



**Agenda**  
**REGULAR CITY COUNCIL MEETING**  
**Richland City Hall ~ 505 Swift Boulevard**  
**Tuesday, August 19, 2014**

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**City Council Pre-Meeting, 6:30 p.m.**

*(Discussion Only - Annex Building)*

**Executive Session:**

1. Discussion of Current or Potential Litigation Per RCW 42.30.110.(1) (ii) (30 minutes)  
- Heather Kintzley, City Attorney

**Agenda Item:**

2. Fire Station 74 Update (10 minutes)  
- Joe Schiessl, Parks and Public Facilities Director
3. Discussion of Meeting Agenda

**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:**

1. CityView Video: Slurry Seal  
- Trish Herron, Communications and Marketing Manager

**Public Comments:**

*(Please Limit Public Comments to 2 Minutes)*

**Consent Calendar:**

*(Approved in its entirety by single vote or Council may pull Consent items and transfer to Items of Business)*

**Minutes - Approval:**

1. Council Minutes for the Meeting Held August 6, 2014  
- Marcia Hopkins, City Clerk

**Ordinances - First Reading:**

2. Ordinance No. 17-14, Amending RMC Title 2: Administration and Personnel, Reestablishing the Duties of the Planning Commission  
- Bill King, Deputy City Manager

3. Ordinance No. 18-14, Amending RMC Title 6: Boating, Relating to Operating Regulations  
- Joe Schiessl, Parks and Public Facilities Director
4. Ordinance No. 19-14, Amending RMC Title 19: Development Regulation Administration, Establishing the Use of a Hearing Examiner  
- Rick Simon, Development Services Manager
5. Ordinance No. 20-14, Amending RMC Title 23: Zoning Regulations and Title 24: Plats and Subdivisions, Miscellaneous Amendments  
- Rick Simon, Development Services Manager

Ordinances - Second Reading/Passage:

6. Ordinance No. 16-14, Amending RMC Title 9: Crime, Relating to Park Property  
- Joe Schiessl, Parks and Public Facilities Director

Resolutions - Adoption:

7. Resolution No. 102-14, Submittal of Transportation Improvement Board Grant Application  
- Pete Rogalsky, Public Works Director
8. Resolution No. 110-14, Approving the Sale of 1.18 Acres in the Horn Rapids Business Center to Farrell Clontz  
- Bill King, Deputy City Manager
9. Resolution No. 111-14, Approving the First Addendum to the Infrastructure Improvement Agreement with SMI Group XV, LLC for Smartpark Street Transfer  
- Pete Rogalsky, Public Works Director
10. Resolution No. 112-14, Setting Hearing Date for Proposed LaPierre Annexation  
- Rick Simon, Development Services Manager
11. Resolution No. 113-14, Approving the Preliminary Plat of SMI Group XV LLC  
- Rick Simon, Development Services Manager
12. Resolution No. 114-14, Restroom Donation From Ryan Warren for Stevens Park  
- Phil Pinard, Planning and Capital Projects Manager
13. Resolution No. 115-14, Approving the Third Amendment to the Purchase and Sale Agreement Between City of Richland and Washington Securities and Investment Corporation  
- Bill King, Deputy City Manager
14. Resolution No. 116-14, Appointments To The Housing & Community Development Advisory Committee: Jhoanna Jones and Joe Ochoa (City Clerk)  
- Marcia Hopkins, City Clerk

Expenditures - Approval:

15. July 28, 2014 - August 8, 2014, for \$6,724,819.82, including Check Nos. 214536-214939, Wire Nos. 5695-5708, Payroll Check Nos. 99535-99545, and Payroll Wire/ACH Nos. 8625-8633  
- Cathleen Koch, Administrative Services Director

## **Items of Business:**

## **Reports and Comments:**

1. City Manager
2. City Council
3. Mayor

## **Adjournment**

THIS MEETING IS BROADCAST LIVE ON CITYVIEW CHANNEL 192 AND ON [WWW.CI.RICHLAND.WA.US/CITYVIEW](http://WWW.CI.RICHLAND.WA.US/CITYVIEW)

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## Council Agenda Coversheet

Council Date: 08/19/2014

Category: Consent Calendar

Agenda Item: C1

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: COUNCIL MEETING MINUTES

Department: City Attorney

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

Approve the minutes of the Council meeting held on August 6, 2014.

Summary:

None.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

1) Draft 08/06/14 Council Meeting Minutes

City Manager Approved:

ECM Admin  
Aug 14, 15:00:34 GMT-0700 2014



## MINUTES

**RICHLAND CITY COUNCIL SPECIAL WORKSHOP**  
**Richland City Manager's Conference Room**  
**975 George Washington Way**  
**Wednesday, August 6, 2014**

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### **Call to Order:**

Mayor Rose called the Council special workshop to order at 6:00 p.m. in the City Manager's Conference Room located 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 was City Manager Johnson.

### **Richland Public Facilities District Board Interviews:**

1. Richland Public Facilities District Board Interviews (45 Minutes)
  - City Manager, Cindy Johnson

Council conducted interviews for two vacant positions due to term expiration for the Richland Public Facilities District Board. The candidates interviewed included Daniel Boyd, Nancy Jewel and Stanley Jones.

**Respectfully Submitted,**

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Marcia Hopkins  
City Clerk

**Form Approved:**

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David W. Rose  
Mayor

**Date Approved:**

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## Council Agenda Coversheet

Council Date: 08/19/2014

Category: Consent Calendar

Agenda Item: C2

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORDINANCE 17-14, AMENDING TITLE 2, REESTABLISHING PLANNING COMMISSION DUTIES

Department: Community and Development Services

Ordinance/Resolution: Ord No. 17-14

Reference: 17-14

Document Type: Ordinance

**Recommended Motion:**

Give first reading, by title only, to Ordinance 17-14, amending Title 2 concerning the duties of the Planning Commission.

**Summary:**

This ordinance amendment represents one of several steps necessary to implement a hearing examiner system of permit review in the City. The proposed changes to Title 2 would remove the review of preliminary plat applications as one of the duties of the Planning Commission. This change is needed to ensure that the City code remains consistent with other changes proposed to establish a hearing examiner system of land use permit review. Changes to Title 19, which would establish a hearings examiner, have been prepared under a separate ordinance (see Ordinance No. 19-14). Other code changes to the City's zoning, subdivision and shoreline regulations are under review by the Planning Commission and will be forwarded to Council for consideration in the coming weeks. Additionally, the City will need to circulate a request for proposals to gather a list of potential hearing examiner candidates and complete a selection process, so that the selected candidate can be put under contract with the City by the time the other code amendments are ready for Council consideration. A summary of the process and a time-line are detailed in the attached supplemental information.

**Fiscal Impact?**

☒ Yes ☐ No

The use of a hearing examiner will result in increased costs to the City. Partially, these costs can be offset by an adjustment in the land use permit application fee schedule (see attached supplemental information). The exact cost increase to be borne by the City will depend upon the number and complexity of permit applications filed. Based on the activity levels experienced over the past several years, staff estimates cost increases of approximately \$16,000 annually.

**Attachments:**

- 1) ORD 17-14, Amending Title 2, Administration and Personnel
- 2) Supplemental Information

City Manager Approved:

ECM Admin  
Aug 14, 15:00:15 GMT-0700 2014

## ORDINANCE NO. 17-14

### AN ORDINANCE OF THE CITY OF RICHLAND Amending Title 2: Administration and Personnel of the Richland Municipal Code related to the duties of the City of Richland Planning Commission.

WHEREAS, Washington State law allows for municipalities to utilize the services of a hearing examiner to collect and evaluate public comments related to pending land use decisions; and

WHEREAS, the hearing examiner process is a proven means to establish a fair and unbiased hearing environment which encourages public participation in land use decisions; and

WHEREAS, a hearing examiner process will provide a superior record which will help the City defend its land use decisions against possible legal challenge; and

WHEREAS, City Council, after months of consideration and research into the process, has determined that a hearing examiner system will improve the City's land use review process; and

WHEREAS, to successfully implement a hearing examiner system, certain changes must be made to the current duties of the Richland Planning Commission as codified in Title 2 of the Richland Municipal Code.

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

Section 1.01 Section 2.16.050 of the Richland Municipal Code, as enacted by Ordinance No. 23 and last amended by Ordinance No. 38-05, shall be amended to read as follows:

#### **2.16.050 Duties.**

The commission shall perform the following duties:

A. Serve as an advisor to the city council in order to promote the orderly physical development and growth of the city;

B. Prepare a comprehensive plan for the orderly physical and social development of the city. The physical dimension of the comprehensive plan, for which the planning commission is responsible, shall include among its purposes and be designed to:

1. Encourage the most appropriate use of land throughout the municipality;
2. Lessen traffic congestion and accidents;
3. Secure safety from fire;

4. Provide adequate light and air;
5. Prevent overcrowding of land;
6. Avoid undue concentration of population;
7. Provide for the preservation of clean air, clean water and the natural, scenic, historic and aesthetic qualities of the environment;
8. Promote a coordinated development of undeveloped area;
9. Encourage the formation of neighborhood and community units;
10. Secure an appropriate allotment of land area in new developments for all requirements of community life;
11. Conserve and restore natural beauty and other natural resources;
12. Analyze flood protection;
13. Address the identification and preservation of historical buildings and places and archaeologically significant areas; and
14. Consider garbage, sewage treatment and solid waste disposal.

The comprehensive plan shall become the official plan of the city when approved by the city council and filed with the county auditor. The comprehensive plan shall be reviewed on an annual basis by the planning commission to consider updates and changes, and provide those recommendations to the city council. The commission may recommend to the city council the plan prepared as a whole, or may recommend parts of the plan by successive recommendations, the parts corresponding with geographic or political sections, divisions or subdivisions of the city, or with functional subdivisions of the subject matter of the plan.

The commission shall comply with requirements of notice and public hearing provided by law in initiating and recommending the whole or parts of the comprehensive plan;

C. Recommend, or prepare and recommend, for the adoption by the city council, regulations, amendments, extensions or additions to such regulations or plans for the physical development of the city in the interest of health, safety, morals or general welfare, including, but not limited to, the following:

1. The use of buildings and land for residence, trade, industrial and other purposes;
2. The height, number of stories, size, construction and design of buildings and other structures;
3. The size of yards, courts and other open spaces on the lot or tract;
4. The density of population;
5. The setback of buildings along highways, parks or public water frontages; and
6. The subdivision and development of land.

~~D. Review and make recommendations to the council on plats, plans or subdivisions, or dedications of land situated within the boundaries of the city or proposed for annexation to the city, subject to approval~~



~~by the council; hold public hearings on proposed plats and subdivisions; establish, subject to approval by the city council, such regulations and standards as are necessary to constitute a guide in determining whether or not the proposed plat or subdivision is in harmony with the comprehensive plan;~~

~~E~~D. Act as a research and fact-finding agency of the city. The commission shall cause to be made such surveys, analyses, studies and reports as are generally authorized or requested by the city council;

~~F~~E. Advance planning for public works programs and the long range capital budget therefor;

~~G~~F. Establish such other work project priorities as the city council may direct;

~~H~~G. Review, discuss and analyze all planning commission work products and projects, as well as the work products, projects and recommendations of the board of adjustment, when appropriate, and the parks and recreation commission, to ensure that the board of adjustment and the parks and recreation commission, as well as other boards, commissions and committees, have an opportunity to consider a given project in light of their specific knowledge and expertise.

Any project or recommendation received by the planning commission from the board of adjustment or parks and recreation commission shall be reviewed by the planning commission and, where appropriate, forwarded to such other boards, commissions or committees as may have an interest in the subject matter. Any projects or recommendations so forwarded shall contain a copy of the original recommendation or project report received by the planning commission, together with planning commission comments, and shall direct that the project report or recommendation be returned to the planning commission within 30 days, with appropriate comments by the board, commission or committee to which referral was made.

Following review by the planning commission, and the receipt of recommendations and comments from other boards, commissions or committees, if such comments were requested and supplied within the 30-day period, the planning commission shall forward the original project or recommendation, through staff, to the city council, together with any planning commission comments or recommendations, and comments or recommendations of any other boards, commissions or committees;

~~I~~H. Review, discuss and analyze such work products and projects as may be referred to the commission by the council, or staff, and ensure that any such work products or projects are referred to the board of adjustment or parks and recreation commission, in instances wherein those boards, commissions or committees would have an interest in the subject matter, and are referred to other city boards, commissions or committees through staff, where such other boards, commissions or committees would have an interest in the subject matter;

~~J~~I. Form, subject to advance approval of the city council, ad hoc committees from within as well as outside its membership, to study specific problems or projects which may arise from time to time. The planning commission shall at all times be available for citizen input concerning any matter which the commission is considering, or may consider;

~~K~~J. The administrative staff of the city as assigned by the city manager shall provide staff assistance and serve as liaison between the planning commission and those boards, commissions or committees not represented on the planning commission, and shall also serve to facilitate communication by the planning commission to the city council. [Ord. 23 § 1.05; Ord. 567 § 1.01; Ord. 595 § 1.03; Ord. 715 § 1.01; Ord. 806 § 1.16; Ord. 40-98; Ord. 38-05].

Section 1.02 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 \_\_\_\_\_ 2014.

\_\_\_\_\_  
DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney

Date Published: \_\_\_\_\_

## PROPOSED HEARING EXAMINER SYSTEM OF LAND USE PERMITTING

### SUPPLEMENTAL INFORMATION

The proposed changes to the City code to implement a hearing examiner system require amendments to multiple portions of the code consisting of:

**Chapter 2.16 Planning Commission** – Defines the role of the Planning Commission. Proposed amendments would delete language providing the Commission with the responsibility of hearing preliminary plat applications.

**Title 19 – Development Regulation Administration** – Sets forth procedural standards for the various types of land use permits identified in code. Proposed amendments would insert language for the creation of a hearing examiner position.

**Title 23 - Zoning Regulations** – Sets forth regulations for the use of land within the City and establishes permit requirements for certain types of uses. The proposed amendments would transfer review authority of specific permit types from planning commission to hearing examiner.

**Title 24 – Subdivision** – Sets forth regulations for the division of property. The proposed amendments would establish a hearing examiner as the entity reviewing preliminary plat and binding site plan applications.

**Title 26 – Shorelines** – Set forth regulations for the development of property adjacent to the Columbia and Yakima Rivers within the City. The proposed amendments would establish a hearing examiner as the entity reviewing shoreline substantial development permits.

State law provides cities with a great deal of latitude in how hearings examiners can be used. The proposed amendments to the City code would establish a hearing examiner for the City who will be responsible for conducting hearings on the highest profile categories of permits. Both the Planning Commission and Board of Adjustment would continue to oversee some categories of permit review. In the case of the Planning Commission, exceptions to building height standards, alternative design standards in the Central Business District and sidewalk use licenses would still be under their review. The Board of Adjustment would continue to review zoning variances and some special use permits. Continuing to use the Commission and Board will help to reduce the costs of implementing the examiner system while still providing for examiner review of the most complicated and potentially controversial permit categories. The City Council would still retain their role of making final land use decisions for the City. A summary of the proposed permit system is provided on the following table:

## SUMMARY OF PROPOSED HEARING EXAMINER PERMIT REVIEW SYSTEM

Permit Type	Hearing Body	Decision Body	Appeal
<b>Zoning Approvals</b>			
Planned Unit Development	Hearing Examiner	City Council	Sup Court
Major Modification to Special Use Permits	Board of Adjust/ Hearing Examiner	Board of Adjust/ Hearing Examiner	City Council
Special Use Permit	Board of Adjust / Hearing Examiner	Board of Adjust/ Hearing Examiner	City Council
Site Plan Approvals	Hearing Examiner	Hearing Examiner	City Council
Building Height Exceptions	Planning Com	Planning Com	City Council
Alternative Design Standards	Planning Com	Planning Com	City Council
Joint Use Parking Reductions	Board of Adjust.	Board of Adjust	City Council
Schools (min size waivers)	Hearing Examiner	Hearing Examiner	Sup. Court
Area Wide Rezone	Planning Com	City Council*	Sup. Court
Site Specific Rezone	Hearing Examiner	City Council*	Sup. Court
Variance	Board of Adjust	Board of Adjust	Sup. Court
<b>Subdivision Approvals</b>			
Large Binding Site Plan	Hearing Examiner	Hearing Examiner	Sup. Court
Preliminary Plat	Hearing Examiner	City Council	Sup. Court
Final Plat	NA	City Council	Sup. Court
Major Plat Revision	Hearing Examiner	City Council	Sup Court
Extension of Preliminary Plat	None	Administrative	Hearing Examiner
<b>Shoreline Permits</b>			
Substantial Development Permit	Hearing Examiner	Hearing Examiner	Shoreline Board
<b>Other Approvals – Legislative Items</b>			
Development Agreements	Planning Com	City Council	Sup. Court
New Development Regulations	Planning Com	City Council	Sup. Court
Amendments to Existing Regulations	Planning Com	City Council	Sup. Court
Comprehensive Plan Amendment	Planning Com	City Council	GMA Board
<b>Other Approvals</b>			
Sidewalk Use Licenses	Planning Com	Planning Com	City Council
<b>Appeals</b>			
Appeals of Administrative Decisions – Zoning or Critical Areas Regulations	Hearing Examiner	Hearing Examiner	Sup. Court
Appeals of Administrative Decisions – Subdivision Regulations	Hearing Examiner	Hearing Examiner	Sup Court

\*State law requires that Council make the final decision on all zone change applications.

### **Proposed Time Schedule for Implementation of Hearing Examiner System**

There are several steps to implementation of a hearing examiner as outlined below. Note that code amendments have been divided into two groups, those that can come directly to Council for review (Titles 2 and 19) and those amendments that by code require Planning Commission recommendation (Titles 23, 24 and 26).

- August 19:** Council reviews draft ordinances to Titles 2 and 19 that establish a hearing examiner and grants first reading
- August 24:** Staff advertises a request for proposal for a hearing examiner.
- August 27:** Planning Commission holds public hearing to consider amendments to Titles 23, 24 and 26 necessary to implement hearing examiner system.
- September 2:** Council reviews and passes second reading on ordinances amending Titles 2 and 19.
- September 2:** Council reviews and passes amended land use permit fee schedule.
- September 22:** Staff begins selection process for hearing examiner
- September 24:** Planning Commission completes review of Titles 23, 24, and 26 and forwards recommendation to Council.
- September 29:** Staff selects hearing examiner candidate and begins negotiations
- October 7:** Council reviews and grants first reading to ordinance amending Titles 23, 24 and 26.
- October 7:** Staff prepares contract with hearing examiner candidate and prepares budget adjustment for hearing examiner costs for remainder of 2014.
- October 21:** Council passes ordinance amending Titles 23, 24 and 26.
- October 21:** Council awards contract to hearing examiner candidate and approves budget adjustment.

The City will face some increased costs in adopting a hearing examiner system. The increase has been minimized through continuing to use the Planning Commission and Board of Adjustment for some minor permit categories and through an adjustment in the land use permit application fee schedule. Only permit categories that require hearing examiner review would see an increase. Staff will bring forward a revised fee schedule for Council consideration and adoption should first reading of the proposed ordinances be granted. The following draft fee schedule has been provided:

## Recommended Fee Increases

Land Use Application Fees	Fees	Unit
<b>Annexation</b>		
Annexation Petition	\$905	Per Application
<b>SEPA</b>		
SEPA – Application for Threshold Determination	\$165 – No Notifications Required \$330 – With Notifications Required	Per Project
<b>Shoreline</b>		
Shoreline Management Permit	<del>\$905</del> <u>\$1,200</u>	Per Application
Shoreline Program Amendment	\$655	Per Application
<b>Subdivision</b>		
Plat Exemption/Lot Line Adjustment	\$32	
Binding Site Plan	<del>\$50</del> <u>\$75</u> <del>\$330</del> <u>\$525</u>	Per lot Minimum No Maximum
Final Plat	\$330	Per Application
Preliminary Plat	<del>\$30</del> <u>\$40</u> <del>\$845</del> <u>\$1,200</u> <del>\$1,960</del> <u>\$3,500</u>	Per Lot Minimum Maximum
Plat Vacation or Alteration	\$460	Per Application
Short Plat	\$385	Per Application
<b>Zoning</b>		
Appeal of Administrative Decision	<del>\$140</del> <u>\$500</u>	Per Application
Appeal of Board of Adjustment, Planning Commission or Hearing Examiner Action	\$140	Plus Costs of Transcription Preparation
Planned Unit Development	<del>\$20</del> <u>\$60</u> <del>\$650</del> <u>\$900</u> <del>\$1,320</del> <u>\$3,000</u>	Per Acre Minimum Maximum
Site Plan Review	<del>\$650</del> <u>\$1,100</u>	Per Application
Special Use Permit	\$385	Per Application
Variance	\$330	Per Application
Zone Change	<del>\$905</del> <u>\$1,100</u>	Per Application
Zoning Text Amendments	\$650	Per Application
Comprehensive Plan Change	\$905	Per Application



## Council Agenda Coversheet

Council Date: 08/19/2014

Category: Consent Calendar

Agenda Item: C3

Key Element: Key 2 - Infrastructure & Facilities

Subject: ORDINANCE NO. 18-14, AMENDING RMC TITLE 6: BOATING, RELATING TO OPERATING REGULATIONS

Department: Parks and Recreation

Ordinance/Resolution: 18-14

Reference:

Document Type: Ordinance

### Recommended Motion:

Give first reading, by title only, to Ordinance No. 18-14, Boating, relating to operating regulations.

### Summary:

On August 6, 2014, City Council considered for first reading Ordinance No. 16-14 related to prohibiting jumping from boat docks and swimming in boat launch facilities. Ordinance No. 16-14, drafted in an effort to mitigate harm to the public, will render such conduct unlawful and punishable as a gross misdemeanor under Chapter 9 of the Richland Municipal Code.

Title 6 of existing city code (Boating) includes a rule prohibiting swimming in areas designated as "no swimming." Pursuant to RMC 6.04.125, swimming in an area designated "no swimming" is punishable as a civil infraction. Therefore, a conflict exists between Chapter 6 and Chapter 9 of the Richland Municipal Code related to the penalty for swimming in restricted areas.

Tonight's ordinance amending Title 6 references the penalty for swimming in a prohibited area back to Title 9 for consistency, and will eliminate the code conflict.

Fiscal Impact?

☐ Yes ☒ No

### Attachments:

1) Ordinance 18-14 Amending Title 6 of RMC-First Reading

City Manager Approved:

ECM Admin  
Aug 14, 15:01:02 GMT-0700 2014

## ORDINANCE NO. 18-14

AN ORDINANCE of the City of Richland amending Title 6: Boating, of the Richland Municipal Code relating to operating regulations.

WHEREAS, on August 6, 2014, Richland City Council considered for first reading Ordinance No. 16-14 related to prohibiting jumping from boat docks and swimming in boat launch facilities. Ordinance No. 16-14, drafted in an effort to mitigate harm to the public, will render such conduct unlawful and punishable as a gross misdemeanor under Chapter 9 of the Richland Municipal Code; and

WHEREAS, a conflict exists between Chapter 6 and Chapter 9 of the Richland Municipal Code related to the penalty for swimming in restricted areas; and

WHEREAS, amending the penalty provision of Chapter 6 of the Richland Municipal Code will eliminate the conflict.

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

Section 1.01 Section 6.04.125 of the Richland Municipal Code, as enacted by Ordinance No. 15-90 and last amended by Ordinance No. 9-11, shall be amended to read as follows:

### **6.04.125 Swimming**

It shall be unlawful for any person to swim:

- A. More than 100 feet from shore unless the swimmer is accompanied by a vessel or unless in an area specifically designated as a public swimming area.
- B. In a body of water which is posted "no swimming" by public legal authority.

A violation of this section shall be ~~designated as a civil infraction and~~ subject to the penalty-provided in RMC ~~1.30.010~~ 9.22.070(A).

Section 1.02 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 \_\_\_\_\_, 2014.

*[Signature Page to Follow]*



\_\_\_\_\_  
DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney

Date Published: \_\_\_\_\_



## Council Agenda Coversheet

Council Date: 08/19/2014

Category: Consent Calendar

Agenda Item: C4

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORDINANCE 19-14, AMENDING TITLE 19, ESTABLISHING A HEARING EXAMINER

Department: Community and Development Services

Ordinance/Resolution: Ord 19-14

Reference: 19-14

Document Type: Ordinance

**Recommended Motion:**

Give first reading, by title only, to Ordinance 19-14, amending Title 19 to establish a hearing examiner system.

**Summary:**

This ordinance amendment represents one of many steps necessary to implement a hearing examiner system of permit review in the City. The proposed changes to Title 19 would establish the duties of a hearing examiner and the types of permits to be reviewed. Additional changes to other portions of the City code are also necessary. Changes to Title 2, which are needed to reestablish the Planning Commission's role in permit review, have been prepared under a separate ordinance (see Ordinance No. 17-14). Other code changes to the City's zoning, subdivision and shoreline regulations are under review by the Planning Commission and will be forwarded to Council for action in the coming weeks. Additionally, the City will need to circulate a request for proposals to gather a list of potential hearing examiner candidates and complete a selection process, so that the selected candidate can be put under contract with the City by the time the other code amendments are ready for Council consideration. A summary of the process and a time-line are detailed in the attached supplemental information.

The use of hearing examiners by cities is a commonly accepted practice across the state. The majority of cities the size of Richland or larger rely on hearings examiners. The advantages of a hearing examiner are generally recognized to be reduced liability for a city; reduced likelihood of land use decisions being overturned by the courts; greater predictability; and freeing time for the Planning Commission to devote to comprehensive planning and code development. Over time, hearing examiners are often able to help their clients strengthen the existing development regulations to better achieve community goals.

While there are advantages to the hearing examiner system, not everyone is supportive of this proposed change. The Planning Commission has expressed a preference to retain our present system of permit review, noting that no Commission decisions have been overturned by the courts and that the collective knowledge of a nine-member commission can result in better decisions than those made by a single individual.

**Fiscal Impact?**

☒ Yes ☐ No

The use of a hearing examiner will result in increased costs to the City. The exact cost increase to be borne by the City will depend upon the number and complexity of permit applications filed. Based on the activity levels experienced over the past several years, staff estimates cost increases of approximately \$16,000 annually. Staff is recommending adjustments in the land use permit application fee schedule (see attached supplemental information) to partially offset these additional costs.

**Attachments:**

- 1) ORD 19-14, Amending Title 19 to establish a hearing examiner system
- 2) Supplemental Information
- 3) List of Cities using Hearing Examiners

City Manager Approved:

ECM Admin  
Aug 14, 15:02:03 GMT-0700 2014

## ORDINANCE NO. 19-14

AN ORDINANCE OF THE CITY OF RICHLAND  
Amending Title 19: Development Regulation Administration  
of the Richland Municipal Code, establishing a hearing  
examiner system in the City of Richland and making related  
amendments.

WHEREAS, Washington State law allows for municipalities to utilize the services of a hearing examiner to collect and evaluate public comments related to pending land use decisions; and

WHEREAS, the hearing examiner process is a proven means to establish a fair and unbiased hearing environment which encourages public participation in land use decisions; and

WHEREAS, a hearing examiner process will provide a superior record which will help the City defend its land use decisions against possible legal challenge; and

WHEREAS, City Council, after months of consideration and research into the process, has determined that a hearing examiner system will improve the City's land use review process; and

WHEREAS, to successfully implement a hearing examiner system, certain changes must be made to the administration of development regulations as codified in Title 19 of the Richland Municipal Code.

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

Section 1.01 RMC Chapter 19.20, entitled Types of Project Permit Applications, as enacted by Ordinance No. 12-96 and last amended by Ordinance No. 29-12, shall be amended to read as follows:

### **Chapter 19.20 TYPES OF PROJECT PERMIT APPLICATIONS**

#### **Sections:**

- 19.20.010 Procedures for processing development permits.**
- 19.20.020 Determination of proper type of procedure.**
- 19.20.030 Project permit application framework.**
- 19.20.040 Joint public hearings.**
- 19.20.050 Legislative decisions.**
- 19.20.060 Legislative enactments not restricted.**
- 19.20.070 Exemptions from project permit application processing.**

### **19.20.010 Procedures for processing development permits.**

For the purpose of project permit processing, all development permit applications shall be classified as one of the following: Type I, Type II, or Type III. Legislative decisions are Type IV actions, and are addressed in RMC 19.20.050. Exclusions from the requirements of project permit application processing are contained in RMC 19.20.070.

A. Type I permits include the following types of permit applications:

1. Minor revisions to planned unit developments;
2. Final approvals of planned unit developments;<sup>1</sup>
3. Short plats;
4. Small binding site plans;
5. Minor revisions to preliminary plats;
6. Minor revisions to site plans;
7. Minor revisions to special use permits;
8. Minor revisions to shoreline substantial development permits;
9. Accessory dwelling units.
10. Extension of preliminary plat approvals.

B. Type II permits include the following types of permit applications:

1. Shoreline substantial development permits or major revisions thereof;
2. Large binding site plans;
3. Site plan approvals or major revisions thereof;
4. Building height exceptions;
5. Design review – acceptance of alternative design standards;
6. Schools on small sites;
- ~~7. Extension of preliminary plat approvals;~~
- ~~7.8.~~ Joint use parking reductions;
- ~~8.9.~~ Special sign permits;
- ~~10. Planned unit development – final approvals;<sup>2</sup>~~
- ~~9.11.~~ Special use permits or major revisions thereof.

C. Type III permits include the following types of permit applications:

1. Preliminary plats or major revisions thereof;
2. Site-specific rezones;
3. Planned unit developments – preliminary approvals;
4. Development agreements.

D. Type IV permits include the following types of permit applications:

1. Zoning code text and zoning district amendments;
2. Adoption of development regulations and amendments;
3. Areawide rezones to implement new city policies;
4. Adoption of the comprehensive plan and any plan amendments; and
5. Annexations. [Ord. 12-96; Ord. 29-12 § 1.01].

#### **19.20.020 Determination of proper type of procedure.**

A. Determination by Director. The deputy city manager for community and development services or his/her designee (hereinafter the “director”) shall determine the proper procedure for all development applications. If there is a question as to the appropriate type of procedure, the director shall resolve it in favor of the higher procedure type number.

B. Optional Consolidated Permit Processing. An application that involves two or more procedures may be processed collectively under the highest numbered procedure required for any part of the application or processed individually under each of the procedures identified by this code. The applicant may determine whether the application shall be processed collectively or individually. If the application is processed under the individual procedure option, the highest numbered type procedure must be processed prior to the subsequent lower numbered procedure.

C. Decision-Maker(s). Applications processed in accordance with subsection (B) of this section which have the same highest numbered procedure but are assigned different hearing bodies shall be heard collectively by the highest decision-maker(s). The city council is the highest, followed by [the hearing examiner](#), the board of adjustment or planning commission, as applicable, and then the director. Joint public hearings with other agencies shall be processed according to RMC 19.20.040. [Ord. 12-96; Ord. 31-03; Ord. 29-12 § 1.01].

[D. Whenever an application involving a comprehensive plan amendment or other legislative action is filed with quasi-judicial actions such as applications for zoning reclassifications, special use permits, planned unit developments and/or preliminary plats, the application requiring legislative action shall first be completed as specified within this title. Following a final decision on the legislative action\(s\), the hearing examiner shall then consider the applications requiring quasi-judicial action.](#)

### 19.20.030 Project permit application framework.

PROJECT PERMIT APPLICATION TYPE AND PROCEDURE				
	Type I	Type II	Type III	Type IV
Recommendation Made By:	N/A	N/A	<del>Planning Commission</del> <u>Hearing Examiner</u>	Planning Commission
Permit Decision Made By:	Director	Board of Adjustment or Planning Commission <u>or</u> <u>Hearing Examiner</u> <sup>1</sup>	City Council	City Council
Notice of Application:	No	Yes	Yes	No
Notice of Decision:	Yes	Yes	Yes	No
Notice of Hearing:	No	Yes	Yes	Yes
Open Record Public Hearing:	No	Yes, before Board of Adjustment or Planning Commission or Hearing Examiner <sup>1</sup>	Yes, before <del>Planning Commission</del> <u>Hearing Examiner</u>	Yes, before both Planning Commission and City Council
Open Record Appeal Hearing:	Yes, before <del>Board of Adjustment or Planning Commission</del> <u>Hearing Examiner</u>	No	No	N/A
Closed Record Appeal Hearing:	<del>Yes, before City Council</del> <u>No</u>	Yes, before City Council	Yes, before City Council	N/A
Judicial Appeal:	Yes	Yes	Yes	Yes

<sup>1</sup> RMC 23.46.025 defines the specific special use permit applications for which the ~~planning commission~~ hearing examiner or board of adjustment is designated as the hearing body.

[Ord. 12-96; Ord. 29-12 § 1.01].

### 19.20.040 Joint public hearings.

A. Director's Decision to Hold Joint Public Hearings. The director may combine any public hearing on a project permit application with any hearing that may be held by another local, state, regional, federal, or other agency on the proposed action, as long as:

1. The hearing is held within the city limits; and
2. The requirements of subsection (C) of this section are met.

B. Applicant's Request for a Joint Hearing. The applicant may request that the public hearing on a permit application be combined as long as the joint hearing can be held within the time periods set forth in this title. In the alternative, the applicant may agree to a particular schedule if that additional time is needed in order to complete the hearing.

C. Prerequisites to Joint Public Hearing. A joint public hearing may be held with another local, state, regional, federal or other agency and the city, as long as:

1. The other agency is not expressly prohibited by statute from doing so;
2. Sufficient notice of the hearing is given to meet each of the agencies' adopted notice requirements as set forth in statute, ordinance, or rule; and
3. The agency has received the necessary information about the proposed project from the applicant in enough time to hold its hearing at the same time as the local government hearing. [Ord. 12-96; Ord. 29-12 § 1.01].

#### **19.20.050 Legislative decisions.**

A. Decisions. The following decisions are legislative, and are not subject to the procedures in this chapter, unless otherwise specified:

1. Zoning code text and zoning district amendments;
2. Adoption of development regulations and amendments;
3. Areawide rezones to implement new city policies;
4. Adoption of the comprehensive plan and any plan amendments; and
5. Annexations.

B. Planning Commission. The planning commission shall hold a public hearing and make recommendations to the city council on the decisions listed in subsection (A) of this section. The public hearing shall be held in accordance with the requirements of Chapter 19.60 RMC.

C. City Council. The city council may consider the planning commission's recommendation in a public hearing held in accordance with the requirements of Chapter 19.60 RMC.

D. Public Notice. Notice of the public hearing or public meeting shall be provided to the public as set forth in Chapter 19.40 RMC.

E. Implementation. The city council's decision shall become effective by passage of an ordinance. [Ord. 12-96; Ord. 29-12 § 1.01].

#### **19.20.060 Legislative enactments not restricted.**

Nothing in this chapter or the permit processing procedures shall limit the authority of the city council to make changes to the city's comprehensive plan, as part of an annual revision process, or to make changes to the city's development regulations. [Ord. 12-96; Ord. 29-12 § 1.01].

### **19.20.070 Exemptions from project permit application processing.**

A. Whenever a permit or approval in the RMC has been designated as a Type I, II, III, or IV permit, the procedures in this title shall be followed in project permit processing. The following permits or approvals are, however, specifically excluded from the procedures set forth in this title:

1. Landmark designations;
2. Street vacations;
3. Street use permits;
4. Variances processed in accordance with Chapter 23.70 RMC;
5. Final plats processed in accordance with Chapter 24.12 RMC.

B. Pursuant to RCW 36.70B.140(2), building permits, boundary line adjustments, other construction permits, or similar administrative approvals which are categorically exempt from environmental review under SEPA (Chapter 43.21C RCW) and RMC Title 22 (Environment), or permits/approvals for which environmental review has been completed in connection with other project permits, are excluded from the following procedures:

1. Determination of completeness (RMC 19.30.030(A));
2. Notice of application (RMC 19.30.040);
3. Except as provided in RCW 36.70B.140, optional consolidated project permit review processing (RMC 19.20.020(B));
4. Joint public hearings (RMC 19.20.040);
5. Single report stating all the decisions and recommendations made as of the date of the report that do not require an open record hearing (RMC 19.60.020(C)); and
6. Notice of decision (RMC 19.60.080). [Ord. 12-96; Ord. 28-05 § 1.07; Ord. 29-12 § 1.01].

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1 Review of final planned unit development is undertaken by either the administrative official or the planning commission, depending upon the conditions of approval attached to the preliminary approval of a PUD application per RMC 23.50.040(D).

Section 1.02 A new section, entitled Hearing Examiner, is hereby created and codified as RMC Chapter 19.25, and shall read as follows:

## **Title 19 DEVELOPMENT REGULATION ADMINISTRATION**

### **Chapters:**

- 19.10 General Provisions**
- 19.20 Types of Project Permit Applications**
- 19.25 Hearing Examiner**
- 19.30 Type I – III Project Permit Applications**
- 19.40 Public Notice**
- 19.50 Consistency with Development Regulations and SEPA**
- 19.60 Open Record Public Hearings**
- 19.70 Closed Record Decisions and Appeals**
- 19.80 Application and Appeals Fees**
- 19.90 Comprehensive Plan and Development Regulation Amendments**



## Chapter 19.25 HEARING EXAMINER

### Sections:

- 19.25.010 Purpose.
- 19.25.020 Hearing examiner – Office created – Duties.
- 19.25.030 Hearing examiner – Appointment.
- 19.25.040 Hearing examiner – Qualifications.
- 19.25.050 Hearing examiner – Removal.
- 19.25.060 Hearing examiner – Freedom from improper influence.
- 19.25.070 Hearing examiner – Conflict of interest.
- 19.25.080 Hearing examiner – Prescription of rules for hearings.
- 19.25.090 Public hearings
- 19.25.100 Land use issues – Report of developments services division.
- 19.25.110 General criteria for examiner decisions.
- 19.25.120 Examiner actions.
- 19.25.130 Report to and meeting with planning commission and city council.
- 19.25.140 Severability.

### 19.25.010 Purpose.

The purpose of this chapter is to establish a hearing examiner system to hear and decide applications for land use permits, including but not limited to applications for planned unit developments, special use permits, site specific rezones, large binding site plans, preliminary plats, substantial development permits, appeals of administrative decisions and other matters as specifically assigned by the appropriate ordinances.

### 19.25.020 Hearing examiner – Office created – Duties.

Pursuant to Chapters 35A.63 and 58.17 RCW, the office of hearing examiner is created. The hearing examiner is to act on behalf of the City Council by considering and applying zoning and regulatory ordinances to the land as provided herein. The hearing examiner shall also exercise administrative powers and such other quasi-judicial powers as may be granted by ordinance and code adoption.

### 19.25.030 Hearing examiner – Appointment.

The hearing examiner shall be appointed by the City Manager, subject to confirmation by a majority vote of the City Council, to serve for a term of two (2) years. In the event of the absence or the inability of the hearing examiner to act on an application, a hearing examiner pro tem may be appointed by the City Manager.

### 19.25.040 Hearing examiner – Qualifications.

The hearing examiner shall be appointed solely on the basis of qualifications for the duties of the office with special reference to training, actual experience in, and knowledge of administrative or quasi-judicial hearings on zoning, subdivision and other land use regulatory enactments as may be granted by ordinance or code adoption. Additionally, experience in the fields of urban planning, architecture, transportation, civil engineering, economic development, geology or law would be desirable.

### 19.25.050 Hearing examiner – Removal.

The hearing examiner may be removed from office at any time for just cause by a majority vote of the whole membership of the City Council.

#### **19.25.060 Hearing examiner – Freedom from improper influence.**

No person shall attempt to influence a hearing examiner in any matter pending before him, except publicly at a public hearing duly called for such purpose, nor shall any person attempt to interfere with a hearing examiner in the performance of his duties in any other way.

#### **19.25.070 Hearing examiner – Conflict of interest.**

No hearing examiner shall conduct or participate in any hearing, decision or recommendation in which the hearing examiner has a direct or indirect substantial financial or familial interest, or concerning which the hearing examiner has had substantial prehearing contacts with proponents or opponents wherein the issues were discussed; nor, on appeal from or review of an examiner decision, shall any member of the legislative body who has such an interest or has had such contacts participate in the consideration thereof.

#### **19.25.080 Hearing examiner – Prescription of rules for hearings.**

The hearing examiner shall prescribe rules for the scheduling and conduct of hearings and other procedural matters related to the duties of his office. Such rules may provide for cross-examination of witnesses.

#### **19.25.090 Public Hearings.**

1. All official action of the hearing examiner shall be subject to applicable notices and shall be conducted at a public hearing at an open public meeting, pursuant to the rules and procedures established by the hearing examiner. Any interested person may appear and be heard subject to the rules and procedures adopted by the hearing examiner. The applicant, opponents, and proponents may submit written materials for consideration by the hearing examiner.
2. The hearing examiner may continue a hearing in the event the hearing examiner deems that a continuance is necessary.
3. Public hearings shall be scheduled to occur in the evening, following normal working hours, in order to make the hearings available to the public to attend.

#### **19.25.100 General Criteria for Examiner Decisions.**

1. Each decision of the hearing examiner shall be in writing and shall include findings and conclusions, based on the record, to support the decision.
2. The hearing examiner's findings and conclusions shall indicate the manner in which the decision is intended to carry out and implement applicable state laws and regulations, as well as the regulations, policies, objectives and goals of the City's comprehensive plan, zoning code, subdivision code, and other laws, policies and objectives of the City.

#### **19.25.110 Examiner Actions.**

Within ten (10) working days of the conclusion of a hearing or rehearing, the hearing examiner shall render a written recommendation or decision. A copy thereof shall be transmitted to all persons of record pursuant to RMC 19.20.080. The hearing examiner's decision may be to grant or deny the application or appeal, or the hearing examiner may grant the application or appeal with such conditions, modifications and restrictions as he finds necessary to make the application or appeal compatible with the environment, and carry out applicable state laws and regulations, and the regulations, policies, objectives and goals of the City's comprehensive plan, zoning code, subdivision code, and other ordinances, policies and objectives of the City.

#### **19.25.120 Report to and meeting with planning commission and city council.**

The hearing examiner shall report in writing to and meet with the planning commission and city council at least annually for the purpose of reviewing the administration of the City's land use policies and regulatory ordinances, and any amendments to city ordinances or other policies or procedures which would improve the performance of the hearing examiner process. Such report shall include a summary of the hearing examiner's decisions since the last report. Such report shall also include a summary of the expenses incurred by the hearing examiner in the conduct of hearing quasi-judicial applications during the reporting period.

#### **19.25.140 Severability.**

The standards, criteria and process of this chapter shall be fully governed by the adopted ordinances that provide the authority to the Hearing Examiner. Any conflict of provisions shall require the stricter provision prevailing.

Section 1.03 Sections 19.70.040 and 19.70.050 of the Richland Municipal Code, as enacted by Ordinance No. 12-96 and last amended by Ordinance No. 29-12, shall be amended to read as follows:

#### **19.70.040 Closed record decisions and appeals – Type II project permit decisions.**

Appeals of the hearing body's decision on a Type II project permit application shall be governed by the following:

A. Time to File. An appeal of the Type I or Type II permit decision must be filed within 10 business days following issuance of the written decision. Appeals may be delivered to the development services division by mail, personal delivery, e-mail or by fax before 5:00 p.m. on the last business day of the appeal period.

B. Computation of Time. For the purposes of computing the time for filing an appeal, the day the notice of decision is mailed shall not be included. The last day of the appeal period shall be included unless it is a Saturday, Sunday, or a day designated by RCW 1.16.050 or by the city's ordinances as a legal holiday; then it also is excluded and the filing must be completed on the next business day.

C. Content of Appeal. Appeals shall be in writing, be accompanied by an appeal fee, and contain the following information:

1. Appellant's name, address and phone number;
2. Appellant's statement describing his or her standing to appeal;
3. Identification of the application which is the subject of the appeal;
4. Appellant's statement of grounds for appeal and the facts upon which the appeal is based;

5. The relief sought, including the specific nature and extent;

6. A statement that the appellant has read the appeal and believes the contents to be true, followed by the appellant's signature.

D. Effect. The timely filing of an appeal shall stay the effective date of the hearing body's decision until such time as the appeal is adjudicated by the council or withdrawn. In the case of an appeal of a Type I permit decision, the timely filing of an appeal shall stay the effective date of the administrative decision until such time as the appeal is adjudicated by ~~the planning commission or board of adjustment~~ [hearing examiner](#) or withdrawn.

E. Notice of Appeal. The director shall provide public notice of the appeal to any party required to receive notice of hearing on the underlying permit as set forth elsewhere in the city's adopted development regulations and to those persons entitled to notice of decision as set forth in RMC 19.60.080(D). [Ord. 12-96; Ord. 29-12 § 1.01].

#### **19.70.050 Procedure for closed record decisions and appeals.**

A. The following sections of this title shall apply to a closed record decisions and appeals meeting: RMC 19.60.030; 19.60.040; 19.60.050; 19.60.060; 19.60.070(A), (B), (C), (D), and (F) and 19.60.080.

B. The closed record decisions and appeals meeting shall be on the record before the hearing body. No new evidence shall be presented before the city council in a closed record appeal. Only those persons who participated in the open record hearing before the [hearing examiner](#), planning commission or board of adjustment may address the council in a closed record appeal meeting. Comments made at a closed record appeal meeting must be in the nature of summary argument only, based on and limited to facts in the written and oral record developed during the open record hearing. If any speaker at a closed record appeal meeting presents comments that are not based on facts in the record, anyone present at the meeting may make an objection. If an objection is made, the speaker will stop until the issue of the objection is resolved. [Ord. 12-96; Ord. 7-99; Ord. 29-12 § 1.01].

Section 1.04 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 \_\_\_\_\_ 2014.

\_\_\_\_\_  
DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney

Date Published: \_\_\_\_\_

## PROPOSED HEARING EXAMINER SYSTEM OF LAND USE PERMITTING

### SUPPLEMENTAL INFORMATION

The proposed changes to the City code to implement a hearing examiner system require amendments to multiple portions of the code consisting of:

**Chapter 2.16 Planning Commission** – Defines the role of the Planning Commission. Proposed amendments would delete language providing the Commission with the responsibility of hearing preliminary plat applications.

**Title 19 – Development Regulation Administration** – Sets forth procedural standards for the various types of land use permits identified in code. Proposed amendments would insert language for the creation of a hearing examiner position.

**Title 23 - Zoning Regulations** – Sets forth regulations for the use of land within the City and establishes permit requirements for certain types of uses. The proposed amendments would transfer review authority of specific permit types from planning commission to hearing examiner.

**Title 24 – Subdivision** – Sets forth regulations for the division of property. The proposed amendments would establish a hearing examiner as the entity reviewing preliminary plat and binding site plan applications.

**Title 26 – Shorelines** – Set forth regulations for the development of property adjacent to the Columbia and Yakima Rivers within the City. The proposed amendments would establish a hearing examiner as the entity reviewing shoreline substantial development permits.

State law provides cities with a great deal of latitude in how hearings examiners can be used. The proposed amendments to the City code would establish a hearing examiner for the City who will be responsible for conducting hearings on the highest profile categories of permits. Both the Planning Commission and Board of Adjustment would continue to oversee some categories of permit review. In the case of the Planning Commission, exceptions to building height standards, alternative design standards in the Central Business District and sidewalk use licenses would still be under their review. The Board of Adjustment would continue to review zoning variances and some special use permits. Continuing to use the Commission and Board will help to reduce the costs of implementing the examiner system while still providing for examiner review of the most complicated and potentially controversial permit categories. The City Council would still retain their role of making final land use decisions for the City. A summary of the proposed permit system is provided on the following table:

## SUMMARY OF PROPOSED HEARING EXAMINER PERMIT REVIEW SYSTEM

Permit Type	Hearing Body	Decision Body	Appeal
<b>Zoning Approvals</b>			
Planned Unit Development	Hearing Examiner	City Council	Sup Court
Major Modification to Special Use Permits	Board of Adjust/ Hearing Examiner	Board of Adjust/ Hearing Examiner	City Council
Special Use Permit	Board of Adjust / Hearing Examiner	Board of Adjust/ Hearing Examiner	City Council
Site Plan Approvals	Hearing Examiner	Hearing Examiner	City Council
Building Height Exceptions	Planning Com	Planning Com	City Council
Alternative Design Standards	Planning Com	Planning Com	City Council
Joint Use Parking Reductions	Board of Adjust.	Board of Adjust	City Council
Schools (min size waivers)	Hearing Examiner	Hearing Examiner	Sup. Court
Area Wide Rezone	Planning Com	City Council*	Sup. Court
Site Specific Rezone	Hearing Examiner	City Council*	Sup. Court
Variance	Board of Adjust	Board of Adjust	Sup. Court
<b>Subdivision Approvals</b>			
Large Binding Site Plan	Hearing Examiner	Hearing Examiner	Sup. Court
Preliminary Plat	Hearing Examiner	City Council	Sup. Court
Final Plat	NA	City Council	Sup. Court
Major Plat Revision	Hearing Examiner	City Council	Sup Court
Extension of Preliminary Plat	None	Administrative	Hearing Examiner
<b>Shoreline Permits</b>			
Substantial Development Permit	Hearing Examiner	Hearing Examiner	Shoreline Board
<b>Other Approvals – Legislative Items</b>			
Development Agreements	Planning Com	City Council	Sup. Court
New Development Regulations	Planning Com	City Council	Sup. Court
Amendments to Existing Regulations	Planning Com	City Council	Sup. Court
Comprehensive Plan Amendment	Planning Com	City Council	GMA Board
<b>Other Approvals</b>			
Sidewalk Use Licenses	Planning Com	Planning Com	City Council
<b>Appeals</b>			
Appeals of Administrative Decisions – Zoning or Critical Areas Regulations	Hearing Examiner	Hearing Examiner	Sup. Court
Appeals of Administrative Decisions – Subdivision Regulations	Hearing Examiner	Hearing Examiner	Sup Court

\*State law requires that Council make the final decision on all zone change applications.

### **Proposed Time Schedule for Implementation of Hearing Examiner System**

There are several steps to implementation of a hearing examiner as outlined below. Note that code amendments have been divided into two groups, those that can come directly to Council for review (Titles 2 and 19) and those amendments that by code require Planning Commission recommendation (Titles 23, 24 and 26).

- August 19:** Council reviews draft ordinances to Titles 2 and 19 that establish a hearing examiner and grants first reading
- August 24:** Staff advertises a request for proposal for a hearing examiner.
- August 27:** Planning Commission holds public hearing to consider amendments to Titles 23, 24 and 26 necessary to implement hearing examiner system.
- September 2:** Council reviews and passes second reading on ordinances amending Titles 2 and 19.
- September 2:** Council reviews and passes amended land use permit fee schedule.
- September 22:** Staff begins selection process for hearing examiner
- September 24:** Planning Commission completes review of Titles 23, 24, and 26 and forwards recommendation to Council.
- September 29:** Staff selects hearing examiner candidate and begins negotiations
- October 7:** Council reviews and grants first reading to ordinance amending Titles 23, 24 and 26.
- October 7:** Staff prepares contract with hearing examiner candidate and prepares budget adjustment for hearing examiner costs for remainder of 2014.
- October 21:** Council passes ordinance amending Titles 23, 24 and 26.
- October 21:** Council awards contract to hearing examiner candidate and approves budget adjustment.

