH	\$5,339.28
	P055449			SALES TAX	\$459.17
	P055448	571025		SALES TAX	\$944.04
	P055448			LIGHTING PACKAGE INSTALL, VEH	\$10,977.30
	P055450	571026		FREIGHT CHARGE, VEH #2431	\$750.00
	P055450			SALES TAX	\$64.50
	P055450	571027		PARTS FOR LIGHTING PACKAGE	\$4,899.57
	P055450			SALES TAX	\$421.36

EQUIPMENT REPLACEMENT TOTAL ****

\$35,812.93

EQUIPMENT REPLACEMENT FUND Total ***

\$35,812.93



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 505		PUBLIC WORKS ADMIN & ENGINEER			
Division:	450	PW ADMIN & ENGINEERING			
ABADAN INC		ARIN056941	225261	ASBUILTS	\$5.43
BANK OF AMERICA		TXN00021986	225383	BENTON CO AUDITOR - DOC RECORD	\$469.45
		TXN00021997		FIESTA MEXICAN RESTAURANT -BFC	\$14.44
		TXN00022132		OFFICE DEPOT #2766 - NAME BADG	\$34.49
		TXN00022140		SAFEWAY STORE00003335 - S GWW	\$43.70
		TXN00022173		STAPLES - BLACK TONER, WIPES	\$101.65
		TXN00022189		SMITH'S FAMILY RES - GOOD ROAD	\$16.06
		TXN00022220		STERLING'S RESTAURANT - PWD LU	\$18.19
CITY OF RICHLAND		6/2015 JUNE	225142	CITY UTILITY BILLS/JUNE 2015	\$1,094.55
PPI GROUP		INV315326	225341	CIVIL 3D CAD TRAINING	\$1,000.00
TRUE SURVEY SUPPLY INC		8800	225362	LATHE STAKES/REBAR	\$392.81
UNITED PARCEL SERVICE	S016445	000986641295	225366	GROUND PKG TO WILLIAMS BROS	\$5.56
VERIZON WIRELESS	P054905	9747610984	225105	INTERNET ACCESS ON 2 LAPTOPS (	\$80.02
WATER SOLUTIONS INC	P054903	11315	225109	DCS (703) BDLG WATER UNIT RENT	\$76.01
XEROX CORPORATION	P054899	080263979	225379	1ST FLOOR XEROX #LX5-690835(ta	\$160.56
	P054899	080263980		BASEMENT XEROX #LX5-692207 (ta	\$70.84
	P054899	080263981		2ND FLOOR XEROX #MX4-343197 (t	\$328.11
PW ADMIN & ENGINEERING TOTAL ****					\$3,911.87
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$3,911.87
FUND 520		HEALTH CARE/BENEFITS PLAN			
Division:	222	EMPLOYEE BENEFIT PROGRAM			
MAGELLAN BEHAVIORAL HEALTH		JULY 2015	225045	EAP PREMIUMS-JULY	\$686.89
TRI CITY HERALD	S016405	15-8794	225250	RFP #15-0080 BENEFITS CONSULTI	\$136.88
EMPLOYEE BENEFIT PROGRAM TOTAL ****					\$823.77
HEALTH CARE/BENEFITS PLAN Total ***					\$823.77
FUND 611		FIREMAN'S PENSION			
Division:	216	FIRE PENSION			
BANK OF AMERICA		TXN00021913	225383	STAPLES-PENSION-POLY FILE FOLD	\$37.46
COLUMBIA INDUSTRIES SUPPORT LLC		0023307	225295	ON SITE SHREDDING WO#25010	\$10.05
FIRE PENSION TOTAL ****					\$47.51
FIREMAN'S PENSION Total ***					\$47.51
FUND 612		POLICEMEN'S PENSION			
Division:	217	POLICE PENSION			
BANK OF AMERICA		TXN00021913	225383	STAPLES-PENSION-POLY FILE FOLD	\$37.45