The City will face some increased costs in adopting a hearing examiner system. The increase has been minimized through continuing to use the Planning Commission and Board of Adjustment for some minor permit categories and through an adjustment in the land use permit application fee schedule. Only permit categories that require hearing examiner review would see an increase. Staff will bring forward a revised fee schedule for Council consideration and adoption should first reading of the proposed ordinances be granted. The following draft fee schedule has been provided:



## Recommended Fee Increases

Land Use Application Fees	Fees	Unit
<b>Annexation</b>		
Annexation Petition	\$905	Per Application
<b>SEPA</b>		
SEPA – Application for Threshold Determination	\$165 – No Notifications Required \$330 – With Notifications Required	Per Project
<b>Shoreline</b>		
Shoreline Management Permit	<del>\$905</del> <u>\$1,200</u>	Per Application
Shoreline Program Amendment	\$655	Per Application
<b>Subdivision</b>		
Plat Exemption/Lot Line Adjustment	\$32	
Binding Site Plan	<del>\$50</del> <u>\$75</u> <del>\$330</del> <u>\$525</u>	Per lot Minimum No Maximum
Final Plat	\$330	Per Application
Preliminary Plat	<del>\$30</del> <u>\$40</u> <del>\$845</del> <u>\$1,200</u> <del>\$1,960</del> <u>\$3,500</u>	Per Lot Minimum Maximum
Plat Vacation or Alteration	\$460	Per Application
Short Plat	\$385	Per Application
<b>Zoning</b>		
Appeal of Administrative Decision	<del>\$140</del> <u>\$500</u>	Per Application
Appeal of Board of Adjustment, Planning Commission or Hearing Examiner Action	\$140	Plus Costs of Transcription Preparation
Planned Unit Development	<del>\$20</del> <u>\$60</u> <del>\$650</del> <u>\$900</u> <del>\$1,320</del> <u>\$3,000</u>	Per Acre Minimum Maximum
Site Plan Review	<del>\$650</del> <u>\$1,100</u>	Per Application
Special Use Permit	\$385	Per Application
Variance	\$330	Per Application
Zone Change	<del>\$905</del> <u>\$1,100</u>	Per Application
Zoning Text Amendments	\$650	Per Application
Comprehensive Plan Change	\$905	Per Application

## Washington's Largest Cities – Use of Hearing Examiners

Washington State Cities	Hearing Examiner Used	2013 Population Estimates
Seattle	X	626,600
Spokane	X	211,300
Tacoma	X	200,400
Vancouver	X	164,500
Bellevue	X	132,100
Kent		120,500
Everett	X	104,200
Renton	X	95,540
Yakima	X	92,620
Spokane Valley	X	91,490
Federal Way	X	89,720
Bellingham	X	82,310
Kirkland	X	81,730
Kennewick	X	76,410
Auburn	X	73,235
Pasco		65,600
Marysville	X	62,100
Lakewood	X	58,310
Redmond	X	55,840
Shoreline	X	53,670
<b>Richland</b>		<b>51,150</b>
Olympia	X	48,480
Sammamish	X	48,060
Burien	X	48,030
Lacey	X	44,350
Edmonds	X	39,950
Puyallup		37,980
Bremerton	X	37,850
Longview		36,940
Lynnwood	X	35,960
Bothell	X	34,460
Mount Vernon	X	32,710
Wenatchee		32,520
Issaquah	X	32,130
Walla Walla	X	31,930
University Place	X	31,340
Pullman	X	30,990
Des Moines	X	29,730
Lake Stevens	X	28,960
SeaTac	X	27,310
Maple Valley	X	23,910
Bainbridge Island	X	23,190
Mercer Island	X	22,720
Oak Harbor	X	22,080
Moses Lake	X	21,250
Kenmore		21,170



## Council Agenda Coversheet

Council Date: 08/19/2014

Category: Consent Calendar

Agenda Item: C5

Key Element: Key 7 - Housing and Neighborhoods

Subject: ORDINANCE NO. 20-14, APPROVING TEXT AMENDMENTS TO RMC TITLES 23 & 24.

Department: Community and Development Services

Ordinance/Resolution: Ord. 20-14

Reference:

Document Type: Ordinance

### Recommended Motion:

Give first reading by title only to Ordinance No. 20-14, approving text amendments to RMC Titles 23 Zoning and 24 Subdivisions.

### Summary:

Planning staff has identified issue with current regulations related to setbacks for fences and homes on corner lots, setbacks from alley/private access easements, as well as, setbacks for accessory buildings to the principal dwelling. After researching best practices plus several months of review and refinement with the Planning Commission, staff is proposing a series of minor code amendment to address these issues and update other aspects of our zoning and subdivision codes. The proposed amendments will:

- Revise corner lot setbacks to allow more flexibility in the siting of homes and fencing of yards;
- Revise the requirements for detached sheds allow more flexibility to the residents when siting their structures while still meeting the International Fire and Building Codes;
- Establish a minimum 6 foot setback for structures from private access drives;
- Add diagrams to clarify and better explain development requirements;
- Update submittal requirements for subdivision applications reducing the number of printed maps and instead requiring digital submittals for ease of distribution to City departments and external agencies;
- Allow for the reestablishment of previously platted lots to encourage the potential for infill development; and
- Establish a minimum caliper size requirement for landscaping trees required for commercial parking lots.

The Planning Commission on July 23, 2014 forwarded a recommendation of approval to the City Council of the proposed code amendments, City File No. Z2014-101 as found attached.

Fiscal Impact?

☐ Yes ☒ No

The adoption of the code amendments will not have a fiscal impact to the City. It is anticipated that Planning Staff will spend less time explaining code requirements as diagrams have been developed and will be included in the zoning code which depict required setbacks for homes, fencing and detached structures.

### Attachments:

- 1) ORD 20-14 Amending RMC Titles 23 & 24
- 2) Planning Commission Staff Report-Titles 23 & 24 Text Amendments

City Manager Approved:

ECM Admin  
Aug 14, 15:01:36 GMT-0700 2014

## ORDINANCE NO. 20-14

AN ORDINANCE of the City of Richland amending Richland Municipal Code Title 23, Chapters 23.38 and 23.54 and Title 24, Chapters 24.04 and 24.12 concerning requirements associated with fencing, accessory buildings and house setbacks, subdivision application requirements, reestablishing previously platted lots and size requirements for landscaping trees for commercial development.

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

Section 1.01 Richland Municipal Code Title 23, Chapter 23.38, Section 23.18.040, entitled Site requirements for residential use districts, as enacted by Ordinance No. 28-05 and last amended by Ordinance No. 32-11, shall be amended to read as follows:

### **23.18.040 Site requirements for residential use districts.**

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

Standard	R-1-12	R-1-10	R-2	R-2S	R-3
Minimum Lot Area Requirement – One-Family Detached Dwelling	10,000 feet <sup>1</sup>	8,000 feet	6,000 feet	4,000 feet	4,000 feet
Minimum Lot Area Requirement – Two-Family Detached Dwelling	N/A	N/A	10,000 feet	7,000 feet	7,000 feet
Minimum Lot Area Requirement – One-Family Attached Dwellings	N/A	N/A	N/A	3,000 feet	3,000 feet
Maximum Density – Multifamily Dwellings (Units/Square Foot)	N/A	N/A	N/A	N/A	1:3,000
Minimum Lot Width – One-Family Detached Dwelling	90 feet	70 feet	50 feet	42 feet	42 feet
Minimum Lot Width – Two-Family Detached Dwelling	N/A	N/A	70 feet	64 feet	64 feet

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

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

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

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

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

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

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

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

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

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

7. Rear yards shall be not less than 20 feet in back of living areas and three feet in back of garages or carports up to a maximum of 60 percent of the rear lot line for the garage or carport portion of the rear yard.

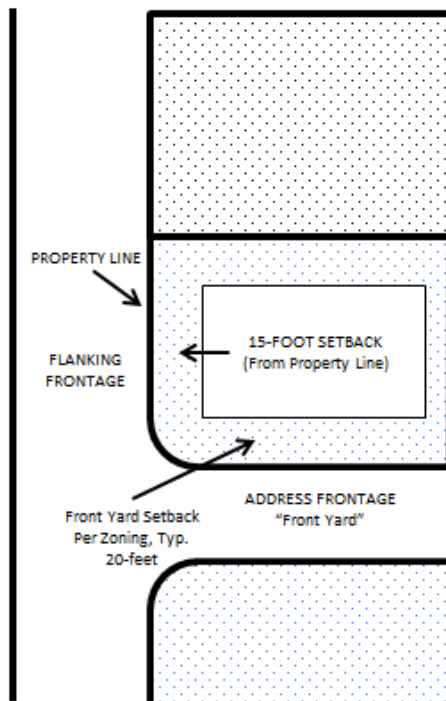
8. Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction.

9. Buildings in an R-3 district shall cover not more than 33 percent of the area of the lot except one-family attached dwellings, which may cover up to 45 percent of the area of the lot.

10. Setbacks, building heights, and lot coverage requirements for one-family attached, one-family detached and two-family detached dwellings in the R-3 zoning district shall be the same as those set forth for development in the R-2S zoning district.

11. Detached accessory structures built pursuant to the setback provisions of RMC [23.38.020](#) are limited to one story.

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



Section 1.02 Richland Municipal Code Title 23, Chapter 23.38, Section 23.38.020, entitled Accessory buildings in residential zoning districts, as enacted by Ordinance No. 28-05 and last amended by Ordinance No. 20-10, shall be amended to read as follows:

**23.38.020 Accessory buildings in residential zoning districts.**

A. Attached accessory buildings and detached accessory buildings meeting the main building setbacks shall comply with all the site requirements for the main building including maximum building height, minimum setbacks and maximum lot coverage as set forth in RMC [23.18.040](#).

B. Detached accessory buildings not meeting the main building setbacks are subject to the following requirements:

1. Detached accessory buildings shall be erected or altered so as not to be nearer to any street lot line than the minimum depth required for a front yard in the district.
2. Detached accessory buildings built adjacent to the front half of an adjoining lot shall comply with applicable side yard requirements of the underlying zoning district.
3. Detached accessory buildings under 200 SF may be located adjacent to the primary structure provided all building and fire codes are met. Those sheds less than 200 FT located in the side yard shall maintain a minimum 5 foot clearance to the property line or primary structure from the leading edge of the shed; see diagram below. ~~shall be located no closer than six feet to the main building or any roofed attached accessory structure to the main building such as a carport, porch or patio.~~
4. When a detached accessory building is built adjacent to the back half of the adjoining lot or is 75 feet or more from any right-of-way line bounding the lot, the following setbacks shall apply:
  - a. If the accessory building is 120 square feet or less in floor area and 10 feet or less in height ~~no~~ a 1.5' (18") setback is required from the side and rear property lines.
  - b. Accessory buildings over 10 feet in height and those between 120 square feet and 600 square feet in floor area shall be set back a minimum of three feet from the rear and side property lines.
  - c. Any accessory building exceeding 600 square feet in floor area shall be set back a minimum of five feet from the rear and side property lines.

C. In addition to maintaining compliance with the maximum overall lot coverage set forth in RMC 23.18.040, total area of detached accessory buildings located in a rear yard shall not exceed 25 percent of the area of said rear yard.

D. In no case shall a detached accessory building exceed 900 square feet in floor area or 50 percent of the gross floor area of the main building (including the floor area of attached garages but excluding any floor area of a basement), whichever is greater, to a maximum of 1,200 square feet.

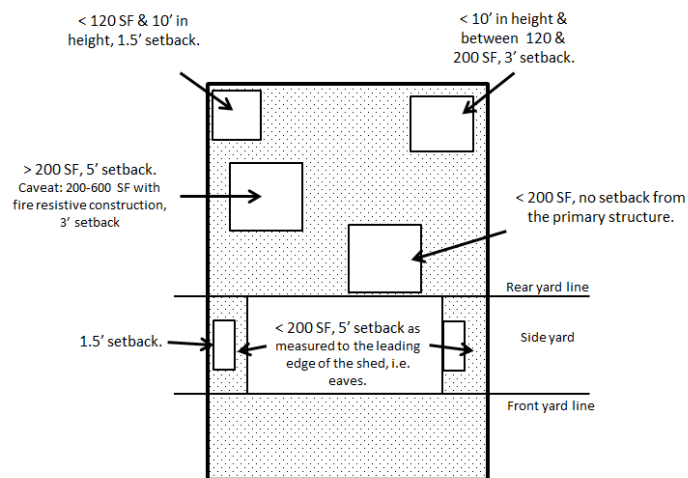
E. To help ensure larger detached accessory buildings are similar in design and appearance to the main building, detached accessory buildings over 900 square feet in floor area or which exceed the height of the main building on the lot shall be subject to the following minimum design standards:



1. In no case shall a detached accessory structure exceed a height of 16 feet.
2. The detached accessory structure shall have a minimum roof pitch of 4:12 or a roof pitch equal to or greater than the roof pitch of the main building on the lot if the roof pitch of the main building is less than 4:12.
3. Exterior siding shall consist of wood, hardboard, stucco, aluminum, vinyl or steel siding commonly used in standard residential construction. Corrugated metal siding or similar industrial type siding is not permitted.

The final administrative decision as to a proposed accessory building's conformance with the design standards set forth in this subsection shall be appealable to the board of adjustment in accordance with the procedures set forth in RMC [23.70.070](#), Administrative review – Procedures.

F. Detached residential accessory buildings built pursuant to this section shall not be more than one story.  
[Ord. 28-05 § 1.02; Ord. 04-09; Ord. 20-10 § 1.02].



Section 1.03 Richland Municipal Code Chapter 23.38, Section 23.38.060, entitled Fences, as enacted by Ordinance No. 28-05 and last amended by Ordinance No. 20-07, shall be amended to read as follows:

### **23.38.070 Fences.**

Fences are permitted as follows:

A. Open Fences (fences constructed of panels/sections with at least 50 percent open spaces such as nonslatted chain link, wrought iron, picket or rail fencing).

1. Six feet high, anywhere on the lot; provided, that they shall be no closer to a street right-of-way than the building setback line in the same zone, except as provided for in subsections [s](#) (E) [and \(F\)](#) of this section.
2. Four feet high, anywhere on the lot and within adjoining street right-of-way to within one foot behind sidewalk or five feet behind back of curb; provided, that they do not form sight obstructions at intersections or at curves.
3. Open fences constructed in conjunction with public playgrounds, public utilities and other public installations shall be no closer than 10 feet to the curb line, but such fences may be any height necessary for safety and security.

B. Other Fences.

1. Six feet high, anywhere on the lot; provided, that they shall be no closer to the street right-of-way than the building setback line in the zone, except as provided in subsections [s](#) (E) [and \(F\)](#) of this section.
2. Three feet high, anywhere on the lot and within adjoining street right-of-way to within one foot behind sidewalk or five feet behind back of curb; provided, that they do not form sight obstructions at intersections, or at curves.

C. Fence height shall be measured above the highest grade within two feet of the fence line.

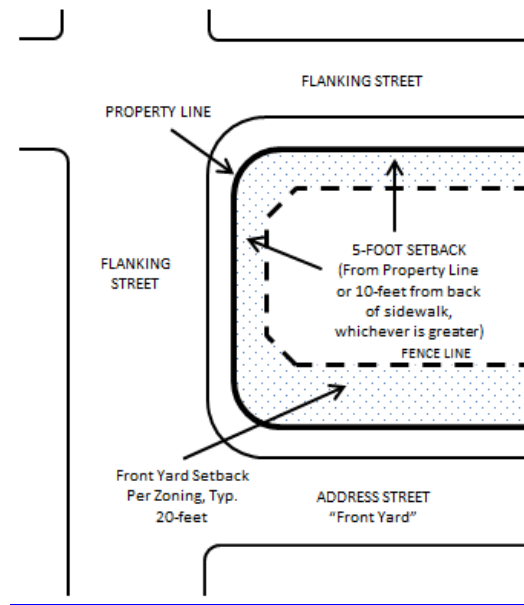
D. Fences and hedges shall be constructed and maintained in accordance with the requirements of Chapter [12.11](#) RMC, Intersection Sight Distance.

E. Fences up to six feet high may be built inside the property line and adjacent to arterial streets on lots having access to other streets when provisions for other such fencing are included in approved subdivision plats in accordance with RMC [24.08.140](#) and [24.16.260](#) or when special approval is granted by the administrative official. When fences are constructed under this provision, the following requirements shall apply:

1. The adjacent strip of land between the fence and the back of the adjacent sidewalk shall be improved by the property owner concurrent with installation of fencing;
2. The property owner shall provide a treatment plan for the strip of land as part of the building permit application process;

3. The treatment plan shall provide for minimum treatment with grass, decorative rock, wood, bark, or any combination of such materials or similar materials in a manner that will minimize disturbance by natural elements or pedestrians. Xeriscaping with native plants and other low maintenance landscaping materials is encouraged;
4. Fence installation and treatment of the strip of land shall be completed within six months after a permit is obtained;
5. Trees or shrubs may be planted on or behind the centerline (fence side) of the strip of land and shall be continuously maintained in a manner that will not interfere with normal pedestrian and vehicular uses on the adjacent sidewalk and street;
6. No vehicular access is allowed through any such fences except for occasional maintenance purposes;
7. Where no sidewalk or curb is required on an arterial street or highway, any required landscape treatment need not extend further than seven and one-half feet toward the street from the fence; provided, however, that the administrative official may waive, wholly or in part, the requirement of landscape treatment after finding that special circumstances exist which justify such a waiver.

F. For corner lots and lots with triple-street frontages, solid fencing on the flanking street over 3 feet in height and open fencing over four feet in height must be setback 5 feet from the property line or 10 feet from the back of the sidewalk if existing, whichever is greater. This is not applicable to the primary front yard, (see diagram below).



**FG. Barbed Wire and Electric Fences.** The use of barbed wire and electrically charged fences is prohibited except as follows:

1. Such fences may be used in areas zoned for agricultural uses for the purpose of confining livestock.
2. Barbed wire fences may be used in general business C-3 district, business and industrial, zones around outdoor storage areas, and in any zone for security around public facilities.

When permitted, such fencing shall comply with all required zoning setbacks and, in any event, shall be located at or behind the property line. [Ord. 28-05 § 1.02; Ord. 04-09; Ord. 32-11 § 13].

Section 1.04 Richland Municipal Code Title 23, Chapter 23.54, Section 23.54.140, entitled Landscaping of parking facilities, as enacted by Ordinance No. 28-05, shall be amended to read as follows:

#### **23.54.140 Landscaping of parking facilities.**

The purpose of landscaping requirements for parking facilities is to protect and promote the public health, safety, and general welfare by reducing wind and air turbulence, heat and noise, and the glare of automobile lights; to act as a natural drainage system and ameliorate stormwater drainage problems; to reduce the level of carbon dioxide and return pure oxygen to the atmosphere; to prevent soil erosion; to provide shade; to conserve and stabilize property values and to otherwise facilitate the creation of a convenient, attractive and

harmonious community; to relieve the blighted appearance of parking facilities; and to generally preserve and promote a healthful and pleasant environment.

A. Design Criteria. Landscape areas shall be located in such a manner as to divide and break up the large expanses of pavement; divide and define driveways, parking stalls and corridors; limit cross-taxiing; delineate and separate pedestrian and vehicular traffic and screen parking facilities from abutting properties. Planting areas and landscaping shall be reasonably dispersed throughout the parking lot with the interior dimensions of such areas being sufficient to protect the landscaping materials planted therein and to ensure proper growth. The primary landscaping materials used shall be trees, which provide shade or are capable of providing shade at maturity. Shrubbery, hedges and other planting materials shall be used to complement the tree landscaping, but shall not be the sole contribution to the landscaping. Effective use of earth berms and existing topography is encouraged as a component of the landscape plan.

B. Interior Coverage. A minimum of five percent of the interior of a parking facility shall be landscaped. Landscaping which is required for screening along the perimeter of any lot and border plantings adjacent to buildings upon which a parking lot abuts shall not be considered as part of the interior coverage requirements. Parking spaces abutting a perimeter for which landscaping is required by other requirements of this section shall not be considered as a part of the interior of the parking facility.

1. For off-street parking facilities providing 10 or fewer parking stalls as required by RMC [23.54.020](#), and in areas zoned for industrial use, the interior coverage requirements stated herein shall not apply.

2. Any interior landscape area shall contain a minimum of 50 square feet, shall have a minimum dimension of at least five feet, and shall include at least one tree with the remaining area adequately landscaped with shrubs, ground cover or other approved landscaping materials not to exceed three feet in height.

3. Trees shall number not less than one for each 100 square feet of required interior coverage.

C. Perimeter Coverage Adjacent to Abutting Properties. A minimum landscape strip of five feet in width shall be required along any side of a parking facility that abuts adjoining property that is not a public right-of-way when such facilities will not be entirely screened visually by an intervening building or structure; provided, that when such parking facility abuts and is designed in coordination with a parking facility on the adjoining property such landscape strip shall not be required abutting such adjoining parking facility; and provided further, that in areas zoned for industrial use, the perimeter coverage requirements stated herein shall not apply.

1. Perimeter landscape strip shall be planted or installed with a wall, hedge, or other durable landscape barrier to form a continuous screen between the parking facility and abutting property. The height of any such barrier shall be not less than three feet and no more than six feet.

2. Trees shall also be planted for each 40 linear feet and shall have at least 25 square feet of planting area.

3. Where a proposed parking facility abuts an existing hedge, wall or other durable landscape barrier on an abutting property, said existing barrier may be used to satisfy the landscape barrier requirements of this subsection; provided, that said existing barrier meets all applicable standards of this section.

D. Perimeter Coverage Adjacent to Public Right-of-Way. A minimum landscape strip of 10 feet in width shall be required along any side of a parking facility that abuts a public right-of-way, excluding dedicated alleys; provided, that in areas zoned for industrial use, the perimeter coverage requirements stated herein shall not apply.

1. Perimeter landscape strip shall be planted or installed with a wall, hedge, or other durable landscape barrier of at least three feet in height which shall be placed along the parking facility side of such landscape strip.

2. If such a durable barrier is of nonliving material, one shrub for each 10 linear feet shall be planted along the street side of such barrier; provided, that if the shrubs are of sufficient height at the time of planting to be readily visible over the top of such barrier, they may be planted along the parking facility side of such barrier. The remainder of the landscape strip shall be landscaped with ground cover or other approved landscape treatment excluding pavement.

3. At least one shrub for each 50 square feet shall be provided.

4. Trees shall also be planted for each 30 linear feet or portion thereof and shall have at least 50 square feet of planting area.

5. No tree, as measured from its center, shall be located within 10 feet of a street light standard, or within five feet of a fire hydrant, a vehicular driveway, or a public sidewalk.

E. Landscaping Material. Landscaping materials used to achieve the design criteria in conformance with provisions of this section shall conform to the following standards:

1. Trees shall be species having an average mature spread of crown of greater than 15 feet and shall be a minimum of ~~five feet to eight feet overall~~ six to eight feet in height and have a diameter at breast height (dbh) caliper of at least 1.5 inches immediately after at planting. DBH is measured at 4.5 feet from average grade within 6 feet of the tree trunk so as not to include mounding at the tree base. Trees having an average mature spread of crown less than 15 feet may be substituted by grouping the same so as to create the equivalent of a 15-foot crown spread. Tree species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than 12 feet to such public works, unless the tree root system is completely contained within a barrier being a minimum of five feet deep and five feet wide.
2. Shrubs shall be a minimum of two feet in height when measured immediately after planting.
3. Hedges shall be planted and maintained so as to form a continuous, unbroken, solid, and visual screen within a maximum of two years after time of planting.
4. Vines shall be a minimum of 30 inches in height immediately after planting and may be used in conjunction with fences, screens or walls to meet physical barrier requirements as specified in this section.
5. Lawn grass shall be planted in species normally grown as permanent lawn in Benton County. Grass areas may be sodded, plugged, sprigged or seeded, except that solid sod shall be used in swales or other areas subject to erosion; and provided, that in areas where other than solid sod or grass seed is used, nurse grass seed shall be sown for immediate effect and protection until coverage is otherwise achieved.
6. Ground covers used in lieu of grass shall be planted or installed in such a manner as to present a finished appearance, and if of living material, shall complete coverage within 12 months after planting.

F. Coverage Transfer to Public Right-of-Way. For sites where landscaping coverage of a public right-of-way would comply with the general intent and standards of this section, the transfer of the area requirements, or a portion thereof, from within the property line to the public right-of-way may be approved by the city; provided,

that the area measurement shall not be less than that required by, and shall comply with all other design standards and requirements of this section; and further provided, that a revokable permit for use of the right-of-way shall be secured from the city by the owner of the site by stipulating full financial responsibility for costs of movement, replacement and relocation should such permit be revoked by the city.

G. Driveway and Street Intersections. To ensure that landscape materials do not constitute a safety hazard, a vision clearance triangle (VCT) shall be provided at all intersections of public rights-of-way and driveways. Within this VCT area unobstructed cross-visibility at a level between three feet and 10 feet shall be provided. However, trees having limbs or foliage trimmed, except during early growth stages, so as to not extend into the VCT area shall be allowed. Landscaping material shall not be located closer than four feet from the edge or top of the curb line or driveway apron, except for required ground cover. The VCT for said intersections shall be as follows:

1. At intersections of public rights-of-way the VCT shall be formed by measuring 20 feet along each property line from the intersection and connecting the end point of such lines formed by such measurement.
2. At intersections of driveways with public rights-of-way the VCT shall be formed by measuring 10 feet along the property line and the driveway apron or top of the curb lines and connecting the end point of such lines formed by such measurement.

H. Curbing. In order to protect the landscaping materials planted and to ensure proper growth, all planter areas shall be separated from contiguous property, including parking stalls, by curb stops. Such curb stops shall be of Portland cement or shall otherwise conform to Standard Specifications for Municipal Public Works Construction (APWA Standards), or shall be approved by the city engineer.

I. Installation. All landscaping shall be installed in a workmanlike manner and according to accepted good planting procedures. All elements of landscaping, exclusive of plant material other than hedges, shall be installed so as to meet all other applicable ordinances and code requirements.

J. Maintenance. The owner, tenant or duly authorized agent, if any, shall be responsible for the maintenance of all landscaping required pursuant to this section. Such landscaping shall be maintained in good condition so as to present a neat and orderly appearance; shall be kept free from refuse and debris; and living landscape material shall be kept alive and in a healthy condition. If an underground irrigation system is not provided, all landscaped areas shall be provided with a readily available water supply with at least one outlet located within 150 feet of all plant material to be maintained.



1. The administrative official shall inspect all landscaping and no certificates of occupancy or similar authorization will be issued unless the landscaping meets the requirements herein provided.

2. In those cases where landscaping cannot be safely installed due to the time of year without jeopardizing living landscape material, or for other good cause, a temporary certificate of occupancy may be issued for a period of six months; provided, that the property owner, lessee, or duly authorized agent shall furnish satisfactory assurances guaranteeing installation of the approved landscaping.

K. Landscaping of Existing Lots. Any reconstruction of a building or structure or lot area, including off-street parking facility, consisting of increases of 50 percent or greater of the existing building lot area or parking facility shall be subject to the standards specified herein. In such cases, the existing parking facility, as well as any new facility, shall be improved in accordance with the standards stated herein; provided, that:

1. A sufficient period of time, but no longer than three years, shall be allowed to bring existing development into compliance with the standards stated herein.

2. In instances where existing parking spaces are used to achieve compliance, the parking facility shall be considered to comply with the parking standards and requirements of RMC [23.54.020](#); provided, however, that no more than 10 percent of the total number of required spaces may be removed for purposes of providing landscape areas.

3. No alteration of existing building nor acquisition of additional land to increase the lot area shall be required in order to bring the property into compliance with the landscaping requirements herein. [Ord. 28-05 § 1.02].

Section 1.05 Richland Municipal Code Title 24, Chapter 24.04, Section 24.04.030, entitled Application of regulations, as enacted by Ordinance No. 73 and last amended by Ordinance No. 40-10, shall be amended to read as follows:

**24.04.030 Application of regulations.**

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The regulations contained in this title shall apply to the subdivision of any lot, parcel, or tract of land into two or more lots or tracts, or other division of land for the purpose of sale or building development, whether immediate or future, including the resubdivision or replatting of land or lots. The regulations shall apply in every situation

where there is a dedication of streets, alleys, easements, or land for public use. The provisions of this chapter shall not apply to:

A. Cemeteries and other burial plots while used for that purpose;

B. Divisions of land into lots or tracts each of which is one one hundred twenty-eighth of a section of land or larger, or five acres or larger if the land is not capable of description as a fraction of a section of land; provided, that for purposes of computing the size of any lot under this title which borders on a street or road, the lot size shall be expanded to include that area which would be bounded by the centerline of the road or street and the side lot lines of the lot running perpendicular to such centerline;

C. Divisions made by testamentary provisions, or the laws of descent; and

D. A division made for the purpose of alteration by adjusting boundary lines, between platted or unplatted lots or both, which does not create any additional lot, tract, parcel, site, or division nor create any lot, tract, parcel, site, or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building site. [Ord. 73 § 1.03; Ord. 23-03; Ord. 40-10 § 1.05].

[E. The reestablishment of a previously platted legal lot of record to its original dimensions that does not violate any current setback, lot coverage or other development standard excluding minimum lot size requirements.](#)

Section 1.06 Richland Municipal Code Title 24, Chapter 24.12, Section 24.12.010, entitled Preliminary plat – Application for approval, as enacted by Ordinance No. 73 and last amended by Ordinance No. 23-03, shall be amended to read as follows:

**24.12.010 Preliminary plat – Application for approval.**

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For the purpose of expediting the preliminary approval of any subdivision, every subdivider shall file with the subdivision administrator a preliminary plat application on such forms as may be provided by the city. Each application shall include ~~a sufficient number of copies of the preliminary plat map (but in any case, at least 32 copies),~~ electronic and hard copies of the map(s) as specified on the preliminary plat application form, a report from a title insurance company showing ownership of the property involved, an accurate legal description of the property involved, and a list of names and addresses of all owners of property within 300 feet of the exterior boundaries of the proposed subdivision. In addition, the report shall include an accurate key map showing the property involved and delineating the property within 300 feet of the proposed subdivision. Each parcel falling wholly or partly within the 300-foot distance shall be numbered to correspond with the ownership report. The preliminary plat application shall be accompanied by an application for threshold determination (environmental

assessment checklist) in accordance with the State Environmental Policy Act (SEPA) and RMC Title [22](#) (Environment). Every subdivider at the time of filing a preliminary plat shall pay to the city such fees as are prescribed in RMC [19.80.020](#).

Section 1.07 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 \_\_\_\_\_ 2014.

\_\_\_\_\_  
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.: Z2014-101

PREPARED BY: AARON LAMBERT  
MEETING DATE: JULY 23, 2014

### GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND (Z2014-101)

REQUEST: ZONING AND SUBDIVISION CODE TEXT AMENDMENTS – REVISIONS TO SECTIONS 23.38.070, 23.18.040, 23.38.020, 23.54.140, 24.04.030 AND 24.12.010 OF THE RICHLAND MUNICIPAL CODE CONCERNING REQUIREMENTS ASSOCIATED WITH FENCING, ACCESSORY BUILDINGS AND HOUSE SETBACKS, SUBDIVISION APPLICATION REQUIREMENTS, REESTABLISHING PREVIOUSLY PLATTED LOTS AND SIZE REQUIREMENTS FOR LANDSCAPING TREES FOR COMMERCIAL DEVELOPMENT.

LOCATION: CITY-WIDE

### REASON FOR REQUEST

City staff has developed amendments to setbacks for fences and homes on corner lots, setbacks from alley/private access easements as well as setbacks for accessory buildings to the principal dwelling.

The purpose of revising corner lot setbacks is to allow more flexibility in the siting of the homes and the option to have a larger portion of their yard screened behind fences up to 6 feet in height. Currently the house and fence setbacks are the same for both street frontages and are generally 20 feet from the property line. The amendments include diagrams to visually describe the setback allowances. Currently the zoning code provides no guidance on setbacks from private alleys and access easements. The general development pattern has been that homes have been built to within 5 to 6 feet from the edge of the pavement on private alleys. As the property includes the alley they could potentially build right to the edge of the alleyway/drive. Establishing a minimum 6 foot setback allows for a more open vehicle corridor, a better pedestrian environment and would be in keeping with the established development pattern. The fencing requirements are found in RMC 23.38.070 while the setbacks required for homes is found in RMC 23.18.040.

The 6 foot separation (setback) from accessory buildings to the home is a requirement that stemmed from the Uniform Building Code which is no longer in use at the City. Staff is proposing to eliminate this requirement and follow the International Building Code adopted in 2003, (*and subsequent amendments*) which allows accessory

structures to be immediately adjacent to the home depending on the size, type of construction, openings in the buildings and materials stored in the structure. The amendment would allow sheds up to 200 square feet to be located adjacent to the primary structure (home) in the rear yard. Sheds under 200 SF in the side yard must be sited so a minimum 5 foot clearance is provided between either the shed and property line or the shed and primary structure. This would allow more flexibility to the residents when siting these structures while still meeting the International Fire and Building Codes. A diagram was added to RMC section 23.38.020 to aid in clarifying the requirements.

Staff is proposing to amend the submittal requirements for subdivision application maps by referencing the application form for the submittal requirements. This allows flexibility to reduce the number of hard copies from 32 to a lesser number and also request digital formats for ease of distribution to City departments and external agencies, see RMC 24.12.010.

Also related to subdivision is the proposal to allow development on previously consolidated lots if they are returned to the size to which they were originally platted. Current code requires all new lots to be of the minimum lot size. In Central Richland for example some lots were consolidated but as developed could be divided back to two lots to the same dimensions of the original plat. The lots could only be reestablished if the current setbacks requirements were met for existing structures. New development on the lot would be required to meet current development standards.

Allowing for the reestablishment of previously platted lots would allow the potential for infill development where possible and still maintain the character of the neighborhood. This is not an uncommon practice with other jurisdictions, even those with narrow lots at times only 20 feet wide platted at the turn of the 20<sup>th</sup> century when homes were much smaller and areas of towns and cities platted by speculative developers. Note that current setbacks would still be applied to any new construction.

Finally, a caliper size requirement is proposed for required landscaping trees to ensure trees of adequate size are installed with new commercial development. Recently trees have been planted that while meeting the letter of the code, had small caliper trunks and the trees are unlikely to mature to a desirable size as well as match the adjacent development. RMC 23.54.140 outlines the requirements for trees in commercial parking facilities.

#### FINDINGS AND CONCLUSIONS

Staff has completed its review of the proposed zoning code amendments to clarify the use and storage of recreational vehicles (Z2014-101) and submits that:

1. The City's existing setback requirements for fences and homes on corner lots provides little flexibility and results in much of the yard being dedicated to yard area along the street frontages.

2. Strict setback requirements for both frontages typically results in flat building elevations along the flanking (non-address) street frontage so that the most square footage can be gained from the reduced building footprint.
3. Residents and Developers have expressed a desire for setbacks that allow flexibility in the siting of homes which can lead to variety in the design of housing. There is also a desire to utilize more of the flanking street frontage side yards and have that area screened with fencing.
4. Establishing a requirement for setbacks from private alleys and access easements will provide needed guidance for siting homes. The proposed dimension will not unduly restrict development and it will insure that a minimum corridor is preserved for pedestrians, vehicles and EMS services.
5. The need for a separation of accessory buildings from the primary home has been superseded by the adoption of the International Building Code in 2003.
6. The proposed setback amendments allow for greater flexibility while still respecting the character and appearance of the community as well as safe visibility at intersections.
7. The requirements for subdivision application materials currently found in RMC 24.12.020 "Preliminary Plat – Application for approval" is more appropriately found on the application form. The proposed amendment allows Staff to update the requirements when necessary without requiring an amendment to the municipal code.
8. The reestablishment of previously platted lots that were consolidated with a developed lot, generally a single family home would allow for additional infill and density while still respecting the character of the neighborhood and previously planned subdivision of land. Development standards for setbacks, lot coverage, building heights and all City requirements would be required for future development on a reestablished lot.
9. The existing requirements for required street frontage and parking lot trees provides no assurance that the trees will have the desired effect of providing a visually appealing streetscape and cooling of the parking area.
10. The proposed amendment will insure trees are of a caliper that will result in desirable trees but not so large that the trees will have difficulty establishing themselves.
11. The City has evaluated the environmental impacts of the proposed code amendments, has determined those impacts will not be significant and has

issued a Determination of Non-Significance in keeping with the requirements of SEPA, see exhibit C.

12. Based on the above findings and conclusions, adoption of the proposed amendments to the City code would be in the best interest of the community of Richland.

#### RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2014-101) and recommend to the City Council approval of the proposed zoning and subdivision code revisions as found in Exhibit 1.

#### EXHIBITS

1. Proposed Code Amendments

# EXHIBIT (1)



### **23.38.070 Fences.**

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Fences are permitted as follows:

A. Open Fences (fences constructed of panels/sections with at least 50 percent open spaces such as non-slatted chain link, wrought iron, picket or rail fencing).

1. Six feet high, anywhere on the lot; provided, that they shall be no closer to a street right-of-way than the building setback line in the same zone, except as provided for in subsections s (E and F) of this section.

2. Four feet high, anywhere on the lot and within adjoining street right-of-way to within one foot behind sidewalk or five feet behind back of curb; provided, that they do not form sight obstructions at intersections or at curves.

3. Open fences constructed in conjunction with public playgrounds, public utilities and other public installations shall be no closer than 10 feet to the curb line, but such fences may be any height necessary for safety and security.

B. Other Fences.

1. Six feet high, anywhere on the lot; provided, that they shall be no closer to the street right-of-way than the building setback line in the zone, except as provided in subsections s (E and F) of this section.

2. Three feet high, anywhere on the lot and within adjoining street right-of-way to within one foot behind sidewalk or five feet behind back of curb; provided, that they do not form sight obstructions at intersections, or at curves.

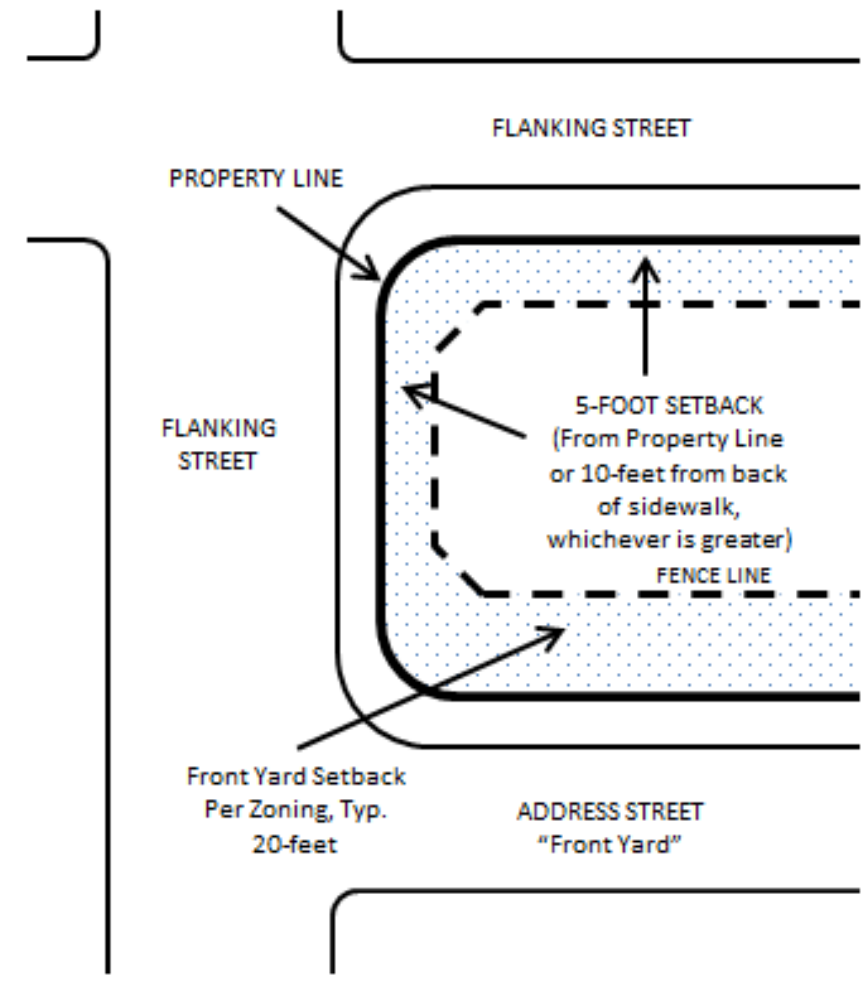
C. Fence height shall be measured above the highest grade within two feet of the fence line.

D. Fences and hedges shall be constructed and maintained in accordance with the requirements of Chapter [12.11](#) RMC, Intersection Sight Distance.

E. Fences up to six feet high may be built inside the property line and adjacent to arterial streets on lots having access to other streets when provisions for other such fencing are included in approved subdivision plats in accordance with RMC [24.08.140](#) and [24.16.260](#) or when special approval is granted by the administrative official. When fences are constructed under this provision, the following requirements shall apply:

1. The adjacent strip of land between the fence and the back of the adjacent sidewalk shall be improved by the property owner concurrent with installation of fencing;
2. The property owner shall provide a treatment plan for the strip of land as part of the building permit application process;
3. The treatment plan shall provide for minimum treatment with grass, decorative rock, wood, bark, or any combination of such materials or similar materials in a manner that will minimize disturbance by natural elements or pedestrians. Xeriscaping with native plants and other low maintenance landscaping materials is encouraged;
4. Fence installation and treatment of the strip of land shall be completed within six months after a permit is obtained;
5. Trees or shrubs may be planted on or behind the centerline (fence side) of the strip of land and shall be continuously maintained in a manner that will not interfere with normal pedestrian and vehicular uses on the adjacent sidewalk and street;
6. No vehicular access is allowed through any such fences except for occasional maintenance purposes;
7. Where no sidewalk or curb is required on an arterial street or highway, any required landscape treatment need not extend further than seven and one-half feet toward the street from the fence; provided, however, that the administrative official may waive, wholly or in part, the requirement of landscape treatment after finding that special circumstances exist which justify such a waiver.

F. For corner lots and lots with triple-street frontages, solid fencing on the flanking street over 3-feet in height and open fencing over four feet in height must be setback 5 feet from the property line or 10-feet from the back of the sidewalk if existing, whichever is greater. This is not applicable to the primary front yard, (see diagram below).



**FG.** Barbed Wire and Electric Fences. The use of barbed wire and electrically charged fences is prohibited except as follows:

### 23.18.040 Site requirements for residential use districts.

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

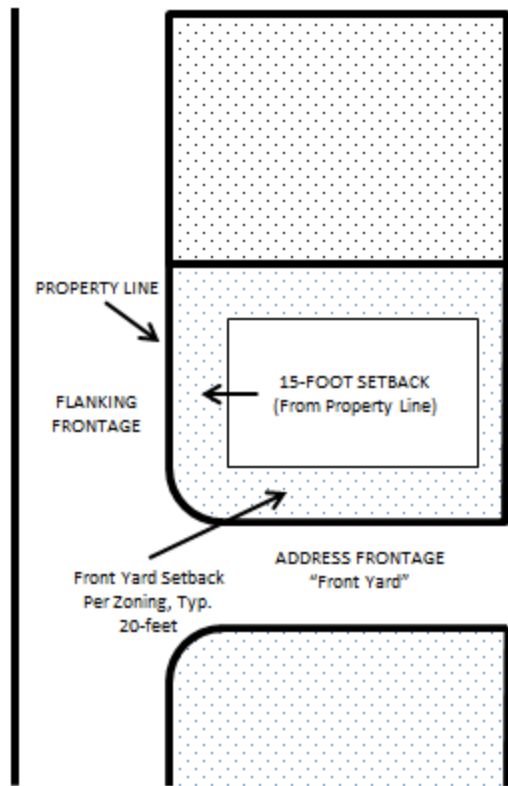
Land Use	R-1-12	R-1-10	R-2	R-2S	R-3
Residential Uses					
Minimum Front Yard Setback <sup>3</sup>	20 feet	20 feet	20 feet	15 feet/18 feet <sup>4</sup>	20 feet <sup>6,10</sup>
Minimum Side Yard Setback	10 feet	10 feet	6 feet	6 feet <sup>5</sup>	6,10
Minimum Rear Yard Setback	25 feet	25 feet	25 feet	20 feet/3 feet <sup>7</sup>	25 feet <sup>6,10</sup>
<u>Minimum Alley/Private Access Easement Setback</u>	<u>6 feet</u>	<u>6 feet</u>	<u>6 feet</u>	<u>6 feet</u>	<u>6 feet</u>

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

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

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

c. The flanking frontage or non-address front yard of a corner lot may reduce the front yard setback of said frontage to 15 feet, see diagram below.



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### **23.38.020 Accessory buildings in residential zoning districts.**

A. Attached accessory buildings and detached accessory buildings meeting the main building setbacks shall comply with all the site requirements for the main building including maximum building height, minimum setbacks and maximum lot coverage as set forth in RMC [23.18.040](#).

B. Detached accessory buildings not meeting the main building setbacks are subject to the following requirements:

1. Detached accessory buildings shall be erected or altered so as not to be nearer to any street lot line than the minimum depth required for a front yard in the district.
2. Detached accessory buildings built adjacent to the front half of an adjoining lot shall comply with applicable side yard requirements of the underlying zoning district.

3. Detached accessory buildings under 200 SF may be located adjacent to the primary structure provided all building and fire codes are met. Those sheds less than 200 SF shall be located no closer than six feet to the main building or any roofed attached accessory structure to the main building such as a carport, porch or patio located in the side yard shall maintain a minimum 5 foot clearance to the property line or primary structure from the leading edge of the shed, see diagram below.

4. When a detached accessory building is built adjacent to the back half of the adjoining lot or is 75 feet or more from any right-of-way line bounding the lot, the following setbacks shall apply:

- a. If the accessory building is 120 square feet or less in floor area and 10 feet or less in height ~~no a 1.5'~~ (18") setback is required from the side and rear property lines.
- b. Accessory buildings over 10 feet in height and those between 120 square feet and 600 square feet in floor area shall be set back a minimum of three feet from the rear and side property lines.
- c. Any accessory building exceeding 600 square feet in floor area shall be set back a minimum of five feet from the rear and side property lines.

C. In addition to maintaining compliance with the maximum overall lot coverage set forth in RMC [23.18.040](#), total area of detached accessory buildings located in a rear yard shall not exceed 25 percent of the area of said rear yard.

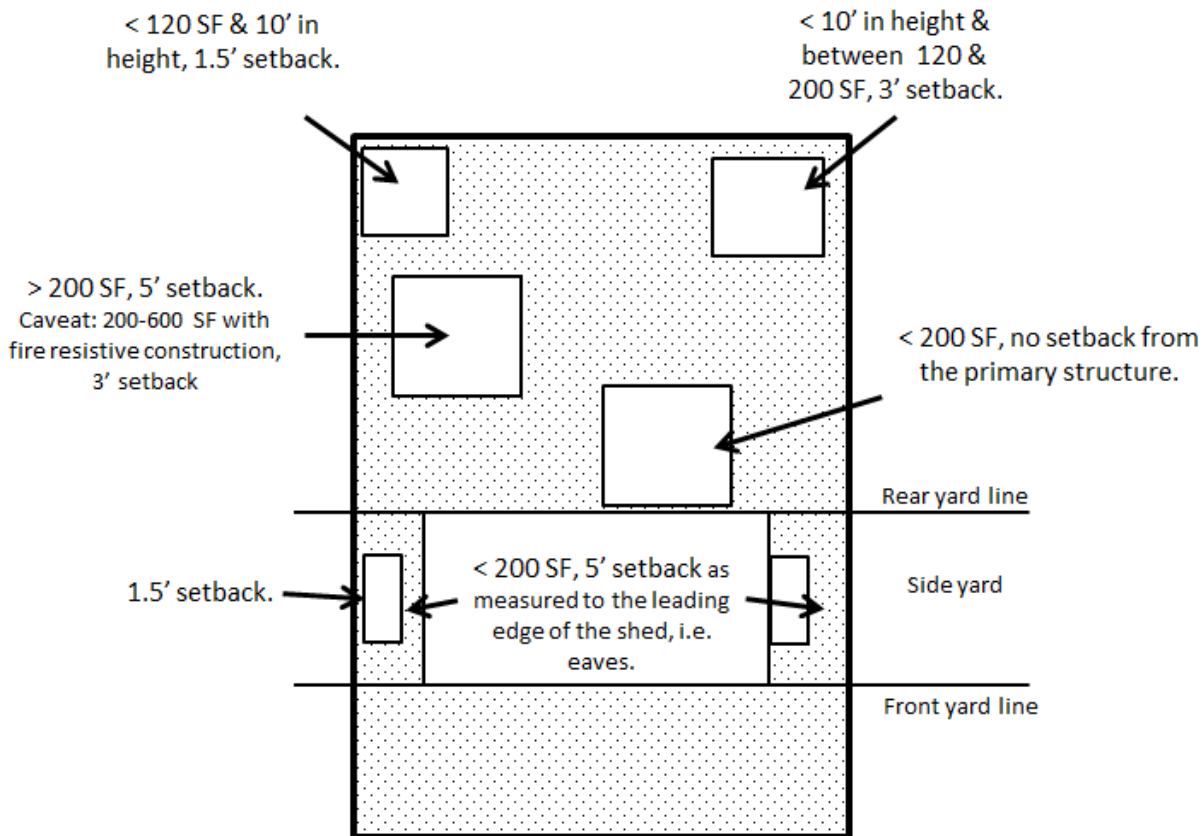
D. In no case shall a detached accessory building exceed 900 square feet in floor area or 50 percent of the gross floor area of the main building (including the floor area of attached garages but excluding any floor area of a basement), whichever is greater, to a maximum of 1,200 square feet.

E. To help ensure larger detached accessory buildings are similar in design and appearance to the main building, detached accessory buildings over 900 square feet in floor area or which exceed the height of the main building on the lot shall be subject to the following minimum design standards:

1. In no case shall a detached accessory structure exceed a height of 16 feet.
2. The detached accessory structure shall have a minimum roof pitch of 4:12 or a roof pitch equal to or greater than the roof pitch of the main building on the lot if the roof pitch of the main building is less than 4:12.
3. Exterior siding shall consist of wood, hardboard, stucco, aluminum, vinyl or steel siding commonly used in standard residential construction. Corrugated metal siding or similar industrial type siding is not permitted.

The final administrative decision as to a proposed accessory building's conformance with the design standards set forth in this subsection shall be appealable to the board of adjustment in accordance with the procedures set forth in RMC [23.70.070](#), Administrative review – Procedures.

F. Detached residential accessory buildings built pursuant to this section shall not be more than one story. [Ord. 28-05 § 1.02; Ord. 04-09; Ord. 20-10 § 1.02].



## SUBDIVISION

### 24.04.030 Application of regulations.

The regulations contained in this title shall apply to the subdivision of any lot, parcel, or tract of land into two or more lots or tracts, or other division of land for the purpose of sale or building development, whether immediate or future, including the resubdivision or replating of land or lots. The regulations shall apply in every situation where there is a dedication of streets, alleys, easements, or land for public use. The provisions of this chapter shall not apply to:

A. Cemeteries and other burial plots while used for that purpose;

B. Divisions of land into lots or tracts each of which is one one hundred twenty-eighth of a section of land or larger, or five acres or larger if the land is not capable of description as a fraction of a section of land; provided, that for purposes of computing the size of any lot under this title which borders on a street or road, the lot size shall be expanded to include that area which would be bounded by the centerline of the road or street and the side lot lines of the lot running perpendicular to such centerline;

C. Divisions made by testamentary provisions, or the laws of descent; and

D. A division made for the purpose of alteration by adjusting boundary lines, between platted or unplatted lots or both, which does not create any additional lot, tract, parcel, site, or division nor create any lot, tract, parcel, site, or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building site.

E. The reestablishment of a previously platted legal lot of record to its original dimensions that does not violate any current setback, lot coverage or other development standard excluding minimum lot size requirements.

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#### **24.12.010 Preliminary plat – Application for approval.**

For the purpose of expediting the preliminary approval of any subdivision, every subdivider shall file with the subdivision administrator a preliminary plat application on such forms as may be provided by the city. Each application shall include a sufficient number of copies of the preliminary plat map, electronic and hard copies of the map(s) (but in any case, at least 32 copies) as specified on the preliminary plat application, a report from form.

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#### **23.54.140 Landscaping of parking facilities.**

E. Landscaping Material. Landscaping materials used to achieve the design criteria in conformance with provisions of this section shall conform to the following standards:

1. Trees shall be species having an average mature spread of crown of greater than 15 feet and shall be a minimum of five feet to eight feet overall height six to eight feet in height and have a diameter at breast height (dbh) caliper of at least 1.5 inches immediately after at planting. DBH is measured at 4.5 feet from average grade within 6 feet of the tree trunk so as not to include mounding at the tree base. Trees



having an average mature spread of crown less than 15 feet may be substituted by grouping the same so as to create the equivalent of a 15-foot crown spread. Tree species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than 12 feet to such public works, unless the tree root system is completely contained within a barrier being a minimum of five feet deep and five feet wide.



## Council Agenda Coversheet

Council Date: 08/19/2014

Category: Consent Calendar

Agenda Item: C6

Key Element: Key 2 - Infrastructure & Facilities

Subject: ORDINANCE NO. 16-14, AMENDING RMC TITLE 9: CRIME, RELATING TO PARK PROPERTY

Department: Parks and Recreation

Ordinance/Resolution: 16-14

Reference:

Document Type: Ordinance

**Recommended Motion:**

Give second reading and pass Ordinance No. 16-14 to amend RMC Title 9: Crime, related to park property.

**Summary:**

The City's numerous boat launches and docks are popular amenities for private and commercial boaters. Other uses contrary to this purpose can present unnecessary safety hazards. If approved, tonight's ordinance would prohibit swimming, jumping, diving, or otherwise entering the water from within 100 feet of any boat dock, boat launching ramp, or gangway (unless specifically designated by the City such as the swimming dock in Central Howard Amon Park), and additionally prohibit cycling, roller-skating, or skateboarding on any dock or gangway. These changes are necessary to enforce important safety rules for the public.

After first reading, Staff made one addition to the proposed ordinance to accommodate coordinated special events. A special event process is now available to activities such as the annual Polar Plunge.

Fiscal Impact?

☐ Yes ☒ No

**Attachments:**

1) Ordinance 16-14

City Manager Approved:

ECM Admin  
Aug 14, 15:00:54 GMT-0700 2014

## ORDINANCE NO. 16-14

AN ORDINANCE of the City of Richland amending  
Title 9: Crime, of the Richland Municipal Code relating to  
park property.

WHEREAS, the City operates numerous city-owned boat launches and docks;  
and

WHEREAS, the City's boat launches and docks are popular amenities to private  
and commercial boaters; and

WHEREAS, the primary purpose of boat launches and docks is to serve private  
and commercial boaters, and uses contrary to this purpose pose a risk to the public;  
and

WHEREAS, boat launches and docks can be attractive swimming platforms, and  
have also been used for skateboarding and/or roller-skating; and

WHEREAS, boats present a safety hazard to nearby swimmers; and

WHEREAS, exclusive swimming and water play areas are operated within the  
City of Richland to serve the interests of swimmers, including the following: a swim-only  
dock in north Howard Amon Park, a swimming beach in Leslie Groves Park, the George  
Prout Memorial Pool, the Badger Mountain Community Park Splash Pad, and the  
Howard Amon Park Wading Pool. The City also provides the Jeannette Taylor Skate  
Park for skateboarding/roller-skating activities.

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

Section 1.01 Section 9.22.070 of the Richland Municipal Code, as enacted by  
Ordinance No. 65-80 and last amended by Ordinance No. 18-12 shall be amended to  
read as follows:

### **Chapter 9.22 CITY PROPERTY**

#### **9.22.070 Park Property.**

A. Use of Park Property. It is unlawful for any person except city employees and other authorized persons in  
the performance of their duties or pursuant to a special permit issued by the city manager to drive, stand or  
park any motor vehicle or to ride any horse, except where allowed by subsection (E) of this section, upon the  
footpaths, bicycle paths, or any grassed or landscaped areas in any public park or other public land of the city,  
or to pick any flowers or plants, or to damage or mutilate any of the shrubs or trees, monuments, or works of

art, or in any manner damage any property of the city in any public park or other public land of the city, or to violate any of the rules or regulations relating to the public parks. It shall be unlawful to violate any of the following rules and regulations which shall apply in all parks throughout the city of Richland:

1. There shall be no unauthorized motorized vehicles allowed in the parks.
2. The possession of weapons in the parks is prohibited including, but not limited to, air rifles, paintball guns, bows and arrows, crossbows, swords and pellet guns. This section shall not apply to the open carry of a firearm except where prohibited or to firearms permitted under Chapter [9.41](#) RCW.
3. There shall be no intentional dumping of personal trash, litter or garbage outside a receptacle provided by the city and/or which is appropriate for that purpose allowed in the parks.
4. There shall be no intentional destruction of vegetation.
5. There shall be no unauthorized burning.
6. There shall be no unauthorized camping per subsection (D) of this section.
7. There shall be no alcoholic beverages consumed in the parks without the appropriate permits.
8. There shall be no littering in the parks.
9. Dogs must be in compliance with existing leash law as set forth in RMC 7.03.050, or in compliance with rules established for designated off-leash dog areas within the city park system.
10. There shall be no sound made by the use of a musical instrument, whistle, sound amplifier, juke box, radio, television, iPod or other similar device so as to be audible greater than 75 feet from the device.

Any person violating any provision of this section, except subsections (B) and (C) of this section, shall be guilty of a gross misdemeanor. The above actions, [and those prohibited in subsection \(F\) of this section](#), may be allowed under park land leases or special events when permitted at the discretion of the city manager and upon obtaining a permit from the parks and recreation department no later than two weeks prior to the event.

B. Mooring Watercraft. It is a civil infraction for any person to moor or dock any watercraft at any city float, pier or dock (except for Marina Park docks) for a period in excess of 12 consecutive hours in any five-day period, except as permitted by prior written agreement authorized by the city manager for vessels carrying more than 20 passengers. Violation of this mooring watercraft time limitation shall be deemed a civil infraction and carry a civil penalty of \$250.00. Each day of violation of the provisions of this subsection shall be deemed a separate

violation. A notice of infraction may be issued by a police officer based upon the written affidavit of any individual.

C. Marina Park Overnight Moorage. It is lawful for privately owned watercraft to moor at Marina Park transient moorage docks for a period of time not to exceed 10 nights in any 365-day period. "Night" shall be considered any duration of time between 11:00 p.m. and 5:00 a.m. Overnight watercraft moorage in excess of 10 nights in any 365-day period shall be deemed a civil infraction and carry a penalty of \$250.00. Each day of violation of the provisions of this subsection shall be deemed a separate violation. A notice of infraction may be issued by a police officer based upon the written affidavit of any individual.

D. Camping. It is unlawful to camp in any park or in or upon any public land or property of the city except at places set aside for such purpose by the city manager and so designated by signs.

E. Equestrian Use of Park Property. It is lawful for horses to be allowed on the following park properties for equestrian purposes only:

1. South Columbia Point.
2. Chamna Natural Preserve.
3. Amon Creek Natural Preserve including the natural open space set aside in Claybell Park.
4. Trailhead Park.
5. Tapteal Trail (current and future sections).
6. W.E. Johnson Park.

~~7. Any state or federal lands that permit equestrian use.~~

F. Dock, Boat Launching Ramps and Gangways. Unless otherwise designated for swimming by official city signage, it shall be unlawful to swim, jump, dive, or otherwise enter the water from or within 100 feet of any boat dock, boat launching ramp or gangway. It shall also be unlawful to cycle, roller-skate or skateboard on any dock or gangway surface.

~~F.~~ G. Rules and Regulations. The city manager is authorized to adopt rules and regulations for the implementation and enforcement of this section. [Ord. 65-80 § 1.01; Ord. 24-91; Ord. 20-03; Ord. 25-05; Ord. 11-08; Ord. 19-08; Ord. 08-09; Ord. 09-10 § 1.01; Ord. 20-11 § 1.20; Ord. 18-12 § 9].

Section 1.02 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 19th day of August, 2014.

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DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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HEATHER KINTZLEY  
City Attorney

Date Published: \_\_\_\_\_



## Council Agenda Coversheet

Council Date: 08/19/2014

Category: Consent Calendar

Agenda Item: C7

Key Element: Key 2 - Infrastructure & Facilities

Subject: RESOLUTION NO. 102-14, 2014 TRANSPORTATION IMPROVEMENT BOARD GRANT APPLICATIONS

Department: Public Works

Ordinance/Resolution: 102-14

Reference:

Document Type: Resolution

### Recommended Motion:

Approve Resolution No. 102-14, authorizing staff to make application to the Washington State Transportation Improvement Board Urban Arterial Program for the South George Washington Way Safety and Mobility Improvements and Columbia Park Trail - East projects.

### Summary:

The Washington State Transportation Improvement Board (TIB) has issued a Call for Projects with funding applications due no later than August 22, 2014. Public Works staff has identified two projects that meet the TIB requirements for their Urban Arterial Program. The first project is the South George Washington Way Safety and Mobility Improvements project. This project is a priority project identified in the City's Strategic Plan and has received federal City Safety Program and Surface Transportation Program (STP) funding already. A 2014 City Safety Program grant application was also submitted earlier this year for additional funding. The proposed project would realign the northbound off-ramps and southbound on-ramps to/from I-182 and SR 240 to reduce speeds to 35 mph south of the existing George Washington Way/Columbia Point Drive intersection. Two alternative intersection designs are being evaluated by the City and Washington State Department of Transportation.

The second project is the Columbia Park Trail - East project. This project would reconstruct Columbia Park Trail from the Ben Franklin Transit facility to approximately the new entrance to the Hanford Reach Interpretive Center. The roadway would be built as a 3-lane Minor Arterial with bike lanes and sidewalks on both sides. Elements of the Streetscape Master Plan would be incorporated and existing storm water grant money would be leveraged to construct swales for infiltrating storm water runoff.

Both of these projects are included in the 2014 - 2019 Six Year Transportation Improvement Plan as well as the proposed 2015 - 2031 Capital Improvement Plan. TIB's Urban Arterial Program requires a local match of at least 20%. We anticipate using federal STP funds and storm water grant funds as match for the Columbia Park Trail - East project and federal STP funds and City Safety Program funds as match for the South George Washington Way project. City Real Estate Excise Tax funding is also included in the proposed CIP in years 2017 and 2018.

Staff recommends that Council authorize these applications to support implementation of the City's Strategic Plan.

### Fiscal Impact?

☒ Yes ☐ No

Matching funds for these projects would be provided by a combination of funding sources, including federal Surface Transportation Program (STP) funding distributed through the Benton Franklin Council of Governments, Washington State Department of Transportation City Safety Program, Washington State Department of Ecology stormwater grant money, and City capital funding sources. Staff has included the City funds in the proposed 2015 - 2030 Capital Improvement Plan.

### Attachments:

1) RES 102-14 TIB Grants

City Manager Approved:

ECM Admin  
Aug 14, 15:56:44 GMT-0700 2014

RESOLUTION NO. 102-14

A RESOLUTION of the City of Richland authorizing the application for funding assistance from the Washington State Transportation Improvement Board for 2014 Urban Arterial Program grants for the South George Washington Way Safety and Mobility Improvements and Columbia Park Trail – East projects.

WHEREAS, the Washington State Transportation Improvement Board (TIB) has issued a call for projects with funding applications due no later than August 22, 2014; and

WHEREAS, the South George Washington Way Safety and Mobility Improvements project and the Columbia Park Trail – East project are two projects that meet the requirements of the TIB's Urban Arterial Program; and

WHEREAS, both of these projects are currently listed in the City's 2014 – 2019 Six Year Transportation Improvement Program (TIP); and

WHEREAS, staff has identified these two projects as aligning with the City's strategic priorities and the requirements of the Call for Projects; and

WHEREAS, staff believes that matching funds capacity is available as required to fulfill the grant requests matching funds requirement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that staff is authorized to complete and submit 2014 Urban Arterial Program grant applications to the Washington State Transportation Improvement Board for the following projects:

1. South George Washington Way Safety and Mobility Improvements
2. Columbia Park Trail - East

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 19<sup>th</sup> day of August 2014.

\_\_\_\_\_  
DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney





## Council Agenda Coversheet

Council Date: 08/19/2014

Category: Consent Calendar

Agenda Item: C8

Key Element: Key 3 - Economic Vitality

Subject: RESOLUTION NO. 110-14, APPROVING SALE OF 1.18 ACRES IN THE HRBC TO FARRELL CLONTZ

Department: Community and Development Services

Ordinance/Resolution: 110-14

Reference:

Document Type: Contract/Agreement/Lease

### Recommended Motion:

Adopt Resolution No. 110-14 authorizing the City Manager to sign and execute a Purchase and Sale Agreement with Farrell Clontz for 1.18 acres in the Horn Rapids Business Center.

### Summary:

Mr. Farrell Clontz is proposing to purchase Lot G of the Horn Rapids Business Center for the construction of a light industrial facility. This 1.18 acres of city-owned property is located on the south side of Henderson Loop adjacent to Thomas O'Neal Cellars. Because of the property's visibility from SR240 and proximity to the neighboring winery, special development and landscaping requirements have been incorporated in the Purchase and Sale Agreement.

The purchase price is \$1.75 per square foot for 51,300 square feet of "Highway Frontage" property, amounting to estimated gross proceeds of \$89,773.25. The proposed price is consistent with City of Richland's Resolution No. 35-13, which established pricing within the Horn Rapids Business Center in September 2013. The City will retain a repurchase right if Mr. Clontz has not submitted an application for approval of building plans to the City within 6 months of closing, and if Mr. Clontz does not begin construction of the light industrial facility within 18 months of closing.

The proposed Purchase & Sale Agreement was reviewed by the Economic Development Committee, recommending approval at their July 28, 2014 meeting.

### Fiscal Impact?

☒ Yes ☐ No

The Purchaser will pay \$89,773.25 for the 1.18-acre Horn Rapids Business Center property. Net proceeds after closing costs and payment to RTLP will be put in the City's Industrial Development Fund.

### Attachments:

- 1) RES No. 110-14
- 2) Draft Purchase and Sale Agreement - Clontz
- 3) Exhibit A - Legal Description
- 4) Exhibit B - Additional Landscaping
- 5) Horn Rapids Business Center Site Plan - Lot G
- 6) Transaction Analysis - Clontz pdf

City Manager Approved:

ECM Admin  
Aug 14, 15:01:29 GMT-0700 2014

RESOLUTION NO. 110-14

A RESOLUTION of the City of Richland approving that certain Purchase and Sale Agreement by and between the City of Richland and Farrell Clontz.

WHEREAS, the City of Richland is the record owner of 1.18 acres of city-owned surplus property, described as Lot G of the Horn Rapids Business Center; and

WHEREAS, pursuant to Richland Municipal Code Section 3.06, the City of Richland has full authority to negotiate the sale of surplus property that is in the best interest of the city; and

WHEREAS, the 1.18 acre city-owned Lot G is managed by the Economic Development Office and is available for sale; and

WHEREAS, pursuant to Resolution 35-13, adopted by City Council on September 17, 2013, setting prices for city-owned surplus property, the 1.18 acre "Highway Frontage" property is available for sale at \$1.75 per square foot, for a total price of \$89,775; and

WHEREAS, Farrell Clontz has agreed to purchase the property for said amount; and

WHEREAS, at their July 28, 2014 meeting, the Economic Development Committee provided a positive recommendation to Council for the sale of the 1.18 acre city-owned surplus property in the Horn Rapids Business Center to Farrell Clontz; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland finds and declares that the 1.18 acre city-owned Lot G, located in the Horn Rapids Business Center, be sold to Farrell Clontz at the price established by Resolution 35-13 for "Highway Frontage" property of \$1.75 per square foot, for a total sale price of \$89,775.

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 19<sup>th</sup> day of August, 2014.

\_\_\_\_\_  
DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney

## **AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY**

This Agreement for Purchase and Sale of Real Property ("Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2014, between **FARRELL CLONTZ**, ("Purchaser"), and the **CITY OF RICHLAND**, a Washington municipal corporation, ("Seller").

**1. Purchase and Sale of Property.** Seller agrees to sell and Purchaser agrees to purchase, on the terms hereafter stated, all of the following described property (collectively, the "Property"):

**1.1. The Property.** The land involved in this transaction is located in the City of Richland, Benton County, Washington, and is legally described as follows:

(See **Exhibit A**)

**1.2. Scrivener's Errors.** In the event of an error in the legal description, the parties agree that either party or a scrivener may correct the error.

**1.3. Laws and Rights.** It is understood that the sale and conveyance to be made pursuant to this Agreement shall be subject to any and all applicable federal, state and local laws, orders, rules and regulations, and any and all outstanding rights of record or which are open and obvious on the ground.

**1.4. Timing of Conveyance.** The Property described in Section 1.1 shall be conveyed to Purchaser by a Statutory Warranty Deed ("Deed") subject to the permitted exceptions and at the time of payment. The Deed shall be delivered to Purchaser at closing.

**2. Purchase Price.** Purchaser shall pay to Seller as the Purchase Price for the Property, at \$1.75 per square foot, the sum of eighty nine thousand seven hundred and seventy-three dollars and twenty-five cents (\$89,773.25) for approximately 51,299 square feet (1.18 acres), and other good and valuable consideration. Purchaser shall pay for all survey costs, prepare all land transfer documents, and complete all legal transaction documents.

**2.1. Earnest Money Deposit.** As consideration for Seller's execution and delivery of this Agreement, Purchaser will deposit with Cascade Title ("Title Company") a check in the amount of two thousand five hundred dollars (\$2,500) in form and content of attached hereto within five (5) business days after both parties have signed this Agreement. Hereafter, the term "Earnest Money Deposit" shall be used to refer, when appropriate, to the Earnest Money Check and, when paid, to the principal thereof and any interest thereon. Purchaser shall be entitled to direct the Title Company to place the Earnest Money Deposit in an interest bearing account of Purchaser's choice. Earnest Money Deposit will be returned if Purchaser cannot close on the conditions set in this

Agreement. If for any reason, the Purchaser terminated this purchase and sale agreement and items specified in 6.1.6 have been completed, the costs incurred for these services will be deducted from the earnest money deposit.

**3. Conditions Precedent to Sale.** This Agreement is made and executed by the parties hereto subject to the following conditions precedent:

**3.1. Executed Contract.** The “executed contract” date is the date that both parties have signed the purchase and sale agreement. If the purchase and sale agreement are signed on different days, the “executed contract” date is the most recent date noted. Both Purchaser and Seller must sign this purchase and sale agreement within fifteen (15) business days of approval from the City Council. If signatures are not received by both parties within fifteen (15) business days, this agreement is automatically terminated.

**3.2. Legal Description.** Seller shall survey the property and develop a legal description for the property and other easements that may be needed for the completion of the project. Said legal description shall be provided to the Purchaser for review. The Purchaser shall have five (5) business days to complete said review and provide comments back to the Purchaser. The accepted legal description shall be attached to this Agreement as **Exhibit A**, and to all other legal documents necessary to lawfully execute this land transfer.

**3.3. Title Review.** Within five (5) days after the Acceptance Date, Purchaser, at its sole cost and expense, shall obtain from Cascade Title Company ("Title Company") a preliminary title report on the Property, and copies of all documents referred to therein, and furnish same to Seller.

**3.4. Due Diligence.** Purchaser is granted a due diligence period until and including thirty (30) business days after receipt of the title report described in Section 3.2. above. Said due diligence period may be extended an additional ten (10) business days upon written agreement by the Purchaser and Seller. Purchaser may conduct, at its own expense, a full review of legal, title, environmental, archaeological, and any other related issues. Seller will promptly 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 due diligence period. In the event of termination by Purchaser under this section, this Agreement shall immediately terminate and be without any further force and effect, and without further obligation of either party to the other.

During the Due Diligence period, Purchaser will provide to Seller site plans and building elevations provided by a licensed architect for Seller’s review. If, upon review, the Seller determines that the site plans will not meet the standards of the Horn Rapids Master Plan Development Standards in Seller’s opinion Seller may, at its option, elect to

terminate this Agreement by giving Purchaser written notice of termination prior to the end of the due diligence period.

**3.5. Council Approval.** The closing of this transaction is contingent upon approval of this Agreement by the City Council of the City of Richland. In the event the Richland City Council determines not to approve this Agreement, this Agreement shall immediately terminate and be without any further force and effect, and without further obligation of either party to the other.

**4. Closing.** On or before the date of closing, Purchaser shall deliver to the escrow company, Cascade Title Company, all closing costs, including the Purchase Price for the Property. Purchaser shall deliver the Deed, as approved by Seller, to the Title Company for placing in escrow. Title Company shall be instructed that when it is in a position to issue a standard owner's policy of title insurance in the full amount of the Purchase Price, insuring fee simple title to the Property in Purchaser, Title Company shall record and deliver to Purchaser the Deed; and issue and deliver to Purchaser the standard owner's policy of title insurance.

**4.1. Closing Costs.** Each party shall pay its own attorney's fees. Seller shall pay one half of all recording costs, escrow closing costs, if applicable, and the full premium for a standard owner's policy of title insurance. Purchaser shall pay one half of all transfer taxes, recording costs and escrow closing costs.

**4.2. Closing Date.** The closing of the transaction and delivery of all items shall occur at Cascade Title Company, and shall occur on a date specified by Seller and communicated in writing to Purchaser. Closing shall occur no later than fifteen (15) business days after the last day of the due diligence period. If closing has not occurred by this date, this agreement will automatically be terminated.

**5. Title.** Upon closing of escrow as set forth in Section 4, title to the Property shall be conveyed by Seller to Purchaser by a duly-executed Statutory Warranty Deed. **Closing Agent shall record on the deed the Buyers' agreement to develop within the Development Standards described in the City of Richland Horn Rapids Master Plan and this agreement.**

**6. Covenants, Representations and Warranties.**

**6.1. Seller's Covenants.** Seller hereby covenants and agrees as follows:

**6.1.1.** From the date of this Agreement through the closing date, the Seller shall not make any material alterations to the Property or to any of the licenses, permits, legal classifications or other governmental regulations relating to the Property, nor enter into any leases or agreements pertaining to the Property without the Purchaser's prior written consent.

**6.1.2.** During the contract period, Seller shall not voluntarily cause to be

recorded any encumbrance, lien, deed of trust, easement or the like against the title to the Property without Purchaser's prior consent.

**6.1.3.** Seller shall use its best efforts to remove all disapproved exceptions within the preliminary title report.

**6.1.4.** During the contract period, Seller will operate and maintain the Property in a manner consistent with Seller's past practices relative to the Property and so as not to cause waste to the Property.

**6.1.5.** Seller shall reasonably cooperate with Purchaser to obtain approvals and permits for the development of the Property.

**6.2.** Seller's Representations and Warranties. Seller hereby makes the following representations and warranties to Purchaser, each of which shall be true on the date hereof, throughout the contract period, and on the date of closing. Seller shall immediately provide Purchaser with written notice of any event which would make any representation or warranty set forth below incorrect or untrue.

**6.2.1.** Seller has full power and authority to enter into and carry out the terms and provisions of this Purchase Agreement and to execute and deliver all documents which are contemplated by this Agreement, and all actions of Seller necessary to confer such authority upon the persons executing this Purchase Agreement and such other documents have been, or will be, taken.

**6.2.2.** Seller has not received any written notice from any governmental authorities or regulatory agencies that eminent domain proceedings for the condemnation of the Property are pending or threatened.

**6.2.3.** Seller has not received any written notice of pending or threatened investigation, litigation or other proceeding before a local governmental body or regulatory agency which would materially and adversely affect the Property.

**6.2.4.** Seller has not received any written notice from any governmental authority or regulatory agency that Seller's use of the Property is presently in violation of any applicable zoning, land use or other law, order, ordinance or regulation affecting the Property.

**6.2.5.** No special or general assessments have been levied against the Property except those disclosed in the preliminary title report, and Seller has not received written notice that any such assessments are threatened.

**6.2.6.** Seller is not a "foreign person" for purposes of Section 1445 of the Internal Revenue Code.

**6.2.7.** Seller is a Washington municipal corporation, duly formed and organized, validly existing and in good standing under the laws of the State of Washington.

**6.3.** Purchaser's Representations. Purchaser hereby makes the following representations to Seller, each of which shall be true on the date hereof and on the date of closing:

**6.3.1.** Purchaser has full power and authority to enter into and carry out the terms and provisions of this Purchase Agreement and to execute and deliver all documents which are contemplated by this Agreement, and all actions of Purchaser necessary to confer such authority upon the persons executing this Purchase Agreement and such other documents have been, or will be, taken. In the event the purchaser states that it is a corporation or a limited liability company, and this statement is false, the person or person signing on behalf of the company shall be personally liable under this contract. This agreement is contingent upon purchaser obtaining financing sufficient to close within the thirty (30) business days allowed per the Due Diligence period in section 3.4 of this purchase and sale agreement.

**6.3.2.** Purchaser represents that it has sufficient funds to close this transaction.

**6.3.3.** Purchaser further represents that the property will be developed as a light industrial building with office space and laydown yard, and with required landscaping throughout per the Horn Rapids Master Plan, the Horn Rapids Development Standards, and the additional landscaping requirements provided in **Exhibit B**. Deviation from this intended use and landscaping requirements must be authorized by the Seller in writing or be subject to the Reversionary Clause in Section 10.13. This agreement does not alleviate the Purchaser from obtaining the necessary approvals, authorizations or permits required for the development of property for said use.

**6.4** Survival of Covenants. The covenants, representations, and warranties contained in Section 6 of this Agreement shall survive the delivery and recording of the Deed from the Seller to the Purchaser.

**7.** Casualty and Condemnation.

**7.1.** Material Casualty or Condemnation. If, prior to the closing date: (i) the Property shall sustain damage caused by casualty which would cost ten thousand dollars (\$10,000.00) or more to repair or replace; or (ii) if a taking or condemnation of any portion of the Property has occurred, or is threatened, which would materially affect the value of the Property, either Purchaser or Seller may, at its option, terminate this Agreement by providing written notice to the other party within two (2) days' notice of such event. If, prior to the closing date, neither party provides said termination notice within such two-day period, the closing shall take place as provided herein with a credit against the Purchase Price in an amount equal to any insurance proceeds or condemnation awards actually collected by Seller. At closing, Seller shall assign to

Purchaser Seller's full interest in any insurance proceeds or condemnation awards which may be due but unpaid to Seller on account of such occurrence.

**7.2. Immaterial Casualty or Condemnation.** If, prior to the closing date, the Property shall sustain damage caused by casualty which is not described in Section 7.1, or a taking or condemnation has occurred, or is imminently threatened, which is not described in Section 7.1., neither Purchaser nor Seller have the right to terminate this Agreement. Closing shall take place as provided herein with a credit against the Purchase Price equal to the cost to repair that portion of the Property so damaged by insured casualty, or an amount equal to the anticipated condemnation award, as applicable. At closing, Purchaser shall assign to Seller all rights or interest in and to any insurance proceeds or condemnation awards which may be due on account of any such occurrence.

**8. Purchasers' Remedies.** In the event of material breach of this Agreement by Seller, Purchaser shall have, as their sole remedies: (a) the right to pursue specific performance of this Agreement, (b) the right to terminate this Agreement and (c) all remedies presently or hereafter available at law or in equity. Purchaser hereby waives all other remedies on account of a breach hereof by Seller.

**9. Miscellaneous.**

**9.1. Finder's Fee.** Purchaser and Seller each agree that a real estate finder's fee ("Real Estate Compensation") is not due to each other or to any third party. Each party hereby agrees to indemnify and defend the other against and hold the other harmless from and against any and all loss, damage, liability or expense, including costs and reasonable attorney's fees, resulting from any claims for Real Estate Compensation by any person or entity other than provided herein. The provisions of this section shall survive the closing.

**9.2. Time of the Essence.** Time is of the essence of every provision of this Agreement.

**9.3. Notices.** Whenever any party hereto shall desire to give or serve upon the other any notice, demand, request or other communication, each such notice, demand, request or other communication shall be in writing and shall be given or served upon the other party by personal delivery (including delivery by written electronic transmission) or by certified, registered or express United States mail, or Federal Express or other commercial courier, postage prepaid, addressed as follows:



TO SELLER:

City of Richland  
Attn: Economic Development  
505 Swift Boulevard, P.O. Box 190  
Richland, WA 99352  
Phone: (509) 942-7582

TO PURCHASER:

Farrell Clontz  
[Address]  
Richland, WA 99352  
Phone: (509) xxx-xxxx

Any such notice, demand, request or other communication shall be deemed to have been received upon the earlier of personal delivery thereof or two (2) business days after having been mailed as provided above, as the case may be.

**9.4. Assignments and Successors.** Purchaser may not assign this Agreement without Seller's consent. Any assignment made without Seller's consent is null and void, and does not relieve the Purchaser of any liability or obligation hereunder.

**9.5. Captions.** Paragraph titles or captions contained herein are inserted as a matter of convenience and for reference, and in no way define, limit, extend or describe the scope of this Agreement.

**9.6. Exhibits.** All exhibits attached hereto shall be incorporated by reference as if set out in full herein.

**9.7. Binding Effect.** Regardless of which party prepared or communicated this Purchase Agreement, this Purchase Agreement shall be of binding effect between Purchaser and Seller only upon its execution by an authorized representative of each such party.

**9.8. Construction.** The parties acknowledge that each party and its counsel have reviewed and revised this Purchase Agreement, and that the normal rule of construction providing that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Purchase Agreement or any amendment or exhibits hereto.

**9.9. Counterparts.** This Purchase Agreement may be executed in several counterparts, each of which shall be an original, but all of such counterparts shall constitute one such Agreement.

**9.10. Cooperation and Further Assurances.** Each party shall cooperate with the other in good faith to achieve the objectives of this Agreement. The parties shall not unreasonably withhold responses to requests for information, approvals, or consents provided for in this Agreement. The parties agree to take further action and execute further documents, both jointly or within their respective powers and authority, as may be reasonably necessary to implement the intent of this Agreement.

**9.11. Merger.** The delivery of the Deed and any other documents and instruments by Seller and the acceptance and recordation thereof by Purchaser shall

effect a merger, and be deemed the full performance and discharge of every obligation on the part of Purchaser and Seller to be performed hereunder, except those clauses, covenants, warranties and indemnifications specifically provided herein to survive the closing.

**9.12. Governing Law.** This Agreement shall be governed by, and construed in accordance with, the laws of the State of Washington. The parties agree that Benton County is the appropriate venue for filing of any civil action arising out of this Agreement, and both parties expressly agree to submit to personal jurisdiction in Benton County Superior Court.

**9.13. Reversionary Clause and Option to Repurchase/Reclaim.** This Property is being sold to Purchaser in anticipation of a light industrial building with office space and lay-down yard. If Purchaser fails to submit an application to Seller for approval of building plans within six (6) months of Closing, the Seller reserves the right to reclaim title to this Property. If Purchaser does not initiate construction within eighteen (18) months of Closing, Seller reserves the right to reclaim title to this Property. The Seller shall reclaim this Property by refunding the original Purchase Price of eighty nine thousand seven hundred and seventy five dollars (\$89,775) for approximately 51,300 square feet (1.18) acres of property (the "Purchase Price"), without interest. The Purchaser will pay for all closing costs related to the repurchase of the property. Other than closing costs, the Seller will not assume any liability for expenses incurred by Purchaser in conducting this transaction. Purchaser agrees to reconvey title to the Seller within sixty (60) days of receipt of notification of Seller's decision to seek reconveyance of Property. This reversionary right is exclusive to the Seller and shall be exercised at the sole discretion of the Seller. This reversionary right survives forty-eight (48) months after closing or until such time as building commences, whichever is earlier. The Seller shall be under no obligation to exercise this reversionary right. Purchaser agrees that Seller must grant approval to any resale of the Property by Purchasers to any third party within the thirty-six month (36)-month reversionary period. This reversionary clause shall survive the delivery of the Deed.

**9.14. Landscaping Requirements.** This property is being sold to Purchaser in anticipation that all required landscaping will be provided and maintained on the property. Purchaser's application for approval of building plans shall include a landscaping plan indicating required landscaping per the requirements provided in **Exhibit B.**

**9.15. Scrivener.** The party drafting this Agreement is the City of Richland. The City of Richland makes no representations regarding the rights or responsibilities of Seller under this Agreement. Seller is encouraged to review the completed contract with counsel before signing this Agreement.

*[Signature page to follow]*



IN WITNESS WHEREOF, the Purchaser has executed this Agreement on the date shown next to its signature, and Seller has accepted on the date shown next to its signature.

**CITY OF RICHLAND - SELLER**

**FARRELL CLONTZ - PURCHASER**

\_\_\_\_\_  
By: Cynthia D. Johnson      Date  
Its: City Manager

\_\_\_\_\_  
By: Farrell Clontz      Date  
Its: Member

**APPROVED AS TO FORM:**

\_\_\_\_\_  
By: Heather Kintzley      Date  
Its: City Attorney

\_\_\_\_\_  
By: Name      Date  
Its: Member

## **EXHIBIT B**

### **LEGAL DESCRIPTION FOR**

#### **LOT G – HORN RAPIDS BUSINESS CENTER**

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A portion of Parcel 14 Block 1, of Record Survey No. 2056 (Binding Site Plan #95-100), as recorded in Vol. 1 of surveys, Page 2056, Records of Benton County, located in Section 27, Township 10 North, Range 28 East, W.M., City of Richland, Benton County, Washington, described more particularly as follows:

Commencing at the centerline intersection of Robertson Drive and Logston Blvd.; thence south  $54^{\circ}53'52''$  east, along the centerline of Robertson Drive, a distance of 1799.90 feet, to the beginning of a curve to the right, the radius point of which bears south  $35^{\circ}06'08''$  west, along said radial line, a distance of 50.00 feet, to a point on the southerly right of way line of said Robertson Drive, said point being the northwest corner of Parcel 2, as shown on Record of Survey Number 1862, as recorded in Volume 1 of Surveys, Page 1862, Benton County Auditor's File Number 94-24336; thence north  $54^{\circ}53'52''$  west, along the south right of way line of said Robertson Drive, a distance of 110.83 feet to the northeast – southwest centerline of the 40.00 foot wide access easement created by deed recorded under Auditor's File Number 2003-041936; thence south  $35^{\circ}06'22''$  west, along said centerline a distance of 322.68 feet to a point of intersection with the northwest–southeast centerline of the 40.00 foot wide access easement called Point "A" in deed recorded under Auditor's File Number 2003-041936, thence north  $54^{\circ}54'16''$  west, along said centerline, a distance of 819.06 feet, said point being a point on a line parallel and 820.00 feet east of the east right of way line of Logston Blvd. and the true point of beginning;

Thence south  $35^{\circ}06'22''$  west, along said parallel line, a distance of 380.00 feet to a point on the north line of the 100 foot electric easement as shown on said Record Survey No. 2056, thence north  $54^{\circ}54'16''$  west, along said north line, a distance of 135.00 feet to a point on a line parallel and 685.00 feet east of the east right of way line of said Logston Blvd.; thence north  $35^{\circ}06'22''$  east, along said parallel line, a distance of 380.00 feet to the centerline of the aforesaid northwest-southeast centerline of the 40.00 foot wide access easement; thence south  $54^{\circ}54'16''$  east, along said centerline, a distance of 135.00 to said true point of beginning.

Subject to and together with said 40.00 access easement per Auditor's File No. 2003-041936.

Contains 1.17 acres more or less.

Subject to and together with easements, right of ways, reservations, restrictions, Covenants of Record.

## **EXHIBIT B**

### **ADDITIONAL LANDSCAPING REQUIREMENTS FOR LOT G – HORN RAPIDS BUSINESS CENTER**

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(1) Laydown yards shall not be located adjacent to the west or south property lines of the property of Lot G of the Horn Rapids Business Center.

(2) All lighting shall be shielded to prevent intrusive glare onto adjacent properties.

(3) Colors of building materials, including roofing, shall blend with the natural landscape and be non-reflective. All roof mounted equipment shall be screened in a manner that protects the views from adjacent properties.

(4) The landscaping along the west property line shall, at a minimum, consist of a combination of trees, shrubs, grasses or ground cover materials. The City may, however, allow a combination of hardscape and landscape to satisfy landscape requirements where the visual quality and screening functions of the hardscape/landscape area are maintained. Landscape buffering and screening shall be designed to create compatible relationships of scale and appearance with adjacent properties.

(5) The planting of invasive plant species shall not be permitted; and the removal of invasive species will be required as part of landscape requirements.

(6) Utilities (e.g., transformer cabinets, pads, water check valves) shall not be placed within required landscaped areas, except where they will not preclude required planting of landscaping, and shall be predominantly screened from public view and from the adjacent property to the west of Lot G.





LOT G

**Transaction Analysis****Horn Rapids Business Center - Clontz 2014**

Acres	1.18	Sq. Ft	51299.00
Sale Price	1.75	per sq. ft.	
Gross Proceeds	\$	89,773.25	
Less finders fee	\$	-	0%
Access Road (To City)	\$	31,805	\$0.62 per square foot
Hold Back for Utility Extension	\$	10,000	
Closing Costs	\$	750	
Proceeds	\$	47,218	
City's off top	\$	2,944	\$ 2,500.00 per acre
RTLTP off top	\$	1,489	\$ 1,500.00 per acre
Proceeds for division	\$	42,785	
City's Share	\$	32,089	75%
RTLTP Share	\$	10,696	25%
City's Net Proceeds	\$	66,838	
RTLTP Net Proceeds	\$	12,185	
1988 Recovery Costs			
Electric Fund	\$	2,257	\$ 0.044 per square foot
Water Fund	\$	4,053	\$ 0.079 per square foot
Sewer Fund	\$	1,488	\$ 0.029 per square foot
Industrial Dvlp Fund	\$	59,041	





## Council Agenda Coversheet

Council Date: 08/19/2014

Category: Consent Calendar

Agenda Item: C9

Key Element: Key 2 - Infrastructure & Facilities

Subject: RES NO 111-14, ADDENDUM TO INFRASTRUCTURE IMPRVMENT AGREEMENT WITH SMI GROUP XV, LLC

Department: Public Works

Ordinance/Resolution: 111-14

Reference:

Document Type: Contract/Agreement/Lease

### Recommended Motion:

Adopt Resolution No. 111-14, authorizing the City Manager to sign and execute the First Addendum to Infrastructure Agreement with SMI Group XV, LLC to transfer the private portion of Smartpark Street to the City of Richland.

### Summary:

On July 15, 2014, Council approved Resolution No. 98-14 authorizing an Infrastructure Improvement Agreement (Agreement) with SMI Group XV, LLC (SMI) to make improvements to Smartpark Street so that the ownership of the street could be transferred to the City of Richland. The Agreement required SMI to place a one-inch asphalt overlay on Smartpark Street within 45 days of execution of the Agreement. The 45 days expires on August 29, 2014.

Since that time, Public Works staff learned of SMI's request to develop nine single family residential lots on the northeast corner of Smartpark Street and Fermi Drive. This request was approved by the Planning Commission on July 23, 2014, and is currently being prepared for Council consideration. This development requires extending a waterline that runs down the center of Smartpark Street from the Sienna Sky Phase 2 development to Fermi Drive. This extension requires excavation within Smartpark Street and associated patching.

Public Works has requested that SMI not place the one-inch asphalt overlay on Smartpark Street until the waterline extension has been completed so as to avoid a trench patch in the newly acquired City street. In order to accomplish this, an addendum is necessary to document the new requirements. The Addendum will require SMI to financially secure the one-inch asphalt overlay in favor of the City. The City will then authorize the release of the funds once the obligations of SMI have been met and accepted by the City. If SMI does not perform, the City will use the funds to perform the one-inch asphalt overlay.

The agreement amendment carries no additional cost or risk to the City beyond that accepted in approval of the July 15 Infrastructure Improvement Agreement.

### Fiscal Impact?

☐ Yes ☒ No

No fiscal impact is expected as a result of the Addendum. However in the event SMI does not perform its obligation for placing the one-inch asphalt overlay, the City would recognize the security funds as revenue and would incur the cost of the overlay. Both revenue and expenditure items would then need to be added to the capital budget.

### Attachments:

- 1) RES 111-14 - Smartpark Street Addendum
- 2) Addendum to Infrastructure Agreement

City Manager Approved:

ECM Admin  
Aug 14, 15:02:09 GMT-0700 2014

## RESOLUTION NO. 111-14

A RESOLUTION of the City of Richland authorizing the execution of an Addendum to Richland Contract 138-14, an Infrastructure Improvement Agreement with SMI Group XV, LLC for the transfer of the private portion of Smartpark Street to the City of Richland.

WHEREAS, the City and SMI Group XV, LLC (SMI) entered into an Infrastructure Improvement Agreement dated July 15, 2014, which was approved by the Richland City Council on July 15, 2014; and

WHEREAS, SMI currently has a pending development to construct nine homes on the property located on the northeast corner of Smartpark Street and Fermi Drive; and

WHEREAS, this development will require curb and gutter along Smartpark Street, as well as the extension of a waterline located in the center of Smartpark Street; and

WHEREAS, these improvements will require excavation and asphalt patching within the existing Smartpark Street; and

WHEREAS, Public Works staff desire that these improvements be made prior to the one-inch asphalt overlay required in the July 15, 2014 Infrastructure Improvement Agreement; and

WHEREAS, SMI desires to transfer the Smartpark Street right-of-way to the City as soon as possible, but has no basis to extend the waterline until the development has received final approval; and

WHEREAS, to meet the objectives of both parties, City and SMI agree that SMI shall provide financial security in the amount necessary to cover the cost of the overlay, and that said funds shall either be released back to SMI when the overlay is completed, or liquidated to cover the cost of the overlay in the event SMI defaults; and

WHEREAS, a First Addendum to the July 15, 2014 Infrastructure Improvement Agreement is necessary in order to document the respective rights and obligations of the parties, and to carry out the intent identified above.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that the City Manager is authorized to sign and execute the First Addendum to the Infrastructure Improvement Agreement with SMI Group XV, LLC to transfer the private portion of Smartpark Street to the City of Richland.

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 19th day of August, 2014.

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DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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HEATHER KINTZLEY  
City Attorney

***After recording please return to:  
Richland City Attorney  
Attn: Heather Kintzley  
P.O. Box 190 MS-07  
Richland, WA 99352***

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## **FIRST ADDENDUM TO INFRASTRUCTURE IMPROVEMENT AGREEMENT**

This Addendum to Infrastructure Improvement Agreement ("Addendum") is made and entered into this 19th day of August, 2014, between the **CITY OF RICHLAND**, a Washington municipal corporation (the "City"), and **SMI GROUP XV, LLC.**, a Washington limited liability company ("SMI").

### **WITNESSETH:**

#### **I. Recitals**

WHEREAS, the City and SMI entered into an Infrastructure Improvement Agreement dated July 15, 2014, which was approved by the Richland City Council on July 15, 2014; and

WHEREAS, the City and SMI wish to amend the Infrastructure Improvement Agreement as set forth herein;

NOW THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and SMI do hereby agree as follows:

#### **II. Agreement**

1. Incorporation of Recitals. The recitals set forth above are hereby incorporated into this Addendum by reference.
2. Bank Account. Within five (5) business days of approval of this Addendum by Richland City Council, SMI shall open a bank account (the "Bank Account") in the name of SMI, and shall deposit the sum of \$21,000 in the account to be used for payment of the costs associated with placing a one-inch asphalt overlay on SmartPark Street as set forth in the Infrastructure Improvement Agreement. The Bank Account shall be subject to an Assignment Hold in favor of the City, which will prevent SMI or anyone else from withdrawing the funds from the Bank Account until the City of Richland releases them, as set forth herein. In the event SMI fails to perform as required under the Infrastructure Improvement Agreement as modified by this Addendum, City is expressly authorized by SMI to utilize the funds available in the Bank Account to complete the overlay. Any remaining funds in excess of those necessary to complete the overlay shall be refunded to SMI. City shall bill SMI for any costs in excess of the funds available in the Bank Account.

3. Amendment to Paragraph 2.c. of the Infrastructure Improvement Agreement. Paragraph 2.c. of the Infrastructure Improvement Agreement is hereby revoked and replaced with the following:
  - 2.c. Form of Quitclaim Deed. Within one (1) business day after the Richland City Council has approved this Addendum, SMI will deliver to the City an executed Quitclaim deed in the form attached as Exhibit B to the Infrastructure Improvement Agreement. The City will countersign and record the Quitclaim Deed no later than August 29, 2014; provided, however that City shall be under no obligation to countersign and record the Quitclaim Deed in the event SMI fails to establish the Bank Account as provided under Section 2 of this Addendum.
4. Extension of Water Line. SMI currently has pending before the City an application for permits to construct nine houses on real property adjacent to SmartPark Street. As a condition to approval of the plat application, SMI has agreed to extend the existing City water line in SmartPark Street approximately 210 feet to the West from its current ending point, and ending at Fermi Drive, with a tee at Garlick Blvd. to accommodate a future connection. SMI has agreed to extend the water line before placing a one-inch asphalt overlay on SmartPark Street as set forth in the Infrastructure Improvement Agreement. If SMI's plat application is not approved, SMI is under no obligation to extend the waterline prior to placing the one-inch asphalt overlay.
5. Release of Funds. Within fourteen (14) days after completion of the one-inch overlay on SmartPark Street, the City: (a) shall complete its inspection of the overlay, and (b) if the overlay satisfies the terms and conditions of this Infrastructure Improvement Agreement, shall release to SMI all of funds from the Bank Account.
6. Term of Agreement. Paragraph 3 of the Infrastructure Improvement Agreement is hereby revoked and replaced with the following:
  3. The effective date of this Infrastructure Improvement Agreement, as modified by the Addendum, is August 19, 2014. If SMI does not remove monetary encumbrances on title to the SMI XV Property, as described herein, within seven (7) days after August 19, 2014, then the City may declare the Infrastructure Improvement Agreement to be null and void, *nunc pro tunc*, and neither SMI nor the City shall have any further obligations hereunder. If the City does not approve the condition of title and record the Quitclaim Deed within seven (7) days after SMI has removed monetary encumbrances and delivered the signed Quitclaim Deed, then SMI may declare the Infrastructure Improvement Agreement to be null and void, *nunc pro tunc*, and neither SMI nor the City shall have any further obligations hereunder. If any party properly declares the Infrastructure Improvement Agreement to be null and void, as set forth herein, the City shall release the Bank Account funds to SMI within seven (7) days after such declaration.
7. Except as expressly set forth herein, all of the terms and conditions set forth in the Infrastructure Improvement Agreement executed July 15, 2014 remain in full force and effect.

8. Recording. Upon execution, this Addendum shall be filed with the Benton County Auditor, referencing Parcel ID1-2608-200-0006-003.
9. Time of the Essence. Time is of the essence in the performance of the duties set forth in the Infrastructure Improvement Agreement and this Addendum.
10. Warranty of Authority. The persons executing and delivering this Addendum on behalf of SMI and the City of Richland each represent and warrant that each of them is duly authorized to do so, and that execution of this Agreement is the lawful and voluntary act of the person or entity on whose behalf they purport to act.
11. Complete Agreement. The written Infrastructure Improvement Agreement, as modified by this Addendum, represents and contains the entire understanding between the parties. Except as expressly modified herein, all terms of the Infrastructure Improvement Agreement are hereby incorporated into this Addendum by reference. The parties acknowledge that no other oral or written collateral agreements, understandings, or representations exist outside of the Infrastructure Improvement Agreement, as modified by this Addendum, with the exception of any documents expressly incorporated therein by reference or attached as exhibits thereto. Any prior agreements, whether verbal or written, not specifically expressly incorporated by reference, are hereby terminated.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the effective date set forth above.

**CITY OF RICHLAND**

**SMI GROUP XV, LLC.**

\_\_\_\_\_  
Cynthia D. Johnson, ICMA-CM  
City Manager, City of Richland

\_\_\_\_\_  
Michael E. Henry  
An authorized representative for:  
SMI Group XV, LLC.

Attested:

\_\_\_\_\_  
Marcia Hopkins, City Clerk

Approved as to Form:

\_\_\_\_\_  
Heather Kintzley, City Attorney





## Council Agenda Coversheet

Council Date: 08/19/2014

Category: Consent Calendar

Agenda Item: C10

Key Element: Key 3 - Economic Vitality

Subject: RESOLUTION 112-14, ESTABLISHING A PUBLIC HEARING DATE FOR THE LAPIERRE ANNEXATION

Department: Community and Development Services

Ordinance/Resolution: Res 112-14

Reference:

Document Type: Resolution

**Recommended Motion:**

Adopt Resolution 112-14, establishing September 2, 2014, as a public hearing date to consider the proposed LaPierre annexation.

**Summary:**

Duane LaPierre, the owner of a 4.8 acre property located north of Reata Road and east of Mata Court in South Richland, has requested annexation into the City. Mr. LaPierre has completed the preliminary steps of annexation, having received an acceptance of a notice of intent to initiate annexation proceedings from Council through the adoption of Resolution No. 82-13 on November 19, 2013; having received an approval from the Benton County Boundary Review Board; and having received a recommendation on zoning of the subject property from the Planning Commission. Mr. LaPierre has now filed a formal annexation petition. State law requires that Council establish a public hearing date in which to consider the annexation request. Resolution 112-14 has been prepared for Council and would set September 2, 2014 as the hearing date.

Fiscal Impact?  
☒ Yes ☐ No

Annexation of the subject property will have a fiscal impact, both in providing new revenues to the City and in obligating the City to provide services to this property. Staff will provide an analysis at the time of the public hearing.

**Attachments:**

- 1) RES 112-14 LaPierre Annexation
- 2) Vicinity Map

City Manager Approved:

ECM Admin  
Aug 14, 15:01:09 GMT-0700 2014



## RESOLUTION NO. 112-14

A RESOLUTION of the City of Richland setting a date for a public hearing to consider the annexation of approximately 4.8 acres located north of Reata Road, and east of Mata Court in Section 2, Township 8, North, Range 28 E.W.M.; Benton County, Washington (LaPierre).