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COLUMBIA INDUSTRIES SUPPORT LLC		0023307	225295	ON SITE SHREDDING WO#25010	\$10.05
POLICE PENSION TOTAL ****					\$47.50
POLICEMEN'S PENSION Total ***					\$47.50
FUND 632	UPTOWN BUSINESS IMP DISTRICT				
Division: 000					
UPTOWN BUSINESS IMPROVEMENT DISTRICT		UBID Q2 2015	225100	UBID Q2 2015 PAYMENT	\$2,594.70
UNASSIGNED TOTAL ****					\$2,594.70
UPTOWN BUSINESS IMP DISTRICT Total ***					\$2,594.70
FUND 633	DOWNTOWN BUSINESS IMP DISTRICT				
Division: 000					
RICHLAND DOWNTOWN BUSINESS IMPROVEMNT		DBID Q2 2015	225071	DBID Q2 2015 PAYMENT	\$2,315.70
UNASSIGNED TOTAL ****					\$2,315.70
DOWNTOWN BUSINESS IMP DISTRICT Total ***					\$2,315.70
FUND 641	SOUTHEAST COMMUNICATIONS CTR				
Division: 600	SECOMM OPERATIONS GENERAL				
AT&T LONG DISTANCE		6/15-030301072100	225267	LONG DISTANCE 5/21-6/20/15	\$35.43
BANK OF AMERICA		TXN00021889	225383	THINGSREMEMBERED-Towne Award	\$124.89
		TXN00021896		PPI NORTH AMERICA/CREDIT FOR T	(\$42.91)
		TXN00021981		MICROSOFT/ONLINE COMM. SUPORT	\$499.00
		TXN00021988		MGM GRAND HOTEL/CREDIT BARBER	(\$146.72)
		TXN00022208		Costco- Janitorial	\$184.55
		TXN00022285		STAPLES-Ink, Office Supplies	\$316.67
CENTURYLINK		1343416305	225284	E911 SERVICE FEE 5/23-6/19	\$17.79
		6/15-509-624-3863	225285	GENERAL 6/16-7/16/15	\$7.31
		6/15-509-786-2112	225286	GENERAL 6/6-7/5/15	\$117.46
CITY OF KENNEWICK		011743	225289	3RD QTR 2015 BIPIN S/W MAINT	\$691.00
CITY OF RICHLAND		3551181	225291	BCES UTILITY SRVC 5/1-6/1/15	\$2,475.07
		3583387		BCES UTILITY SRVC 6/1-7/1/15	\$2,431.91
DEVRIES BUSINESS SERVICES		0066748	225302	SHREDDING SRVCS-6/18/15	\$4.00
FRONTIER		6/15-206-188-1060	225309	GENERAL 6/19-7/18/15	\$405.45
		6/15-206-188-2381		GENERAL/E911 6/10-7/9/15	\$238.47
		6/15-509-628-1472	225022	GENERAL 6/4-7/3/15	\$67.29
		6/15-509-628-2600	225309	LONG DITANCE 6/10-7/9/15	\$944.56
		6/15-509-628-2609		GENERAL 6/25-7/24/15	\$426.18
		7/15-206-188-2381		E911/GENERAL 7/10-8/9/15	\$243.35
		7/15-509-628-1472		GENERAL 7/4-8/3/15	\$67.65
		7/15-509-628-2600		LONG DISTANCE 7/10-8/9/15	\$962.04



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FRONTIER		7/15-509-628-2608	225309	GENERAL 7/7-8/6/15	\$81.25
SPRAGUE PEST SOLUTIONS		2604854/2604855	225077	PEST CONTROL SRVCS-JUNE	\$88.66
VANGUARD CLEANING SYSTEM OF INLAND NW		52743	225368	BCES JANITORIAL SRVCS-JULY	\$375.00
VERIZON WIRELESS		9746834771	225370	CELL PHONES 6/7-7/6/15	\$278.98
WASHINGTON STATE PATROL		00057792	225107	ACCESS USER FEE 4/1-6/30/15	\$5,331.00
WATER SOLUTIONS INC		11105	225109	WATER FILTRATION 6/7-7/6/15	\$33.66
		11307	225372	WATER FILTRATION 7/7-8/6/15	\$33.66
XEROX CORPORATION		080263975	225379	W7855 BASE CHRGP/PRINTS-JUNE	\$80.62
SECOMM OPERATIONS GENERAL TOTAL ****					\$16,373.27
Division:	601	E911 OPERATIONS			
BANK OF AMERICA		TXN00021893	225383	OFFICE DEPOT-Panel display	\$228.05
		TXN00021900		OFFICE DEPOT -Computer case	\$102.62
		TXN00022081		STAPLES-Computer Supplies	\$12.28
		TXN00022105		STAPLES-Computer & Office Supp	\$237.66
		TXN00022208		COSTCO WHSE-Supplies	\$337.72
		TXN00022314		APCO INTERNATIONAL/REFUND NELS	(\$75.00)
FRONTIER		6/15-206-188-2381	225309	GENERAL/E911 6/10-7/9/15	\$238.47
		6/15-253-012-0862		E911 6/22-7/21/15	\$37.81
		6/15-509-628-2608		GENERAL 6/7-7/6/15	\$80.54
		6/15-509-735-2383		E911 6/7-7/6/15	\$137.85
		7/15-206-188-2381		E911/GENERAL 7/10-8/9/15	\$243.35
		7/15-509-735-2383		E911 7/7-8/6/15	\$143.20
LANGUAGE LINE SERVICES LLC		3610449	225325	NONEMERGENCY TRANSLATION-MAY	\$272.02
		3616827		E911 TRANSLATION SRVC-MAY	\$383.66
		3629724		NONEMERGENCY TRANSLATION-JUN	\$363.05
NETCASTERS INC		50214	225332	ONLINE TRAINING MGMT-JULY	\$220.00
E911 OPERATIONS TOTAL ****					\$2,963.28
SOUTHEAST COMMUNICATIONS CTR Total ***					\$19,336.55
FUND	642	800 MHZ PROJECT			
Division:	610	800 MHZ			
DAY MANAGEMENT CORPORATION DBA		387083	225008	REPLACE COAX LINE-JUMP OFF JOE	\$4,986.45
FRONTIER COMMUNICATIONS NW INC	P055492	816-191	225310	BADGER MOUNTAIN BASE RENT- 1 Y	\$21,396.82
800 MHZ TOTAL ****					\$26,383.27
800 MHZ PROJECT Total ***					\$26,383.27
FUND	643	EMERGENCY MANAGEMENT			
Division:	620	STATE / LOCAL ASSISTANCE			
AT&T LONG DISTANCE		6/15-030301072100	225267	LONG DISTANCE 5/21-6/20/15	\$35.44
CITY OF RICHLAND		3551181	225291	BCES UTILITY SRVC 5/1-6/1/15	\$350.04



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		3583387	225291	BCES UTILITY SRVC 6/1-7/1/15	\$450.00
PACIFIC OFFICE AUTOMATION		636944	225058	F551N FAX MAINT 5/25-8/25/15	\$107.08
VANGUARD CLEANING SYSTEM OF INLAND NW		52743	225368	BCES JANITORIAL SRVCS-JULY	\$250.00
VERIZON WIRELESS		9746834771	225370	CELL PHONES 6/7-7/6/15	\$58.76
STATE / LOCAL ASSISTANCE TOTAL ****					\$1,251.32
Division:	621	RADIOLOGICAL EMGCY PREPAREDNES			
BANK OF AMERICA		TXN00022206	225383	STAPLES-100 Binders	\$368.15
CDW GOVERNMENT INC	P055405	WH73400	224996	PROJECTOR CEILING MOUNT, EPSON	\$97.47
	P055405			FALSE CEILING PLATE KIT, EPSON	\$97.47
	P055405			PROJECTOR, EPSON 1930 ITEM #33	\$1,049.65
	P055405	WK87465		PROJECTOR SCREEN, DA-LITE 84X8	\$127.87
CERIUM NETWORKS INC	S016394	047740	225138	ASA 5515X CX WEB SECURITY	\$1,299.94
CHARTER COMMUNICATIONS		6/15-180070706114	225288	CABLE SERVICE 6/30-7/29/15	\$57.12
CITY OF RICHLAND		3551181	225291	BCES UTILITY SRVC 5/1-6/1/15	\$1,300.00
EXTEND NETWORKS INC	S016390	15-13756	225017	DELL SCv2000 ISCSI	\$23,384.51
	S016390			Dell Poweredge R620	\$10,079.97
	S016390			SHIPPING	\$56.47
INTERGRAPH CORPORATION	S016395	1-752867570	225181	GEOMEDIA ESSENTIALS #GSPX5005	\$651.60
	S016395			GEOMEDIA PROFESSIONAL #GSPX500	\$2,710.66
MICROSOFT CORPORATION	P055374	PRO0033874	225048	Surface PRO3 i7 512GB 8GB RAM	\$1,919.05
	P055374			HEX GALLERY 13-INCH LAPTOP SLE	\$43.43
	P055374			SP3 TYPE COVER 3 BLACK RD2-000	\$113.77
MOTOROLA SOLUTIONS INC	S016396	13069226	225054	IMPRES MULTI UNIT CHARGER - 11	\$1,369.23
	S016396			BATTERY IMPRES NIMH 2100 MAH	\$1,459.58
SPRAGUE PEST SOLUTIONS		2604854/2604855	225077	PEST CONTROL SRVCS-JUNE	\$88.66
VERIZON WIRELESS		9746834771	225370	CELL PHONES 6/7-7/6/15	\$80.04
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$46,354.64
Division:	622	DOE EMERGENCY PREPAREDNESS			
BANK OF AMERICA		TXN00022081	225383	STAPLES-Computer supplies	\$134.67
		TXN00022086		STAPLES DIRECT-Flash Drive	\$140.96
		TXN00022197		WM - Snacks/Drinks for DOE Dri	\$24.05
		TXN00022208		Costco- Supplies	\$161.90
				Costco-Janitorial	\$32.56
		TXN00022212		FIESTA Restaurant- DOE Drill	\$458.63
		TXN00022218		KRISPY KREME-DOE Drill	\$22.78
		TXN00022309		DELTA AIR/EM LEADER ACADEMY BE	\$811.20
CERIUM NETWORKS INC		047330	225287	IT PHONE MAINTENANCE	\$173.76
CITY OF RICHLAND		3583387	225291	BCES UTILITY SRVC 6/1-7/1/15	\$115.00
FRONTIER		6/15-509-628-2600	225309	LONG DITANCE 6/10-7/9/15	\$944.55
		7/15-509-628-2600		LONG DISTANCE 7/10-8/9/15	\$962.04