WHEREAS, on October 16, 2013, a request for annexation to the City of Richland of approximately 4.8 acres of land was received from Duane LaPierre; and

WHEREAS, on November 5, 2013, City Council was presented with the request; and

WHEREAS, City Council, through adoption of Resolution No. 82-13 on November 19, 2013, called for the annexation process of the 4.8 acre area north of Reata Road to proceed; and

WHEREAS, the Richland Planning Commission held a public hearing on December 18, 2013 to consider appropriate zoning designations for the proposed annexation area, thus fulfilling the directives included in Resolution No. 82-13; and

WHEREAS, City staff submitted an application to the Benton County Boundary Review Board for the annexation. The Board did not invoke its jurisdiction within forty-five days of the filing of the annexation and was thus deemed approved by the Boundary Review Board on April 16, 2014; and

WHEREAS, City Council, through adoption of Resolution No. 64-14 on May 6, 2014, authorized the circulation of a petition calling for the annexation of the area north of Reata Road; and

WHEREAS, the City has received signatures on a petition requesting annexation from property owners representing 100% of the total assessed valuation of the proposed annexation area; and

WHEREAS, state law requires Council to establish a date for a public hearing to consider a proposed annexation when presented with a legally valid petition.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that a public hearing date is hereby set for September 2, 2014 at the City Council meeting in the Council Chamber, Richland, Washington, at 7:30 p.m. to consider the annexation petition for the proposed LaPierre annexation.

BE IT FURTHER RESOLVED that staff is hereby authorized and directed to provide public notice for the public hearing as required by state law.

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 19<sup>th</sup> day of August, 2014.

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DAVID W. ROSE  
Mayor

ATTEST:

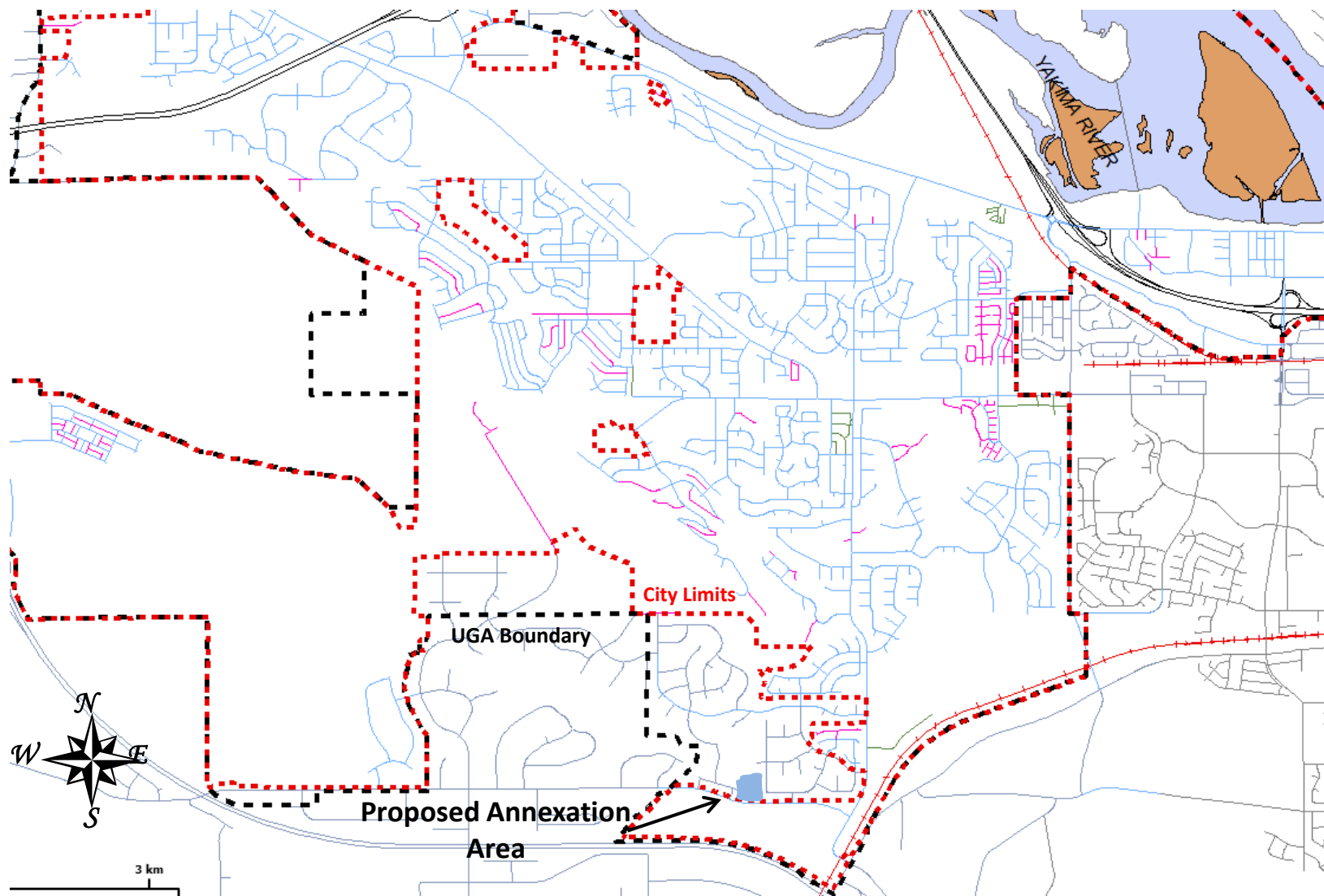
APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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HEATHER KINTZLEY  
City Attorney



**PROPOSED LAPIERRE ANNEXATION AREA**



## Council Agenda Coversheet

Council Date: 08/19/2014

Category: Consent Calendar

Agenda Item: C11

Key Element: Key 7 - Housing and Neighborhoods

Subject: RESOLUTION NO. 113-14, APPROVING THE PRELIMINARY PLAT OF THE SMI GROUP XV, LLC.

Department: Community and Development Services

Ordinance/Resolution: No. 113-14

Reference: 113-14

Document Type: Resolution

**Recommended Motion:**

Adopt Resolution No. 113 -14, approving the preliminary plat of The SMI Group XV, LLC.

**Summary:**

The applicant is requesting preliminary plat approval to allow for development of a 9-lot subdivision in the B-RP Business Research Park zoning district on the northeast corner of Smartpark Street and Fermi Drive. The application was submitted pursuant to the procedures set forth in Richland Municipal Code (RMC) Titles 23 Zoning and Title 24 Plats and Subdivisions. Residential uses in the B-RP zone require a Special Use Permit (SUP) be approved along with the preliminary plat. The Planning Commission on July 23, 2014 approved the SUP, City File No. SUP2014-100 and recommended approval of the preliminary plat subject the conditions found in the Technical Advisory Commission report.

**Fiscal Impact?**

☐ Yes ☒ No

The construction of the preliminary plat will not have a fiscal impact to the City. However, the eventual final plat will create 9 new residential lots that will increase the underlying property values and associated tax revenues to the City.

**Attachments:**

- 1) Res No. 113-14\_SMI Group XV LLC Pre-Plat Resolution\_S2014-102\_8\_19\_14
- 2) SMI Group XV LLC Pre-Plat Approval Findings of Fact and Conclusions\_8\_19\_14
- 3) S2014-102\_PC PHEARING PACKET\_SMI Group XV LLC\_7\_23\_14

City Manager Approved:

ECM Admin  
Aug 14, 15:01:57 GMT-0700 2014

RESOLUTION NO. 113-14

A RESOLUTION of the City of Richland, approving the preliminary plat of the SMI Group XV, LLC., subject to the conditions of the Technical Advisory Committee Report; adopting the findings of the Planning Commission as the findings of the City Council and directing staff to provide notice of this decision.

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

WHEREAS, the Planning Commission, by virtue of a 7 to 0 vote, recommended to the City Council that it approve the preliminary plat of the SMI Group XV, LLC; and

WHEREAS, the City Council has reviewed the record created by the Planning Commission;

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

1. The preliminary plat of SMI Group XV, LLC., a copy of which is attached to this Resolution and which is incorporated herein by reference, is hereby approved subject to the conditions of approval contained in the Technical Advisory Committee Report, dated February 8, 2014.
2. The written findings of the Planning Commission, a copy of which are attached hereto and incorporated herein by reference are hereby adopted as the written findings of the City Council.
3. City staff is hereby directed to provide notice of this decision to parties of record in accordance with Title 19 of the Richland Municipal Code.

ADOPTED by the City Council of the City of Richland at a regular meeting on the nineteenth day of August, 2014.

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DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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HEATHER KINTZLEY  
City Attorney

**FINDINGS OF FACT AND CONCLUSIONS OF LAW ADOPTED BY THE  
RICHLAND CITY COUNCIL IN SUPPORT OF ITS DECISION TO APPROVE  
THE SMI GROUP XV, LLC. PRELIMINARY PLAT APPLICATION**

**Findings of Fact:**

1. The Richland Comprehensive Land Use Plan designates the site as Business Research Park (B-RP), consistent with the zoning designation.
2. Residential uses are permitted in the B-RP zone
3. The gross density of the proposed subdivision is approximately 5.7 dwelling units per acre.

**Conclusion of Law:**

1. **The proposed preliminary plat is consistent with and would provide for development of the subject parcel in conformance with the density and type of land use envisioned in the land use element of the adopted comprehensive plan.**

**Findings of Fact:**

4. The site is zoned Business Research Park (B-RP) which permits residential uses subject to the issuance of a Special Use Permit (SUP), as set forth in Section 23.46.020 through 23.28.060 of the Richland Municipal Code.
5. The City of Richland Planning Commission approved the SUP on July 23, 2014
6. The minimum lot size in the proposed subdivision is 6,263 square feet; the average lot size is approximately 6,674 square feet.

**Conclusion of Law:**

2. **The proposed subdivision is consistent with the City's zoning regulations for the underlying B-RP zoning designation.**

**Findings of Fact:**

7. RMC Chapters 24.16 and 24.20 and 24.24 specify design and improvement standards and administrative and enforcement procedures for subdivisions including those for streets, easements, blocks and lots, utilities and other improvements that must be met in order for a preliminary plat to be approved.
8. City staff has reviewed the proposed plat and determined that as conditioned the proposed subdivision would be served by public & private streets, electrical power, domestic water, sewer, separate source of irrigation water, storm water drainage, and fire protection in a manner that is consistent with City design & development improvement standards or consistent with the criteria to allow for deviations from those standards as set forth in RMC Chapters 24.16 and 24.20.

**Conclusion of Law:**

3. **The proposed project conforms to the City development standards for preliminary plats as set forth in RMC Chapters 24.16, 24.20 and 24.24.**

**Findings of Fact:**

9. RMC Section 24.12.053 sets forth standards for review of preliminary plats that require the Planning Commission to consider whether appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.
10. The plat will be served by City water and sewer and Smartpark Street will be improved with curbs, gutters and sidewalks. All nine lots within the subdivision will access have access to Smartpark Street and Fermi Drive via a shared private access drive.
11. The City requires dedication of park land or payment of fees in lieu of land dedication based on standards set forth in RMC Chapter 22.12.
12. As conditioned, park fees would be paid in compliance with RMC Chapter 22.12 prior to issuance certificates of occupancy for new homes within the proposed subdivision.
13. The project site is located within the boundaries of the Richland School District and Ben Franklin Transit. The agencies were given an opportunity to review and comment on the proposal as part of the City's Technical Advisory Committee review process.
14. City staff and other utility providers have reviewed the project and have recommended specific conditions of approval as set forth in the Technical Advisory Committee report, dated February 18, 2014.

**Conclusions of Law:**

4. **As conditioned the proposed subdivision makes appropriate provisions for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school.**

**Findings of Fact:**

15. The project is exempt from the State Environmental Policy Act (SEPA) review in accordance with the exemption provisions found in RMC 22.09.090(A) as supported by WAC 197-11-800(1)(b)(i). Specifically, the flexible threshold for categorical exemptions is established at projects with 20 or more dwelling units. The preliminary plat is proposing nine dwelling units.

**Conclusions of Law:**

5. Pursuant to Chapter 22.09 of the RMC (State Environmental Policy Act), this project is exempt from SEPA review.





## STAFF REPORT

TO: PLANNING COMMISSION

PREPARED BY: AARON LAMBERT

FILE NO'S.: SUPS2014 -100 (Special Use Permit) / S2014-102 (Pre-Plat)

MEETING DATE: JULY 23, 2014

### GENERAL INFORMATION:

APPLICANT: SMI Group XV, LLC.

REQUEST: SPECIAL USE PERMIT AND PRELIMINARY PLAT  
APPROVAL REQUESTS TO SUBDIVIDE 1.58 ACRES INTO  
NINE SINGLE FAMILY LOTS.

LOCATION: NORTHEAST CORNER OF SMARTPARK STREET AND  
FERMI DRIVE, NORTH OF STEVENS CENTER AND EAST  
OF STEVENS DRIVE.

### REASON FOR REQUEST

The applicant is requesting preliminary plat approval to allow for development of a 9-lot subdivision which is from a portion of a 24.82 acre parcel. The application is submitted pursuant to the procedures set forth in Richland Municipal Code (RMC) Title 23 Zoning and Title 24 Plats and Subdivisions.

### FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for special use permit and preliminary plat approval and, subject to the conditions set forth in the Technical Advisory Committee Report dated February 18, 2014.

#### **Findings of Fact:**

1. The Richland Comprehensive Land Use Plan designates the site as Business Research Park (B-RP).

2. The B-RP land use category is intended to provide for a variety of office and research and development facilities in a planned business park setting, including residential land uses.
3. The Richland Comprehensive Plan includes goals and policies encouraging a variety of housing types and non-traditional residential land uses with a balanced distribution of residential uses and densities located throughout the urban growth area.

**Conclusion of Law:**

1. **The proposed preliminary plat is consistent with and would provide for development of the subject parcel in conformance with the density and type of land use envisioned in the land use element of the adopted comprehensive plan. The proposal is also consistent with several goals and policies related to provision of a variety of housing types and densities throughout the City.**

**Findings of Fact:**

4. The site is zoned Business Research Park (B-RP) which allows for the development of multiple family attached as well as detached single family housing provided that the density requirements for the district are met and that no more than 15% of the total developed area with the B-RP zone is dedicated to residential uses. Residential developments must meet standards for setbacks, landscaping and are subject to the issuance of a special use permit and if subdividing must meet all platting requirements.
5. Minimum density in the B-RP zone is 6 units per acre.
6. The gross density of the proposed subdivision is approximately 5.70 dwelling units per acre. When rounding up to 6 as is permitted when calculating density, the application meets the minimum density requirement.
7. The average density required in the B-RP zone is 8 units per acre. The overall residential density within the B-RP zoning district is nearly 15 units per acre.

	Acreage	Units	Units/Acre
SMI Group XV, LLC Pre-Plat	1.58	9	5.7
Sienna Sky	6	40	6.7
University Condos	5	52	10.4
Innovation Center Apartments	5	160	32.0
	17.58	261	14.8

8. The B-RP zone has no minimum lot size requirement. The smallest lot proposed is 6,263 SF; the largest lot is 7,831 SF for a proposed average lot size of 6,674 SF.

9. Richland Municipal Code (RMC) 23.28.030 permits residential uses in the B-RP zoning district subject to the issuance of a Special Use Permit (SUP).
10. RMC 23.46.020 through 23.46.060 sets for the procedural and legal provisions for review of requests for special use permits.
11. A five acre park/open space is located adjacent to and north of the site which provides a buffer from the medium industrial uses operating to the north of the property. The park/open space is private and was developed on leased property by the Developer of the Sienna Sky residential project to the east to offset park impact fees. While not accessible to the proposed developed the space will provide a buffer from future industrial development immediately adjacent to the site.

RMC 23.28.020(b)(11) Requires that Benton County Emergency Services (BCES) be consulted to determine any known hazards that may pose a threat to residential uses and to prepare a response plan if necessary. BCES was consulted and prepared a response, see Exhibit 10. Staff is recommending as found in the TAC conditions that a note be recorded on the face of the plat and with the private Codes, Covenants and Restrictions that provides notice that the subdivision is in the vicinity of industrial uses and technical hazards. The specific language will be reviewed and approved by the City and BCES.

12. The proposed residential development will provide for use of the property in a manner compatible with the surrounding zoning and land uses and in accordance with the purpose and intent of the underlying Business Research Park zoning district.

**Conclusion of Law:**

2. **The proposed subdivision is consistent with the City's zoning regulations and special use permit requirements for the underlying B-RP zoning district.**

**Findings of Fact:**

13. The project is exempt from SEPA (State Environmental Policy Act) review as it falls within the flexible threshold for a categorical exemption as adopted by the City in RMC 22.09.090(A) as provided for in Washington State Administrative Code (WAC) 197-11-800(1)(b)(i), 20 dwelling units.
14. RMC 24.12.053 sets forth standards for review of preliminary plats that require the Planning Commission to consider whether appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalk and other planning features that assure safe walking conditions for students who only walk to and from school.
15. The plat will be served by City Water and Sewer and will have a private street with sidewalks to be constructed against the public right-of-way.

16. The City requires dedication of park land or payment of fees in lieu of land dedication based on standards set forth in RMC Chapter 22.12.
17. As conditioned, park fees would be paid in compliance with RMC Chapter 22.12 prior to issuance certificates of occupancy for new homes within the proposed subdivision.
18. The project is located within the boundaries of the Richland School District and the Ben Franklin Transit District. These agencies were given an opportunity to review and comment on the proposal as part of the City's Technical Advisory Committee review process.
19. RMC Chapters 24.16 and 24.20 specify design and improvement standards and for subdivisions including those for streets, easements, blocks and lots, utilities and other improvements that must be met in order for a preliminary plat to be approved.
20. City staff has reviewed the proposed plat and determined that as conditioned the proposed subdivision would be served by public & private streets, electrical power, domestic water, sewer, separate source of irrigation water, storm water drainage, and fire protection in a manner that is consistent with City design & development improvement standards or consistent with the criteria to allow for deviations from those standards as set forth in RMC Chapters 24.16 and 24.20.

**Conclusion of Law:**

3. **The proposed project conforms with the development standards for preliminary plats as set forth in RMC Chapters 24.16 and 24.20.**

**Findings of Fact:**

21. The project is exempt from the State Environmental Policy Act (SEPA) review in accordance with the exemption provisions found in RMC 22.09.090(A) as supported by WAC 197-11-800(1)(b)(i). Specifically, the flexible threshold for categorical exemptions is established at projects with 20 or more dwelling units. The preliminary plat is proposing fourteen dwelling units.

**Conclusions of Law:**

- 5. Pursuant to Chapter 22.09 of the RMC (State Environmental Policy Act), this project is exempt from SEPA review.**

**RECOMMENDATIONS**

1. Staff recommends the Planning Commission concur with the findings and conclusions set forth in the Staff Report and that the Planning Commission approves Special Use Permit number SUP2014-100, subject to the conditions of approval set forth in the Technical Advisory Committee Report dated February 18, 2014.
2. Staff recommends the Planning Commission concur with the findings and conclusions set forth in the Staff Report and that the Planning Commission recommends approval of the preliminary plat of the SMI Group XV, LLC, City file number S2014-102, subject to the conditions of approval set forth in the Technical Advisory Committee Report dated February 18, 2014.

**EXHIBITS**

1. Supplemental Information
2. Technical Advisory Committee Report
3. Notice of Application & Public Hearing
4. Vicinity Map
5. Aerial Photo
6. Preliminary Plat Map
7. **Site Photos**
8. Proposed building elevations
9. Preliminary Plat Application
10. Benton County Emergency Services Letter
11. Public Comment(s)
12. RMC 23.46 Special Use Permits
13. RMC 23.28 Business Zoning Districts

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# EXHIBIT (1)

## SUPPLEMENTAL INFORMATION

### DESCRIPTION OF PROPOSAL

The proposed preliminary plat would allow for development of 1.58 acres of a 24.82 acre parcel into 9 single family residential lots. The remaining acreage will remain undeveloped at this time. Proposed lot sizes range in size from 6,263 to 7,831 square feet with an average lot size of 6,674 square feet. Each unit will be on its own individual lot and access will be from a private street with connections to Smartpark Street and Fermi Drive. A homeowner's association will be required to be created to maintain landscaping and the private access drive.

### GENERAL INFORMATION

**PROJECT SURVEYOR:** WORLEY SURVEYING SERVICE, INC. P.S.

**ANNEXATION DATE:** 1965

**COMPREHENSIVE PLAN:** BUSINESS RESEARCH PARK

**ZONING:** BUSINESS RESEARCH PARK (B-RP)

### SITE DATA

**Size:** 1.58 acres.

**Physical Features:** The site is located on the northeast corner of Smartpark Street and Fermi Drive. The site is nearly level excluding small dirt piles that may be associated with neighboring construction in the past. The site has been disturbed and is partially covered in grasses such as cheat grass, rabbit brush and Russian thistle.

**Access:** The site has frontage on both Smartpark Street and Fermi Drive and as proposed will have a private through street to access all 9 lots. As conditioned the lots will not have direct driveway access to said streets. Fermi Drive is a private road and will remain so. On July 15<sup>th</sup>, 2014 the City Council approved the dedication of Smartpark Street as a public right-of-way.

### SURROUNDING ZONING AND LAND USES

The site is surrounded on the east, west and south by B-RP zoning and is bordered to the north by medium industrial (I-M) zoning. The eastern border of the site contains attached single family housing in the form of duplexes. A portion of a 5 acre private park is found to the north of the site while the south and west borders are Smartpark



Street and Fermi Drive with the property across these roads remaining undeveloped. See the aerial photo known as Exhibit 5 for more detail.

## ANALYSIS

**Compliance with the Comprehensive Plan and Zoning:** The Richland Comprehensive Land Use Plan designates the site as Business Research Park (B-RP). The B-RP designation is intended to provide for a variety of office and research and development facilities in a planned business park setting. Limited residential uses may be permitted if demonstrated to be compatible with the primary permitted uses. Subject to compliance with the specific regulations of the B-RP zoning district and the recommended conditions of approval, development of the site with the proposed residential use will be in compliance with and implement the City's adopted Comprehensive Plan.

RMC Chapter 23.46 sets forth the criteria for which special use permits may be conditioned with respect to, setbacks, building heights, design, etc. (see Exhibit 12). Staff has proposed no additional requirements other than those found in RMC Chapter 23.28.020, Business performance standards and special requirements (see Exhibit 13) as reflected in the recommended conditions of approval.

The setbacks that will be applied to the future homes as found in RMC 23.28.040(2a-c) are 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. The maximum building height is 50 feet.

The development site is 1.58 acres and when combined with the adjacent 6 acre Sienna Sky residential project is still under the 10 acre gross maximum allowed in a single area within the B-RP zone. The combined acreage for all residential development in the B-RP zone is less than the maximum 15% allowed for the entire district. The proposed residential use also constitutes less than 15% of the Applicant's ownership within the B-RP zone.

RMC Section 23.28.020(B)(11) requires consultation and project review by the Benton County Emergency Services (BCES) Department for any proposed residential uses. BCES has reviewed the proposal and provided a comment letter (see Exhibit 10). Staff is recommending as found in the TAC conditions that a note be recorded on the face of the plat and with the private Conditions, Covenants and Restrictions that provides notice the subdivision is in the vicinity of industrial uses and technical hazards. The specific language will be reviewed and approved by the City and BCES.

**Compatibility with Surrounding Land Uses:** The proposed residential development is located on the northern periphery of the B-RP zone. In general the uses permitted in the surrounding B-RP zoning district to the south and west are anticipated to be compatible with the proposed plat. The existing attached duplexes to the east are clearly compatible.

Issues of compatibility are most apparent between the site and the adjacent industrially zone (I-M) land and facilities to the north. That area was previously part of the Department of Energy's 3000 Area and is now owned by the Port of Benton and known as the Richland Industrial Center. The Sienna Sky development to the east constructed a 5 acre park/open space that spans the north property line from Fermi Drive to Sienna Sky's eastern border. The proposed development is not a party to the agreement that established this park/open space nor will the residents have legal access to it as currently understood by the City. This space however does provide for a form of buffer between the industrial uses and the proposed development.

**Access/Transportation:** The primary access point to the site will be from Smartpark Street with a secondary access to Fermi Drive. The private access road will be constructed by the Developer and maintained by a Home Owner's Association. Smartpark Street will be paved with a final lift of asphalt to bring it up to City standards. Frontage improvements will be provided along the Smartpark street frontage.

The nearest transit route is found along George Washington Way nearly a half mile away to the east.

**Utilities:** Conditions of approval will require infrastructure improvements and utilities to be extended to serve the site. Domestic water, sanitary sewer and electrical facilities have all been determined to have capacity to serve the proposed development subject to those recommended conditions of approval. An engineered storm water system will also be required to be developed to handle the anticipated run-off related to project development. The determination for the stormwater system will be made by the Public Works Department.

**State Environmental Policy Act (SEPA):** The project is exempt from the State Environmental Policy Act (SEPA) review in accordance with the exemption provisions found in RMC 22.09.090(A) as supported by WAC 197-11-800(1)(b)(i). Specifically, the flexible threshold for categorical exemptions is established at projects with 20 or more dwelling units (see below). The preliminary plat is proposing fourteen dwelling units.

**RMC 22.09.090 Flexible thresholds for categorical exemptions.**

The city of Richland establishes the following exempt levels for minor new construction under WAC 197-11-800(1)(b) based on local conditions:

A. For residential units in WAC 197-11-800(1)(b)(i), 20 dwelling units.

**Park Dedication or Payment of Fees-in-lieu-of:** RMC Chapter 22.12 requires that when property is subdivided, the developers either dedicate parkland to the City or pay a fee in lieu thereof. A recommended condition of approval would require payment of park impact fees to meet the provisions of City code.

## CONCLUSION

As conditioned, the proposed preliminary plat of SMI Group XV, LLC. conforms to the Richland Municipal Code and the Comprehensive Plan for the subject area and will provide for development of the property in a manner that is compatible with the existing and proposed surrounding land uses. The preliminary plat also conforms to the requirements of the City's platting regulations, and therefore the request should be conditionally approved.

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# EXHIBIT (2)



## **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

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### **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-feet horizontal spacing shall be maintained between domestic water and sanitary sewer mainlines and service lines.
  - E. Water lines shall be aligned on the south and east side of street centerlines.
  - F. Watermains larger than 8-inches in diameter shall be ductile iron.
  - G. Watermains installed outside of the City Right of Way or in very rocky native material, shall be ductile iron and may need restrained joints.
  - H. All watermains outside areas zoned R1 shall be ductile iron.
  - I. Fire hydrant location shall be reviewed and approved by the City Fire Marshal.
  - J. Sewer mains over 15-feet deep shall be constructed out of SDR26 PVC, C900 PVC or ductile iron. The entire main from manhole to manhole shall be the same material. Private sewer service lines over 15-feet deep shall also be constructed of the same material, then transition to regular sewer piping above 15-feet.
  - K. 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 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.



# EXHIBIT (3)



## **CITY OF RICHLAND** **NOTICE OF APPLICATION** **AND PUBLIC HEARING (S2014-102) / (SUP2014-100)**

Notice is hereby given that the SMI Group XV, LLC on January 30, 2014, filed an application for preliminary plat approval with a concurrent special use permit to subdivide 1.58 acres parcel into 9 single family residential lots. The property is located on the northeast corner of Smart Park Street and Fermi Drive. The site is zoned Business Research Park (B-RP) with a proposed average lot size of 6,674 square feet. Pursuant to Richland Municipal Code (RMC) Section 19.30.030 the City of Richland determined the application complete for processing on June 3, 2014.

The Richland Planning Commission, on Wednesday, July 23, 2014, will conduct a public hearing and review of the application at 7:00 p.m. in the Richland City Hall Council Chambers, 505 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Aaron Lambert, Senior Planner, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to [alambert@ci.richland.wa.us](mailto:alambert@ci.richland.wa.us). Written comments should be received no later than 5:00 p.m. on Tuesday, July 15, 2014 to be incorporated into the Staff Report. Comments received after that date will be entered into the record at the hearing.

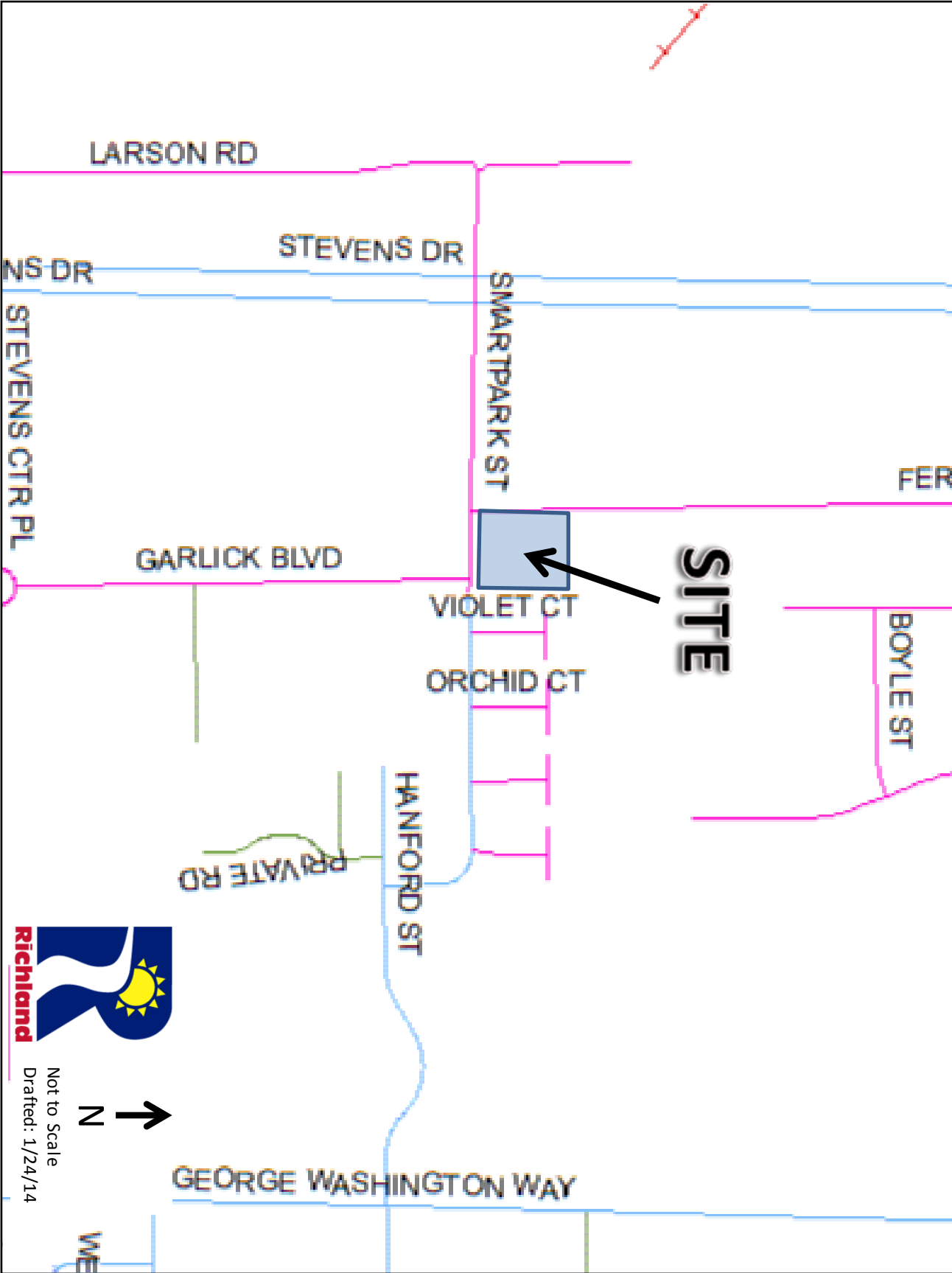
Copies of the staff report and recommendation will be available in the Development Services Division Office, and at the Richland Public Library beginning Friday, July 18, 2014.

The proposed application will be reviewed in accordance with the regulations in RMC Title 19 Development Regulation Administration, Title 23.46 Special Use Permits and Title 24 Plats and Subdivisions. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

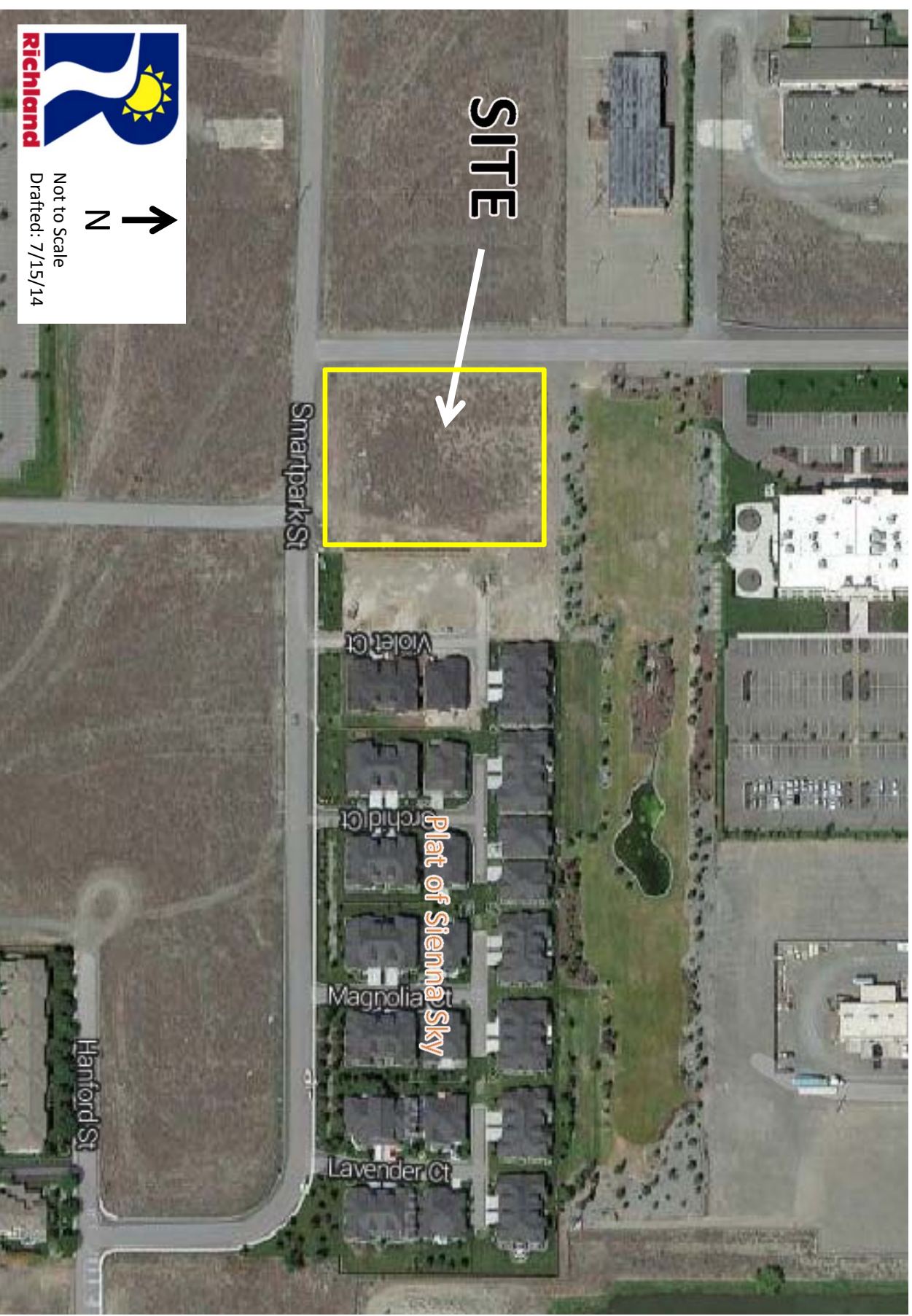
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AARON LAMBERT,  
SENIOR PLANNER

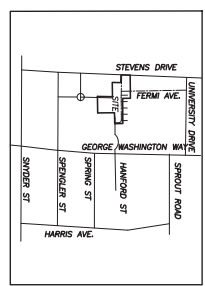
# EXHIBIT (4)



# EXHIBIT (5)



# EXHIBIT (6)



SHEET 1 OF 2

WARRANT 27 2014  
13-251

## DESCRIPTION

[illegible]

## DEVELOPER

CONTACT BILL MCKAY  
1030 BATTLE BLVD, 102  
RICHLAND WA 99354  
509-375-9002

## LAND SURVEYOR

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

## LAND USE SUMMARY

TOTAL AREA OF LOTS	24.82 ACRES
NUMBER OF LOTS	1.58 ACRES
AVERAGE LOT SIZE	9
LARGEST LOT SIZE	667.4 S.F.
SMALLEST LOT SIZE	783.1 S.F.
WATER	6263 S.F.
SEWER	CITY OF RICHMOND
ELECTRICAL SERVICE	CITY OF RICHMOND
CABLE TELEVISION	CHARITTE COMMUNICATIONS

## VICINITY MAP

N.7.5



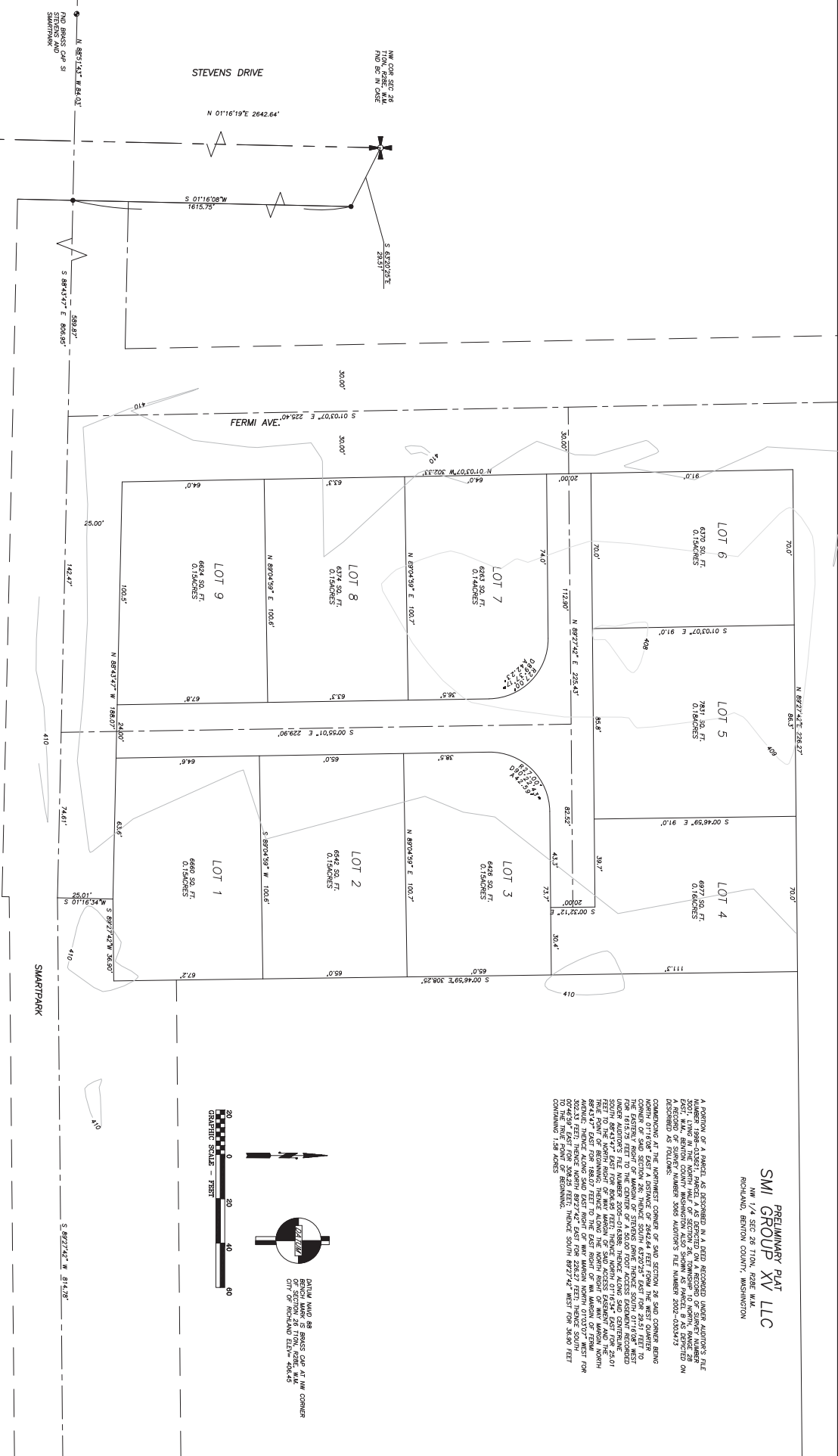
NW 1/4 SEC 26 T10N, R28E W.M.  
RICHLAND, BENTON COUNTY, WASHINGTON

[illegible]

BENCH MARK IS BRASS CAP AT NW CORNER  
 OF SECTION 26 T10N, R28E, W4M.  
 CITY OF RICHLAND ELEV= 406.45



GRAPHIC SCALE - FBRT



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# EXHIBIT (7)

SITE PHOTOS — “SMI Group XV, LLC” Preliminary Plat File No. S2014-102



Not to Scale

Source:  
Google  
Street View

View looking SW to NE from Fermi Drive and Smart Park Street



SITE PHOTOS — “SMI Group XV, LLC” Preliminary Plat File No. S2014-102



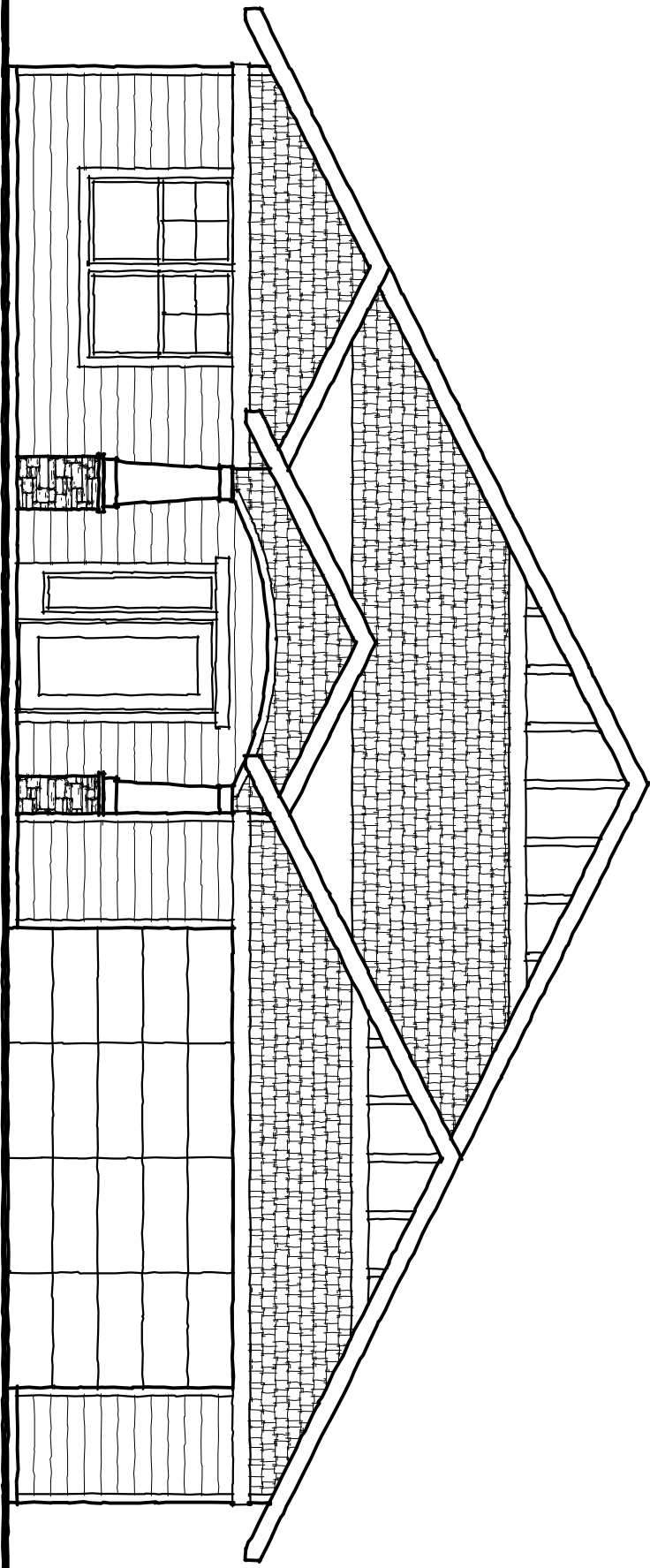
Not to Scale

Source:  
Google  
Street View

View looking NW to SE from Fermi Drive

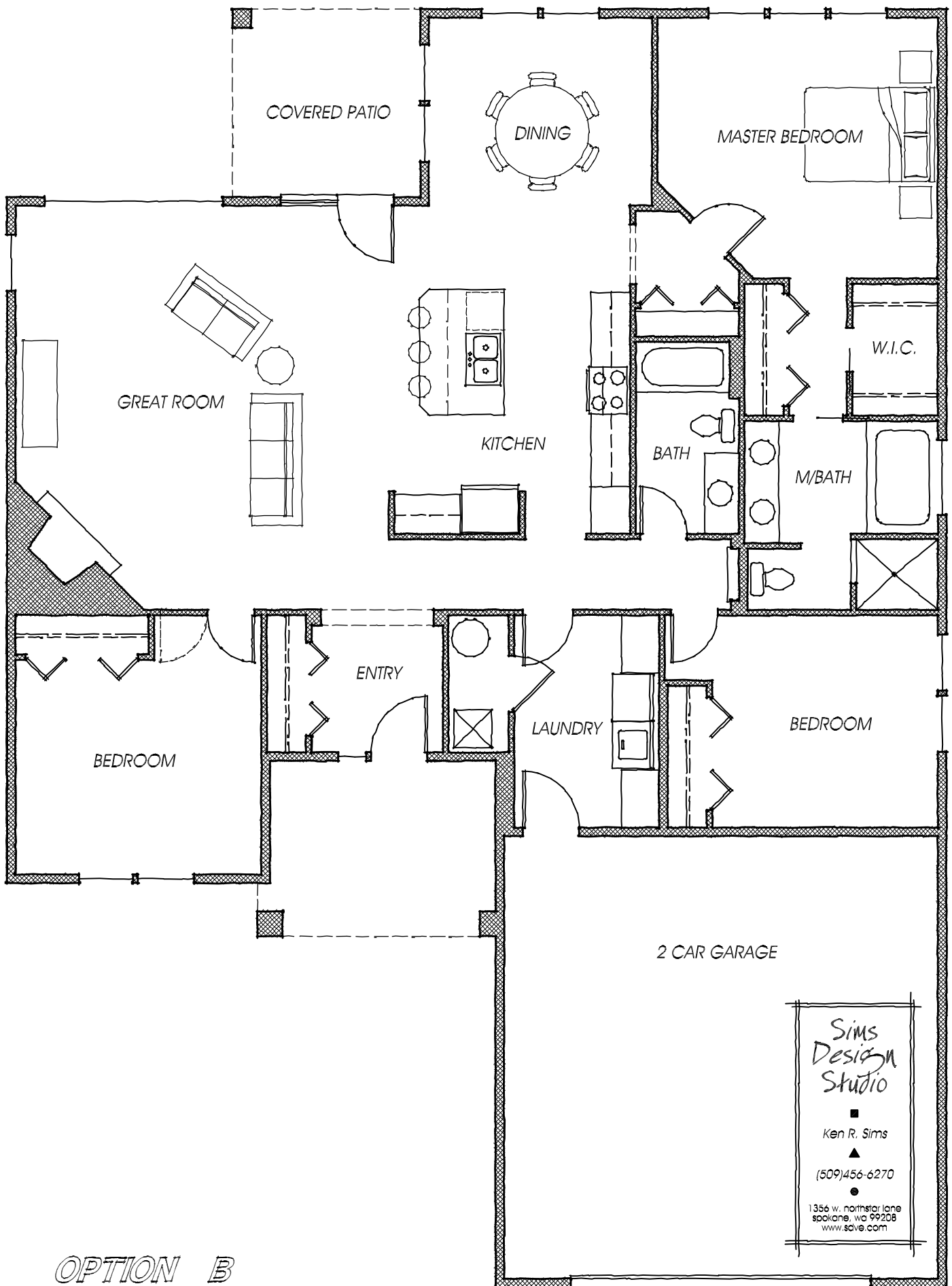
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# EXHIBIT (8)



*OPTION ELEVATION B*





**OPTION B**

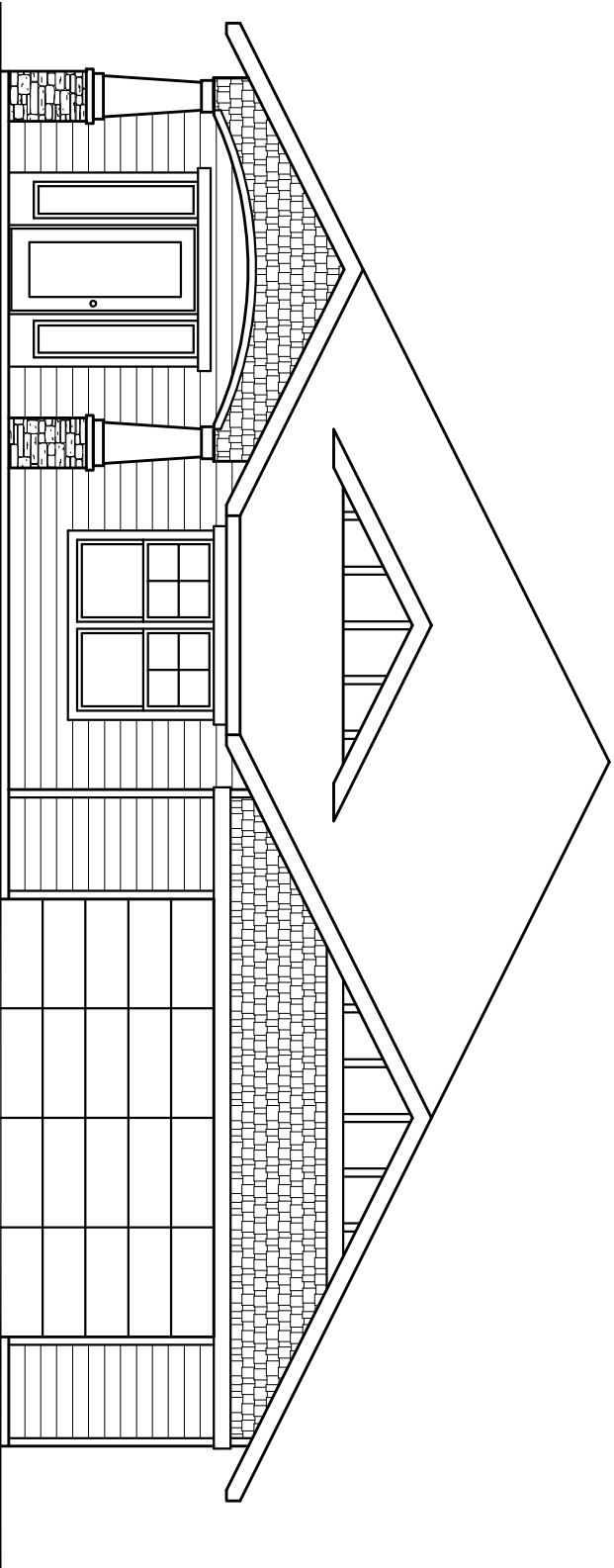
1968 SQ.FT.