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VERIZON WIRELESS		9746834771	225370	CELL PHONES 6/7-7/6/15	\$58.76
DOE EMERGENCY PREPAREDNESS TOTAL ****					\$4,040.86
Division: 623 JURISDICTION					
CHARTER COMMUNICATIONS		6/15-180070706114	225288	CABLE SERVICE 6/30-7/29/15	\$42.15
CITY OF RICHLAND		3583387	225291	BCES UTILITY SRVC 6/1-7/1/15	\$1,056.27
DEVRIES BUSINESS SERVICES		0066748	225302	SHREDDING SRVCS-6/18/15	\$4.00
WATER SOLUTIONS INC		11105	225109	WATER FILTRATION 6/7-7/6/15	\$33.67
		11307	225372	WATER FILTRATION 7/7-8/6/15	\$33.67
XEROX CORPORATION		080263975	225379	W7855 BASE CHR/PRINTS-JUNE	\$188.10
JURISDICTION TOTAL ****					\$1,357.86
Division: 630 HOMELAND SECURITY PREPAREDNESS					
CITY OF WEST RICHLAND		0181838	225293	EMERGENCY EQUIPMENT/SUPPLIES	\$12,000.00
HOMELAND SECURITY PREPAREDNESS TOTAL ****					\$12,000.00
EMERGENCY MANAGEMENT Total ***					\$65,004.68
FUND 644 MICRO-WAVE					
Division: 611 MICROWAVE					
DAY MANAGEMENT CORPORATION DBA		386309	225008	ANTENNA SWEEPS	\$624.46
MICROWAVE TOTAL ****					\$624.46
MICRO-WAVE Total ***					\$624.46
FUND 803 UTILITY BILL CLEARING FUND					
Division: 000					
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY10500	225197	Customer Refund	\$184.50
		CISPAY10501	225124	Customer Refund	\$71.00
		CISPAY10502	225127	Customer Refund	\$128.87
		CISPAY10503	225148	Customer Refund	\$26.72
		CISPAY10504	225192	Customer Refund	\$260.11
		CISPAY10505	225195	Customer Refund	\$121.48
		CISPAY10506	225255	Customer Refund	\$127.01
		CISPAY10507	225131	Customer Refund	\$56.00
		CISPAY10508	225252	Customer Refund	\$81.33
		CISPAY10509	225241	Customer Refund	\$305.73
		CISPAY10510	225199	Customer Refund	\$101.64
		CISPAY10511	225171	Customer Refund	\$8.34
		CISPAY10512	225158	Customer Refund	\$45.06
		CISPAY10513	225246	Customer Refund	\$194.53
		CISPAY10514	225139	Customer Refund	\$97.71



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY10515	225234	Customer Refund	\$373.15
		CISPAY10516	225236	Customer Refund	\$90.05
		CISPAY10517	225248	Customer Refund	\$90.98
		CISPAY10518	225230	Customer Refund	\$93.28
		CISPAY10519	225154	Customer Refund	\$80.03
		CISPAY10520	225151	Customer Refund	\$15.48
		CISPAY10521	225157	Customer Refund	\$684.74
		CISPAY10522	225233	Customer Refund	\$305.71
		CISPAY10523	225245	Customer Refund	\$112.71
		CISPAY10524	225159	Customer Refund	\$132.18
		CISPAY10525	225191	Customer Refund	\$16.21
		CISPAY10526	225218	Customer Refund	\$136.91
		CISPAY10527	225240	Customer Refund	\$46.09
		CISPAY10528	225214	Customer Refund	\$57.35
		CISPAY10529	225217	Customer Refund	\$51.71
		CISPAY10530	225187	Customer Refund	\$118.76
		CISPAY10531	225239	Customer Refund	\$7.81
		CISPAY10532	225188	Customer Refund	\$118.62
		CISPAY10533	225122	Customer Refund	\$56.45
		CISPAY10534	225196	Customer Refund	\$56.01
		CISPAY10535	225224	Customer Refund	\$10.00
		CISPAY10536	225209	Customer Refund	\$86.84
		CISPAY10537	225226	Customer Refund	\$132.67
		CISPAY10538	225153	Customer Refund	\$59.22
		CISPAY10539	225167	Customer Refund	\$55.22
		CISPAY10540	225163	Customer Refund	\$57.21
		CISPAY10541	225179	Customer Refund	\$75.89
		CISPAY10542	225213	Customer Refund	\$79.43
		CISPAY10543	225243	Customer Refund	\$35.44
		CISPAY10544	225219	Customer Refund	\$135.01
		CISPAY10545	225185	Customer Refund	\$5.23
		CISPAY10546	225216	Customer Refund	\$125.57
		CISPAY10547	225180	Customer Refund	\$10.42
		CISPAY10548	225134	Customer Refund	\$120.23
		CISPAY10549	225149	Customer Refund	\$78.97
		CISPAY10550	225253	Customer Refund	\$41.33
		CISPAY10551	225206	Customer Refund	\$73.10
		CISPAY10552	225125	Customer Refund	\$81.41
		CISPAY10553	225205	Customer Refund	\$100.19
		CISPAY10554	225173	Customer Refund	\$33.35



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY10555	225254	Customer Refund	\$119.23
		CISPAY10556	225118	Customer Refund	\$96.00
		CISPAY10557	225136	Customer Refund	\$75.92
		CISPAY10558	225210	Customer Refund	\$88.68
		CISPAY10559	225212	Customer Refund	\$113.54
		CISPAY10560	225160	Customer Refund	\$48.64
		CISPAY10561	225200	Customer Refund	\$37.65
		CISPAY10562	225211	Customer Refund	\$42.19
		CISPAY10563	225129	Customer Refund	\$65.95
		CISPAY10564	225237	Customer Refund	\$6.08
		CISPAY10565	225222	Customer Refund	\$94.38
		CISPAY10566	225231	Customer Refund	\$123.57
		CISPAY10567	225119	Customer Refund	\$14.02
		CISPAY10568	225203	Customer Refund	\$100.53
		CISPAY10569	225190	Customer Refund	\$110.70
		CISPAY10570	225174	Customer Refund	\$18.45
		CISPAY10571	225204	Customer Refund	\$82.16
		CISPAY10572	225132	Customer Refund	\$9.23
		CISPAY10573	225170	Customer Refund	\$58.25
		CISPAY10574	225155	Customer Refund	\$17.27
		CISPAY10575	225121	Customer Refund	\$10.00
		CISPAY10576	225168	Customer Refund	\$36.03
		CISPAY10577	225201	Customer Refund	\$27.28
		CISPAY10578	225208	Customer Refund	\$115.70
		CISPAY10579	225162	Customer Refund	\$75.31
		CISPAY10580	225117	Customer Refund	\$113.63
		CISPAY10581	225156	Customer Refund	\$5.71
		CISPAY10582	225152	Customer Refund	\$57.90
		CISPAY10583	225238	Customer Refund	\$66.71
		CISPAY10584	225128	Customer Refund	\$47.09
		CISPAY10585	225135	Customer Refund	\$55.72
		CISPAY10586	225140	Customer Refund	\$35.87
		CISPAY10587	225198	Customer Refund	\$108.32
		CISPAY10588	225165	Customer Refund	\$99.06
		CISPAY10589	225147	Customer Refund	\$60.33
		CISPAY10590	225189	Customer Refund	\$62.81
		CISPAY10591	225186	Customer Refund	\$91.18
		CISPAY10592	225193	Customer Refund	\$108.20
		CISPAY10593	225258	Customer Refund	\$60.08
		CISPAY10594	225207	Customer Refund	\$104.49