*Sims  
Design  
Studio*

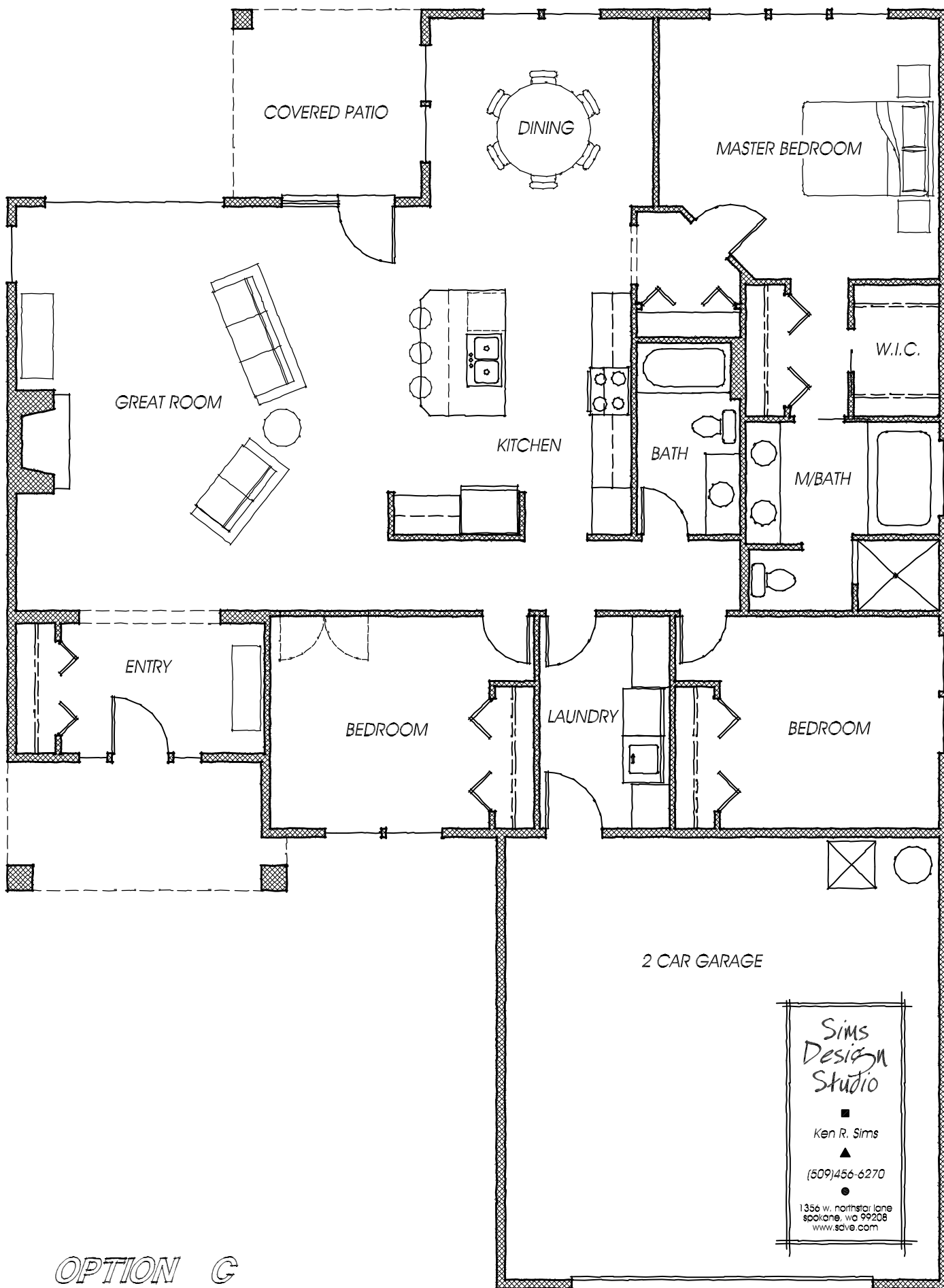
■  
Ken R. Sims

▲  
(509)456-6270

●  
1356 W. Northstar Lane  
Spokane, WA 99208  
www.sdvs.com



OPTION ELEVATION G



**OPTION C**

1922 SQ.FT.

*Sims  
Design  
Studio*

■  
Ken R. Sims

▲  
(509)456-6270

●  
1356 W. Northstar Lane  
Spokane, WA 99208  
www.sdsi.com

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# EXHIBIT (9)



**Development Services Division • Planning Section**  
**840 Northgate Drive • Richland, WA 99352**  
**General Information: (509) 942-7794 • Fax: (509) 942-7764**

P.O. Box 190 Richland, WA 99352  
www.ci.richland.wa.us

## **SPECIAL USE PERMIT APPLICATION**

### **Applicant's Section**

Applicant: SMI Group XV, LLC

Address: 1030 Battelle Blvd City: Richland State: WA Zip: 99354

Phone Number: 509-375-9002 Fax Number: 509-375-4949 Other:

Address and/or Location of Property: 851 Smartpark, Richland, WA 99354

Legal Description (including lot, block, and plat): See Attached Legal Present Zoning: B-RP

Request to use the above-described property for the following purpose (use this space to identify the intended use involved). Also include the title and section of the Richland Municipal Code under which the special use is sought.

Building nine single family residential homes.

Explanation of use. Please complete the information below, selecting the items that apply to the proposed use, in order that the Physical Planning Commission and City Council may ascertain whether the intended use on the proposed site would conform to the stated purposes of Title 23, Zoning, Richland Municipal Code, and be compatible with the permitted uses in the zone.

What are the products resulting from the operations?

Nine single family residential homes

What supplies and materials are to be kept or used on the premises? Raw materials:

During the construction process there will be standard construction materials that will be used in the homes

Finished products:

Nine single family residential homes

What are the type, amount, and location of storage to be provided?

None needed.

If any of the materials used and stored in connection with this activity are hazardous, what is the nature of the hazard? What precautionary means will be employed to provide safety both to employees, customers, and adjoining properties?

How many people will be employed?

5 - 7

In the manufacture of the product?

Same

In the sale of the product?

1

In any other capacity?

None

What do you estimate will be the greatest number of persons on the premises at any one time, excluding employees?

2 - 4

What type of volume of trucking is involved?

Minimal

What are the hours of peak loading and unloading?

Regular Business Hours

What other type and volume of traffic would be generated?

Regular auto traffic from employees

Would the activity normally attract the public to the premises?

Yes ☐ No ☒

Number of visitors daily?

Number of patrons daily?

No

Will this activity be carried on outside of daylight working hours? If so, what are the hours?

What type of power would be employed?

Electric ☒

Gas ☒

Oil ☐

Steam ☐

or Internal Combustion Engine ☐

What type and volume of noise results from operations on premises?

Minimal

Have you any evidence of the decibel rating of sound emanating from this or similar operations? If so, what is it?

Minimal

What odors, fumes, smoke, or dust result from the operations?

None

Is there any sewage from the processes involved that would sterilize or overload existing wastewater (sewer) facilities?

Yes ☐ No ☒

What are they?

What are the demands of this activity upon available public facilities and utilities?

Electricity

Normal residential Uses

Water

" " "

Wastewater (Sewer) Disposal

" " "

Refuse Disposal

" " "

Transportation (railroad and streets)

" " "

Explain in detail why this particular site is especially suited, if it is, for the intended purpose:

It is a continuation of the existing Sienna Sky residential development and is small piece of property that would be

difficult to build a commercial office building on.

Describe how the proposed use and improvements are designed and arranged to fit into the development of adjacent property and the neighborhood:

See Above.

I have examined and am familiar with the regulations covered in Title 23 of the Richland Municipal Code, as they pertain to the application.

Michael C. Henry  
Signature of Applicant or Authorized Agent

\_\_\_\_\_  
Signature of Applicant or Authorized Agent

I have read and consent to the filing of this application as the owner of record of the property for which the Special Use Permit is being requested.

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

SMI Group, LLC  
Owner's Name

\_\_\_\_\_  
Owner's Name

1030 Battelle Blvd  
Address

\_\_\_\_\_  
Address

Richland  
City

\_\_\_\_\_  
City

WA 99854  
State Zip

\_\_\_\_\_  
State Zip

375-9002  
Phone No. Other No.

\_\_\_\_\_  
Phone No. Other No.

Michael C. Henry  
Owner's Signature

\_\_\_\_\_  
Owner's Signature





**Development Services Division • Planning Section**  
**840 Northgate Drive • Richland, WA 99352**  
**General Information: (509) 942-7794 • Fax: (509) 942-7764**

P.O. Box 190 Richland, WA 99352  
www.ci.richland.wa.us

## **SPECIAL USE PERMIT INSTRUCTIONS AND APPLICATION**

### **General Information**

Application for a Special Use Permit must be submitted to the Development Services Division office prior to the regular meeting of the Richland Planning Commission or Board of Adjustment. The Current Planning Section staff will review the application, solicit comments from City staff, and consulted agencies, notify surrounding property owners, and prepare a staff report and recommendations to the Planning Commission or Board of Adjustment. The Planning Commission or Board of Adjustment, at their regular monthly meeting, will conduct a public hearing on the applicant's request and make a decision to approve, deny, or approve with conditions. Any decision of the Planning Commission or Board of Adjustment is final, unless appealed to the City Council.

### **Requirements**

Requirements for filing an application for Special Use Permit with the Planning Commission or Board of Adjustment (see RMC, Chapter 23.46):

- ♦ **Filing Fee** The City of Richland's Municipal Code requires a filing fee be paid at the time of filing an application for the Special Use Permit. This fee is to assist in covering the expense to the City for advertising investigations, map work, and processing the application through its various stages.
- ♦ **Application Form** The attached application for Special Use Permit must be filled out completely with answers to each question. The application form must also contain the signatures of both the applicant(s) and the owner(s) of record of the property for which the Special Use Permit is being requested.
- ♦ **Required Attachments** The application shall be accompanied by a title insurance company report showing ownership of record of the property involved and a list of the names and addresses of all owners of record of property within a radius of 300-feet of the exterior boundaries of the subject property, or within the distance specified within the appropriate section of Chapter 23.46 relating to the special use being proposed. Specified distance \_\_\_\_\_ feet.

The application shall also be accompanied by 20 copies of a plot plan which shall be drawn at a scale of not less than 30-feet to the inch, nor more than 100-feet to the inch, which shall be clear and precise and shall contain the following information:

- ♦ Boundaries and dimensions of property,
- ♦ Location and width of boundary streets,
- ♦ Size and location of existing or proposed buildings, structures, or activities on the site,
- ♦ Roadways, walkways, off-street parking, loading facilities, and emergency vehicle access,
- ♦ Fencing, screening, or buffering with reference to location, type, dimension, and character,
- ♦ Required setbacks, yards, and other open spaces, and
- ♦ Easements, right-of-ways, etc.

In addition, architect's sketches showing elevations of proposed buildings or structures, complete plans, and any other information needed by the Commission may also be required.

- ♦ Written assurance from all applicable federal, state, or local regulatory agencies indicating that the applicant has complied with at least one (1) of the following requirements:
  - ♦ Make initial contact with those agencies suspected of having jurisdiction over the proposed project,
  - ♦ Applied for the necessary permits and/or licenses from those agencies having jurisdiction over the proposed project, or
  - ♦ Received the necessary permits and/or licenses from those agencies having jurisdiction over the proposed project.
- ♦ State Environmental Policy Act (SEPA) checklist as required.

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# EXHIBIT (10)



## BENTON COUNTY EMERGENCY SERVICES

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651 Truman Avenue  
Richland, Washington 99352  
(509) 628-2600

Memo

To: Aaron Lambert

From: Jeremy Beck

Date: July 15, 2014

Re: Proposed Residential Subdivision (S2014-102)

The Proposed Residential Subdivision (S2014-102) is in an area where there are no special planning zones for specific hazards. Instead an all hazard planning approach has been taken in the area. Under the Emergency Planning & Community Right to Know Act (EPCRA), both small and large businesses are required to plan for possible emergencies and report chemical information to the State Emergency Response Commission (SERC), the Local Emergency Planning Committee (LEPC), the local fire department, and tribal nations. The reports are called Tier Two reports and are available through Benton County Emergency Management and the LEPC.

There is a possibility that the proposed subdivision may be in the path of an accidental release of these substances and may be required to evacuate under adverse conditions. This should be addressed when considering the approval of this project.

The hazards that are present do not require special planning zones or means of special notification to area but the public should be aware of the known hazards. The developers should feel free to contact our office with recommendations to related emergency planning concerns and potential evacuation routes related to the listed hazards.

# EXHIBIT (11)

**From:** [LENGUS@aol.com](mailto:LENGUS@aol.com)  
**To:** [Lambert, Aaron](#)  
**Subject:** COMENT FOR PLANNING COMMISON MEETING JULY 23RD  
**Date:** Monday, July 14, 2014 4:37:21 PM

---

THE SIENNA SKY DEVELOPMENT ON SMART PARK HAS FOUR RESIDENTIAL UNITS ESSENTIALLY EQUIVALENT TO THE PROPOSED SMI GROUP XV, LLC DEVELOPMENT. AS SIENNA HOA RESIDENTS WE PAY THE MAINTENANCE AND UPKEEP COSTS FOR THE ADJACENT PUBLIC PARK ON OUR NORTHERN EDGE. THE PROPOSED DEVELOPMENT WILL HAVE HOMES THAT HAVE THE SAME CONVENIENT ACCESS THAT WE ENJOY. AS SUCH, IT SEEMS ONLY CORRECT THAT THESE HOMEOWNERS BE REQUIRED TO SHARE IN THESE COSTS.

LEONARD GUSTAFSON  
2577 ORCHID CT  
509-521-5827

**From:** [Dave Morasch](#)  
**To:** [Lambert, Aaron](#)  
**Subject:** Written Response to (S2014-102) and (SUP2014-100)  
**Date:** Monday, July 14, 2014 12:54:19 PM  
**Attachments:** [WSC Written Response To Richland SUP2014-1000001.pdf](#)

---

Hello Aaron,

Attached is a written statement from Western Sintering Co. Inc. that voices our concerns over the Special Use Permit to subdivide property located at the northeast corner of Smart Park Street and Fermi Drive. We just feel there needs to be a buffer zone between manufacturing and residential areas and putting homes on that piece of land will take away from and leave virtually no buffer between our manufacturing complex and residents.

We are also very concerned but do not see it spelled out on our notice of application and public hearing for (S2014-102) / (SUP2014-100) about the future status of Fermi Drive. SMI Group XV, LLC has posted the road for closure thus blocking off access to Smart Park Street for us here at Western Sintering Co. as well as the business tenants of 2620 Fermi Dr. located behind our facility. The road closure signs keep changing in reference to the date of implementation and we are trying to understand what is happening with that posted section of Fermi Dr. Does the application for special use permit include the closing of that section of Fermi Dr. as it is posted for closure? Or is the closer of Fermi Drive as posted an entirely different matter?

Thanks for your time and information as we are just trying to understand what is going on with the section of Fermi Dr. behind us. Our employees use this section of roadway every day of the week as well as numerous commercial entities for mail, transport, freight, and other business. Yes we are concerned about the buffer zone between us and the proposed new residential area, but more so than that we are concerned for the blocking off, of our access to Smart Park Street by closure of Fermi Dr.

Thanks for your time and information Aaron,

Take Care,

Dave

Dave Morasch  
Vice President  
Western Sintering Co. Inc.  
2620 Stevens Dr.  
Richland WA 99354

Email: [dmorasch@westernsintering.com](mailto:dmorasch@westernsintering.com)

Wk. Ph: (509)-375-3096

Fax: (509)-375-3594

Cell Ph: (509)-528-4783





# EXHIBIT (12)

## **Chapter 23.46 SPECIAL USE PERMITS**

### **Sections:**

- [23.46.010](#) Purpose.
- [23.46.020](#) Applications.
- [23.46.025](#) Hearing body.
- [23.46.030](#) Notice of hearing.
- [23.46.040](#) Hearings – Findings – Conditions.
- [23.46.050](#) Notification of action.
- [23.46.060](#) Commission or board action.
- [23.46.070](#) Appeals.
- [23.46.075](#) Modification of special use permits.
- [23.46.080](#) Resubmission of application.
- [23.46.090](#) Change of property ownership.
- [23.46.100](#) Existing conditional uses.
- [23.46.110](#) Rights conferred.

### **23.46.010 Purpose.**

---

The purpose of a special use permit is to provide opportunities to accommodate certain uses, which, by nature of use, intensity, or general impact on an area, cannot be considered as a use of right within a zoning district. Where special conditions and regulations can be complied with, and such use is authorized as a special use within the zoning district for which application is made, such uses may be found to be permissible. [Ord. 28-05 § 1.02].

### **23.46.020 Applications.**

---

Any request for a special use permit shall not be considered by the hearing body unless and until a completed application for a special use permit is submitted indicating the section of this code under which the special use is sought, and further stating the grounds upon which it is requested. Such application shall be accomplished by the following:

A. A title insurance company report showing ownership of record of the property involved, an accurate legal description of the property involved, and a list of the names and addresses of all owners of record of property within a radius of 300 feet of the exterior boundaries of the subject property, or within the distance specified within the appropriate section of this chapter relating to the special use being proposed. In addition, the report shall be accompanied by an accurate key

map showing the property involved and delineating the property within 300 feet or other specified distance of the subject property. Each parcel falling wholly or partly within the specified distance shall be numbered to correspond with the ownership report;

B. A plot plan showing the following:

1. Boundaries and dimensions of property;
2. Location and width of boundary streets;
3. Size and location of existing or proposed buildings, structures or activities on the site;
4. Roadways, walkways, off-street parking, loading facilities and emergency vehicle access;
5. Fencing, screening or buffering with reference to location, type, dimension and character;
6. Required setbacks, yards and other open spaces; and
7. Easements, rights-of-way, etc.;

In addition, architect's sketches showing elevations of proposed buildings or structures, complete plans, and any other information needed by the commission or board may also be required;

C. Written assurance from all applicable federal, state or local regulatory agencies indicating that the applicant has complied with at least one of the following requirements:

1. Made initial contact with those agencies having jurisdiction over the proposed project;
2. Applied for the necessary permits and/or licenses from those agencies having jurisdiction over the proposed project;
3. Received the necessary permits and/or licenses from those agencies having jurisdiction over the proposed project;

D. State Environmental Policy Act (SEPA) checklist as required;

E. Standard fee as set forth in RMC [19.80.020](#). [Ord. 28-05 § 1.02].

## **23.46.025 Hearing body.**

---

A. The planning commission shall be the hearing body to conduct the review of special use permit applications for the following uses:

1. Outdoor commercial recreation in the AG – agricultural and I-M – medium industrial districts;
2. Dormitories, fraternities, sororities, hotels and motels and residential development in the B-RP – business research park district;
3. Businesses with drive-through window service in the C-1 neighborhood retail and WF – waterfront districts;
4. Landscaping material sales and plant nurseries in the AG – agricultural district;
5. Manufactured home parks in the R-2 – medium-density residential and R-3 – multifamily residential districts;
6. Monopoles and lattice towers in the PPF – parks and public facilities, B-C – business commerce, CBD – central business district, C-2 – retail business, C-3 – general business, B-RP – business research park, I-M – medium industrial and M-2 – heavy manufacturing districts;
7. Recreational vehicle campgrounds and recreational vehicle parks in the AG – agricultural and C-3 – general business districts;
8. Sit down restaurants in the C/R-T – commercial/residential transition district;
9. Parking lots in the NOS – natural open space district;
10. Single retail businesses operating within a building space in excess of 15,000 square feet in area in the C-1 – neighborhood retail business district;
11. Telemarketing services in the B-RP – business research park district;
12. Automobile repair minor, automobile repair specialty shop, automobile service station, auto parts sales, car wash-automatic or self service, vehicle leasing/renting, vehicle sales and restaurant/drive-through in the CBD – central business district.

B. The board of adjustment shall be the hearing body to conduct the review of special use permit applications for the following uses:

1. Animal shelters, commercial kennels and animal clinics in the AG – agricultural, C-2 – central business, C-3 – general business, and I-M – medium industrial districts;
2. Automobile wrecking and the storage or sale of junk, unlicensed autos or salvage materials in the M-2 – heavy manufacturing district;
3. Bed and breakfast facilities in the single-family residential (R-1-12, R-1-10, R-2), SAG – suburban agricultural and AG – agricultural districts;
4. Day care centers in the residential (R-1-12, R-1-10, R-2, R-3), SAG – suburban agricultural, AG – agricultural, I-M – medium industrial and B-RP – business research park districts;
5. The excavating, processing, removal of topsoils, sand, gravel, rock or similar deposits in the AG – agricultural, I-M – medium industrial and M-2 – heavy manufacturing districts;
6. Public stables and riding academies in the FP – floodplain, AG – agricultural and C-3 – general business districts; and
7. Towing and vehicle impound lots in the C-3 – general business district. [Ord. 28-05 § 1.02; Ord. 07-06; Ord. 23-11 § 1.02; Ord. 32-11 § 16].

#### **23.46.030 Notice of hearing.**

---

Written notice of public hearings consistent with the requirements of Chapter [19.40](#) RMC shall be addressed through the United States mail to the owner of the property of which the special use is sought and to the owners of record of all properties within a radius of 300 feet of the exterior boundaries of the subject property, pursuant to the title insurance company report required by RMC [23.46.020](#), or within the distance specified within the appropriate section of Chapter [23.42](#) RMC relating to the special use being proposed. Such notice of hearing shall also be published at least once in the official newspaper of the city. Both published and mailed notices shall be given at least 10 days in advance of the public hearing. [Ord. 28-05 § 1.02].

#### **23.46.040 Hearings – Findings – Conditions.**

---

The hearing body shall conduct an open record public hearing on an application for special use permit as required by RMC Title [19](#) for a Type III permit application.

A. Any person may appear at the public hearing in person, or by agent or attorney.

B. The hearing body shall make a finding that it is empowered under the section of this code described in the application to consider the application for the special use permit.

C. The hearing body shall approve, approve with conditions or deny an application for a special use permit based on findings of fact with respect to the following criteria:

1. The size and dimensions of the site provide adequate area for the proposed use;
2. The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development;
3. All required public facilities necessary to serve the project have adequate capacity to serve the proposed project;
4. The applicable requirements of this zoning regulation (RMC Title [23](#)), the city comprehensive plan, the city sensitive area regulations (RMC Title [20](#)), the city shoreline management regulations (RMC Title [26](#)) and the city sign regulations (RMC Title [27](#)) have been met; and
5. Identified impacts on adjacent properties, surrounding uses and public facilities have been adequately mitigated.

D. The hearing body may impose conditions on the approval of a special use permit in addition to or above and beyond those required elsewhere in this title, which are found necessary to ensure the use is compatible with the public interest. These conditions may include, but are not limited to, the following:

1. Limiting the hours, days, place and/or manner of operation;
2. Requiring design features which minimize environmental impacts such as noise, vibration, air pollution, glare, odor and/or dust;
3. Requiring additional setback areas, lot area and/or lot depth or width;
4. Limiting the building height, size or lot coverage, and/or location on the site;
5. Designating the size, number, location and/or design or vehicle access points;
6. Requiring street right-of-way dedication and/or street improvement;

7. Requiring additional landscaping, berms and/or screening of the proposed use and/or its parking or loading areas and designating the required size, height, type and/or location of fencing and landscaping materials;

8. Limiting the number, size, location, height and/or lighting of signs.

E. Violation of any conditions, requirements, and safeguards, when made a part of the terms under which the special use permit is granted, shall be deemed a violation of this code and punishable under RMC [23.70.270](#).

F. The hearing body may prescribe a time limit within which the action for which the special use permit is required shall be begun and/or completed. Failure to begin and/or complete such action within the time limit set shall void the special use permit. The time limits may be extended by the hearing body for good cause shown. In the event that no specific time limit to begin or complete a special use permit is identified, then the special use permit shall remain valid for a period of two years from the date that the permit was issued. The hearing body may authorize issuance of a special use permit for a specified probationary period of time, at the termination of which the applicant must resubmit a new application in accordance with the provisions of RMC [23.46.020](#). [Ord. 28-05 § 1.02].

#### **23.46.050 Notification of action.**

---

A. A written notice of action shall be addressed through the United States mail to the applicant within three days after any action by the hearing body on a special use permit application.

B. If the special use permit application is approved, the notice shall contain findings of fact, a list of conditions of approval, if any, that must be complied with prior to special use permit issuance, and a list of requirements which have been made conditions of special use permit approval and which must be complied with after special permit issuance.

C. If the special use permit is tabled, the notice shall contain a list of requirements or information that must be complied with or provided prior to further consideration by the hearing body.

D. If the special use permit application is denied, the notice shall contain findings of fact that were the basis for the denial. [Ord. 28-05 § 1.02].

#### **23.46.060 Commission or board action.**

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A decision on a special use permit by the planning commission or board of adjustment shall be by the affirmative vote of not less than a majority of the quorum of the commission or board. The approval shall be a recorded motion which shall incorporate findings of fact and refer expressly to the ordinance, or sections thereof, upon which the commission's or board's actions are based. Approval of a special use permit application shall authorize the administrative official to issue

a special use permit. Conditions may be attached to authorization by the commission or board that must be complied with prior to the issuance of the permit. [Ord. 28-05 § 1.02].

### **23.46.070 Appeals.**

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Any decision by the hearing body shall be final unless written notice of appeal to the city council, together with such fees as are required by RMC [19.80.020](#), is filed with the city clerk within 10 days from the date of the order, requirement, decision or determination by the hearing body. Such appeal shall be consistent with the requirements set forth in Chapter [19.70](#) RMC for appeal of decisions on Type II permit applications. The city council shall review the official record of the special use permit application, including the notice of appeal, and shall consider testimony pertinent to the official record. If new evidence is received that is not part of the official record, the city council shall not use the new evidence as a basis of reversing a decision, but instead shall remand the application to the hearing body for reconsideration. The city council may, so long as such action is in conformity with the terms of this code, reverse or affirm, wholly or in part, or may modify the order, requirement, decision or determination appealed from, and may make such order, requirement, decision or determination as the city council deems appropriate. [Ord. 28-05 § 1.02].

### **23.46.075 Modification of special use permits.**

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A. Major changes to a previously approved special use permit shall be considered as a new application as set forth in RMC [23.46.020](#). Major changes include the following:

1. An increase in the approved floor area of 10 percent or more for any nonresidential building;
2. An increase in the density of a residential project of 10 percent or more;
3. A reduction of 10 percent or more of the open space area, or required landscaping areas;
4. A reduction of an approved setback of 20 percent or more;
5. A change in the amount of off-street parking of 10 percent or more; or
6. A change in any operational condition specified in the original conditions of approval of the special use permit that the administrative official deems to result in a possible adverse impact to adjacent properties.

B. Any modification to a previously approved special use permit that does not meet the definition of a major modification shall be considered a minor modification. Minor modifications shall be approved, approved with conditions or denied by the administrative official based on the finding that the proposed development complies with all applicable requirements of this title. [Ord. 28-05 § 1.02; amended during 2011 recodification].



#### **23.46.080 Resubmission of application.**

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A. Except as provided in subsection (B) of this section, any application for issuance of a special use permit which has been disapproved by the hearing body and/or city council shall not be resubmitted to the hearing body for a period of two years from the date of disapproval.

B. The hearing body may waive the two-year waiting period for a previously disapproved application when it can be reasonably demonstrated that conditions in the area of the request have substantially changed since disapproval, or that the nature of the application has changed sufficiently to remedy the reasons for disapproval. In either case, it shall be the burden of the applicant to show such change. [Ord. 28-05 § 1.02].

#### **23.46.090 Change of property ownership.**

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A. The validity of any special use permit shall be contingent upon exercise of the special use, as granted, and the special use permit shall run with the property regardless of a change in ownership of the property.

B. The hearing body may require, as a condition of approval for granting of the special use, that the special use permit be recorded with the Benton County auditor's office as a special covenant which shall run with the property regardless of a change in ownership of the property.

C. Any change in the special use for which the original permit was issued which is determined to be substantial by the administrative official shall void the original permit and necessitate the submission of a new application. [Ord. 28-05 § 1.02].

#### **23.46.100 Existing conditional uses.**

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A. Any conditional use lawfully existing prior to December 6, 1976, and/or prior to the effective date of the mandatory ordinance codified in this title shall be considered an existing nonconforming special use, subject to the provisions and requirements of Chapter [23.66](#) RMC, and further subject to the conditions of issuance of the permit issued for such use.

B. Any such nonconforming special use considered to be terminated by virtue of the requirements specified in Chapter [23.66](#) RMC shall require the issuance of a special use permit in order to be continued. [Ord. 28-05 § 1.02].

#### **23.46.110 Rights conferred.**

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Granting of a special use permit confers upon the property only such use or uses specifically enumerated in the approved special use permit, and subject to any and all conditions, requirements and safeguards established in the approved permit. [Ord. 28-05 § 1.02].

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# EXHIBIT (13)



# ZONING CODE

## Chapter 23.28 BUSINESS ZONING DISTRICTS

### Sections:

[23.28.010](#) Purpose of business use districts.

[23.28.020](#) Business performance standards and special requirements.

[23.28.025](#) Enforcement of performance standards.

[23.28.030](#) Business use districts permitted land uses.

[23.28.040](#) Site requirements for business use districts.

[23.28.050](#) Parking standards for business use districts.

[23.28.060](#) Landscaping requirements.

### **23.28.010 Purpose of business use districts.**

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A. The business research park use zoning classification (B-RP) is intended to provide locations for a range of business research and business park uses, including office and administrative uses, designed to be conducted wholly within enclosed buildings. It is also a purpose of this zoning classification to protect a portion of the existing industrial land base for research park facility development, which provides high-technology employment opportunities. Light manufacturing uses that complement the business park or research park use that are free from offense in the form of odor, dust, gas, fumes, smoke, soot, heat, glare, explosions, liquids, waste, noise, vibrations, and disturbances in this use district may be permitted if pertinent to the primary use. The business research park zoning classification provides opportunities for employment in modern, attractive buildings on well-landscaped sites which may be close to residential areas, thereby resulting in a reduction of travel time to and from work. Campus type developments that include several buildings with a mix of uses that are related to the primary businesses are encouraged. This zoning classification is intended to be applied to those portions of the city that are designated business research park under the city of Richland comprehensive plan.

B. The business and commerce use zoning classification (B-C) is intended to provide locations for a range of business and commerce uses, in a business park setting, where such uses are in close proximity to residential lands. It is also a purpose of this zoning classification to place appropriate use limitations and restrictions on business and commerce

uses to ensure the protection of nearby residential uses. Areas of restriction include such items as increased building setbacks, stringent landscaping standards, restrictions on outdoor storage, architectural controls, outdoor lighting standards and access controls. The business and commerce zoning classification provides opportunities for employment in modern, attractive buildings on well-landscaped sites which may be close to residential areas, thereby resulting in a reduction of travel time to and from work. Developments that include several businesses with integrated building architecture, landscaping, and infrastructure are encouraged. This zoning classification is intended to be applied to some portions of the city that are designated industrial under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02].

### **23.28.020 Business performance standards and special requirements.**

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A. B-RP Business Research. It is the intent of this section that:

1. Uses shall be conducted entirely within enclosed buildings;
2. On and off-site hazardous waste treatment and storage facilities shall be located a minimum of 300 feet from surface water, residential zones and public gathering places;
3. Public pedestrian access around and through a site is encouraged and should include clearly marked travel pathways from the public street, through parking areas, to primary building entries;
4. Development of a trail system through landscaped areas is encouraged and should, where possible, connect to trail systems on adjacent sites; and
5. No more than 15 percent of the total number of acres in the B-RP zone or within a specific business park shall be developed with commercial uses. The applicant proposing a commercial use shall identify the properties that he/she is relying on to comply with this requirement. In the event that the applicant is relying upon property(ies) that are not under the ownership of the applicant, then the applicant shall submit a written statement to the city signed by the affected property owners consenting to the application for a commercial use.

B. B-RP Residential, Day Care and Preschool Standards.

1. Residential development is permitted in the B-RP zone at an average density of eight dwellings per acre within a business park. Average density shall be determined by a calculation of the total land area (in acres) within a business park that are both developed and proposed for development with residential uses divided by the total number of dwelling units that are both developed and proposed for development. Any residential development approved through a special use permit must maintain a minimum density of six dwelling units per acre. Construction of residential units shall proceed as identified or conditioned in a special use permit approved by the Richland planning commission;

2. Detached single-family dwellings are prohibited unless:

- a. Detached single-family dwellings are part of a residential development as approved through the special use permit process, in which no more than 25 percent of the total number of dwelling units approved through the special use permit are detached single-family dwellings; and
- b. Detached single-family dwellings are a part of a common maintenance program, such as a homeowners' 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;

3. Dwelling units may be incorporated into a building occupied by a nonresidential use;

4. No more than 15 percent of the total number of acres in the B-RP zone or within a specific business park or master planned area shall be developed exclusively for residential uses. The applicant for a residential use project shall identify the properties that he/she is relying upon to comply with this requirement. In the event that the applicant is relying upon property(ies) that are not under the ownership of the applicant, then the applicant shall submit a written statement from the affected property owners consenting to the application for an exclusive residential use;

5. No site developed exclusively for residential uses shall exceed 10 acres in area;

6. No parcel or parcels of property developed exclusively for residential uses shall be contiguous to any other parcel or parcels of property developed exclusively for residential uses, if the combined total of all contiguous parcels developed exclusively for residential uses exceeds 10 acres in area;

7. Mixed use buildings that contain permitted uses (as identified in RMC [23.26.030](#)) on the main floor of the building and residential uses on the upper floors of the building are permitted without regard to subsections (B)(4) through (6) of this section. All other provisions regulating the placement of residential uses in the B-RP zone shall apply;

8. Day care and preschool uses are permitted without regard to subsections (B)(4) through (6) of this section. All other provisions regulating the placement of day care and preschool uses in the B-RP zone shall apply;

9. Residential projects in the B-RP zone shall include provisions to connect with permitted uses in the zone which have the effect of minimizing the need for automotive commutes. Such connections may include shared open space, pedestrian trails, computer and/or communication links between buildings, or other similar features. Residential projects should also be designed to be compatible with the architectural character of existing, adjacent business parks;

10. Parking for residential structures shall be required in addition to any requirement for other permitted uses on the site; and

11. The applicant shall ensure that an emergency response plan is prepared by Benton County emergency services and that such emergency response plan is implemented prior to or simultaneously with the issuance of a certificate of occupancy for a project.

a. Prior to the submittal of a special use permit, the applicant shall consult with Benton County emergency services to determine the following:

i. The specific hazards to residential, day care and/or preschool populations that exist in the vicinity of the project site resulting from existing industrial land uses in the general area. Such hazards shall be determined and assessed through the review of risk management hazard plans that are on file with Benton County emergency services;

ii. The parameters of the emergency services plan that are necessary to support the proposal. Such plan will at a minimum address the following:

(A) Provisions for emergency notification;

(B) Identification of evacuation routes;

(C) Identification of special populations that may reside or be located within the proposed project (small children, seniors, individuals with mobility restrictions, etc.) for identification of specific provisions to address the safety of these special populations;

iii. Identification of any plans for sheltering residential populations during an emergency event and any specific building or site design features to be incorporated into the project to mitigate potential hazards created by nearby industrial facilities; and

iv. Identification of plans to inform the future residents of the residential project of the specific emergency notification procedures and actions that would be taken during an emergency event.

b. Following completion of the consultation process, the applicant shall obtain a written statement from Benton County emergency services that either:

i. Indicates that the proposed project site is located outside of any known hazard area which represents a threat to residential, day care or preschool populations as identified in the risk

management plans on file with Benton County emergency services and that the requirement for a specific emergency response plan is waived; or

ii. Identifies the known hazards to residential, day care or preschool populations that are known to exist in or near the project site. Such report shall identify the specific mitigation measures that will be included in the emergency response plan. The applicant shall sign a statement acknowledging and agreeing to the mitigation measures included in the emergency response plan.

iii. The applicant is required to provide any information requested by Benton County emergency services for the preparation of an emergency response plan.

C. B-C Business Commerce. It is the intent of this section that:

1. Uses shall be conducted primarily within enclosed buildings.

2. On-site hazardous waste treatment and storage facilities shall be located a minimum of 300 feet from surface water, residential zones and public gathering places.

3. Development of a trail system through landscaped areas is encouraged and should, where possible, connect to adjoining trail systems and public sidewalks.

4. Uses shall not inflict upon the surrounding properties smoke, dirt, glare, vibrations, or noise beyond the maximum permissible levels hereby established:

a. Vibration. Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any point on or beyond any lot line of the property on which the use is located.

b. Toxic and Noxious Gases. No emission which would be demonstrably injurious to human health, animals or plant life common to the region, on the ground at or beyond any lot line on which the use is located will be permitted. Where such emission could be produced as a result of accident or equipment malfunction, adequate safeguards standard for safe operation in the industry involved shall be taken. This shall not be construed to prohibit spraying of pesticides on public or private property in accordance with state regulations as set forth in WAC Title [173](#), as codified or as hereinafter amended.

c. Heat, Glare and Humidity (Steam). In the B-C district any activity producing humidity in the form of steam or moist air, or producing heat or glare shall be carried on in such a manner that the heat, glare or humidity is not perceptible at any lot line on which the use is located. Building materials with high light reflective qualities shall not be used in the construction of buildings in such a manner that reflected sunlight will throw



intense glare on areas surrounding the B-C district. Artificial lighting shall be hooded or shaded so that direct light of high intensity lamps will not result in glare when viewed from areas surrounding the B-C district.

d. Fire and Explosive Hazards. The storage, manufacture, use, or processing of flammable liquids or materials which produce flammable or explosive vapors or gases shall be permitted in accordance with the regulations of the fire prevention code and the building code of the city of Richland as set forth in the International Building Code and International Fire Code as adopted by the city of Richland or as hereinafter amended.

5. Wherever the B-C zone is applied to any property or properties, there shall be site design standards put in place that shall regulate the appearance of buildings within the B-C district. This requirement for site design standards shall be met in one of the following ways:

- a. The property or properties that are part of the B-C zone shall also be subject to the standards set forth in subsection (D) of this section; or
- b. The property or properties that are part of the B-C zone shall be subject to private conditions, covenants, and restrictions as proposed by applicants for a zone change proposal. Said conditions, covenants and restrictions shall include site design standards that are deemed appropriate for the intended character, appearance and physical characteristics of the property or properties that are a part of the B-C zone and the immediate vicinity. Such conditions, covenants, and restrictions shall be recorded at the time the zone change ordinance is approved and shall be binding on all new development that occurs on the property or properties that are a part of the B-C zone. Such conditions, covenants, and restrictions shall not be amended without the approval of the city of Richland.

D. B-C Site Design Standards. The following standards apply to the design of buildings within the B-C zone:

1. Building Design.

- a. Wall planes shall not run in one continuous direction for more than 60 feet without an offset or setback in the building face, unless the building face contains windows, alcoves, canopies, cornices, cupolas, or similar architectural features.
- b. At least 25 percent of the wall area fronting on a street should be occupied with windows, alcoves, canopies, cornices, cupolas, or similar architectural features.
- c. Large buildings should have height variations to give the appearance of distinct elements.

- d. Rooftop or outdoor mechanical equipment shall be fully screened from public view in a manner which is architecturally integrated with the structure. Screening shall be constructed to a finished standard using materials and finishes consistent with the rest of the building.
- e. Roof-mounted equipment should be painted a compatible color with the roof screen.
- f. Exterior building colors should be subdued. Primary colors or other bright colors should generally be used only as accents to enliven the architecture.
- g. Reflective glass is not permitted for glazing.
- h. Buildings whose exterior surfaces are more than 50 percent comprised of metal, excluding roof surfaces, are not permitted.

## 2. Loading and Service Areas.

- a. Truck docks and loading areas shall not be permitted on the side of the building that faces or abuts a public street.
- b. Refuse areas and service areas shall be screened from view of the public street.

## 3. Site Lighting.

- a. Lighting should be used to provide reasonable illumination for the security and safety of on-site areas such as parking, loading, shipping, and pathways.
- b. Lighting shall be designed to minimize glare or objectionable effects to adjacent properties.
- c. Site lighting poles shall not exceed 20 feet in height and shall direct the light downward.
- d. Lighting sources shall be shielded from adjacent properties.

## 4. On-Site Utilities.

- a. All site utilities shall be placed underground.
- b. Pad mounted equipment shall be appropriately located and screened in a manner consistent with required access and safety requirements.

5. Alternative Design. In the event that a proposed building and/or site does not meet the literal standards identified in this section, a property owner 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;
- 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. 07-11 § 1.01].

### **23.28.025 Enforcement of performance standards.**

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It is the intent of this section that:

- A. If in the opinion of the administrative officials a violation of the performance standards in RMC [23.28.020](#) has occurred, the administrative official shall send a written notice of the violation to the owners of the property and the manager of the operation involved by certified mail. The manager or responsible person shall have 30 days to correct the violation, unless in the opinion of the administrative official there is imminent peril to the life and property of persons adjacent to the alleged violation, in which case the violation shall be corrected immediately.
- B. Where determinations of violation can be made by the administrative official using equipment normally available to the city or obtainable without extraordinary expense, such determination shall be so made before notice of violation is issued.
- C. Where technical complexity or extraordinary expense make it unreasonable for the city to maintain the personnel or equipment necessary to make the determination of violation, then the city shall call in properly qualified experts to make the determination. If expert findings indicate a violation of the performance standards, the costs of the determination shall be assessed against the properties or persons responsible for the violation in addition to the other penalties prescribed by this title. If no violation is found, cost of the determination shall be paid entirely by the city. [Ord. 28-05 § 1.02].

### **23.28.030 Business use districts permitted land uses.**

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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	B-RP	B-C
<b>Automotive, Marine and Heavy Equipment Uses</b>		
Automotive Repair – Major		P
Automotive Repair – Minor		P
Automotive Repair – Specialty Shop		P
Automobile Service Station	P	P <sup>14</sup>
Bottling Plants	P	P
Car Wash – Automatic or Self-Service		P <sup>1</sup>
Fuel Station/Mini Mart	P	P <sup>14</sup>
<b>Business and Personal Services</b>		
Automatic Teller Machines	P	P
General Service Businesses	P	P
Health/Fitness Facility	P	P

Land Use	B-RP	B-C
Health/Fitness Center	P	P
Laundry/Dry Cleaning, Retail	P	P
Mini-Warehouse		P <sup>2</sup>
Mailing Service	P	P
Personal Loan Business	P	P
Personal Services Businesses	P	P
Photo Processing, Copying and Printing Services	P	P
Telemarketing Services	S	P
Video Rental Store	P	P
<b>Food Service</b>		
Cafeterias	A	A
Delicatessen	A	A
Drinking Establishments	P	P
Portable Food Vendors	P <sup>3</sup>	P <sup>3</sup>
Restaurants/Drive-Through	A <sup>4</sup>	A <sup>4</sup>
Restaurants/Lounge	P	P
Restaurants/Sit Down	P	P
Restaurants/Take Out	P	P

<b>Land Use</b>	<b>B-RP</b>	<b>B-C</b>
Restaurants with Entertainment/Dancing Facilities	P	P
<b>Industrial/Manufacturing Uses</b>		
Light Manufacturing Uses	P	P
Research, Development and Testing Facilities	P	P
Warehousing, Storage and Distribution		A
Wholesale Facilities and Operations		P
<b>Office Uses</b>		
Financial Institutions	P	P
Medical, Dental and Other Clinics	P	P
Newspaper Offices and Printing Works		P
Office – Consulting Services	P	P
Office – Corporate	P	P
Office – General	P	P
Office – Research and Development	P	P
Radio and Television Studios		P
Schools, Commercial	P	P
Schools, Trade	P	P
Travel Agencies	P	P
<b>Public/Quasi-Public Uses</b>		

Land Use	B-RP	B-C
Alternative Schools		P <sup>5</sup>
Churches		P <sup>6</sup>
Clubs or Fraternal Societies		P <sup>6</sup>
Cultural Institutions		P <sup>6</sup>
General Park Operations and Maintenance Activities	P	P
Passive Open Space Use	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P <sup>7</sup>	P <sup>7</sup>
Public Agency Buildings	P <sup>7</sup>	P <sup>7</sup>
Public Agency Facilities	P <sup>7</sup>	P <sup>7</sup>
Public Parks	P	P
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P
Trail Head Facilities	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P
<b>Residential Uses</b>		
Accessory Dwelling Unit	A	A
Apartment, Condominium (3 or More Units)	S <sup>8</sup>	
Day Care Center	S <sup>8,9</sup>	A <sup>9</sup>
Designated Manufactured Home	S <sup>8,10, 11</sup>	

Land Use	B-RP	B-C
Dormitories, Fraternities, and Sororities	S <sup>8</sup>	
Dwelling, One-Family Attached	S <sup>8,10,11</sup>	
Dwelling, One-Family Detached	S <sup>8,10,11</sup>	
Dwelling, Duplex	S <sup>6</sup>	
Dwelling Units for a Resident Watchman or Custodian	A	A
Hotels or Motels	S <sup>8</sup>	P
Temporary Residence	P <sup>8,10</sup>	P <sup>10</sup>
<b>Retail Uses</b>		
Parking Lot or Structure	P	P
Department Stores		P
Specialty Retail Stores	P	P
<b>Miscellaneous Uses</b>		
Bus Terminal	P	P
Bus Transfer Station	P	P
Community Festivals and Street Fairs	P	P
Convention Center	P	P
Farming of Land	P	P
Micro- and Macro-Antennas	P	P
Monopole	P <sup>12</sup>	S <sup>12</sup>



Land Use	B-RP	B-C
Outdoor Storage	P <sup>13</sup>	P <sup>13</sup>
Storage in an Enclosed Building	P	P

1. RMC [23.42.270](#)

2. RMC [23.42.170](#)

3. RMC [23.42.185](#)

4. RMC [23.42.047](#)

5. RMC [23.42.260](#)

6. RMC [23.42.050](#)

7. RMC [23.42.200](#)

8. RMC [23.28.020](#)(B)

9. RMC [23.42.080](#)

10. RMC [23.42.110](#)

11. RMC [23.18.025](#)

12. Chapter [23.62](#) RMC

13. RMC [23.42.180](#)

14. Permitted when located adjacent to a principal or minor arterial street as identified in Chapter [12.02](#) RMC, Street Functional Classification Plan.

[Ord. 28-05 § 1.02; Ord. 28-07; Ord. 07-11 § 1.02; Ord. 23-11 § 1.01].

### **23.28.040 Site requirements for business 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.

<b>Standard</b>	<b>B-RP</b>	<b>B-C</b>
Minimum Lot Area	None	None
Maximum Site Area (in acres)	Varies <sup>1</sup>	None
Minimum Density – Dwelling units/acre	6 feet	N/A
Average Density – Dwelling units/acre	8 feet	N/A
Minimum Front Yard Setback	Varies <sup>2</sup>	Varies <sup>3</sup>
Minimum Side Yard Setback	Varies <sup>4</sup>	Varies <sup>3</sup>
Minimum Rear Yard Setback	20 feet <sup>5</sup>	Varies <sup>3</sup>
Maximum Building Height – Main Building	55 feet <sup>6</sup>	45 feet <sup>7</sup>

1. Retail and service uses shall be clustered on sites no larger than five acres in size. Sites devoted exclusively to residential uses shall be located on sites no larger than 10 acres in size. Other permitted uses do not have a maximum site area.

2. The front yard setback area shall be landscaped. The front yard setback for all uses except residential uses shall be 25 feet. Residential uses shall maintain the following front yard setbacks:

a. Front yard to living area and/or side of garage: 10 feet.

b. Front yard to garage door: 20 feet.

c. Front yard to covered porch and/or deck: 10 feet.

3. The following minimum setbacks shall apply in the B-C zoning district:

a. Wherever a B-C zoned property abuts any property or properties that are a part of any PPF, SAG, R-1-12, R-1-10, R-2, R-2S, R-3 or residential PUD, a minimum building setback of 50 feet shall be provided, except that whenever a B-C zoned property abuts any property that is designated as single-family residential overlay within the Island View subarea plan, setbacks as set forth in subsection (c) of this footnote shall apply.

b. Where property lines of a parcel in the B-C district are not adjacent to properties located in other zoning districts, or are adjacent to a public right-of-way or to M-2, I-M, B-RP, or C-3 zoned properties, the following minimum yard requirements shall apply:

i. Front yard – 20 feet.

ii. Side yard – zero feet.

iii. Rear yard – zero feet.

c. Wherever a B-C zoned property abuts any property or properties that are part of a C-1, C-2, C-LB, CBD, WF or AG zones or wherever a B-C zoned property abuts any property that is designated as single-family residential overlay within the Island View subarea plan, the following minimum yard requirements shall apply:

i. Front yard – 20 feet.

ii. Side yard – 10 feet.

iii. Rear yard – 10 feet.

4. The side yard setback for all uses except commercial and residential uses is 20 feet. The side yard setback for multiple-family dwelling units is one foot of side yard per three feet of building height. The side yard setbacks for single-family detached dwelling units and an unattached side of attached dwelling units shall be five feet. The side yard setback for commercial uses is 20 feet when the adjoining property is developed with noncommercial uses and zero feet when the adjoining property is developed with commercial uses or a parking lot.

5. The rear yard setback for all uses except residential uses shall be 20 feet, except when commercial uses adjoin property that is developed with other commercial uses or a parking lot, then the rear yard setback shall be zero feet. Residential uses shall have a minimum rear yard setback of 10 feet.

6. Maximum Building Height. No building in a B-RP district shall exceed 55 feet in height. The planning commission may authorize an increase in building height to a maximum height of 100 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 at sufficient distance from the Columbia River to avoid creating a visual barrier. Exception: Private communications facilities may exceed the height limitation.

7. No building in a B-C district shall exceed 45 feet in height. The planning commission may authorize 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 would be situated in a

fashion so as not to interfere with views from surrounding properties. Exception: Private communications facilities may exceed the height limitation.

[Ord. 28-05 § 1.02; Ord. 04-09; Ord. 20-09; amended during 2011 recodification].

### **23.28.050 Parking standards for business use districts.**

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

### **23.28.060 Landscaping requirements.**

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A. In the B-RP zoning district, the following minimum landscaping requirement applies: At least 25 percent of a business park shall be landscaped. Landscaped areas may incorporate pedestrian amenities such as meandering pathways or trails, street furniture such as benches, public art features or similar features. Specific parcels of property within a business park do not have to meet the required percentage of landscaping; provided, that the overall business park maintains the minimum landscaping requirement of 25 percent for all developed parcels within the park; provided further, that parking lot landscaping as required in RMC [23.54.140](#) and landscaping within a required front yard shall be required in all cases.

B. The following landscaping standards apply to the development of property within the B-C district.

1. All off-street parking areas designed for employee and/or customer parking shall be paved and shall meet the landscape standards set forth in RMC [23.54.140](#). Parking/loading dock areas designed for truck maneuvering, parking and/or loading shall meet the requirements for perimeter landscaping only. No interior landscaping for truck parking/loading areas shall be required.

2. Wherever a B-C zoned property abuts any property or properties that are a part of any PPF, SAG, R-1-12, R-1-10, R-2, R-2S, R-3 or residential PUD zone, a landscape buffer strip a minimum of 25 feet in width shall be provided, except that B-C zoned property that abuts any property or properties that are designated as single-family residential overlay within the Island View subarea plan shall be exempt from this requirement. Perimeter landscape strips required for off-street parking areas, as set forth in RMC [23.54.140](#), may be included within the required landscape buffer. Evergreen and deciduous trees, of which no more than 40 percent of the trees may be deciduous, shall be planted within the required landscape buffer. A minimum of five trees per 1,000 square feet of buffer area shall be required. The landscape buffer is intended as a screen, and need not completely obscure the development.