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY10595	225183	Customer Refund	\$150.00
		CISPAY10596	225442	Customer Refund	\$64.43
		CISPAY10597	225453	Customer Refund	\$120.29
		CISPAY10598	225449	Customer Refund	\$40.30
		CISPAY10599	225441	Customer Refund	\$88.17
		CISPAY10600	225443	Customer Refund	\$66.31
		CISPAY10601	225454	Customer Refund	\$105.89
		CISPAY10602	225429	Customer Refund	\$105.73
		CISPAY10603	225423	Customer Refund	\$79.90
		CISPAY10604	225457	Customer Refund	\$101.66
		CISPAY10605	225428	Customer Refund	\$44.69
		CISPAY10606	225426	Customer Refund	\$17.63
		CISPAY10607	225419	Customer Refund	\$107.01
		CISPAY10608	225424	Customer Refund	\$110.57
		CISPAY10609	225439	Customer Refund	\$29.52
		CISPAY10610	225416	Customer Refund	\$360.83
		CISPAY10611	225456	Customer Refund	\$250.00
		CISPAY10612	225430	Customer Refund	\$104.20
		CISPAY10613	225448	Customer Refund	\$48.14
		CISPAY10614	225434	Customer Refund	\$127.93
		CISPAY10615	225452	Customer Refund	\$228.13
		CISPAY10616	225450	Customer Refund	\$5.57
		CISPAY10617	225458	Customer Refund	\$23.82
		CISPAY10618	225418	Customer Refund	\$13.26
		CISPAY10619	225446	Customer Refund	\$67.92
		CISPAY10620	225427	Customer Refund	\$165.17
		CISPAY10621	225445	Customer Refund	\$119.95
		CISPAY10622	225436	Customer Refund	\$58.12
		CISPAY10623	225438	Customer Refund	\$73.91
		CISPAY10624	225440	Customer Refund	\$95.28
		CISPAY10625	225417	Customer Refund	\$30.47
		CISPAY10626	225421	Customer Refund	\$103.27
		CISPAY10627	225444	Customer Refund	\$20.30
		CISPAY10628	225459	Customer Refund	\$59.66
		CISPAY10629	225435	Customer Refund	\$87.57
		CISPAY10630	225415	Customer Refund	\$89.71
		CISPAY10631	225425	Customer Refund	\$102.65
		CISPAY10632	225437	Customer Refund	\$90.85
		CISPAY10633	225382	Customer Refund	\$74.81
		CISPAY10634	225433	Customer Refund	\$36.95



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY10635	225432	Customer Refund	\$95.37
		CISPAY10636	225422	Customer Refund	\$92.05
		CISPAY10637	225420	Customer Refund	\$116.15
		CISPAY10638	225447	Customer Refund	\$16.66
		CISPAY10639	225431	Customer Refund	\$113.26
UNASSIGNED TOTAL ****					\$12,618.91
UTILITY BILL CLEARING FUND Total ***					\$12,618.91



City Of Richland

VL-1 Voucher Listing

From: 7/13/2015 To: 7/24/2015

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

\$2,061,679.28

Number of Invoices

Amount

Vouchers In Richland	68	\$69,946.21
Vouchers In Tri Cities	139	\$479,374.20
Vouchers In WA	218	\$464,512.15
Vouchers Outside WA	1173	\$1,047,846.72
Vouchers Final Total.....	1598	\$2,061,679.28

Ob ject Category	Title	Total	Percentage
1	SALARIES	\$551.62	0.03%
2	BENEFITS	\$32,735.05	1.59%
3	SUPPLIES	\$301,075.81	14.6%
4	OTHER SERVICES & CHARGES	\$694,801.17	33.7%
5	INTERGOVERNMENTAL SERVICES	\$60,062.29	2.91%
6	CAPITAL PROJECTS	\$821,428.43	39.84%
	MACHINERY & EQUIPMENT	\$35,812.93	1.74%
7	DEBT SERVICE PRINCIPAL	\$38,295.54	1.86%
	REFUNDS	\$12,618.91	0.61%
9	INTERFUND SERVICES	\$79.54	0%
	INVENTORY PURCHASES	\$64,217.99	3.11%
	Total	\$2,061,679.28	