3. A landscape buffer strip a minimum of 10 feet in width shall be provided adjacent to any public right-of-way. Perimeter landscape strips required for off-street parking areas, as set forth in RMC [23.54.140](#), may be included within the required landscape buffer.
4. All areas not covered by buildings, paved parking areas or sidewalks or other pedestrian paths shall be landscaped.
5. All landscaped areas shall be served by an underground irrigation system or shall be provided with a readily available water supply with at least one outlet located within 150 feet of all plant material requiring irrigation.
6. All delivery truck and maintenance vehicle parking areas, all truck dock and loading areas, all refuse and service areas and all outdoor storage areas shall be screened by means of a sight-obscuring fence or sight-obscuring landscaping materials or a combination of landscaping and fencing materials that together create a six-foot-tall sight-obscuring screen. Outdoor storage shall not extend above the height of the sight-obscuring screen.
7. Landscaped areas may incorporate pedestrian amenities such as meandering pathways or trails, street furniture such as benches, public art features or similar features.
8. Wherever trees are required in landscape buffer strips, the following minimum standards shall apply:  
Evergreen trees shall be a minimum height of five feet at the time of planting. Deciduous trees shall be a minimum height of 10 feet at the time of planting. [Ord. 28-05 § 1.02; Ord. 20-09].



## Council Agenda Coversheet

Council Date: 08/19/2014

Category: Consent Calendar

Agenda Item: C12

Key Element: Key 6 - Community Amenities

Subject: RES. NO. 114-14, RESTROOM DONATION FROM RYAN WARREN FOR STEVENS PARK

Department: Parks and Recreation

Ordinance/Resolution: 114-14

Reference:

Document Type: Resolution

### Recommended Motion:

Adopt Resolution No. 114-14, accepting a donation of a restroom from Ryan Warren for Stevens Park, amend the 2014 Capital Improvement Program (CIP) by adding a new project sheet, allocate \$5,000 of Undesignated Park Reserve Funds, authorize staff to make the necessary budget adjustments and waive sewer and water facilities assessments per RMC 17.56 & 18.24.

### Summary:

The recommended authorizations for Stevens Park are a result of a proposal from Boy Scout Ryan Warren to construct a restroom at Stevens Park as an Eagle Scout project. The proposal was introduced to the Parks and Recreation Commission (PRC) at their June workshop and to Council during a presentation by Mr. Warren on August 5, 2014. The PRC supported the request and suggested that the neighbors be contacted and comments gathered regarding the restroom proposal and any other elements that neighbors would like to see in the park, and that staff prepare a master plan for the park. On August 5, 2014, forty notices were delivered to the neighbors of the park inviting them to the August PRC meeting to provide comments on Stevens Park amenities.

The proposed restroom will be similar to the restroom constructed at Jeannette Taylor Skate Park. Mr. Warren will solicit material and labor donations to complete the construction. The value of the restroom donation is approximately \$100,000. The Stevens Park location was chosen, in part, to support the adjacent Richland Lutheran Church's recreation programming in Stevens Park, including popular coach pitch baseball and T-ball.

RMC 17.56.040 and 18.24.050 allow for waivers of water and sewer facilities assessment fees for new publicly-funded facilities built for public use. The two facility assessments total \$4,095. Public Works Director Rogalsky concurs with the waiver in this case.

On August 14, 2014, the Parks and Recreation Commission voted to recommend acceptance of the restroom donation from Mr. Warren at the location shown on Attachment 3, and that up to \$5,000 of Undesignated Park Reserve Funds be allocated to the project to cover permitting fees.

### Fiscal Impact?

☒ Yes ☐ No

Construction of the restroom will require funding from the City of up to \$5,000 to cover permit fees and are available within Undesignated Park Reserve Fund. The project also includes a waiver of water and sewer facilities assessment fees allowed by municipal code.

### Attachments:

- 1) Resolution 114-14
- 2) 2014 CIP project sheet
- 3) Restroom Location

City Manager Approved:

ECM Admin  
Aug 14, 15:01:22 GMT-0700 2014

RESOLUTION NO. 114-14

A RESOLUTION of the City of Richland accepting as a donation from Ryan Warren the construction of a public restroom facility at Stevens Park in the City of Richland.

WHEREAS, Ryan Warren received approval from the Boy Scouts of America to complete, as his Eagle Scout project, construction of a public restroom facility at Stevens Park in the City of Richland; and

WHEREAS, public restroom facilities provide a valuable amenity to City parks in that they allow for extended periods of interrupted recreational use of park property; and

WHEREAS, Mr. Warren, through the donation of materials, equipment and labor, will construct the public restroom facility to City standards and work cooperatively with the City to see the project to completion; and

WHEREAS, when completed, the restroom will have a value of approximately \$100,000.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland accepts as a donation from Ryan Warren the construction of a public restroom facility at Stevens Park in the City of Richland.

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 19<sup>th</sup> day of August, 2014.

\_\_\_\_\_  
DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney

# Stevens Park Restroom

Type of Project

Parks Project

Partnership Project?

YES

Project #

Key #

6

Goal #

3

Strategic Leadership Plan Project?

No

PROJECT NAME:

Stevens Park Restroom

PROJECT ADMINISTRATION:

Parks and Recreation Department

PROJECT LOCATION:

Stevens Park, corner of Stevens Dr. & Van Giesen St.

PROJECT TIMELINE:

08/14 - 12/15

RESPONSE TO \*GMA LEVEL OF SERVICE?

No

## PROJECT DESCRIPTION

Through private donations a restroom will be constructed at Stevens Park similar to the restroom at Jeannette Taylor Park

## PROJECT ASSUMPTIONS

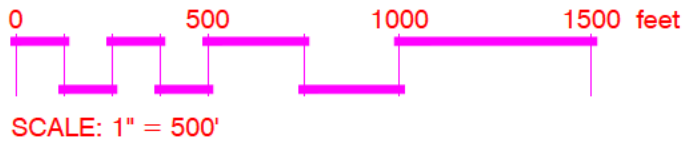
Sufficient private donations will be received to complete the project.

## BENEFITS

Provide restroom amenities to a neighborhood park.

PROJECT COST ESTIMATE	Total Estimated Project Cost	Project Costs To-Date 12/31/12	Authorized Budget Remaining in 2013	2014	2015	2016	2017	2018	2019-2030
DESIGN	-								
CONSTRUCTION MANAGEMENT	-								
CONSTRUCTION	105,000		-	45,000	60,000			-	
10% CONTINGENCY	-								
OTHER ENG. SERVICES	-								
<b>TOTAL</b>	\$ 105,000	\$ -	\$ -	\$ 45,000	\$ 60,000	\$ -	\$ -	\$ -	\$ -
RECOMMENDED FUNDING SOURCES	Total Estimated Project Revenues	Project Revenue To-Date 12/31/12	Authorized Budget Remaining in 2013	2014	2015	2016	2017	2018	2019-2030
PRIVATE DONATIONS	100,000			40,000	60,000				
UNDESIGNATED PARK RESERVE FUND	5,000			5,000					
	-								
	-								
<b>TOTAL</b>	\$ 105,000	\$ -	\$ -	\$ 45,000	\$ 60,000	\$ -	\$ -	\$ -	\$ -
OPERATING & MAINTENANCE COSTS (IMPACTS)	Total Estimated Project Operating & Maint. Costs			2014	2015	2016	2017	2018	2019-2030
	2,765			500	525	550	580	610	
	-								
	-								
<b>TOTAL</b>	\$ 2,765			\$ 500	\$ 525	\$ 550	\$ 580	\$ 610	\$ -





**Proposed Stevens Park Restroom**



## Council Agenda Coversheet

Council Date: 08/19/2014

Category: Consent Calendar

Agenda Item: C13

Key Element: Key 3 - Economic Vitality

Subject: RESOLUTION NO. 115-14, APPROVING THE THIRD AMENDMENT TO THE PSA WITH WSIC

Department: Community and Development Services

Ordinance/Resolution: 115-14

Reference: C42-13

Document Type: Contract/Agreement/Lease

**Recommended Motion:**

Adopt Resolution No. 115-14, authorizing the City Manager to sign and execute the Third Amendment to a Purchase and Sale Agreement with Washington Securities and Investment Corporation for property located at George Washington Way and Swift Boulevard.

**Summary:**

The City's strategic plan encourages pedestrian urban development along the Swift corridor. In February of 2013, City Council approved a Purchase and Sale Agreement (PSA) allowing Washington Securities and Investment Corporation (WSIC) to purchase a .48 acre City property north of Swift between Jadwin and George Washington Way. Because of the narrow depth of this property, it was challenging to develop without incorporating the adjacent property already owned by WSIC. The sale was completed in August 2013, but is subject to specified performance requirements. The original proposal from WSIC involved demolition of the existing Jadwin building (west of Burger King); construction of a new drive-thru restaurant on the north end of the property, and two new mixed use buildings on the Swift property purchased from the City. Ultimately, this plan could not be implemented because the owner of Burger King enforced a provision of their lease with WSIC which prohibited other fast food drive-thru uses on the adjacent property. This effectively killed the proposed new restaurant and brought the feasibility of the entire proposal into question.

After months of work, WSIC has brought forward a new proposal which in many ways does a superior job of implementing the City's vision for the Swift corridor. The proposal still includes a total of three buildings, but there are now no drive-thru uses, which improves the pedestrian character of the project. One of the two buildings on the property purchased from the City will house two restaurants, a Jimmy John's and a Taco Time. The other building at the corner of GWW and Swift will be an upscale pub. Both buildings will incorporate roof terraces which will add to the vitality of the Swift streetscape. However, because these food and beverage uses have higher parking requirements than the original uses, the total building area must be reduced to fit the available parking. This means that a provision in the current PSA requiring 12,000 sf of development will need to be amended. The developer has also asked for clarification of the reversionary clause in the current agreement.

The amendment will require a minimum of 7,000 square feet of building plus at least 3,500 square feet of roof terrace to be constructed on the property purchased from the City. It will also reset the time-line for the City's option to repurchase this property if WSIC fails to perform. Under the new terms, WSIC must submit for building permits within six months and start construction within twelve months of this amendment.

**Fiscal Impact?**

☐ Yes ☒ No

This amendment will not alter the terms of the real estate transaction but will improve the likelihood of early development and associated tax revenues for the City.

**Attachments:**

- 1) RES 115-14
- 2) Third Addendum and Amendment to Purchase and Sale Agreement
- 3) First Amended Exhibit B
- 4) Elevations and Site Plan

City Manager Approved:

ECM Admin  
Aug 14, 15:01:51 GMT-0700 2014

## RESOLUTION NO. 115-14

A RESOLUTION of the City of Richland authorizing the execution of the Third Amendment and Addendum to the May 3, 2013 Purchase and Sale Agreement with Washington Securities and Investment Corporation, and authorizing amendment and recording of the Revised and Restated Development Requirements for the property at George Washington Way and Swift Boulevard in the City of Richland.

WHEREAS, the City seeks to encourage pedestrian-oriented urban development along the Swift Boulevard corridor; and

WHEREAS, to further the vision of Swift Boulevard, the City entered into a Purchase and Sale Agreement with Washington Securities and Investment Corporation (WSIC) on May 3, 2013 to sell property north of Swift Boulevard between Jadwin Avenue and George Washington Way, subject to established development requirements; and

WHEREAS, on August 2, 2013, WSIC completed the purchase of the referenced property subject to the above-referenced development requirements and a reversionary right in favor of the City, which will be triggered should WSIC fail to timely develop the property; and

WHEREAS, in the course of preparing development plans, WSIC discovered legal and physical site restrictions that rendered the original development proposal infeasible; and

WHEREAS, WSIC has prepared a legally and physically feasible alternate development plan for the property which, by the incorporation of restaurants and a pub along the Swift Boulevard frontage, better addresses the City's goal of an active pedestrian zone; and

WHEREAS, although otherwise legally and technically compliant, WSIC's proposed alternative development plan for the property fails to meet the designated total floor area square footage required by the current development requirements due to the City's higher parking requirements for food and beverage uses; and

WHEREAS, implementation of WSIC's proposed alternative development plan is advantageous to both parties, and could be achieved if amendments to the May 3, 2013 Purchase and Sale Agreement and the recorded development requirements are made; and

WHEREAS, both parties agree that an extension in the performance milestones and temporary deferral of the City's repurchase right is also necessary and appropriate to allow for implementation of this desirable project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that the City Manager is authorized to sign and execute the Third Amendment and Addendum to the May 3, 2013 Purchase and Sale Agreement with Washington Securities and Investment Corporation, and to cause to be recorded First Amended Exhibit B regarding the Revised and Restated Development Requirements for the subject property.

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 19th day of August 2014.

---

DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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HEATHER KINTZLEY  
City Attorney

### **Third Amendment and Addendum to Real Estate Purchase and Sale Agreement**

This THIRD AMENDEMNT AND ADDENDUM ("Third Amendment") is entered into on this \_\_\_\_\_ day of August, 2014 by and between the **City of Richland**, a Washington municipal corporation ("Seller"), and **Washington Securities & Investment Corporation**, a Washington Corporation ("Purchaser"). Upon execution, this Third Amendment shall amend and add to the Purchase and Sale Agreement dated May 3, 2013 between the parties identified above.

#### **IT IS AGREED BETWEEN THE SELLER AND BUYER AS FOLLOWS:**

1. Amendment to Paragraph 6.3.2 - Purchaser's Representations. Paragraph 6.3.2 of the current Purchase and Sale Agreement is hereby revoked and replaced with the following:

**6.3.2.** Purchaser further represents that the property will be developed with retail, restaurant and/or service uses. Office and/or residential uses will also be allowed on second level. The site must be developed with a minimum of 7,000 square feet of building frontage and 3,500 square feet of roof deck for outdoor seating or similar uses on Swift Boulevard. No drive-through or auto-oriented uses are permitted. Development must fully conform to all of the Central Business District (CBD) design guidelines. Deviation from this intended use must be authorized by the Seller in writing, or the Property shall be subject to the Reversionary Clause in Section 10.13. This Agreement does not alleviate the Purchaser from obtaining the necessary approvals, authorizations or permits required for the development of Property for said use.

2. Amendment to Paragraph 10.13 - Reversionary Clause and Option to Repurchase / Reclaim. Paragraph 10.13 of the current Purchase and Sale Agreement is hereby revoked and replaced with the following:

**10.13 Reversionary Clause and Option to Repurchase/Reclaim.** This Property is being sold to Purchaser with the expectation that it will develop retail, restaurant and/or service uses, with office uses allowed on the second level on the Property. If Purchaser fails to submit an application to Seller for approval of building plans within six (6) months of this Third Amendment, Seller reserves the right to reclaim title of the Property. If Purchaser does not initiate vertical construction within twelve

(12) months of this Third Amendment, Seller reserves the right to reclaim title to this Property. Vertical construction shall be defined for the purposes of this Agreement to mean the city-accepted completion of footings and foundation walls for a building with a permit issued by the City for construction on this site. In the event this reversionary right is triggered by Seller, Seller shall reclaim the Property by refunding the original Purchase Price of one hundred eleven thousand eight hundred fifteen dollars and zero Cents (\$111,815) computed on a price of five dollars and fifty cents (\$5.50 per square foot) for twenty-thousand three hundred thirty square feet (20,330), without interest. Seller will not assume any liability for expenses incurred by Purchaser in conducting this transaction. Purchaser agrees to reconvey title to Seller within sixty (60) days of receipt of notification of Seller's decision to seek reconveyance of the Property. This reversionary right is exclusive to Seller and shall be exercised in the sole discretion of Seller. This reversionary right survives forty-eight (48) months after this Third Addendum, or until such time as building commences, whichever is earlier. Seller shall be under no obligation to exercise this reversionary right. Purchaser agrees that Purchaser cannot transfer the Property to any third party without Seller's written approval within the forty-eight (48) month reversionary period. This reversionary clause shall survive the delivery of the Deed.

3. First Amended Exhibit B. Purchaser agrees to be bound by First Amended Exhibit B, which is hereby incorporated by reference. All references in the Purchase and Sale Agreement to "Exhibit B" shall be replaced with and referred to as "First Amended Exhibit B." Purchaser and Seller agree that the Exhibit B of the Purchase and Sale Agreement executed on February 21, 2012 is rescinded, and that First Amended Exhibit B shall be recorded with the Benton County Auditor in its place upon execution and filing of this Third Amendment.
4. Recording. Upon execution, this Third Amendment shall be filed with the Benton County Auditor.
5. Except as expressly set forth herein, all of the terms and conditions set forth in the Purchase and Sale Agreement executed on May 3, 2013, and as subsequently amended, remain in full force and effect.

*[Signature Page to Follow]*

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment as of the effective date set forth above.

CITY OF RICHLAND – SELLER

WASHINGTON SECURITIES &  
INVESTMENT CORPORATION -  
PURCHASER

---

Cynthia D. Johnson , ICMA-CM  
Richland City Manager

---

Gregory S. Markel  
Its: Owner/President

APPROVED AS TO FORM:

---

Heather Kintzley  
Richland City Attorney



## **First Amended Exhibit B**

### **Revised and Restated Development Requirements**

1. Purchaser shall develop a minimum of 7,000 square feet of building with at least 3,500 square feet of roof terrace for dining or other similar use fronting on Swift Boulevard.
2. No drive-thru or auto-oriented uses are permitted on the purchased property.
3. Development must fully conform to all of the Central Business District (CBD) design guidelines.
4. Prior to submittal for any building permits, Purchaser will provide conceptual development plans of structures to be built on the subject site to the City's Deputy City Manager for review. Within twelve (12) working days of receipt of the conceptual development plans, the Deputy City Manager will issue a letter indicating that either:
  - a. The plans are consistent with all requirements of the P&SA, including design for retail, service or restaurant uses on the ground level, and Purchaser may proceed to apply for building permits; or
  - b. Changes must be made to the design to achieve conformance with the requirements of the P&SA, and suggesting said changes; or
  - c. Specific additional information is needed to make a determination.

If additional information is required or changes are recommended, Purchaser will resubmit the conceptual design until the Deputy City Manager has determined that the designs are in conformance with all requirements of the P&SA. Should Purchaser disagree with the judgment of the Deputy City Manager, this process may be submitted to the City's Planning Commission for a final determination. Only after receiving approval may Purchaser proceed to apply for permits.

5. Purchaser will contribute \$20,000 to the City to be applied toward the cost of a public art installation on the subject property. The Richland Arts Commission will coordinate with Purchaser to find a suitable location on the expanded development site (which includes Purchaser's abutting property) for the placement of the art. If the City has not selected a suitable art piece within 24 months after closing, one-half of this contribution will be refunded to Purchaser, and the balance retained by the City for art elsewhere in the City.
6. City reserves the right to repurchase the property if vertical construction has not commenced within twelve (12) months of the execution of the Third Amendment to the P&SA as provided in amended Section 10.13 of the Purchase & Sale Agreement.





SWIFT & GEO WAY  
BUILDING

VIEW FROM GEO WAY  
LOOKING NORTHWEST

• FLAGSTONE



JADWIN NORTH  
BUILDING  
VIEW FROM JADWIN  
LOOKING EAST

- FLAGSTONE





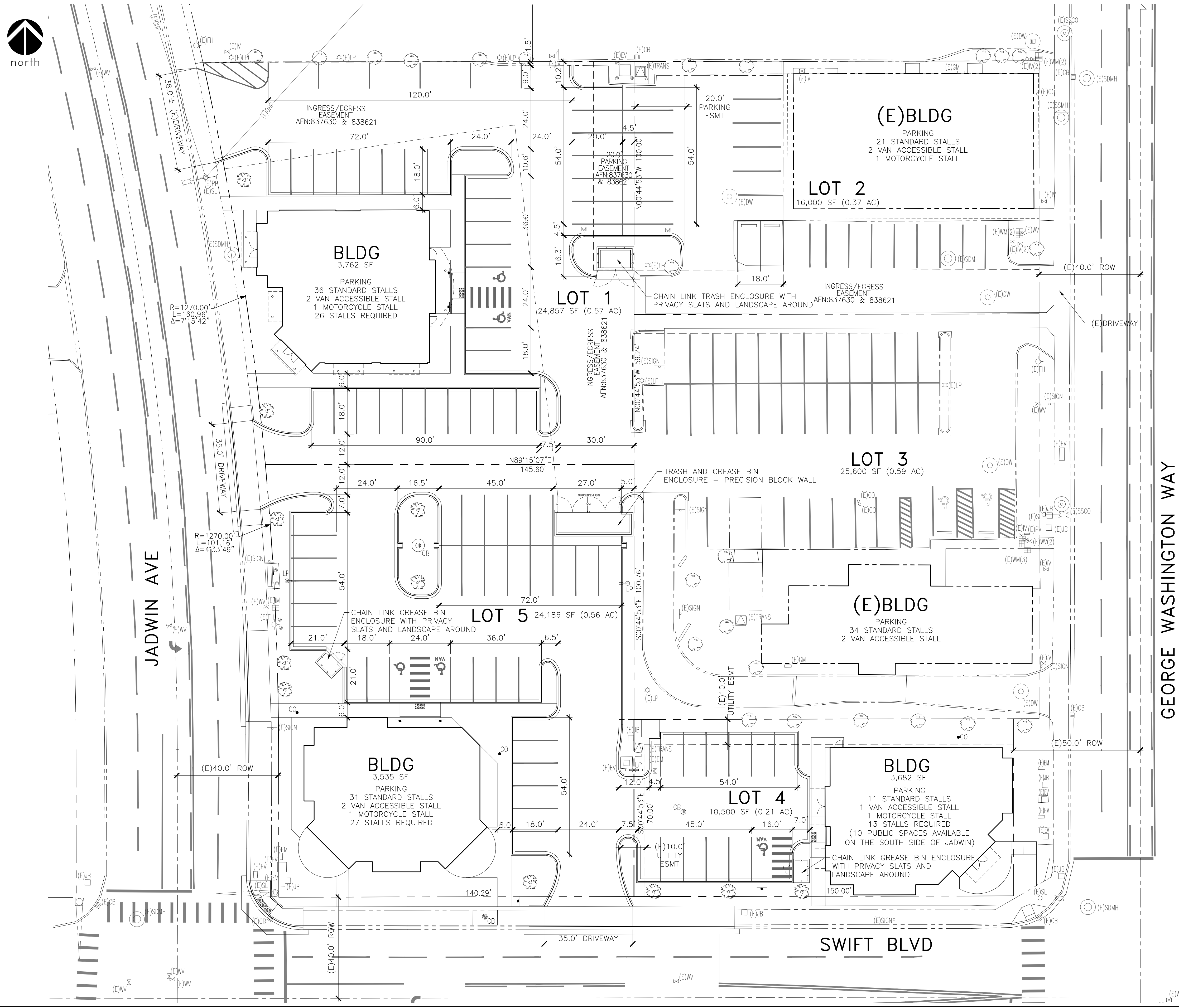
JADWIN SWIFT  
BUILDING

VIEW FROM JADWIN  
LOOKING NORTHEAST

• FLAGSTONE

Users\\aspetermann\\appdata\\local\\temp\\AcPublish\_4176104800XC04.dwg - Aug 12, 2014 2:18 pm - Amanda Petermann

SITE LAYOUT PLAN



AVAILABLE PARKING (THIS LAYOUT)

PARKING	
ACCESSIBLE:	3
ACCESSIBLE VAN:	2
STANDARD:	78
MOTORCYCLE:	2
TOTAL	85
EXTRA PARKING	
OFF SITE:	40
TOTAL	40
OVERALL TOTAL PARKING:	125



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No.	REVISIONS	DATE	DRWN	CHKD	DESIGN	APPD

APPROVAL	
DRAWN	SJT 8/12/14
DESIGN	ASP 8/12/14
CHECKED	PTK 8/12/14
APPROVED	

WASHINGTON SECURITIES AND INVESTMENT CORP  
JADWIN RETAIL  
RICHLAND WA

SITE LAYOUT PLAN

DWG. No.

SK-4

SCALE: NOTED

CADFILE: 704800XC04

JOB No. 7048

REV.



## Council Agenda Coversheet

Council Date: 08/19/2014

Category: Consent Calendar

Agenda Item: C14

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: RESOLUTION 116-14, APPOINTMENTS TO THE HOUSING & COMMUNITY DEVELOPMENT ADV. COMM.

Department: City Attorney

Ordinance/Resolution: 116-14

Reference:

Document Type: Resolution

Recommended Motion:

Adopt Resolution No. 116-14, appointing Jhoanna Jones and Joe Ochoa to the Housing & Community Development Advisory Committee (HCDAC) to Position Nos. 2 and 3, respectively.

Summary:

The HCDAC currently has two vacancies.

HCDAC Chair Richard Nordgren is recommending the appointment of Jhoanna Jones and Joe Ochoa to Position Nos. 2 and 3, respectively. The term for Position No. 2 expires December 31, 2014. The term for Position No. 3 expires December 31, 2016.

There were no other applications for these appointments.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

1) Res 116-14 HCDAC Appointments

City Manager Approved:

ECM Admin  
Aug 14, 15:01:15 GMT-0700 2014

RESOLUTION NO. 116-14

A RESOLUTION of the City of Richland confirming the position appointments of Jhoanna Jones and Joe Ochoa to the Housing & Community Development Advisory Committee.

BE IT RESOLVED by the City Council of the City of Richland, that the following position appointments to the Housing & Community Development Advisory Committee are hereby confirmed.

<u>NAME</u>	<u>POSITION NO.</u>	<u>TERM ENDING</u>
Jhoanna Jones	2	12/31/14
Joe Ochoa	3	12/31/16

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 19th day of August, 2014.

\_\_\_\_\_  
DAVID ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
MARCIA HOPKINS  
City Clerk

\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney



## Council Agenda Coversheet

Council Date: 08/19/2014

Category: Consent Calendar

Agenda Item: C15

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: EXPENDITURES FROM JULY 28, 2014, TO AUGUST 8, 2014 IN THE AMOUNT OF \$6,724,819.82

Department: Administrative Services

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

Approve the expenditures from July 28, 2014, to August 8, 2014, in the amount of \$6,724,819.82.

Summary:

Breakdown of Expenditures:

Check Nos.	214536 - 214939	1,759,272.39
Wire Nos.	5695 - 5708	3,347,617.68
Payroll Check Nos.	99535 - 99545	13,483.50
Payroll Wires/ACH	8625 - 8633	1,604,446.25
TOTAL		\$6,724,819.82

Fiscal Impact?

☒ Yes ☐ No

Total Disbursements: \$6,724,819.82. Disbursement (wire transfers) includes Purchase Power Bill of \$2,428,073.00.

Attachments:

- 1) Wire Transfers
- 2) Voucher Listing Report

City Manager Approved:

ECM Admin  
Aug 14, 15:01:44 GMT-0700 2014

VOUCHER LISTING REPORT  
SUMMARY OF WIRE TRANSFERS  
JULY 28, 2014 - AUGUST 8, 2014

Payee	Wire Description	Amount
<b>Claim Wires - Wire No. 5695 to 5708</b>		
AW Rehn Insurance	Fire Health Reimbursement Account	17,437.50
Bonneville Power Administration	Purchase Power	2,428,073.00
Conover	Section 125	1,464.39
Department of Licensing	Firearms Online Pmt for Concealed Licenses	866.00
LEOFF Trust	Fire Health Premiums	62,114.27
Meritain Health	IAFF VEBA	5,219.69
NW Intergovernmental Energy Service	Shell Market Purchase Power	186,033.20
PowerPay	Landfill Merchant Service Fees	668.80
Zenith Administrators/Matrix/Sedgwick	Insurance Claims	645,740.83
	Total Claim Wire Transfers	\$ 3,347,617.68
<b>Payroll Wires &amp; Direct Deposits (ACH) - Wire No. 8625 to 8633</b>		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	\$ 1,604,446.25
<b>Total Claim &amp; Payroll Wires/ACH</b>		<b>\$ 4,952,063.93</b>

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





## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001	GENERAL FUND				
Division:	000				
GROPRO LANDSCAPING		BUSINESS LICENSE	214754	REFUND BUSINESS LICENSE FEE	\$40.00
PERMIT REFUND		PL-13-02395	214923	703 DOWNING-REFUND PERMIT FEE	\$21.60
RECWARE REFUND		071714	214606	REFUND -OUT OF TOWN	\$64.00
		071814	214550	REFUND DAMAGE DEPOSIT	\$200.00
		072114	214566	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND DAMAGE DEPOSIT	\$144.00
				REFUND- CANCELLED	\$40.00
				REFUND DAMAGE DEPOSIT	\$449.00
			214567	REFUND- CANCELLED	\$40.00
				REFUND DAMAGE DEPOSIT	\$144.00
				REFUND DAMAGE DEPOSIT	\$425.00
				REFUND DAMAGE DEPOSIT	\$449.00
			214604	REFUND DAMAGE DEPOSIT	\$449.00
				REFUND DAMAGE DEPOSIT	\$425.00
				REFUND DAMAGE DEPOSIT	\$144.00
				REFUND- CANCELLED	\$40.00
			214616	REFUND DAMAGE DEPOSIT	\$449.00
				REFUND DAMAGE DEPOSIT	\$144.00
				REFUND DAMAGE DEPOSIT	\$425.00
				REFUND- CANCELLED	\$40.00
		072214	214633	REFUND-UNABLE TO ATTEND	\$22.50
				REFUND DAMAGE DEPOSIT	\$150.00
			214666	REFUND-UNABLE TO ATTEND	\$22.50
				REFUND DAMAGE DEPOSIT	\$150.00
		072814	214809	REFUND DAMAGE DEPOSIT	\$425.00
		073014	214756	REFUND DAMAGE DEPOSIT	\$200.00
				REFUND DAMAGE DEPOSIT	\$500.00
			214829	REFUND DAMAGE DEPOSIT	\$200.00
				REFUND DAMAGE DEPOSIT	\$500.00
			214863	REFUND DAMAGE DEPOSIT	\$200.00
				REFUND DAMAGE DEPOSIT	\$500.00
		080414	214893	REFUND SHELTER RENTAL FEE	\$69.00
				REFUND DAMAGE DEPOSIT	\$200.00
				REFUND DAMAGE DEPOSIT	\$425.00
			214896	REFUND SHELTER RENTAL FEE	\$69.00
				REFUND DAMAGE DEPOSIT	\$200.00
				REFUND DAMAGE DEPOSIT	\$425.00
			214906	REFUND SHELTER RENTAL FEE	\$69.00



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RECFWARE REFUND		080414	214906	REFUND DAMAGE DEPOSIT	\$200.00
				REFUND DAMAGE DEPOSIT	\$425.00
RICHLAND SENIORS ASSOCIATION		2014 RSA BBQ	214631	RSA BBQ TICKETS	\$400.00
WA STATE DEPARTMENT OF REVENUE		Q2-14LHT	214655	LEASEHOLD TAX-2ND QTR 2014	\$34,441.07
<b>TOTAL ****</b>					<b>\$44,350.67</b>
<b>Division:</b>	001	CITY COUNCIL			
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$127.37
BANK OF AMERICA		TXN00017648	214868	Mayor's Luncheon	\$41.85
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$0.48
<b>CITY COUNCIL TOTAL ****</b>					<b>\$169.70</b>
<b>Division:</b>	100	CITY MANAGER			
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$27.23
BANK OF AMERICA		TXN00017524	214868	ROSY'S-CM-EE LNCH-6-19	\$38.68
		TXN00017560		ICMA-MBRSH-P-CJ	\$1,483.78
		TXN00017564		ATOMIC ALE BREWPB CM-CC MO MTG	\$29.52
		TXN00017595		UNITED-TRIP#14-334 EBURGMD-CJ	\$1,048.00
		TXN00017596		EXPEDIA-TRVL-FEE-EBURGMD-CJ	\$7.00
		TXN00017724		MOUNT RUSHMORE HIS-LDRSHP BK	\$33.76
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$3.05
<b>CITY MANAGER TOTAL ****</b>					<b>\$2,671.02</b>
<b>Division:</b>	101	CITY CLERK			
BANK OF AMERICA		TXN00017743	214868	Notary Stamp for City Clerk	\$54.14
		TXN00017772		Office Depot - Ofc-Sply_Ch	\$110.41
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$14.06
<b>CITY CLERK TOTAL ****</b>					<b>\$178.61</b>
<b>Division:</b>	102	CITY ATTORNEY			
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$54.46
BANK OF AMERICA		TXN00017652	214868	PACER800-676-6856IR - Purchase	\$43.28
		TXN00017738		Shared Values Program - DB	\$27.71
BELL BROWN & RIO PLLC		545	214763	PROSECUTION SRVCS-AUGUST	\$20,756.55
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$64.83
<b>CITY ATTORNEY TOTAL ****</b>					<b>\$20,946.83</b>
<b>Division:</b>	110	ASSISTANT CITY MANAGER			
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$27.23
BANK OF AMERICA		TXN00017551	214868	ACT WCMA-REG-CONF-JMA	\$325.00
		TXN00017576		ACM-FRAMES	\$103.95
		TXN00017583		ACM-POSTERS	\$38.99
		TXN00017636		ICMA_CONF-REG_SEPT-JMA	\$645.00
		TXN00017727		OFFICE DEPOT - Ofc-Sply	\$37.52
		TXN00017772		Office Depot - Ofc-Sply_Ch	\$324.90



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00017773	214868	ACT WCMA_SMR-CNF-REG-JMA	\$325.00
<b>ASSISTANT CITY MANAGER TOTAL ****</b>					<b>\$1,827.59</b>
<b>Division:</b>	111	COMMUNICATIONS & MARKETING			
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$56.14
BANK OF AMERICA		TXN00017592	214868	TRAVEL INSURANCE	\$15.58
		TXN00017605		MANDALAY BAY RES	\$98.56
		TXN00017610		ALASKA AIR-VEGAS	\$258.00
		TXN00017685		GRPAHIC FONT	\$112.00
		TXN00017734		10IN2014 PROMO	\$88.99
		TXN00017744		10IN2014 PROMO	\$91.74
JMH PROMOTIONS	P054179	14007	214590	PRANG IMPRESSIONIST 4 PACK CRA	\$155.95
	P054179			FREIGHT	\$84.47
	P054179			12 OZ COLORED STADIUM CUP	\$175.99
	P054179			SCREEN SET UP IMPRINT FOR STAD	\$48.74
	P054179			SCREEN SET UP FOR PENCILS	\$21.66
	P054179			SCREEN SET UP FOR CRAYONS	\$21.12
	P054179			ADJUST FOR TAX	(\$0.01)
	P054179			ROUND PENCIL	\$102.89
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$6.12
				POSTAGE 6/1-6/30/14	\$9.17
<b>COMMUNICATIONS &amp; MARKETING TOTAL ****</b>					<b>\$1,347.11</b>
<b>Division:</b>	112	CABLE COMMUNICATIONS			
BANK OF AMERICA		TXN00017628	214868	VIDEO CLIPS	\$519.18
		TXN00017756		CONF CALL	\$63.63
<b>CABLE COMMUNICATIONS TOTAL ****</b>					<b>\$582.81</b>
<b>Division:</b>	113	HANFORD COMMUNITIES			
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$61.44
<b>HANFORD COMMUNITIES TOTAL ****</b>					<b>\$61.44</b>
<b>Division:</b>	120	FIRE			
ANOVAWORKS	P054240	31898	214540	HAZMAT PHYSICAL (HENSON)	\$986.00
	P054240	31978		HAZMAT PHYSICAL (RODGERS)	\$933.00
	P054240	32194		HAZMAT TERMINATION PHYSICAL	\$90.00
	P054240	32380		HAZMAT PHYSICAL (SHIVELY)	\$986.00
	P054240	32427		TERMINATION HAZMAT PHYSICAL	\$896.00
	P054240	32587		HAZMAT PHYSICAL (GREENWOOD)	\$63.00
	P054240	32776		ANNUAL HAZMAT PHYSICALS	\$2,895.00
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$27.23
BANK OF AMERICA		TXN00017529	214868	HARVARD BUSNS REV - MEMB RENEW	\$107.22
		TXN00017575		PROVANTAGE - TONER CART'S	\$501.19
		TXN00017582		STAPLES - POST IT TABS	\$8.21



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00017590	214868	STAPLES - WALL FILE, TAPE DISP	\$71.03
		TXN00017593		ALBERTSONS - STOKER RETIRE OH	\$69.43
		TXN00017609		PROVANTAGE - TONER CART'S	\$359.64
		TXN00017659		COSTCO - STATION CHAIRS	\$649.73
				COSTCO - REHAB SUPPLIES	\$354.44
		TXN00017684		BUNCH FINNIGAN APP-Dishwasher	\$1,730.64
		TXN00017726		NEWEGG-COMPUTER CABLES	\$15.15
		TXN00017733		DMI DELL -MONITORS	\$189.52
		TXN00017740		DELL-DELL 22INCH MONITOR	\$90.29
		TXN00017753		PIZZA HUT/EROC PIZZA	\$39.88
BENTON RURAL ELECTRIC ASSOCIATION		6/14-74170526	214546	COLLINS RD RADIO TOWER	\$27.08
CASCADE FIRE EQUIPMENT CORP DBA		110642	214552	10 BROW PADS	\$83.86
CHARTER COMMUNICATIONS		7/14-11253 SUB B	214556	PERRY MTN RENT KGI 11226-AUG	\$695.57
EDM PUBLISHING INC		15434922	214729	LEGAL BRIEFS RENEWAL-BAYNES	\$98.76
FEDERAL EXPRESS CORP		2-714-47906	214573	RETURN TONER TO PROVANTAGE	\$32.10
		2-721-86918		RETURN MATERIALS TO SEAWESTERN	\$3.64
FRONTIER		7/14-206-188-0334	214576	VHF PHONE 7/19-8/18	\$410.05
OXARC INC		PSC4401	214819	CALIBRATOR GAS FOR DETECTORS	\$206.34
PARADISE BOTTLED WATER CO		6/14-FIRE ST 71	214613	BOTTLED WATER	\$103.34
		6/14-FIRE ST 72		BOTTLED WATER	\$88.42
		6/14-FIRE ST 73		BOTTLED WATER	\$56.39
POCKETINET COMMUNICATIONS INC		53845	214618	STATION INTERNET FEE-AUG	\$140.25
PUBLIC SAFETY TESTING INC		2014-5636	214826	2ND QTR 2014 SUBSCRIPTION FEES	\$457.85
R E POWELL DIST CO	S015841	001297581	214828	#05VPR, RED RACING FUEL	\$714.78
	S015841			ENVIRONMENTAL FEE	\$4.62
REGION 8 FIRE COUNCIL		06-533	214624	IFSAC TEST-JOHANSON	\$75.00
RICCI, TED		14-325 RICCI	214628	PUMP ACADEMY MTG/FUEL/RICCI	\$43.00
RICHLAND ACE HARDWARE		207986	214629	CAR WASH CONCENTRATE	\$12.97
UPTOWN CLEANERS		21800	214648	LINEN/UNIFORM LAUNDRY SRVCS	\$267.43
		21875		LINEN/UNIFORM LAUNDRY SRVCS	\$284.72
		21918		LINEN/UNIFORM LAUNDRY SRVCS	\$317.64
		60520		LINEN/UNIFORM LAUNDRY SRVCS	\$318.22
US CELLULAR		20140624111	214749	VHF TOWER FEES	\$260.00
XEROX CORPORATION		074785865	214665	WC3325 QTRLY MAINT FEE	\$32.49
		074785892		W7225 PRINTS 6/4-6/21/14	\$25.02
		074785893		WC3325 MONTHLY MAINT FEE	\$10.83
<b>FIRE TOTAL ****</b>					<b>\$15,832.97</b>
<b>Division:</b>	130	POLICE			
ADVENTOS LLC	P054249	2129	214716	Adventos Assurance Silver	\$1,995.00
	P054249			Adventos Assurance Silver	\$3,000.00
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$2,146.84



## City Of Richland

## VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00017505	214868	Amazon.-GORILLAPOD	\$98.89
		TXN00017510		AMAZON -IPAD CASE/CHARGER	\$149.71
		TXN00017512		AMAZON- TRIPOD KIT & CASE	\$285.57
		TXN00017531		AMAZON -MESSENGER BG78	\$51.98
		TXN00017532		AMAZON -MESSENGER BG78	\$25.99
		TXN00017533		AMAZON -MESSENGER BAGS	\$41.46
		TXN00017534		AMAZON -MESSENGER BG78	\$23.98
		TXN00017565		STAPLES -COLOR CODE LABELS	\$70.88
		TXN00017570		LIVE VIEW GPS - SUBSCRIPTION	\$251.40
		TXN00017571		STAPLES - SPLS ENDTAB LTR	\$98.96
		TXN00017589		THE HOME DEPOT - BLACK FURNITU	\$4.07
		TXN00017616		STAPLES - FOLDER LTR ENDTAB	\$49.48
		TXN00017622		STAPLES - PENS/COLOR CODE LABE	\$178.52
		TXN00017631		FRED-MEYER -MOUNTING BRACKETS	\$10.81
		TXN00017635		COSTCO -BAGS/FLASH DRIVES	\$181.40
		TXN00017638		SEARS - BREAKROOM REFRIDGERATO	\$747.27
				SEARS - BREAKROOM REFRIDGERATO	\$1,067.69
				SEARS - BREAKROOM REFRIDGERATO	\$379.05
		TXN00017639		ABADAN -NCR FORMS	\$135.37
		TXN00017640		DOMINO'S -JULY 4 MEAL	\$108.59
		TXN00017673		HOME DEPOT -PVC CUTTER/MONKEY	\$43.29
		TXN00017674		HARRINGTONS-CLASS A NAME BADGE	\$32.49
		TXN00017680		JACK IN THE BOX -SIU MEAL	\$24.68
		TXN00017681		URM SOAP/BROOM/WINDEX/BAGS	\$389.54
		TXN00017687		GOODWILL-BOMB SQUAD SUPPLIES	\$12.94
		TXN00017694		BEST BUY-MEMORY CARD	\$86.63
		TXN00017698		UNDER ARMOUR -BOOTS GRANT	\$173.27
		TXN00017707		AMAZON -MEMORY CARD READER	\$62.64
		TXN00017708		DRI TECHSMITH - CAMTASIA SOFTW	\$291.33
		TXN00017729		ULINE -EMBOSSSED TAGS	\$62.46
		TXN00017735		DELL-DELL 19INCH MONITOR	\$544.18
		TXN00017747		STAPLES - COIN ENVELOPE	\$25.81
		TXN00017751		UPS INV 0000002654EE254	\$26.41
		TXN00017755		UPS INV 0000002654EE264	\$27.39
		TXN00017761		UPS INV 0000002654EE284	\$35.25
		TXN00017763		STAPLES- EVIDENCE GLOVES	\$184.00
BENTON COUNTY SHERIFF'S OFFICE		4/14-MED SUPPLIES	214544	MEDICAL SUPPLIES-APRIL 2014	\$563.63
		5/14-MEDICAL		MEDICAL COSTS-MAY 2014	\$40.50
		6/14-CUSTODY		CUSTODY BILLING-JUNE	\$117,483.48
BLUMENTHAL UNIFORM CO	P054145	4430-01	214547	CREDIT ON RETRUN PANT/POLY/WOO	(\$59.51)
	P054004	56280-80		CREDIT ON INVOICE #56280-80	(\$9.75)



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BLUMENTHAL UNIFORM CO	P054145	58364-80	214547	CREDIT ON RETURN BOOTS SIZE 6	(\$167.81)
	P054145	58364-81		BOOT/MENS/KINETIC/BLACK SIZE 6	\$167.81
	P054145			SHIPPING FOR INVOICE #58364-81	\$13.54
	P054004	69699		#71332-750 SHIRT MENS PDU SS M	\$52.84
	P054004			SHIPPING	\$13.00
	P054004			ADJUST SALES TAX	(\$0.01)
	P054004			SEW EMBLEM EACH SLEEVE	\$2.17
	P054149	78175		SEW EMBLEM EACH SLEEVE	\$6.50
	P054149			ADJUST FOR TAX	\$0.01
	P054149			20W95-86 SHIRT MENS LS LAPD WO	\$301.99
	P054149			SEW EMBLEM ON EACH SLEEVE	\$6.50
	P054149			SHIPPING	\$14.62
	P054149			COLLAR INSIGNIA CAPTAIN SMALL	\$14.73
	P054149			70R95-86 SHIRT MENS SS LAPD NA	\$269.50
	P054149			SEW ON YEARS OF SERV INSIGNIA	\$4.87
	P054145	78325		SHIPPING	\$13.00
	P054145			SEW PR OF CHEVRONS ON GARMENT	\$10.83
	P054145			SEW EMBLEM EACH SLEEVE	\$4.33
	P054145			SEW NAME EMBLEM ON GARMENT	\$2.17
	P054145			SEW BADGE EMBLEM ON GARMENT	\$2.17
	P054145			#71177-750 SHIRT MENS SS PDU C	\$108.28
	P054145			NAMETAG 1"X5" DK NAVY BKGRD &	\$15.05
	P054145			ADJUST FOR TAX	(\$0.01)
	P054161	79701	214764	PREP FOR METAL BUTTONS	\$27.08
	P054161			SEW EMBLEM EACH SLEEVE	\$4.33
	P054161			METAL BUTTONS W/TOGGLES AND WA	\$25.88
	P054161			70R95 86 SHIRT MENS SS LAPD MA	\$179.67
	P054161			SHIPPING	\$11.91
CITY OF POST FALLS		201407071644	214558	ALPR ANNUAL MAINT FEES	\$3,000.00
CITY OF RICHLAND		14-253 WOODHOUSE	214726	WSTOA CONF/VANCOUVER/WOODHOUSE	\$622.00
		14-333 DUBOIS	214774	ICAC TRNG/SEATTLE/DUBOIS	\$446.24
FASTENAL COMPANY		WARIC44642	214571	GLOVES	\$37.14
FRONTIER	S015866	7/14-206-188-2614	214731	TELEPHONE CHARGES 7/19/14-8/8/	\$61.28
LARSEN GUNSMITHING & FIREARMS	P054158	7898	214808	FEDEX HAZMAT PER SCOI	\$62.99
	P054158			SCOI KO1PC	\$1,132.22
	P054158			SCOI KO1-SB	\$278.56
NELSON, MATT		14-286 NELSON	214739	WSTOA CONF/VANCOUVER/NELSON	\$622.30
OXARC INC		F293580	214611	FIRE EXTINGUISHER ANNAL MAINT	\$51.59
		PSM6215		DISPOSE OF CYLINDER	\$2.17
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$294.08
				POSTAGE 6/1-6/30/14	\$118.44



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PRINTER TECH SERVICE & SUPPLIES		16099	214620	TONER CARTRIDGES	\$472.19
PUBLIC SAFETY TESTING INC		2014-5636	214826	2ND QTR 2014 SUBSCRIPTION FEES	\$412.50
SMITH, CURTIS		14-285 SMITH	214746	WSTOA CONF/VANCOUVER/SMITH	\$122.00
TREASURE VALLEY COFFEE CO		100796	214644	RPD COFFEE DELIVERY	\$119.60
WA STATE CRIMINAL JUSTICE TRAINING		20113829	214654	BASIC ACADEMY-WILLIAMS	\$2,975.00
WOODHOUSE, TODD		14-253	214753	WSTOA CONF/HOTEL/WOODHOUSE	\$197.40
<b>POLICE TOTAL ****</b>					<b>\$143,276.22</b>
<b>Division:</b>	210	ADMINISTRATIVE SERVICES			
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$30.98
BANK OF AMERICA		TXN00017530	214868	STONE SOUP-CIP MEETING	\$123.57
<b>ADMINISTRATIVE SERVICES TOTAL ****</b>					<b>\$154.55</b>
<b>Division:</b>	211	FINANCE			
BANK OF AMERICA		TXN00017594	214868	BD OF ACCOUNTANCY-CPA BSS-LICE	\$160.00
		TXN00017615		STAPLES - Credit/3-HOLE PUNCH	(\$140.78)
		TXN00017617		STAPLES - Credit/3-HOLE PUNCH	(\$140.78)
		TXN00017619		STAPLES-FILE FOLDERS/POST-IT/P	\$63.47
				STAPLES-FILE FOLDER/ENVELOPES	\$28.46
		TXN00017665		FRED-MEYER-NEW EMPLOYEE RECOG.	\$20.80
		TXN00017690		WAL-MART-LUNCHROOM DISHWASHING	\$1.92
				WAL-MART-MICROWAVE-BREAKROOM	\$53.06
CITY OF RICHLAND		073014	214725	CASHIER SHORTAGE-BEAVER	\$40.00
GARDA CL NORTHWEST INC		10001786	214578	ARMORED CAR SRVCS-JULY 2014	\$409.09
		20001217		EXCESS LIABILITY FEES=JUNE	\$253.30
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$3,692.37
				POSTAGE 6/1-6/30/14	\$746.58
STEEBER'S LOCK SERVICE		2972	214635	AP CABINET LOCKS SERVICE CALL	\$54.15
<b>FINANCE TOTAL ****</b>					<b>\$5,241.64</b>
<b>Division:</b>	212	PURCHASING			
OMWBE		3031107	214610	LOCAL OMWBE FEE 7/2013-6/2015	\$6,946.74
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$6.10
UNITED PARCEL SERVICE	S015859	0000986641304	214646	WEEKLY SERVICE CHARGE 07/26/1	\$22.60
<b>PURCHASING TOTAL ****</b>					<b>\$6,975.44</b>
<b>Division:</b>	213	INFORMATION TECHNOLOGY			
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$280.70
BANK OF AMERICA		TXN00017535	214868	WEBEX-SUBSCRIPTION WEB MEETING	\$25.99
		TXN00017550		STAPLES - COPY PAPER/ PENS/ WH	\$34.88
				STAPLES - COPY PAPER/ PENS/ WH	\$34.87
		TXN00017586		RACKMOUNT SOLUTIONS - SERVER R	\$32.91
		TXN00017661		INTERNATIONAL TRANSACTION -INT	\$5.40
		TXN00017662		PAESSLER-MNTNC FOR PRTG 1000	\$675.00



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00017728	214868	MICROSOFT-SUPPORT CALL	\$259.00
		TXN00017746		NEWEGG-Adapter Cables	\$30.98
CITY OF RICHLAND		14-143 TROUTMAN	214774	ESRI CONF/SAN DIEGO/TROUTMAN	\$1,178.70
		14-144 WELCH		ESRI CONF/SAN DIEGO/WELCH	\$1,870.77
MELISSA DATA CORPORATION	P054207	1761232	214738	Additional 2-5 user license	\$640.00
	P054207			Mailers +4 Pro Server Renewal	\$1,695.00
MID COLUMBIA ENGINEERING INC	P053520	ST006639	214602	RICH AUSTILL, AS400 MNTNC SERV	\$286.00
PARADISE BOTTLED WATER CO		6/14-SHOPS	214613	BOTTLED WATER	\$31.50
QUICKSTART INTELLIGENCE	P054260	QSM102926	214827	Quick Start Classes for Sharon	\$4,959.05
SHARESQUARED INC	P054200	1777	214837	SUPPORT AND MAINTENANCE, 12 MO	\$6,637.50
	P054200			SOFTWARE, K2 100 USER BUNDLE,	\$26,500.00
UNISYS CORPORATION	P054224	743094	214852	FILE MGMT EOM DEPARTMENT EDITI	\$718.16
VERIZON WIRELESS		9728880845	214853	BROADBAND CHRGS 7/20-8/19	\$40.03
WAGERS & ASSOCIATES INC	P054251	WA2017	214856	SOFTWARE LICENSE, HRS PRO 3 US	\$295.00
<b>INFORMATION TECHNOLOGY TOTAL ****</b>					<b>\$46,231.44</b>
<b>Division:</b>	220	HUMAN RESOURCES			
ANOVAWORKS		32938	214540	PRE EMPLOYMENT MEDICAL	\$315.00
		33115		PRE EMPLOYMENT MEDICAL	\$315.00
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$51.56
BANK OF AMERICA		TXN00017504	214868	STAPLES - CT STORAGE BOX	\$321.62
		TXN00017507		STAPLES - STORAGE BOXES WALL H	\$219.99
		TXN00017514		AMAZON - WRIST KEY RING	\$15.57
		TXN00017528		WM - MEETING SUPPLIES	\$3.25
		TXN00017579		STAPLES - EXPO CLICK FINE HANG	\$49.50
		TXN00017598		STONE SOUP - IAFF NEGOTIATIONS	\$69.25
		TXN00017604		STONE SOUP - IAFF NEGOTIATIONS	\$70.74
		TXN00017611		TRI-CITY HERALD CIRC - Credit	(\$38.77)
		TXN00017632		STAPLES - Credit	(\$23.82)
		TXN00017679		FRED-MEYER - SEWTG NEGOTIATION	\$22.98
		TXN00017725		STAPLES - TABS INSERTS	\$2.37
		TXN00017732		STAPLES - STORAGE BOXES	\$162.42
CABOT DOW ASSOCIATES INC		C14-11/JUNE	214723	C14-011 LABOR NEGOTIATIONS-JUN	\$7,903.81
MOON, TAE-IM PHD		SC15343/JULY 2014	214816	PHYSCH EVALUATION DOS 7/18/14	\$700.00
		SC15343-JULY 2014		PSYCH EVALUATION DOS 7/17/14	\$700.00
PARADISE BOTTLED WATER CO		6/14-SHOPS	214613	BOTTLED WATER	\$31.50
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$9.02
SOCIETY FOR HUMAN RESOURCE MANAGEMENT		9005807354	214840	SHRM MEMBER DUES-PARKER	\$185.00
		9005808383		SHRM MEMBER DUES-JUBB	\$185.00
<b>HUMAN RESOURCES TOTAL ****</b>					<b>\$11,270.99</b>
<b>Division:</b>	300	COMMUNITY & DEVELOPMENT SERVICE			





## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$90.20
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$7.82
<b>COMMUNITY &amp; DEVELOPMENT SERVICE TOTAL ****</b>					<b>\$98.02</b>
<b>Division:</b>	301	DEVELOPMENT SERVICES			
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$281.92
BANK OF AMERICA		TXN00017574	214868	STAPLES-TYVEK ENV/POST ITS	\$117.62
		TXN00017588		STAPLES - NOTE PADS/GLUE	\$22.49
DELL COMPUTER CORPORATION	P054056	XJFMXDW81	214781	LAPTOP, DELL LATITUDE E6430 AT	\$2,005.61
MID COLUMBIA ENGINEERING INC	P054016	ST006640	214602	MCE CONTRACT: SHAUN SCHLUTER	\$1,624.00
	P054016	ST006658	214812	MCE CONTRACT: SHAUN SCHLUTER	\$1,299.20
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$48.96
				POSTAGE 6/1-6/30/14	\$49.91
US BANK EQUIPMENT FINANCE INC		257516146	214650	XEROX 6604 PYMT 8/6-9/5/14	\$326.40
VERIZON WIRELESS		9728890712	214853	BLDG INSP LAPTOPS 7/20-8/19	\$202.74
<b>DEVELOPMENT SERVICES TOTAL ****</b>					<b>\$5,978.85</b>
<b>Division:</b>	302	REDEVELOPMENT			
BANK OF AMERICA		TXN00017585	214868	OFFICE DEPOT #1078 - OFFICE SU	\$67.31
CITY OF RICHLAND		073014	214725	CIP RECORDING FEES	\$73.00
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$62.79
WALKER HEYE MEEHAN & EISINGER PLLC		13	214934	QUIET TITLE/PRKWY ORPHAN PARCE	\$1,344.13
<b>REDEVELOPMENT TOTAL ****</b>					<b>\$1,547.23</b>
<b>Division:</b>	330	PARKS & RECREATION ADMIN			
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$129.99
<b>PARKS &amp; RECREATION ADMIN TOTAL ****</b>					<b>\$129.99</b>
<b>Division:</b>	331	PARKS & REC - RECREATION			
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$10.59
BANK OF AMERICA		TXN00017519	214868	STAPLES - office supplies	\$75.60
		TXN00017526		WAL-MART #3261 - SUPPLIES FOR	\$114.68
		TXN00017559		DELTA AIR-Laurel Conference	\$286.50
		TXN00017562		DELTA AIR-Laurel Conference	\$325.00
		TXN00017577		RECREONICS INC - FLAGS FOR POO	\$41.99
		TXN00017597		BIG 5 SPORTING GOODS 293 - FOO	\$15.14
		TXN00017612		SWANK MOTION PICTURES IN -MOVI	\$405.04
		TXN00017624		RED DOOR PARTY RENTALS -BUNNY	\$129.96
		TXN00017658		WAL-MART #3261 -RCC	\$58.76
		TXN00017660		BIG 5 SPORTING GOODS 293 - MEG	\$21.65
		TXN00017675		STAPLES - Purchase- LAMINATING	\$198.62
		TXN00017678		BATTERIES PLUS #25 - STOP WATC	\$18.31
		TXN00017689		STAPLES - LEGAL PAPER	\$21.65
		TXN00017697		BENTON FRANKLIN DISTRIC H - PO	\$307.00



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00017700	214868	STAPLES - PENS AND SUPPLIES	\$28.78
		TXN00017713		SCHNEIDER PUBLISHING COMP - ST	\$795.00
		TXN00017717		ALA ALLEGIANT AIR - STAN AIRFA	\$396.69
		TXN00017749		SWANK MOTION PICTURES IN - MOV	\$32.76
		TXN00017754		SWANK MOTION PICTURES IN - MOV	\$300.00
		TXN00017759		SWANK MOTION PICTURES IN - MOV	\$377.97
		TXN00017764		STAPLES - Purchase- staplers,	\$81.35
CAMARENA, DANA		SC08-006/JUL 2014	214890	SALSA INSTRUCTOR-JULY 2014	\$687.35
CITY OF RICHLAND		072214	214560	CASHIER SHORTAGE-POOL FUNDS	\$4.00
				CASHIER SHORTAGE-BAREITHER	\$19.99
COLUMBIA POINT GOLF COURSE		C13-055/JUL 2014	214895	KIDS GOLF CLINIC-JUNE-AUG 2014	\$1,053.90
FRONTIER	S015866	7/14-206-188-2614	214731	TELEPHONE CHARGES 7/19/14-8/8/	\$175.41
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$2.40
RICHLAND ACE HARDWARE		42467	214629	HEADLIGHTS	\$12.95
THRASHER, BEVERLY		SC11-1/JUL 2014	214929	FOOT CARE CLASSES-JULY 2014	\$938.40
URM STORES INC		C30789490	214933	CREAMER/SUGAR PACKETS	\$71.96
				PANCAKE BREAKFAST SUPPLIES	\$136.04
<b>PARKS &amp; REC - RECREATION TOTAL ****</b>					<b>\$7,145.44</b>
<b>Division:</b>	335	PARKS & REC - PARKS&FACILITIES			
ABM JANITORIAL NORTHWEST		6822560	214715	JANITORIAL SRVCS-JULY	\$9,417.47
		6860237	214865	POOL JANITOR SRVCS-JUNE	\$1,537.25
AIREFCO INC		3283153	214755	FILTERS/BELTS	\$43.80
		3285563		FILTERS	\$20.23
		3286397		RUN CAPACITOR/JUMPERS	\$35.71
ALLEN BUCK COMMERCIAL DIVING		14-004	214717	PLACE FLOATS UNDER CP DOCKS	\$2,400.00
AMERICAN ROCK PRODUCTS INC		207262	214718	BEDDING SAND	\$135.87
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$123.47
				287243288881 5/27-6/26/14	\$111.50
BANK OF AMERICA		TXN00017527	214868	DESERT GREEN TURF-Sod & pallet	\$464.63
		TXN00017538		VEMCO/PRESSURE SWITCH	\$252.08
		TXN00017584		TRI CITY SIGN AND BARRICADE-fe	\$347.96
		TXN00017625		THE HOME DEPOT-cement, knife	\$62.65
		TXN00017651		SKYS THE LIMIT WIND SOCKS-9 so	\$194.84
		TXN00017696		CITY OF RICHLAND-permit fee	\$1,070.00
		TXN00017706		YOKE'S FRESH MARKET-gatorade	\$12.90
		TXN00017709		NEWARK/INDICATOR LIGHTS	\$37.15
		TXN00017711		ACE HARDWARE-oil,cords,saw	\$87.92
		TXN00017719		RANCH AND HOME KENNEWICK-stall	\$54.14
		TXN00017757		BAVCO-flowmeter	\$168.51
		TXN00017766		Gempler-p/u tools	\$243.70
		TXN00017776		SUSTAINABLE SUPPLY/ELBOW	\$43.99



## City Of Richland

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From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BEAVER BARK & ROCK		626617	214543	COMPOST COIL/SAND	\$75.77
		627596		CONCRETE	\$194.92
		628860		SHREDDED BARK	\$40.05
		628863		SHREDDED BARK	\$40.05
		630455		BASALT ROCK	\$106.09
		630468		BASALT ROCK	\$106.09
BLACKS WHOLESALE DISTRIBUTING INC		1344380	214888	REFRIGERANT	\$347.64
BUILDERS HARDWARE & SUPPLY CO INC		S3336563.001	214889	BADGER PUMP ST SERVICE CALL	\$362.75
		S3336582.001		LIBRARY SERVICE CALL 6/25/14	\$238.22
CASCADE NATURAL GAS CORP		7/14-28638100009	214891	NAT GAS 110 SAINT 6/19-7/21	\$30.26
		7/14-51897100007		NAT GAS 1005 SWIFT 6/19-7/21	\$555.42
		7/14-73638100005		NAT GAS 500 AMON 6/18-7/21	\$85.60
		7/14-75997100005		NAT GAS 871 GW WAY 6/18-7/17	\$10.85
		7/14-80577100003		NAT GAS BLDG 200 6/17-7/17	\$10.85
		7/14-90577100002		NAT GAS BLDG 300 6/17-7/17	\$35.12
		7/14-96738100005		NAT GAS 505 SWIFT 6/18-7/17	\$10.85
COLUMBIA ELECTRIC SUPPLY		5858-721107	214776	50 AMP CIRCUIT BREAKERS	\$301.18
COMPLETE CLEANING SYSTEMS		5179	214727	MACHINE SCRUB WAREHOUSE FLOOR	\$175.00
CURRENT ELECTRIC TRAINING		177	214897	INDUSTRY COURSE 2013-791/MOORE	\$45.00
DEPENDABLE APPLIANCE CO		PS00091635	214898	FILTER	\$43.39
EFC EQUIPMENT LLC		3549	214569	REPAIR LAWN MOWER	\$57.39
EWING IRRIGATION PRODUCTS INC		8263618	214900	PVC 90 DEGREE ELLS	\$25.67
		8326459		BRASS NOZZLES	\$253.80
		8342552	214785	TORO BODY ASSEMBLY	\$1,207.46
		8342553		SS ROTORS/SPRINKLERS	\$1,010.25
		WARIC44623	214571	FASTENERS	\$27.62
FASTENAL COMPANY					
FRONTIER	S015866	7/14-206-188-2614	214731	TELEPHONE CHARGES 7/19/14-8/8/	\$1,026.73
	S015866			TELEPHONE CHARGES 7/19/14-8/8/	\$28.17
G & R AG PRODUCTS INC		2146645-0001-02	214577	TANK CLEANER	\$32.08
		2146827-0001-02		ADJ CONEJET TIP	\$5.40
		2147088-0001-02		WIND METER/CALIBRATE CONTAINER	\$81.20
		2148096-0001-02	214902	CONTROL UNIT	\$288.12
GRAINGER	S015840	9486919856	214732	THERMOSTAT ITEM #3UC01	\$226.29
	S015840	9486919864		STD CAP, PLEATED FILTER ITEM #	\$62.29
	S015840	9488122368		STRECH WRAP ITEM #15A846	\$416.96
	S015840	9488233884		MELT BLOWN CARTRIDGE ITEM #4RP	\$466.00
	S015840	9490543031		WATER FILTER ITEM #30NW80	\$482.70
	S015840	9491416807		PUMP SUMP ITEM #2P352	\$153.92
	S015840	9491546553		SOLENOID VALVE ITEM #3UK70	\$138.14
	S015840	9491546579		PUMP SUMP ITEM #2P352	\$312.73
HD FOWLER COMPANY INC		I3693897	214904	GATE VALVE/VALVE BOX-TOP	\$790.82



## City Of Richland

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From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HERTZ EQUIPMENT RENTAL CORP		27534976-001	214587	ROLLER RENTAL 7/11/14	\$163.53
IRRIGATION SPECIALISTS INC		1118973-01	214733	POP UP SPRAY HEADS	\$37.42
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		823978	214907	ACTUATOR CARTRIDGES	\$205.66
		840070	214592	SOLENOIDS	\$101.54
		841146	214806	4" ROTORS	\$341.53
		842098		NO OVERFLOW/GASKETS	\$55.85
		842857		ROTATORS	\$167.86
		843341		FAUCET	\$68.04
		843887		TOILET SEAT	\$41.13
OXARC INC		PSH5866	214918	CARBON DIOXIDE/CO2 BULK	\$170.25
		PSK6070		CO2 BULK	\$144.89
		PSM2718	214819	STARGON CYLINDERS	\$22.96
		R280309	214918	CO2/NITROGEN/OXYGEN	\$181.29
		R280312		CARBON DIOXIDE/CO2 LIQUID	\$110.57
PALLIS POOL & PATIO		5037	214612	TEST KIT	\$88.81
		5041		FLOW METER	\$255.05
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$1.44
PLATT ELECTRIC SUPPLY INC		E654266	214823	50 AMP BREAKER	\$14.70
		E686652		50 AMP BREAKER	\$14.70
POOL CARE PRODUCTS INC		113632	214619	ACID	\$46.57
		114480		POOL CHEMICALS	\$41.16
		114605		POOL CHEMICALS	\$138.57
PRO BUILD COMPANY LLC		71448663	214825	CONCRETE ANCHORS	\$34.44
		71448884	214920	GOOF OFF/DUCT TAPE	\$34.40
		71448948		2X10'S-LUMBER	\$63.54
		71448978		2X10'S-LUMBER	\$21.94
RICHLAND ACE HARDWARE		207873	214629	ELBOW/COUPLINGS	\$14.05
		207971	214832	DUCT TAPE/BEACH UMBRELLA	\$24.89
		207974		POP UP SPRINKLERS	\$8.64
		207984		CAULK/BUSHINGS	\$19.99
		42012	214629	COUPLE	\$7.03
		42371	214832	CORNER BRACES/FASTENERS	\$17.80
		42380		PVC CAPS/ELBOWS/COUPLES	\$59.31
		42398		FASTENERS	\$2.53
		42401		BATTERIES/HEX KEY SET	\$29.75
		42407		SPRAY PAINT	\$8.09
ROTO ROOTER		04549	214743	PUMP SEPTIC TANK SYSTEM	\$1,405.20
SAGEBRUSH CONCRETE SAWING & DRILLING INC		T014-J7-011	214745	SLAB SAWED	\$162.45
SCHUYLAR ENTERPRISES INC DBA		9625	214925	ANT CONTROL-CITY POOL	\$162.45
STEEBER'S LOCK SERVICE		2878	214926	KEYS	\$29.70
		2892	214843	KEYS/BLANKS	\$40.61



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
STEEBER'S LOCK SERVICE		3025	214926	A-403P KNOB	\$13.00
STONEMAN ELECTRIC SUPPLY		S100914077.001	214928	GFCI RECEPTACLES	\$37.91
THE DRAIN SURGEON		31071	214847	COLUMBIA PT-SNAKE FLOOR DRAIN	\$146.21
THERMAL SUPPLY INC		5682076	214639	SOLENOID COIL/PIPE CLAMP	\$120.57
UNITED PARCEL SERVICE	S015859	0000986641304	214646	GROUND PKG TO BAVCO FOR PARKS	\$9.21
WALLA WATER INC DBA		12992	214751	RESET CABLES ON WASH BAY DOOR	\$1,855.99
		13025		BAY 1 DOOR PREVENTATIVE MAINT	\$1,444.40
		13026		BAY DOOR WEATHERSTRIP/ROLLERS	\$1,527.35
		13045		WEATHERSTRIP/ROLLERS	\$2,311.72
		13061	214935	DOOR MAINT BLDG 300	\$1,576.90
		13062		DOOR MAINT BLD 300/WEATHERSEAL	\$1,247.07
WESMAR COMPANY INC	S015769	205888	214660	CONDUCTIVITY CONTROLLER ON PAN	\$1,449.05
	S015769			MICRO-BIocide CHEMICAL FEED PU	\$674.71
	S015769			FREIGHT	\$70.40
	S015769			SCALE INHIBITOR CHEMICAL FEED	\$609.73
	S015769			WALL BRACKETS (2 EACH)	\$97.47
WILBUR ELLIS COMPANY		8281436	214938	FERTILIZER	\$2,551.16
<b>PARKS &amp; REC - PARKS&amp;FACILITIES TOTAL ****</b>					<b>\$47,077.79</b>
<b>Division:</b>	338	PARKS & REC - PROJECT ADMIN			
BANK OF AMERICA		TXN00017509	214868	NRPA-Registration	\$469.00
		TXN00017556		DELTA AIR-Dave conference	\$644.50
		TXN00017580		THE HOME DEPOT-paint	\$58.20
		TXN00017601		CHRISTMAS DONE BRIGHT-Displays	\$1,345.50
		TXN00017621		SHERWIN WILLIAMS-paint	\$43.20
		TXN00017623		THE HOME DEPOT-paint	\$64.92
		TXN00017637		THE HOME DEPOT #4746 - Credit	(\$58.20)
		TXN00017642		OWW ORBITZ.COM-Hotel DB	\$202.38
		TXN00017666		THE HOME DEPOT-fence,paint	\$100.13
		TXN00017695		WAL-MART-hydration	\$12.96
<b>PARKS &amp; REC - PROJECT ADMIN TOTAL ****</b>					<b>\$2,882.59</b>
<b>Division:</b>	900	NON-DEPARTMENTAL			
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$300.21
WASHINGTON CITIES INSURANCE AUTHORITY		JUNE 2014	214657	WCIA DEDUCTIBLE CLAIMS-JUNE	\$8,425.41
<b>NON-DEPARTMENTAL TOTAL ****</b>					<b>\$8,725.62</b>
<b>GENERAL FUND Total ***</b>					<b>\$374,704.56</b>
<b>FUND 101</b>	<b>CITY STREETS</b>				
<b>Division:</b>	000				
SUN SUPPLY INC	S015828	0176799-IN	214844	BALLAST, STREET SIGN, 120V	\$478.19
<b>TOTAL ****</b>					<b>\$478.19</b>



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
<b>Division: 401 STREETS MAINTENANCE</b>					
ADVANCED SIGNAL & CONTRACTING LLC	P053855	2318	214537	RAILROAD CROSSING INSPECTIONS	\$360.00
AEGIS ITS INC	P054241	8829	214538	CENTRACS SOFTWARE MAINTENANCE	\$11,250.00
AMERICAN ROCK PRODUCTS INC		209058	214757	MASTIC ADHESIVE	\$43.32
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$86.22
FRONTIER	S015866	7/14-206-188-2614	214731	TELEPHONE CHARGES 7/19/14-8/8/	\$52.53
	S015866			TELEPHONE CHARGES 7/19/14-8/8/	\$28.17
HERTZ EQUIPMENT RENTAL CORP		27527939-001	214587	LIQUID PROPANE	\$103.71
		27530002-001		LIQUID PROPANE	\$131.37
		27534339-001		LIQUID PROPANE	\$138.28
INLAND ASPHALT CO		32-1986161	214800	ASPHALT	\$242.59
		32-1986171		ASPHALT	\$242.59
		32-1987981		ASPHALT	\$485.18
		32-1990684		ASPHALT	\$242.59
		32-1990690		ASPHALT	\$793.28
PRO BUILD COMPANY LLC		71448695	214825	LUMBER	\$35.71
		71448699		LUMBER	\$26.38
<b>STREETS MAINTENANCE TOTAL ****</b>					<b>\$14,261.92</b>
<b>Division: 402 ARTERIAL STREETS</b>					
ABADAN INC		ARIN049287	214536	ENG COPIES-ROBERTSON DR EXT	\$323.06
APOLLO INC	P052237	C22-13/PYMT 15	214867	C/O #8 SOLAR ARCH OUTLET REVI	\$3,542.90
	P052237			HANFORD REACH INTERPRETIVE CEN	\$19,127.89
DKS ASSOCIATES	P053380	0055027	214568	STREET LIGHT STANDARD REVIEW &	\$1,172.96
	P053380	0055285		STREET LIGHT STANDARD REVIEW &	\$334.92
HERITAGE PROFESSIONAL LANDSCAPING INC	P053749	C55-14/PYMT 3	214796	C/O #2 ADD COLUMN BOX CUTOUTS	\$2,293.79
	P053749			C/O #1 ISSUED CONDUIT FOR	\$11,046.60
	P053749			HANFORD REACH INTERPRETIVE CEN	\$1,498.75
INLAND ASPHALT CO		32-1986162	214800	ASPHALT	\$1,172.20
ROWAND MACHINERY CO	P054254	157746	214744	STEVENS DR EXTENSION-equipment	\$817.67
	P054254	158382		CREDIT for portion of Invoice	(\$346.56)
WA STATE DEPT OF TRANSPORTATION	P054239	RE-45-A6136YCL019	214656	STEVENS DR EXTENSION-APPRAISAL	\$78.97
	P054239	RE-45-A6136YCL020		STEVENS DR EXTENSION-APPRAISAL	\$241.07
WATTS CONSTRUCTION INC	P054113	C106-14/PYMT 1	214936	ROBERTSON DR EXTENSION, ROAD A	\$392,839.76
	P053983	C94-14/PYMT 2		CANYON ST RECONSTRUCTION - 94-	\$49,003.15
<b>ARTERIAL STREETS TOTAL ****</b>					<b>\$483,147.13</b>
<b>CITY STREETS Total ***</b>					<b>\$497,887.24</b>
<b>FUND 110 LIBRARY</b>					
<b>Division: 303 LIBRARY</b>					
BANK OF AMERICA		TXN00017506	214868	BH TRIP # 14-295 WLA RETREAT	\$0.92



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00017508	214868	INGRAM BOOKS	\$58.42
		TXN00017517		PROMOTIONAL ADVERTISEMENT	\$100.00
		TXN00017521		BH TRIP # 14-295 WLA RETREAT	\$261.06
		TXN00017537		MCNAUGHTON MOVIES	\$213.89
		TXN00017542		INGRAM BOOKS	\$168.16
		TXN00017545		AMAZON BOOKS	\$97.04
		TXN00017548		INGRAM BOOKS	\$75.92
		TXN00017549		AR REGISTRATION TRIP # 14-311	\$300.00
		TXN00017555		STAFF RM & MEETING SUPPLIES	\$129.24
		TXN00017563		AMAZON BOOKS	\$15.71
		TXN00017567		INGRAM BOOKS	\$221.92
		TXN00017568		INGRAM BOOKS	\$53.71
		TXN00017572		AMAZON BOOKS	\$12.07
		TXN00017587		INGRAM BOOKS	\$155.39
		TXN00017599		INGRAM BOOKS	\$25.28
		TXN00017600		INGRAM BOOKS	\$243.66
		TXN00017602		BAKER & TAYLOR BOOKS	\$143.28
		TXN00017613		GALE/CENAGE BOOKS	\$686.51
		TXN00017614		INGRAM BOOKS	\$53.88
		TXN00017618		INGRAM BOOKS	\$182.33
		TXN00017627		RECORDED BOOKS	\$98.49
		TXN00017629		RECORDED BOOKS	\$15.06
		TXN00017645		INGRAM BOOKS	\$497.68
		TXN00017649		RECORDED BOOKS CREDIT	(\$89.10)
		TXN00017663		INGRAM BOOKS	\$135.25
		TXN00017664		PROQUEST DATABASE SUBSCRIPTION	\$839.73
		TXN00017676		INGRAM BOOKS	\$51.94
		TXN00017683		GALE/CENAGE BOOKS	\$263.70
		TXN00017692		WATER FOR DISC MACHINE	\$15.00
		TXN00017693		INGRAM BOOKS	\$3,649.60
		TXN00017699		INGRAM BOOKS	\$14.93
		TXN00017739		THE GREAT COURSES BOOKS	\$89.95
		TXN00017745		INGRAM BOOKS	\$95.64
		TXN00017748		INGRAM BOOKS	\$57.77
		TXN00017750		AMAZON BOOKS	\$36.81
		TXN00017760		MSG SERVICE	\$310.45
		TXN00017765		INGRAM BOOKS	\$514.43
		TXN00017774		INGRAM BOOKS	\$50.66
		TXN00017778		INGRAM BOOKS	\$100.11
CASCADE NATURAL GAS CORP		7/14-61897100006	214768	NAT GAS 955NORTHGATE 6/19-7/17	\$20.56
MONTANA HISTORICAL SOCIETY		LIB 15-9	214814	INTERLIBRARY LOAN	\$10.00



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$328.15
LIBRARY TOTAL ****					\$10,305.20
LIBRARY Total ***					\$10,305.20
<b>FUND 111</b>	<b>PARK RESERVE FUND</b>				
<b>Division:</b>	304	PARK RESERVE			
TRI CITY DOG PARK SOCIETY	P054211	C99-14	214850	PARK PARTNERSHIP PROGRAM FUNDI	\$4,040.00
PARK RESERVE TOTAL ****					\$4,040.00
PARK RESERVE FUND Total ***					\$4,040.00
<b>FUND 112</b>	<b>INDUSTRIAL DEVELOPMENT FUND</b>				
<b>Division:</b>	305	ECONOMIC DEVELOPMENT			
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$112.28
CITY OF RICHLAND		14-190 HERRON	214774	ICSC RECON/LAS VEGAS/HERRON	\$405.11
ECONOMIC DEVELOPMENT TOTAL ****					\$517.39
INDUSTRIAL DEVELOPMENT FUND Total ***					\$517.39
<b>FUND 150</b>	<b>HOTEL/MOTEL FUND</b>				
<b>Division:</b>	307	HOTEL/MOTEL TAX			
BANK OF AMERICA		TXN00017515	214868	GEOCOIN CHLLNGE	\$61.73
TRI CITY KART CLUB		C15-14/JUNE	214851	C15-14 TC KART-LIGHTING	\$27,291.96
HOTEL/MOTEL TAX TOTAL ****					\$27,353.69
HOTEL/MOTEL FUND Total ***					\$27,353.69
<b>FUND 153</b>	<b>COMMUNITY DEV BLOCK GRANT</b>				
<b>Division:</b>	308	CDBG PROGRAM			
BENTON FRANKLIN COMMUNITY ACTION COMMITTEE		802 SNOW AVE	214720	OO REHAB/802 SNOW/LEE	\$153.53
NWACDM		2014 NWACDM DUES	214818	NWACDM DUES 10/2014-9/2015	\$100.00
				2014 NWACDM CONF REGISTRATION	\$150.00
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$66.12
CDBG PROGRAM TOTAL ****					\$469.65
COMMUNITY DEV BLOCK GRANT Total ***					\$469.65
<b>FUND 154</b>	<b>HOME FUND</b>				
<b>Division:</b>	309	HOME PROGRAM			
CASCADE TITLE COMPANY OF BENTON		DPA14-09	214724	DPA HOGLEN/1525 LARKSPUR AVE	\$10,000.00
		RECONS	214769	RECORDING FEE-DOT 97-25414	\$135.00
CITY OF PASCO		DEC-13	214772	PASCO HOME DPA 10/1-12/31/13	\$11,794.56
		MAY-14		PASCO HOME DPA 1/1-5/31/14	\$111,770.70





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From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF PASCO		SEP-2013	214772	PASCO HOME DPA 4/1-9/30/13	\$30,378.52
HOME PROGRAM TOTAL ****					\$164,078.78
HOME FUND Total ***					\$164,078.78
<b>FUND 380</b>	<b>PARK PROJECT CONSTRUCTION</b>				
<b>Division:</b>	337	PARKS & REC PROJECTS			
BANK OF AMERICA		TXN00017543	214868	PLATT ELECTRIC-GFI	\$316.94
		TXN00017561		BEAVER BARK LTD-gravel	\$480.59
BEAVER BARK & ROCK		629102	214887	SOIL	\$21.64
SWCA INC	P053766	31453	214845	CONTRACT WITH SWCA FOR HOWARD	\$276.00
PARKS & REC PROJECTS TOTAL ****					\$1,095.17
PARK PROJECT CONSTRUCTION Total ***					\$1,095.17
<b>FUND 385</b>	<b>GENERAL GOVT CONSTRUCTION</b>				
<b>Division:</b>	900	NON-DEPARTMENTAL			
HILL INTERNATIONAL INC		C14-021/0000004	214798	C14-021 DB OVERSIGHT SRVCS	\$3,887.58
NON-DEPARTMENTAL TOTAL ****					\$3,887.58
GENERAL GOVT CONSTRUCTION Total ***					\$3,887.58
<b>FUND 401</b>	<b>ELECTRIC UTILITY FUND</b>				
<b>Division:</b>	000				
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P054192	3627-537618	214780	BALLAST, UPTOWN, 150W HPS	\$193.90
	P054192			BALLAST, 277V 2F32T8, INSTANT	\$51.56
	P054192			BALLAST, PARKWAY, 175W	\$133.21
	P054192			BALLAST RAP START, 2-F40T12,	\$37.91
	P054189	3627-537619		COUPLING,PVC,6",EXPANSION	\$125.09
	P054189			UNISTRUT, STANDARD, PIERCED	\$87.72
	P054189			ADJUST SALES TAX	(\$0.01)
	P054189			ELBOW,PVC,6",30,18" RADIUS	\$115.66
	P054189			UNISTRUT, SHALLOW, PIERCED	\$11.59
	P054189			COUPLING,PVC,6",SCH 40,DBELL	\$626.41
	P054189			NUT, SPRING 3/8-16 STEEL CITY	\$297.83
GENERAL PACIFIC INC	P054020	1223264	214579	SLEEVE SHRINK END CAP 750-1500	\$207.94
	P054121	1223459		CABLE, SEC, UG TRIPLEX, 4/0 AL	\$11,371.50
HD SUPPLY POWER SOLUTIONS LTD	P054023	2565065-03	214586	CLAMP WEDGE 2/0-4/0 ACSR SERV.	\$229.60
PACIFIC METERING INC	P054096	14-0611-4096-B	214820	TEST SWITCH 3 PH, 10 POLE F/C,	\$2,523.84
REXEL INC DBA	P054166	E650864	214625	TAPE 3M #88, 1 1/2 X 44FT	\$292.35
	P054166			TAPE PHASING - YELLOW, 3M #35,	\$182.49
	P054166			TAPE PHASING - WHITE, 3M #35,	\$182.49
	P054166			TAPE PHASING - BLUE, 3M #35,	\$182.49



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
REXEL INC DBA	P054166	E650864	214625	TIE, CABLE, 11" MIN, BLACK	\$61.98
	P054166			TAPE PHASING - RED, 3M #35,	\$218.98
WESCO DISTRIBUTION INC	S015822	542172	214659	SLEEVE, TENSION 336 ACSR, AUTO	\$427.49
	P054165	543713	214858	PADLOCK EQUIPMENT FARGO GM-322	\$1,169.64
<b>TOTAL ****</b>					<b>\$18,731.66</b>
<b>Division:</b>	501	BUSINESS SERVICES			
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$27.23
BANK OF AMERICA		TXN00017513	214868	STARBUCKS-SAFETY GRP LDERS MTG	\$15.11
		TXN00017569		STARBUCKS-QLIFIED WRKR TRAIN	\$18.74
		TXN00017573		SPUDNUT -QLFIED WKR TRAIN	\$21.52
		TXN00017603		WM SUPERCENTER-MTG SNACK STOCK	\$44.36
		TXN00017620		STARBUCKS--COFFEE HDR MTG	\$32.38
		TXN00017723		GOTOCITRIX-GOTOMTG MONTHLY FEE	\$20.58
		TXN00017771		WAL-MART-GAZEBO TENT	\$81.10
FEDERAL EXPRESS CORP		2-729-29011	214788	GEOLINE SHIPPING	\$24.32
KELLEY'S TELE-COMMUNICATIONS INC	P053494	022408012014	214804	AFTER HOURS ANSWERING SERVICE-	\$249.80
NEWSDATA CORPORATION	P054221	7102032DP	214607	NEWSDATA 1-YR SUBSCRIPTION	\$4,656.90
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$303.84
				POSTAGE 6/1-6/30/14	\$98.56
				POSTAGE 6/1-6/30/14	\$2.50
<b>BUSINESS SERVICES TOTAL ****</b>					<b>\$5,596.94</b>
<b>Division:</b>	502	ELECTRICAL ENGINEERING			
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$124.93
BANK OF AMERICA		TXN00017518	214868	NWPPA-LINE INSPECTION CLASS-TR	\$520.00
		TXN00017520		TECHSTREET - NEC 2014 BKS W/TA	\$176.75
		TXN00017553		AGENT FEE-TRIP 14-304	\$35.00
		TXN00017558		DELTA AIR -TRIP 14-304	\$775.00
		TXN00017669		TECHSTREET-IEEE STANDARD HANDB	\$158.12
CITY OF RICHLAND		080114	214773	ELECTRICAL RECORDING FEES	\$148.00
		14-304 REXIN	214561	ESRI CONF/SAN DIEGO/REXIN	\$1,503.00
REXIN, WAYNE		14-304	214626	ESRI CONF/HOTEL/REXIN	\$170.20
US BANK EQUIPMENT FINANCE INC		257516146	214650	XEROX 6604 PYMT 8/6-9/5/14	\$81.60
WA STATE DEPT OF TRANSPORTATION		RE-45JE5520L013	214855	FR50148C PLANS REVIEW O/H POWE	\$695.73
<b>ELECTRICAL ENGINEERING TOTAL ****</b>					<b>\$4,388.33</b>
<b>Division:</b>	503	POWER OPERATIONS			
AMERICAN ROCK PRODUCTS INC	P054220	208320	214539	PER CONTRACT#14-041:2014 PURCH	\$65.59
	P054220	208520	214757	PER CONTRACT#14-041:2014 PURCH	\$144.60
	P054220	209057		PER CONTRACT#14-041:2014 PURCH	\$63.77
	P054220	209285		PER CONTRACT#14-041:2014 PURCH	\$25.01
	P054220	209373		PER CONTRACT#14-041:2014 PURCH	\$516.81



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From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AMERICAN ROCK PRODUCTS INC	P054220	209479	214757	PER CONTRACT#14-041:2014 PURCH	\$786.70
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$300.25
BANK OF AMERICA		TXN00017578	214868	FORESTRY SUPPLY/TRIPOD	\$92.97
		TXN00017701		TYNDALE-FR FOR SURVEYORS	\$338.92
BEAVER BARK & ROCK		630655	214543	3 ROLLS OF SOD	\$12.96
BOYD'S TREE SERVICE LLC	P053496	3447	214549	TREE PRUNING SVC-JAN 1 THRU AP	\$7,189.60
	P053496	3455		TREE PRUNING SVC-JAN 1 THRU AP	\$7,189.60
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	S015760	3627-537375	214780	ADJUST SALES TAX	(\$0.01)
	S015760			EXTERNAL LIGHT SHIELD FOR GE M	\$1,593.15
	S015760			EXTERNAL LIGHT SHIELD FOR GE M	\$2,695.05
DENNY'S		070914	214728	OVERTIME MEALS 7/9/14	\$44.20
		071314		OVERTIME MEALS 7/13/14	\$35.63
		072314	214782	OVERTIME MEALS 7/23 & 7/24/14	\$79.98
FASTENAL COMPANY		WARIC44523	214571	SPRING HOOKS	\$9.97
FRONTIER	S015866	7/14-206-188-2614	214731	TELEPHONE CHARGES 7/19/14-8/8/	\$89.77
GENERAL PACIFIC INC	S015514	1223480	214790	HORIZONTAL LINE POST INSULATOR	\$17,777.65
GRAINGER	S015840	9488293235	214732	BATTERY PACK ITEM #4GA68	\$236.01
HD SUPPLY POWER SOLUTIONS LTD	S015793	2590728-00	214586	CHANCE UNIVERSAL POLE WITH A	\$294.36
	P054130	2592725-00		REPLACEMENT BATTERY FOR HI-TES	\$308.66
HJ ARNETT INDUSTRIES LLC	S015583	INV34435	214799	FREIGHT	\$15.38
	S015583			REPAIR OF AN ANDERSON HYDRAULI	\$326.74
	S015843	INV34468		HIGH LEVEL LEATHER PROTECTORS	\$42.62
	S015843			LOW LEVEL LEATHER PROTECTORS	\$36.54
	S015843			LOW LEVEL LEATHER PROTECTORS	\$36.54
	S015843			HIGH LEVEL LEATHER PROTECTORS	\$21.31
	S015843			LOW LEVEL LEATHER PROTECTORS	\$36.54
	S015843			HIGH LEVEL LEATHER PROTECTORS	\$63.93
	S015843			FREIGHT	\$12.71
	S015843			LOW LEVEL LEATHER PROTECTORS	\$36.54
HOME DEPOT CREDIT SERVICES	S015860	1042984	214588	PREM FENCE POST	\$17.84
	S015860	3030667		PLYWOOD INVOICE #3030667 7/2	\$173.26
	S015860	3080993		SPKLER HEAD INVOICE #3080993	\$1.41
	S015860	4035904		STEEL WHEELBARROW INVOICE #403	\$87.42
	S015860	6562776		STAPLES INVOICE #6562776 7/2/	\$3.75
LEH APPRAISAL SERVICES LLC	P054223	4/14-BADGER MT S	214595	BADGER MTN S APPRAISAL SERVICE	\$3,000.00
PRO BUILD COMPANY LLC		71448575	214621	SHEATHING	\$82.76
RICHLAND ACE HARDWARE		42456	214629	PRY BAR/SPRAY PAINT	\$97.37
SAGEBRUSH CONCRETE SAWING & DRILLING INC		T014-J7-033	214745	SLAB SAWED	\$1,327.58
SHARI'S MANAGEMENT CORP		13307121430948	214838	OVERTIME MEALS 6/23-7/12/14	\$325.01
WATTS CONSTRUCTION INC	P053983	C94-14/PYMT 2	214936	CANYON ST RECONSTRUCTION - 94-	\$8,811.97
POWER OPERATIONS TOTAL ****					\$54,448.42



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From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
<b>Division: 504 SYSTEMS DIVISION</b>					
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$238.80
BANK OF AMERICA		TXN00017520	214868	TECHSTREET - NEC 2014 BKS W/TA	\$44.18
		TXN00017541		OFFICE DEP-POST-ITS, WIPES, MR	\$26.29
		TXN00017552		WM SUPER-LG BANDAGE, CURAD	\$5.35
		TXN00017641		STAPLES-LABELER, SHARPIES	\$35.18
		TXN00017767		HDT SYS-SUBST AC CAPACITOR	\$52.07
		TXN00017777		CURRENT EL -CONT ED; FAIRCLOTH	\$105.00
HARRINGTON'S TROPHIES		72910	214584	ENGRAVED TAGS	\$142.31
NetIG LLC	P054131	647953-01	214609	6 STRAND I/O MULTIMODE FIBER	\$565.67
	P054131			6 STRAND I/O MULTIMODE FIBER	\$222.53
	P054131			6 STRAND I/O MULTIMODE FIBER	\$262.74
	P054131			FREIGHT	\$115.06
	P054131			6 STRAND I/O MULTIMODE FIBER	\$646.05
	P054131			6 STRAND I/O MULTIMODE FIBER	\$579.06
	P054131			ADJUST SALES TAX	\$0.01
	P054131			6 STRAND I/O MULTIMODE FIBER	\$276.13
	P054131			6 STRAND I/O MULTIMODE FIBER	\$376.62
	P054131			6 STRAND I/O MULTIMODE FIBER	\$249.34
	P054131			6 STRAND I/O MULTIMODE FIBER	\$471.86
	P054131			6 STRAND I/O MULTIMODE FIBER	\$592.49
RICHLAND ACE HARDWARE		208003	214629	DISH PANS	\$66.54
SCOPE SERVICES INC		027223	214835	DIRECT HIRE FEE-COBB,BRIAN	\$11,500.00
		027224		REIMBURSE TRAVEL EXPENSES	\$446.08
UTILITIES PLUS LLC		3853	214750	LOCATING SRVCS-JUNE	\$10,315.00
<b>SYSTEMS DIVISION TOTAL ****</b>					<b>\$27,334.36</b>
<b>Division: 505 ENERGY POLICY MGMT</b>					
BANK OF AMERICA		TXN00017657	214868	HORSE POWER-MID C CONF-BOOTH	\$550.00
		TXN00017768		STAPLES - TAB DIVIDERS-LINED N	\$200.48
		TXN00017769		STAPLES - STENO PADS	\$18.08
		TXN00017775		STAPLES - COLORED FILE FOLDERS	\$116.93
BENTON PUD		7/14-3287762373	214721	ELECTRIC SRVCS 6/20-7/21/14	\$547.87
CABLE HUSTON BENEDICT HAAGENSEN & LLOYD LLP	P054073	356571	214722	NLDL POLICY & ELECTRIC RATE	\$262.50
CITY OF RICHLAND		121540	214562	611 BASSWOOD-REBATE-HP	\$1,000.00
		132420		2201 HUMPHREYS-REBATE-HP/PTCS	\$1,400.00
		20320		208 ATKINS-REBATE-DHP	\$800.00
		241140 WINDOWS		2003 TURNER-REBATE-WINDOWS	\$1,308.76
		641920		1962 FOREST-REBATE-HP	\$1,000.00
		852390		4367 JASPER-REBATE-HP	\$1,000.00
FLUID MARKET STRATEGIES INC	P053558	54-0714-048	214574	AMENDMENT #1 FOR ADDITIONAL FU	\$1,887.75



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From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GLASS NOOK INC		62550	214581	240 INDIAN CT-REBATE-WINDOWS	\$2,272.20
HELMES INC DBA		1653 PENNY LANE	214795	ES HOME REBATE-1653 PENNY LANE	\$1,000.00
		620 HUNTER STREET		ES HOME REBATE-620 HUNTER ST	\$1,000.00
M CAMPBELL & COMPANY INC	P054184	658384	214599	EE LOAN: R DAVIS, 4367 JASPER	\$10,888.64
		660353	214911	402 BIRCH-REBATE-HP/PTCS	\$1,400.00
		660704	214810	1648 SAGEWOOD-REBATE-HP/PTCS	\$1,400.00
		661605	214911	541 CARNER-REBATE-HP	\$1,000.00
PERFECTION GLASS		9936412030	214615	72 WHITTEN-REBATE-WINDOWS	\$109.26
SENGER, DAWN M		073114	214836	BPA WORKSHOP LUNCH/SENGER	\$10.00
SMITH INSULATION INC		13219-COFR	214839	1220 THAYER-REBATE-INSULATION	\$1,090.07
TOTAL ENERGY MANAGEMENT INC		50950WWR	214931	2453 CATALINA-REBATE-HP/PTCS	\$1,400.00
		50975WWR	214641	701 CEDAR-REBATE-PTCS	\$700.00
		50976WWR	214931	420 SIERRA-REBATE-HP/PTCS	\$1,400.00
TRANS UNION LLC		06403015	214642	CREDIT REPORT-WEBB	\$4.07
ENERGY POLICY MGMT TOTAL ****					\$33,766.61
Division:	506	TECHNICAL SERVICES			
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$154.73
BANK OF AMERICA		TXN00017720	214868	TARGET-SWIFFERS FOR CARS	\$34.04
		TXN00017752		LOWES-NECK COOLERS	\$129.83
FASTENERS INC		S3987967.001	214572	SCREWS/WASHERS	\$27.03
HOME DEPOT CREDIT SERVICES	S015860	5035653	214588	PLYWOOD INVOICE #5035653 6/2	\$190.85
TECHNICAL SERVICES TOTAL ****					\$536.48
ELECTRIC UTILITY FUND Total ***					\$144,802.80
FUND	402	WATER UTILITY FUND			
Division:	000				
BANLIN CONSTRUCTION LLC		14-00445	214761	REFUND HYDRANT METER #302	(\$30.00)
				REFUND HYDRANT METER #302	\$750.00
HD FOWLER COMPANY INC	P054142	I3682425	214585	ADJUST SALES TAX	(\$0.01)
	P054142			VALVE BOX TOP, 16" SLIP STYLE,	\$2,447.15
	P054142			TYLER BOX 18" TOP SECTION WITH	\$443.60
	P054142			VALVE BOX LID, DROP IN, FOR	\$260.14
	P054142			TYLER BOX 16" EXTENSION, 6500	\$191.26
	P054142			TYLER BOX ENLARGED BASE FOR 2"	\$146.85
	P054142			FREIGHT	\$27.08
	P054100	I3692728	214794	ELBOW MIP X CTS PACK JNT, 2"	\$372.94
	P054100			ELBOW CTS PACK JOINT, 2"	\$969.18
	P054100			COUPLING CTS QUICK JOINT, 1"	\$170.79
	P054100			ANGLE BALL METER VALVE 1",	\$13,178.81
	P054100			ANGLE METER COUPLING, 1" METER	\$2,366.14



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HD FOWLER COMPANY INC	P054100	I3692728	214794	METER,ADAPTER 3/4" X 1" METER	\$1,502.34
	P054100			ANGLE VALVE 2" METER X FIP W/L	\$691.08
	P054100			COUP MIP X CTS PACK JNT 1-1/2"	\$637.50
	P054100			COUP FIP X CTS PACK JOINT, 2"	\$607.02
	P054100			VALVE CURB STOP, 2" CTS PACK	\$545.44
	P054100			COUP MIP X GALV PACK JNT, 3/4"	\$295.44
	P054100			COUPLING CTS PACK JOINT, 2"	\$154.67
	P054100			COUP CTS X GALV PKJNT 1 X 3/4"	\$148.59
	P054100			COUP MIP X CTS QUICK JNT, 1"	\$145.12
	P054100			COUP FIP X CTS QUICK JNT, 1"	\$139.92
HILINE ENGINEERING & FABRICATION INC		14-00907	214797	REFUND HYDRANT METER #363	\$750.00
				REFUND HYDRANT METER #363	(\$30.00)
				REFUND HYDRANT METER #363	(\$153.44)
<b>TOTAL ****</b>					<b>\$26,727.61</b>
<b>Division:</b>	410	WATER CAPITAL PROJECTS			
LINDSAY SALES HOLDING COMPANY DBA	P052094	4088	214736	HORN RAPIDS IRRIGATION PUMP	\$2,477.20
STONEMAN ELECTRIC SUPPLY		S100926101.001	214928	PVC CONDUIT	\$10.32
WATTS CONSTRUCTION INC	P053983	C94-14/PYMT 2	214936	CANYON ST RECONSTRUCTION - 94-	\$58,780.13
<b>WATER CAPITAL PROJECTS TOTAL ****</b>					<b>\$61,267.65</b>
<b>Division:</b>	411	WATER ADMINISTRATION			
RH2 ENGINEERING INC	P053838	60622	214627	RMP E-Submittal FOR WATER & SE	\$19.50
	P053838			WATER HYDRAULIC MODELING SERVI	\$579.00
<b>WATER ADMINISTRATION TOTAL ****</b>					<b>\$598.50</b>
<b>Division:</b>	412	WATER OPERATIONS			
ANOVAWORKS		32551	214719	PFT/RESPIRATOR PHYSICAL	\$121.00
		32601		PFT/RESPIRATOR PHYSICAL	\$121.00
		32944		PFT/RESPIRATOR PHYSICAL	\$121.00
		33079	214540	PHYSICAL-DOT EXAM	\$110.00
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$330.03
BANK OF AMERICA		TXN00017630	214868	COSTCO - CHAIR - FINCH	\$357.38
		TXN00017741		DELL-USB SOUNDBAR	\$30.01
		TXN00017762		DELL-DELL 22INCH MONITOR	\$388.56
GENSCO INC		843413306	214791	DUAL CAPACITOR	\$18.98
GOBIBOT LLC		116	214903	HR RESERVOIR INSPECTION SRVCS	\$795.00
HACH COMPANY	S015494	8913418	214583	aa FREE CHLORINE REAGENT SETS,	\$830.93
	S015494			FREIGHT FOR QUARTERLY SHIPMENT	\$56.61
KEMIRA WATER SOLUTIONS INC	P053539	9017401005	214805	ANNUAL PO FOR THE PURCHASE OF	\$14,658.84
NORCO INC		13837688	214817	CYLINDER HYDROTEST	\$20.00
		14027852	214917	CYLINDER HYDROTEST	\$38.01
OXARC INC		PSM5525	214611	CHLORINE	\$2,759.68



## City Of Richland

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From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$15.76
VERIZON WIRELESS		6728883334	214853	WTP SCADA LINE 7/20-8/19/14	\$25.51
<b>WATER OPERATIONS TOTAL ****</b>					<b>\$20,798.30</b>
<b>Division:</b>	413	WATER MAINTENANCE			
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$223.71
BADGER METER INC	S015770	80000125	214542	6" TURBO METER WITH LOCAL REGI	\$2,778.98
BANK OF AMERICA		TXN00017547	214868	J AND L HYDRAULICS/PARTS	\$30.27
		TXN00017607		M2M COMM - JULY BATTELLE BOOST	\$9.95
		TXN00017644		FRED-MEYER - CONTAINER FOR LIF	\$41.13
		TXN00017650		FRED-MEYER - Credit - RETURN C	(\$10.82)
		TXN00017704		OFFICE DEPOT - INK CARTRIDGES	\$93.77
		TXN00017770		MULTIQIP/MECH SEALS	\$281.99
CENTRAL HOSE & FITTINGS INC		391792	214553	FIREHOSE ADAPTERS	\$354.63
GRAINGER	S015840	9485627252	214732	PRESSURE GAUGE ITEM #4CFW3	\$75.37
	S015840	9488122350		REDUCER ADAPTER ITEM #13Y819	\$111.15
HD FOWLER COMPANY INC		I3674880	214585	BLOWOFF STRAINER	\$140.23
		I3691401	214794	GATE VALVE	\$1,142.42
	S015824	I3692726		COUPLING, GALV PACK JOINT X FE	\$406.88
		I3699971	214904	GASKETS/FLANGES	\$43.44
KELLEY'S TELE-COMMUNICATIONS INC	P053566	276308012014	214804	ANSWERING SERVICE FOR WATER &	\$64.50
PARAMOUNT SUPPLY COMPANY		981470	214821	FLOWMATIC REPAIR KIT	\$138.08
PRO BUILD COMPANY LLC		71448344	214621	VISQUEEN	\$119.12
UNITED PARCEL SERVICE	S015859	0000986641304	214646	GROUND PKG TO DEPT OF L & I FO	\$7.85
<b>WATER MAINTENANCE TOTAL ****</b>					<b>\$6,052.65</b>
<b>WATER UTILITY FUND Total ***</b>					<b>\$115,444.71</b>
<b>FUND</b>	<b>403</b>	<b>WASTEWATER UTILITY FUND</b>			
<b>Division:</b>	420	SEWER ADMINISTRATION			
JUB ENGINEERS INC	P053097	88634	214591	SOUTH RICHLAND SEWER PLANNING-	\$9,852.92
RH2 ENGINEERING INC	P053838	60622	214627	RMP E-Submittal FOR WATER & SE	\$19.50
	P053838			MOD #1- FINALIZE RISK MANAGEME	\$238.75
<b>SEWER ADMINISTRATION TOTAL ****</b>					<b>\$10,111.17</b>
<b>Division:</b>	421	SEWER CAPITAL PROJECTS			
GRAINGER	S015840	9488233876	214732	CIRCUIT PROTECTOR ITEM #2DC60	\$227.59
JUB ENGINEERS INC	P053972	87716	214591	WASTEWATER GENERAL PLAN - C76-	\$7,098.46
	P053972	88634-A		WASTEWATER GENERAL PLAN - C76-	\$2,650.26
REXEL INC DBA		E657437	214625	PVC PIPE/CEMENT & CEMENT KIT	\$147.08
<b>SEWER CAPITAL PROJECTS TOTAL ****</b>					<b>\$10,123.39</b>
<b>Division:</b>	422	SEWER OPERATIONS			
ANOVAWORKS		32551	214719	PFT/RESPIRATOR FIT TEST	\$181.00





## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ANOVAWORKS		32779	214719	PFT/RESPIRATOR FIT	\$181.00
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$175.20
BANK OF AMERICA		TXN00017511	214868	USA BLUE BOOK - Purchase	\$282.31
		TXN00017516		ACE HARDWARE - Purchase	\$268.95
		TXN00017566		STEEBERS LOCK/DOOR HANDLES,LOC	\$2,081.53
		TXN00017581		USA BLUE BOOK - Purchase	\$94.04
		TXN00017591		USCOMPOSTINGCOUNCIL - Purchase	\$250.00
		TXN00017643		WAL-MART #3261 - Purchase	\$166.37
		TXN00017672		BUILDASIGN.COM - Purchase	\$111.87
		TXN00017686		TRI CITY SIGN AND BARRICA - Pu	\$64.98
		TXN00017705		ORIENTAL TRADING CO - Purchase	\$119.80
		TXN00017714		PACIFIC NORTHWEST SOURCE - Pur	\$310.00
		TXN00017716		THE HOME DEPOT #4746 - Purchas	\$38.34
		TXN00017722		FRED-MEYER #0286 - Purchase	\$34.44
		TXN00017730		STAPLES - Purchase	\$84.92
		TXN00017742		STAPLES - Purchase	\$5.95
		TXN00017758		FRED-MEYER #0286 - Purchase	\$25.35
COLUMBIA ANALYTICAL SERVICES INC DBA	P054081	51-265434-0	214563	WATER- 1631E TOTAL MERCURY	\$60.00
	P054081			ALLVAC SAMPLING 6/10/14- WATER	\$60.00
	P054081			WATER- 420.1 PHENOLICS	\$45.00
	P054081			WATER- 335.4 TOTAL CYANIDE	\$40.00
	P054081			WATER- 200.8 TRACE ELEMENTS	\$130.00
	P054081			WATER- 624 VOLATILE ORGANIC CO	\$400.00
	P054081			WATER- 200.7 METALS BY INDUCTI	\$30.00
	P054081			WATER- OIL & GREASE TOTAL HEM	\$200.00
	P054081			WATER- 625 SEMIVOL ORGANIC COM	\$215.00
	P054081			WATER- 608 ORGANOCHLOR. PEST/P	\$160.00
COMPLETE PEST PREVENTION INC	P053613	25665	214564	MONTHLY INSECT & RODENT CONTRO	\$36.10
	P053613	25666		3X YEAR SPRAY SERVICE FOR INSE	\$63.17
FRONTIER	S015866	7/14-206-188-2614	214731	TELEPHONE CHARGES 7/19/14-8/8/	\$58.21
GRAINGER	S015840	9481122944	214732	RELAY, 5 PIN ITEM #1YCK8	\$99.04
HOME DEPOT CREDIT SERVICES	S015860	3086087	214588	KEY ID TAGS,KEY CABINET,DOLLY	\$90.97
KAMAN INDUSTRIAL TECHNOLOGIES		R383252	214803	DIFFERENTIAL PRESSURE INDICATO	\$42.71
MIDWEST LABORATORIES INC	P054018	726717	214605	SHIPPING	\$50.00
	P054018			COR LANDFILL COMPOST SAMPLING	\$310.00
MOON SECURITY SERVICES INC		718188	214815	MONITOR SRVCS-WASTEWATER-JUL	\$64.03
OXARC INC		PSN0757	214819	OXYGEN/ACETYLENE	\$90.07
PARADISE BOTTLED WATER CO		6/14-WASTEWATER	214613	BOTTLED WATER	\$290.20
PASCO MACHINE COMPANY INC		71833	214822	REPAIR SHAFT ENDS	\$1,140.30
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$1.19
STEEBER'S LOCK SERVICE	P054141	3035	214747	PARTS/LABOR COST FOR LOCK	\$1,979.72





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From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TACOMA SCREW PRODUCTS INC		22099749	214846	BALL VALVES	\$184.14
		22099767		PRESSURE GAUGE/AIR FILTER	\$107.35
USA BLUEBOOK		363641	214651	LAB METER/PROBE/REPLACEMENT CAP	\$2,759.77
WA STATE DEPT OF RETIREMENT SYSTEMS		01054964	214854	EXCESS COMPENSATION-JENNINGS	\$30,240.29
<b>SEWER OPERATIONS TOTAL ****</b>					<b>\$43,423.31</b>
<b>Division:</b>	423	SEWER MAINTENANCE			
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$175.08
BANK OF AMERICA		TXN00017544	214868	RITE AID STORE 5319 - Purchase	\$5.00
		TXN00017654		EMEDCO - Purchase	\$358.95
		TXN00017670		WAL-MART #3261 - Purchase	\$123.77
		TXN00017691		TRIMBLE NAVIGATION LTD - Purch	\$38.67
		TXN00017712		DELL SALES & SERVICE - Purchas	\$238.24
COMPLETE PEST PREVENTION INC	P053613	25665	214564	MONTHLY INSECT & RODENT CONTRO	\$36.10
	P053613	25666		3X YEAR SPRAY SERVICE FOR INSE	\$63.17
FASTENERS INC		S3983575.001	214572	SAFETY CABINET	\$1,166.39
KELLEY'S TELE-COMMUNICATIONS INC	P053566	276308012014	214804	ANSWERING SERVICE FOR WATER &	\$64.49
TACOMA SCREW PRODUCTS INC		22099325	214637	WIRE ROPE CLIP	\$1.26
		22099967	214846	AIR-LINE REGULATOR	\$33.28
		22100135		ALUMINUM TUBING	\$23.58
VERIZON WIRELESS		9728883333	214853	BROADBAND CHRGS 7/20-8/19/14	\$40.01
<b>SEWER MAINTENANCE TOTAL ****</b>					<b>\$2,367.99</b>
<b>WASTEWATER UTILITY FUND Total ***</b>					<b>\$66,025.86</b>
<b>FUND 404</b>	<b>SOLID WASTE UTILITY FUND</b>				
<b>Division:</b>	430	CAPITAL PROJECTS			
PARAMETRIX INC	P053862	01-73850	214614	LANDFILL CELL-PERMITTING-C14-0	\$13,982.62
<b>CAPITAL PROJECTS TOTAL ****</b>					<b>\$13,982.62</b>
<b>Division:</b>	432	SOLID WASTE COLLECTION			
ANOVAWORKS		32779	214719	HEPATITIS A-B COMBO	\$157.00
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$135.74
BANK OF AMERICA		TXN00017710	214868	STAPLES-WHT BOARD	\$260.76
		TXN00017715		STAPLES-WHT BOARD,MARKERS	\$361.70
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$99.87
<b>SOLID WASTE COLLECTION TOTAL ****</b>					<b>\$1,015.07</b>
<b>Division:</b>	433	SOLID WASTE DISPOSAL			
ANOVAWORKS		32602	214540	PHYSICAL-DOT EXAM	\$110.00
		32940		PHYSICAL-DOT EXAM	\$110.00
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$29.68
BANK OF AMERICA		TXN00017536	214868	BLUERIDGESE-SAFETY HANDBOOK	\$205.65
		TXN00017539		CONCORD HEALTH-BBP KITS	\$215.40



## City Of Richland

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From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00017606	214868	STAPLES-CERT. FRAME,VELCRO	\$28.84
		TXN00017608		STAPLES-CERT FRAMES	\$29.67
		TXN00017647		WADAYANEED-MINI TRASH CANS	\$246.32
		TXN00017718		NARDA INC-CFC TRAINING, CERT.	\$60.00
FRONTIER	S015866	7/14-206-188-2614	214731	TELEPHONE CHARGES 7/19/14-8/8/	\$114.06
GRAINGER	S015840	9481122951	214732	CIGARETTE RECEPTACLE ITEM #3RY	\$74.12
	S015840	9491091220		WESP/HORNET KILLER ITEM #4HK60	\$49.78
IRRIGATION SPECIALISTS INC		1120213-01	214801	V RAIN SPRINKLERS	\$179.32
PARAMETRIX INC	P053837	01-73857	214614	2014 ENVIRONMENTAL MONITORING	\$6,498.13
TESTAMERICA LABORATORIES INC	P053688	58080781	214638	2014 LANDFILL ENVIRONMENTAL	\$432.00
<b>SOLID WASTE DISPOSAL TOTAL ****</b>					<b>\$8,382.97</b>
<b>SOLID WASTE UTILITY FUND Total ***</b>					<b>\$23,380.66</b>
<b>FUND 405</b>	<b>STORMWATER UTILITY FUND</b>				
<b>Division:</b>	440	<b>STORMWATER CAPITAL PROJECTS</b>			
WATTS CONSTRUCTION INC	P053983	C94-14/PYMT 2	214936	CANYON ST RECONSTRUCTION - 94-	\$38,986.26
<b>STORMWATER CAPITAL PROJECTS TOTAL ****</b>					<b>\$38,986.26</b>
<b>Division:</b>	441	<b>STORMWATER</b>			
AMERICAN ROCK PRODUCTS INC		209286	214757	SAND MIX	\$211.19
AT&T WIRELESS		6/14-287243288881	214541	287243288881 5/27-6/26/14	\$18.47
COMPLETE PEST PREVENTION INC	P053613	25665	214564	MONTHLY INSECT & RODENT CONTRO	\$36.10
	P053613	25666		3X YEAR SPRAY SERVICE FOR INSE	\$63.19
HD FOWLER COMPANY INC		I3693239	214794	COUPLINGS/SURELOCK PIPE	\$863.38
<b>STORMWATER TOTAL ****</b>					<b>\$1,192.33</b>
<b>STORMWATER UTILITY FUND Total ***</b>					<b>\$40,178.59</b>
<b>FUND 407</b>	<b>MEDICAL SERVICES FUND</b>				
<b>Division:</b>	121	<b>AMBULANCE</b>			
BANK OF AMERICA		TXN00017726	214868	NEWEGG-COMPUTER CABLES	\$15.15
		TXN00017733		DMI DELL -MONITORS	\$189.51
		TXN00017737		SIGNS.COM - MEDIC WNDW DECALS	\$384.61
		TXN00017740		DELL-DELL 22INCH MONITOR	\$90.29
BOUND TREE MEDICAL LLC		60693068	214765	GERMICIDIAL WIPES	\$8.65
		81445007		ELECTRODES/CPAP CIRCUITS	\$695.41
		81445008		AMIDATE/ATROPINE/GLUCOSE	\$226.27
		81445009		QUELICIN	\$292.25
		81445010		SALINE	\$28.84
		81450345		UNDERPADS	\$48.29
		81451724		IV SETS/BLOOD TUBES/GAUZE	\$278.30
		81456711		NITROMIST/DEXTROSE/DOPAMINE	\$334.80



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From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BOUND TREE MEDICAL LLC		81456712	214765	IV SETS/GLUCOSE STRIPS/TAPE	\$876.36
		81458277		AMIODARONE	\$13.54
		81458278		MIDAZOLAM VERSED	\$48.74
		81458279		RACEMIC	\$72.78
		81458280		BLOOD TUBE HOLDERS	\$5.20
		81459853		HYPODERMIC NEEDLES	\$9.85
		81459854		FENTANYL	\$94.93
		81461235		RECHARGEABLE BATTERIES	\$100.13
		81461236		EXAM GLOVES/GLUTOSE TEST STRIP	\$85.67
		81461237		ANTIMICROBIAL HAND WIPES	\$8.20
		81465089		IV EXTENSION SET	\$80.00
		81466604		IV SET/DEFIB PADS/BVM'S	\$1,655.05
		81472054		SALINE	\$88.76
		81472055		SALINE	\$88.76
	COLUMBIA BASIN COLLEGE	P054259	25123	214775	PARAMEDIC STUDENT FEES - SUMME
EMER NORTHWEST		1839	214730	COT REPAIRS	\$1,096.79
OXARC INC		PSG0734	214819	MEDICAL OXYGEN	\$39.46
PARADISE BOTTLED WATER CO		6/14-FIRE ST 71	214613	BOTTLED WATER	\$34.45
		6/14-FIRE ST 72		BOTTLED WATER	\$29.47
		6/14-FIRE ST 73		BOTTLED WATER	\$18.80
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$360.64
POCKETINET COMMUNICATIONS INC		53845	214618	STATION INTERNET FEE-AUG	\$46.75
PUBLIC SAFETY TESTING INC		2014-5636	214826	2ND QTR 2014 SUBSCRIPTION FEES	\$154.65
SPRINT		147658811-080	214634	LIFEPAK CHRGS 7/15-8/14/14	\$151.24
STERICYCLE INC		3002692819	214636	BIO WASTE DISPOSAL FEES	\$47.03
AMBULANCE TOTAL ****					\$8,990.10
MEDICAL SERVICES FUND Total ***					\$8,990.10
FUND	501	CENTRAL STORES FUND			
Division:	000				
GRAINGER	P054209	9493586425	214792	JUG, WATER COOLER, 3 GALLON,	\$161.28
	P054209	9493586441		ANTIBIOTIC OINTMENT, 1/32 OZ,	\$10.31
	P054209	9493775481		BAND AID, FABRIC, 7/8" X 3",	\$53.28
	P054209			ADJUST SALES TAX	\$0.01
	P054209			HAND SANITIZER,4 FL OZ SQUEEZE	\$196.50
	P054209			MASK, PARTICULATE AND SURGICAL	\$365.40
HORIZON DISTRIBUTION INC	P054203	816030	214589	JUG THERMAL, 1 GALLON, BAIL	\$116.83
	P054203			BAND AID, FABRIC, KNUCKLE,	\$13.95
	P054203			VEST SAFETY FLUOR ORANGE/LIME	\$40.61
	P054203	816031		GAS CAN, OSHA 5 GALLON SAFETY,	\$110.82
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	P054169	839585/839585R	214806	ADJUST SALES TAX	\$0.01



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	P054169	839585/839585R	214806	HANDLING CHARGE	\$4.33
	P054169			SPRINKLER 4" PART CIRCLE 5000	\$115.88
	P054169			SPRINKLER ULTRA, HUNTER I-25	\$9,737.64
	P054169			SPRINKLER ULTRA, HUNTER I-20	\$1,125.45
	P054169			SPRINKLER PART CIRCLE FALCON	\$846.82
	P054169			SPRINKLER FULL CIRCLE FALCON	\$282.27
		P054169	839585RR		SPRINKLER 4" FULL CIRCLE 5000
NORCO INC	S015830	13994626	214608	BLOODBORNE PATHOGEN KIT, OSHA	\$478.77
URM STORES INC		C30826079	214649	C STOCK-LIQUID BLEACH	\$65.89
		C30826080		C STOCK-FORMULA 409	\$163.36
		C30826081		C STOCK-DISH SOAP	\$91.56
		C30826082		C STOCK-LYSOL SPRAY	\$410.87
WEST COAST PAPER COMPANY	P054227	8626919	214752	DISCOUNT	(\$3.23)
	P054227			CUP STYROFOAM, 6OZ, 25 CUPS/	\$349.77
	P054227	8626920		TOWEL, ROLL, PERFORATED, 2-PLY	\$90.06
	P054227			DISCOUNT	(\$0.83)

TOTAL \*\*\*\*

\$14,943.49

CENTRAL STORES FUND Total \*\*\*

\$14,943.49

FUND 502

EQUIPMENT MAINTENANCE FUND

Division:

214

EQUIPMENT MAINTENANCE

A & E TOWING LLC	4342	214864	TOW VEHICLE 3285 WO 36354	\$412.62
B AND B TRAILERS LLC	807	214760	TRAILER CONTROL VEH 4145 36447	\$135.38
BRAUN NORTHWEST INC	16685	214767	CONTROL BOXES VEH 5043 35984	\$203.22
	16713		AUTO EJECT VEH 5044 WO 36149	\$228.30
CASADAY BEE-LINE SERVICE & TOWING LLC	20330	214551	REPAIR GEARBOX VEH 00417 36303	\$3,376.01
CITY OF RICHLAND	073014	214725	LICENSE VEHICLE 4157	\$28.75
COMMERCIAL TIRE INC	197177	214777	TIRES VEH 3308 WO 36430	\$1,427.83
	197180		TIRES VEH 1206 WO 36424	\$798.43
	197182		TIRES VEH 3309 WO 36431	\$774.99
	197183		TIRES VEH 3285 WO 364632	\$1,369.24
	197184		TIRES VEH 3285 WO 36433	\$1,865.79
	197193		TIRE VEH 1105 WO 36425	\$174.73
	197195		TIRE VEH 1207 WO 36426	\$174.73
	197197		FLAT REPAIR VEH 3304 WO 36434	\$37.36
	197199		TIRE VEH 2257 WO 36423	\$208.40
	197205		TIRES VEH 3222 WO 36435	\$238.29
	197210		TIRES VEH 3296 WO 36436	\$1,903.45
	197211		TIRE VEH 1101 WO 36241	\$193.11
	197213		TIRES VEH 1107 WO 36218	\$566.27
	197218		TIRES VEH 3282 WO 36437	\$1,349.63



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COMMERCIAL TIRE INC		197219	214777	TIRES VEH 3282 WO 36438	\$1,369.24
		197220		TIRES VEH 3308 WO 36427	\$1,369.24
		197223		TIRES VEH 2329 WO 36422	\$538.76
		197339		TIRES VEH 2314 WO 36442	\$532.91
		197529		TIRE VEH 1201 WO 36383	\$193.11
		197533		TIRES VEH 1206 WO 36501	\$193.11
		197536		TIRES VEH 3268 WO 36499	\$670.02
		197588		FLAT REPAIR VEH 3222 WO 36507	\$33.58
		197747		TIRES VEH 6567 WO 36502	\$177.29
		197753		TIRES VEH 2404 WO 36500	\$177.20
		197756		TIRES VEH 3226 WO 36505	\$667.25
		197758		TIRE VEH 7137 WO 35579	\$124.85
		197760		TIRE VEH 7137 WO 36235	\$52.34
		197763		TIRE VEH 6565 WO 36504	\$81.05
		197765		TIRE VEH 6566 WO 36503	\$45.93
		197767		TIRES VEH 6567 WO 36502	\$162.10
CONNELL OIL INC	0091914-IN		214565	LUBE PRODUCTS	\$1,407.01
	0092127-IN		214779	WINDSHIELD WASH FLUID	\$130.03
FAST SIGNS	139-49360		214786	VEHICLE NUMBERS	\$24.95
	139-49408			VEHICLE NUMBERS	\$12.48
	139-49423			NAME PLATE/NUMBERS	\$18.02
FASTENAL COMPANY	WARIC43119		214901	HIT PIN VEH 4109 WO 35437	\$7.83
	WARIC44726		214787	WYPALL TOWELS	\$450.78
FASTENERS INC	S3987200.001		214572	CAP SCREWS/CONNECTORS	\$132.00
GROVER DYKES AUTO GROUP INC DBA	346579		214582	WTR PUMP VEH 1348 WO 36347	\$127.67
	346600			FUEL TANK VEH 5037 WO 36352	\$365.36
	346697			ELEMENTS VEH 5032 WO 36093	\$173.89
	560251		214793	VMV-FUEL CAP VEH 1348 WO 36476	\$531.85
	1133056		214802	MUDFLAPS VEH 3322 WO 36146	\$21.02
KOOL SHADES WINDOW TINTING	665503		214807	WINDOW TINT VEH 3329 WO 36451	\$292.41
LESKOVAR LINCOLN MERCURY INC	06697		214596	AIR CONTROL VALVE VEH 2329	\$313.12
	06704			SEAL VEH 2329 WO 36346	\$8.41
	06708			DRIVE SUPPORT VEH 2329 36346	\$56.28
	331608		214811	DETAIL TRUCK VEH 2321 36458	\$237.83
MCCURLEY CHEVROLET	331689		214914	DETAIL VEHICLE 3250 WO 36508	\$237.83
	332457		214811	STUCK WINDOW VEH 1202 WO 36475	\$107.51
	858536		214914	FILTERS VEH 1101 WO 36511	\$124.89
	859175		214600	WINDOW HANDLE VEH 3304 36332	\$19.94
	859219			AC COMPRESSOR VEH 1376 36342	\$577.21
	859220			BULBS VEH 1376 WO 36342	\$15.04
	859222			CONNECTORS VEH 1376 WO 36342	\$5.57



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MCCURLEY CHEVROLET		859352	214914	BULBS VEH 1376 WO 36510	\$30.00
		859384	214600	IGNITION CYL VEH 3304 36332	\$206.46
		859483		CONNECTORS VEH 1376 WO 36369	\$7.58
		859561		FITTINGS VEH 1376 WO 36369	\$15.14
		859707		BRAKE PADS VEH 3304 WO 36332	\$418.87
		859718		FAN MOTOR VEH 1107 WO 36382	\$304.95
		859905	214811	FILTER VEH 3289 WO 36407	\$42.16
		860014		GASKETS VEH 3289 WO 36407	\$86.90
		860177		AC CONNECTOR VEH 3226 36416	\$54.12
		860206		SEALS VEH 3289 WO 36407	\$14.04
		860228		ACTUATOR VEH 2272 WO 36460	\$151.62
		860239		WIRE HARNESS VEH 2272 WO 36460	\$68.43
		860443		MAT VEH 3301 WO 36498	\$58.19
MID COLUMBIA FORKLIFT INC		347004877	214603	GREASE VEH 7127 WO 36374	\$227.55
		350009609	214813	IGNITION SWITCH VEH 7127 36479	\$19.59
NORCO INC		14031275	214817	SPOOL WIRE/RATCHETS/JACKET	\$359.84
OXARC INC		PSM3814	214611	BRACKET VEH 3327 WO 36217	\$37.36
		PSN1685	214819	WELDING HELMET GEAR BAGS	\$31.52
RDO EQUIPMENT CO		P27376	214922	BLADES VEH 6565 WO 36509	\$169.94
		P28404	214622	SWITCH VEH 6562 WO 36391	\$21.48
		P28405		BLADES VEH 6562 WO 36391	\$141.01
		P28407		RIM-TIRE VEH 6565 WO 36397	\$232.66
		P28408		WHEEL KIT VEH 6565 WO 30276	\$241.02
		P28545	214830	SWITCHES VEH 6562 WO 36391	\$31.62
		P28856		SEAT KIT VEH 6565 WO 36397	\$1,711.83
ROWAND MACHINERY CO		158278	214833	MAINT-REPAIRS VEH 7124 36467	\$1,677.32
		158279		FILTERS/OIL CHANGE VEH 7142	\$1,070.35
		158856	214632	TIMING BELT VEH 7108 WO 36154	\$496.21
		159035	214833	OIL FILTER VEH 7140 WO 36366	\$15.98
		159260		FUEL HOSE VEH 7150 WO 36464	\$131.78
		159261		HOSES/GUARDS VEH 7090 36463	\$741.57
		159262		PIN FASTEN VEH 7151 WO 36462	\$302.46
		159264		A/C COMPRESSOR VEH 7119 36461	\$6,803.94
		159681		HINGES VEH 7151 WO 36495	\$335.68
RUSS DEAN INC		533564	214834	AC SEAL VEH 3269 WO 36414	\$230.57
		533660		VENT VEH 3298 WO 36477	\$69.36
STEEBER'S LOCK SERVICE		2895	214843	CHIP KEYS VEH 3304 WO 36332	\$108.30
		3014	214635	KEYED IGNITION VEH 3304 36332	\$27.08
TACOMA SCREW PRODUCTS INC		22099709	214846	HEAD BAND EARMUFF	\$23.62
		22100174	214637	TRF PUNCHES VEH 3284 WO 35665	\$50.01
		22100449	214846	SHANKS/FLANGES VEH 3284 35665	\$145.37



## City Of Richland

## VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TIRE FACTORY INC DBA		03-101369	214848	TIRE LABOR VEH 5038 WO 36483	\$54.04
		03-101423		BALANCE TIRES VEH 3295 36303	\$47.06
		03-101584		REPAIR VEH 2350 WO 36457	\$18.36
		03-101610		FLAT REPAIR VEH 6540 WO 36452	\$25.67
		03-101653		TIRE VEH 6544 WO 36454	\$164.69
TITAN TRUCK EQUIPMENT	P054234	1079615	214640	ROPE #SYNTHROPEASSEM100'	\$335.00
	P054234			BASE FRONT BUMPER #ICA20-425-1	\$1,176.00
	P054234			LABOR	\$1,092.00
	P054234			WINCH #WARN86260	\$825.00
	P054234			REAR FLOOR LINERS #TECH443052	\$90.00
	P054234			SEAT COVER #FIAOE37-26CHARC	\$228.00
	P054234			ROUND SIDE BARS #BIG370301	\$178.00
	P054234			SALES TAX	\$334.66
TRANSPORT EQUIPMENT CO INC DBA	P054234			FRONT FLOOR LINERS #TECH444261	\$108.00
		162521	214643	FILTER KIT VEH 3314 WO 36292	\$57.54
		162522		STEPS VEH 5039 WO 36312	\$132.69
		162611		FILTER KIT VEH 5029 WO 36314	\$57.79
		162668		PIN-PLATE ASSY VEH 3284 36296	\$28.48
		162874		ATF REFILL KIT	\$350.23
		162956		BATTERY SWITCH VEH 3311 36348	\$131.18
		163028	214932	COMPRESSOR VEH 3285 WO 36354	\$769.38
		163119	214643	RELAY VEH 3314 WO 36363	\$69.13
		163120	214849	REGISTER VEH 3281 WO 36333	\$38.76
		163341	214932	FILTER KIT VEH 3296 WO 36450	\$57.79
		163447		STEPS VEH 5039 WO 36392	\$154.67
		163448	214849	FUEL CAP VEH 3311 WO 36411	\$222.19
		163449		BUG SHIELD VEH 3309 WO 36350	\$127.46
		163487		ALTERNATOR VEH 3314 WO 36474	\$207.93
TRI CITIES BATTERY & AUTO REPAIR		0096903	214645	LUGS VEH 3311 WO 36348	\$24.04
		016540		STARTER VEH 3311 WO 36348	\$325.75
WASHINGTON COMMUNICATIONS LLC DBA		363944	214857	COUPLER VEH 1201 WO 36481	\$38.02
		364447	214658	FLASHLIGHT CHRG VEH 1101 36330	\$76.02
		364847	214857	FLASHLIGHT CHARGER VEH 1201	\$76.02
		561582	214658	LAPTOP MOUNT VEH 2426 36327	\$893.48
		561583		LAPTOP MOUNT VEH 2425 36326	\$893.48
WESTERN CASCADE CONTAINER LLC		WCC114251	214661	TIEDOWNS VEH 3292 WO 35548	\$1,320.16
WESTERN PETERBILT INC		H221294	214859	PROBE VEH 3312 WO 36455	\$43.10
		H221600		CLAMPS VEH 3312 WO 36455	\$22.83
		H225247	214662	SEALS VEH 3310 WO 36295	\$81.21
		H225760	214859	ROCKER SWITCH VEH 3315 36444	\$8.79
WESTERN STATES EQUIPMENT COMPANY		PC110281196	214860	COUPLINGS VEH 3281 WO 36124	\$188.07



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESTERN STATES EQUIPMENT COMPANY		PC110281491	214860	PLUG KIT VEH 3310 WO 36056	\$9.19
		PC110281574		COUPLINGS VEH 3282 WO 36275	\$88.27
		PC110281895	214663	FILTERS VEH 7090 WO 36365	\$275.10
		PC110282135	214860	COUPLINGS VEH 3311 WO 36323	\$29.42
		PC110282215		COUPLINGS VEH 3311 WO 36348	\$29.42
		WO110097714	214663	AC REPAIR VEH 7130 WO 36287	\$3,683.10
		WO110097951		AC REPAIR VEH 7138 WO 36394	\$2,056.61
WESTERN SYSTEMS & FABRICATION INC		8288	214861	FENDER WASHERS VEH 3310 36056	\$30.02
		8291		CLAMPS VEH 3282 WO 36275	\$231.13
WONDRACK DISTRIBUTING INC		0444505	214664	OFF ROAD DYED DIESEL/LANDFILL	\$5,162.79
		0444792	214862	OFF ROAD DYED DIESEL/LANDFILL	\$5,194.81
		0736860		CARDLOCK FUEL 7/16-7/22/14	\$20,246.30

EQUIPMENT MAINTENANCE TOTAL \*\*\*\*

\$92,275.75

EQUIPMENT MAINTENANCE FUND Total \*\*\*

\$92,275.75

## FUND 503

## EQUIPMENT REPLACEMENT FUND

Division:

215

## EQUIPMENT REPLACEMENT

PMI TRUCK BODIES INC	P053732	12964	214824	ONE (1) NEW SCELZI SIGNATURE	\$12,804.00
	P053732			SALES TAX @ 8.3%	\$1,062.73
	P053732			DISCOUNT	(\$256.08)
	P053732	12965		DISCOUNT	(\$71.50)
	P053732			SALES TAX	\$296.73
	P053732			ONE (1) NEW CRANE TO BE INSTAL	\$3,575.00
	P054253	12966		DISCOUNT	(\$27.00)
	P054253			LIGHT PACKAGE FOR VEHICLE #322	\$1,462.05
	P053781	12967		12' X 8' FLAT BED, 50/50	\$7,878.83
	P053781	12968		PROTECH BLACK STEEL TOOL BOX	\$514.43
	P053781			CLASS V DUMP RECEIVER, 18000 L	\$850.16
	P053781			7-PIN FLAT TRAILER PLUG	\$81.23
	P053781			WHELEN 11" CENTURY AMBER MINI	\$525.26
	P053781			ONE (1) NEW STELLAR 84-10 FLEX	\$27,032.98
	P053781			ADJUST SALES TAX	(\$0.02)
TITAN TRUCK EQUIPMENT	P053777	1070011	214748	REMOUNT TEREX TL-38 BUCKET TRU	\$32,867.53

EQUIPMENT REPLACEMENT TOTAL \*\*\*\*

\$88,596.33

EQUIPMENT REPLACEMENT FUND Total \*\*\*

\$88,596.33

## FUND 505

## PUBLIC WORKS ADMIN &amp; ENGINEER

Division:

450

## PW ADMIN &amp; ENGINEERING

AT&T WIRELESS	6/14-287243288881	214541	287243288881 5/27-6/26/14	\$570.21
BANK OF AMERICA	TXN00017502	214868	STAPLES - SD cards	\$38.75





## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00017503	214868	STAPLES-HDMI cable	\$17.86
		TXN00017523		RADIOSHACK - splg jack project	\$8.65
		TXN00017546		STAPLES - 4 drwr file cab	\$192.57
		TXN00017634		TONY ROMA'S -BFCoG TAC Mtg	\$16.30
		TXN00017667		STAPLES - post its business pa	\$77.65
		TXN00017668		AMAZON MKTPLACE PMTS -Eng.tape	\$132.77
		TXN00017677		STAPLES - dur tab 11 x 17 pape	\$25.60
		TXN00017682		LSAW - D.Sowards 2014 dues	\$200.00
		TXN00017688		LSAW - D.Penwell 2014 Dues	\$200.00
		TXN00017702		LSAW - B.Lopez 2014 Dues	\$200.00
		TXN00017731		STAPLES-envelope paper white o	\$91.55
		TXN00017736		ALASKA AIR-plain ticket refund	(\$412.00)
CITY OF RICHLAND		080114	214773	PUBLIC WORKS RECORDING FEES	\$384.00
DKS ASSOCIATES	P053380	0055027	214568	STREET LIGHT STANDARD REVIEW &	\$762.04
	P053380	0055285		STREET LIGHT STANDARD REVIEW &	\$217.58
FRONTIER	S015866	7/14-206-188-2614	214731	TELEPHONE CHARGES 7/19/14-8/8/	\$56.20
GEOLINE INC	P054092	325224	214580	ROVER ROD, 2M, 1.8M, 1.6M,	\$712.42
	P054092			SHIPPING	\$34.18
	P054092			ROVER ROD, 5.8-11, GPS, YELLOW	\$97.54
	P054092			BIPOD, CARBON FIBER, OPEN CLAM	\$550.40
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$39.32
SOLID WASTE ASN OF NORTH AMERICA		2015-86864	214841	SWANA 2015 DUES-ROGALSKY	\$200.00
VERIZON WIRELESS	P053570	972892052	214853	INTERNET ACCESS ON 2 LAPTOPS:	\$80.02

PW ADMIN &amp; ENGINEERING TOTAL \*\*\*\*

\$4,493.61

PUBLIC WORKS ADMIN &amp; ENGINEER Total \*\*\*

\$4,493.61

## FUND 520

## HEALTH CARE/BENEFITS PLAN

Division:

222

EMPLOYEE BENEFIT PROGRAM

DEPARTMENT OF ENTERPRISE SERVICES	8416509	214783	SELF INSUR ASSESS 7/1-12/31/14	\$1,202.62
LIFE INSURANCE COMPANY OF NORTH AMERICA	7/2014-FLI051384	214597	FLI051384 PREMIUMS-JULY	\$8,862.24
	7/2014-LK030278		LK030278 PREMIUMS-JULY	\$10,651.93
	7/2014-OK807703		OK807703 PREMIUMS-JULY	\$2,381.82

EMPLOYEE BENEFIT PROGRAM TOTAL \*\*\*\*

\$23,098.61

HEALTH CARE/BENEFITS PLAN Total \*\*\*

\$23,098.61

## FUND 611

## FIREMAN'S PENSION

Division:

216

FIRE PENSION

ANDERS, PETER	AP00003707301401	214667	MEDICARE PREMIUM/ANDERS	\$104.90
BOWLS, DAVID	AP00003507301401	214672	MEDICARE PREMIUM/BOWLS	\$104.90
CANFIELD, HARRY R	AP00000407301401	214674	MEDICARE PREMIUM/CANFIELD	\$104.90



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CARRICK, HENRY		AP00000507301401	214675	MEDICARE PREMIUM/CARRICK	\$104.90
CLARK, FRANK M		AP00000607301401	214676	MEDICARE PREMIUM/CLARK	\$104.90
DOWNS, DANNY		AP00005107301401	214682	MEDICARE PREMIUM/DOWNS	\$104.90
ELIASON, CURTIS		AP00003307301401	214685	MEDICARE PREMIUM/ELIASON	\$104.90
ESTY, RAYMOND J		AP00000907301401	214686	MEDICARE PREMIUM/ESTY	\$104.90
FERRIANS, ALLEN LARRY		AP00006007301401	214687	MEDICARE PREMIUM/FERRIANS	\$104.90
HOUCHIN, EARL		AP00001207301401	214690	MEDICARE PREMIUM/HOUCHIN	\$104.90
JOHNSON, NEILS E		AP00003407301401	214691	MEDICARE PREMIUM/JOHNSON	\$104.90
JONES, HAROLD		AP00005507301401	214692	MEDICARE PREMIUM/JONES	\$104.90
JONES, MYRNA JO LMP		071514MO	214693	MEDICAL DOS 7/15/14	\$120.00
KEYS, JACK D		AP00006207301401	214694	MEDICARE PREMIUM/KEYS	\$104.90
LAHTI, ROGER P		AP00006407301401	214696	MEDICARE PREMIUM/LAHTI	\$104.90
MITCHELL, RAYMOND L		AP00001507301401	214700	MEDICARE PREMIUM/MITCHELL	\$104.90
MYERS, EDWARD A		AP00007607301401	214702	MEDICARE PREMIUM/MYERS ED	\$104.90
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$28.53
POLLARD, JAMES		AP00004807301401	214703	MEDICARE PREMIUM/POLLARD	\$99.90
RONEY, LARRY		AP00003607301401	214704	MEDICARE PREMIUM/RONEY	\$104.90
SIEMENS, DONALD		AP00008107301401	214705	MEDICARE PREMIUM/SIEMENS	\$104.90
WEST, ROYAL		AP00002007301401	214710	MEDICARE PREMIUM/WEST	\$104.90
WILLIAMSON, CRAIG E		AP00007507301401	214711	MEDICARE PREMIUM/WILLIAMSON	\$103.90

FIRE PENSION TOTAL \*\*\*\*

\$2,345.43

FIREMAN'S PENSION Total \*\*\*

\$2,345.43

FUND 612

POLICEMEN'S RELIEF &amp; PENSION F

Division:

217

POLICE PENSION

BAKER, MARSHALL R	AP00006307301401	214668	MEDICARE PREMIUM/BAKER	\$104.90
BATES, LAURIE VERN JR	AP00004907301401	214669	MEDICARE PREMIUM/BATES	\$104.90
BEDEN, LARRY	072314LB	214671	HEARING AIDS DOS 7/23/14	\$2,599.98
	AP00003807301401	214670	MEDICARE PREMIUM/BEDEN	\$104.90
BRUNSON, DALE A	AP00004207301401	214673	MEDICARE PREMIUM/BRUNSON	\$104.90
CITY OF RICHLAND	14-156 LEMLEY	214774	WSLEA CONF/CORRECTION/LEMLEY	\$112.11
CLEAVENGER, WILL J	AP00007307301401	214677	MEDICARE PREMIUM/CLEAVENGER W	\$104.90
CLEMENTS, JOHN M	AP00007407301401	214678	MEDICARE PREMIUM/CLEMENTS	\$104.90
COUCH, LARRY	AP00006607301401	214679	MEDICARE PREMIUM/COUCH	\$104.90
CULTURAL DBA	AUGUST 2014	214714	AFH RENT 8/1-8/31/14	\$4,500.00
DEMYER, JAMES J	AP00008007301401	214680	MEDICARE PREMIUM/DEMYER	\$104.90
DERRICK, GEORGE	AP00000707301401	214681	MEDICARE PREMIUM/DERRICK	\$104.90
DRIVER, DOUGLAS D	071514DD	214683	REIMBURSE CO-PAY 7/15/14	\$15.00
DUCHEMIN, ROGER	AP00000807301401	214684	MEDICARE PREMIUM/DUCHEMIN	\$104.90
GANLEY, JOHN M	AP00007907301401	214688	MEDICARE PREMIUM/GANLEY	\$104.90
HIGGINS, FRED C	AP00007807301401	214689	HIGGINS MEDICARE PREMIUM	\$104.90



## City Of Richland

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From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
KROGER-FRED MEYER		608310	214695	061547 RX DOS 7/17/14	\$93.95
LEWIS, DAVID L		AP00004307301401	214697	MEDICARE PREMIUM/LEWIS	\$104.90
LOHDEFINCK, RICHARD N		AP00002307301401	214698	MEDICARE PREMIUM/LOHDEFINCK	\$104.90
MANUEL, D ART		AP00002507301401	214699	MEDICARE PREMIUM/MANUEL	\$104.90
MOORE, ROBERT		AP00007107301401	214701	MEDICARE PREMIUM/MOORE	\$104.90
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$28.53
SPARKS, DAVID W		AP00005907301401	214706	MEDICARE PREMIUM/SPARKS	\$104.90
THOMAS, GERALD D		AP00003207301401	214707	MEDICARE PREMIUM/THOMAS G	\$104.90
TURNER, ROY		AP00003107301401	214708	MEDICARE PREMIUM/TURNER	\$104.90
WENDLAND, WALTER		AP00001907301401	214709	MEDICARE PREMIUM/WENDLAND	\$104.90
WILMOTH, ROD		AP00004507301401	214712	MEDICARE PREMIUM/WILMOTH	\$104.90
ZIMMERMAN, GERALD		AP00005007301401	214713	MEDICARE PREMIUM/ZIMMERMAN	\$104.90
<b>POLICE PENSION TOTAL ****</b>					<b>\$9,657.37</b>
<b>POLICEMEN'S RELIEF &amp; PENSION F Total ***</b>					<b>\$9,657.37</b>
<b>FUND 632</b>	<b>UPTOWN BUSINESS IMP DISTRICT</b>				
<b>Division:</b>	000				
UPTOWN BUSINESS IMPROVEMENT DISTRICT		UBID Q2-2014	214647	UBID Q2 2014 PAYMENT	\$1,799.55
<b>TOTAL ****</b>					<b>\$1,799.55</b>
<b>UPTOWN BUSINESS IMP DISTRICT Total ***</b>					<b>\$1,799.55</b>
<b>FUND 633</b>	<b>DOWNTOWN BUSINESS IMP DISTRICT</b>				
<b>Division:</b>	000				
RICHLAND DOWNTOWN BUSINESS IMPROVEMNT		DBID Q2-2014	214630	DBID Q2 2014 PAYMENT	\$2,176.20
<b>TOTAL ****</b>					<b>\$2,176.20</b>
<b>DOWNTOWN BUSINESS IMP DISTRICT Total ***</b>					<b>\$2,176.20</b>
<b>FUND 641</b>	<b>SOUTHEAST COMMUNICATIONS CTR</b>				
<b>Division:</b>	600	<b>SECOMM OPERATIONS GENERAL</b>			
AT&T LONG DISTANCE		7/14-030301072100	214759	FAX LINES 6/21-7/20/14	\$33.55
BANK OF AMERICA		TXN00017525	214868	STAPLES - Waste Cartridge	\$20.04
CENTURYLINK		7/14-509-624-3863	214770	GENERAL CHRGS 7/16-8/16/14	\$7.31
		7/14-509-786-2112	214554	GENERAL PHONE 7/6-8/5/14	\$89.83
CITY OF KENNEWICK		011107	214557	3RD QTR 2014 BIPIN SUPPORT	\$814.00
CITY OF RICHLAND		3200003	214559	UTILITIES 6/2-7/1/14	\$2,990.46
DESERTGREEN LAWN & TREE CARE LLC		114646	214784	SPRAY WEED CONTROL	\$12.90
FRONTIER		7/14-206-188-1060	214576	GENERAL PHONE 7/19-8/18/14	\$377.95
		7/14-206-188-2381		E911/GENERAL PHONE 7/10-8/9	\$226.09
		7/14-509-628-1472		GENERAL PHONE 7/4-8/3/14	\$60.09
		7/14-509-628-2600		LONG DISTANCE 7/10-8/9/14	\$799.20



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FRONTIER		7/14-509-628-2608	214576	GENERAL PHONE 7/7-8/6/14	\$79.41
		7/14-509-628-2609	214789	GENERAL CHRGS 7/25-8/24/14	\$417.95
LANGUAGE LINE SERVICES LLC		3403786	214594	TRANSLATION SRVCS-JUNE	\$224.06
PUBLIC SAFETY TESTING INC		2014-5636	214826	2ND QTR 2014 SUBSCRIPTION FEES	\$62.50
RECALL SECURE DESTRUCTION SERVICES INC		4002952190	214623	SHREDDING SRVCS-JUNE	\$178.86
RER ENTERPRISES INC DBA	P054133	30135627	214831	ANNUAL MAINTENANCE: 204 DEVICE	\$10,955.87
SPRAGUE PEST SOLUTIONS		2363845/2363846	214842	PEST CONTROL SRVCS-JULY	\$88.42
VANGUARD CLEANING SYSTEM OF INLAND NW		43682	214652	JANITOR SRVCS 651 TRUMAN-JULY	\$375.00
VERIZON WIRELESS		9728144414	214653	CELLPHONE CHRGS 7/7-8/6/14	\$269.57
<b>SECOMM OPERATIONS GENERAL TOTAL ****</b>					<b>\$18,083.06</b>
<b>Division:</b>	601	E911 OPERATIONS			
BANK OF AMERICA		TXN00017525	214868	STAPLES - Waste Cartridge	\$20.04
		TXN00017540		STAPLES - MP3	\$55.87
		TXN00017554		ACT WA APCO - Pippin	\$80.00
		TXN00017557		ACT WA APCO --Provencher	\$285.00
		TXN00017626		WATSON FURNITURE-Desk guards	\$118.40
		TXN00017721		HOLIDAY INN-Pub Ed, Towne	\$114.00
BARBER, JAMES		14-310 BARBER	214762	STATE MTG/CAMP MURRAY/BARBER	\$514.88
DESERTGREEN LAWN & TREE CARE LLC		114646	214784	SPRAY WEED CONTROL	\$12.90
FRONTIER		7/14-206-188-2381	214576	E911/GENERAL PHONE 7/10-8/9	\$226.10
		7/14-253-012-0862	214789	E911 7/22-8/21/14	\$35.00
		7/14-509-735-2383	214576	E911 LINE 7/7-8/6/14	\$133.20
NETCASTERS INC		46606	214740	ONLINE TRNG MGMT-JULY 2014	\$220.00
PUBLIC SAFETY TESTING INC		2014-5636	214826	2ND QTR 2014 SUBSCRIPTION FEES	\$62.50
<b>E911 OPERATIONS TOTAL ****</b>					<b>\$1,877.89</b>
<b>Division:</b>	602	SECOMM AGENCY			
APOLLO SHEET METAL INC	P054263	B40613035	214758	SUMMER HVAC MAINTENANCE CONTRA	\$1,412.37
MEIER ENTERPRISES INC	P053918	13550	214601	UPS REPLACEMENT PROJECT	\$1,028.51
<b>SECOMM AGENCY TOTAL ****</b>					<b>\$2,440.88</b>
<b>SOUTHEAST COMMUNICATIONS CTR Total ***</b>					<b>\$22,401.83</b>
<b>FUND</b>	<b>642</b>	<b>800 MHZ PROJECT</b>			
<b>Division:</b>	610	800 MHZ			
BENTON PUD		7/14-4843174575	214545	UTILITIES SRVCS 5/18-6/27/14	\$600.26
KLICKITAT COUNTY PUD		7/14-69552623	214593	GOLGATHA UTILITIES 6/1-6/30	\$230.65
LEGACY TELECOMMUNICATIONS INC		13917	214735	SILLUSI-CONTROLLER ADJUSTMENT	\$480.66
<b>800 MHZ TOTAL ****</b>					<b>\$1,311.57</b>
<b>800 MHZ PROJECT Total ***</b>					<b>\$1,311.57</b>
<b>FUND</b>	<b>643</b>	<b>EMERGENCY MANAGEMENT</b>			



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
<b>Division:</b> 620	STATE / LOCAL ASSISTANCE				
APOLLO SHEET METAL INC	P054263	B40613035	214758	SUMMER HVAC MAINTENANCE CONTRA	\$994.91
AT&T LONG DISTANCE		7/14-030301072100	214759	FAX LINES 6/21-7/20/14	\$33.56
CHARTER COMMUNICATIONS		7/14-180070706114	214771	BCES CABLE SRVC 7/30-8/29/14	\$52.47
CITY OF RICHLAND		3200003	214559	UTILITIES 6/2-7/1/14	\$1,993.64
DESERTGREEN LAWN & TREE CARE LLC		114646	214784	SPRAY WEED CONTROL	\$25.80
FRONTIER		7/14-509-628-2600	214576	LONG DISTANCE 7/10-8/9/14	\$799.20
SPRAGUE PEST SOLUTIONS		2363845/2363846	214842	PEST CONTROL SRVCS-JULY	\$88.42
VERIZON WIRELESS		9728144414	214653	CELLPHONE CHRGS 7/7-8/6/14	\$57.78
<b>STATE / LOCAL ASSISTANCE TOTAL ****</b>					<b>\$4,045.78</b>
<b>Division:</b> 621	RADIOLOGICAL EMGCY PREPAREDNES				
BANK OF AMERICA		TXN00017525	214868	STAPLES - Waste Cartridge	\$40.08
		TXN00017646		WAL-MART- ENW Drill- Beverages	\$22.89
		TXN00017655		STARBUCKS- Bev for EM Drill	\$32.38
		TXN00017671		SPUDNUT- Food for EM Drill	\$42.51
CERIUM NETWORKS INC	P054054	040392	214555	ESTIMATED FREIGHT	\$18.50
	P054054			POWERDSINE 1-PORT POE MIDSPAN,	\$93.10
	P054054			LOCKING WALLMOUNT KIT FOR 8900	\$48.75
	P054054			TAX	\$113.72
RECALL SECURE DESTRUCTION SERVICES INC		4002952190	214623	SHREDDING SRVCS-JUNE	\$178.87
VERIZON WIRELESS		9728144414	214653	CELLPHONE CHRGS 7/7-8/6/14	\$40.01
<b>RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****</b>					<b>\$630.81</b>
<b>Division:</b> 622	DOE EMERGENCY PREPAREDNESS				
APOLLO SHEET METAL INC	P054263	B40613035	214758	SUMMER HVAC MAINTENANCE CONTRA	\$417.45
BANK OF AMERICA		TXN00017522	214868	SPUDNUT- DOE Drill, Breakfast	\$25.56
		TXN00017653		STAPLES-Hardware for laptop	\$100.15
CERIUM NETWORKS INC	P054054	040392	214555	CISCO UC PHONE 8961 WHITE STAN	\$1,209.60
VANGUARD CLEANING SYSTEM OF INLAND NW		43682	214652	JANITOR SRVCS 651 TRUMAN-JULY	\$250.00
VERIZON WIRELESS		9728144414	214653	CELLPHONE CHRGS 7/7-8/6/14	\$57.78
<b>DOE EMERGENCY PREPAREDNESS TOTAL ****</b>					<b>\$2,060.54</b>
<b>Division:</b> 623	JURISIDICITION				
CHARTER COMMUNICATIONS		7/14-180070706114	214771	BCES CABLE SRVC 7/30-8/29/14	\$42.15
PITNEY BOWES PURCHASE POWER		6/14-1127-9365	214617	POSTAGE 6/1-6/30/14	\$4.72
<b>JURISIDICITION TOTAL ****</b>					<b>\$46.87</b>
<b>Division:</b> 630	HOMELAND SECURITY PREPARDNESS				
BANK OF AMERICA		TXN00017633	214868	49ER COMM- Radio Equip.	\$4,393.17
<b>HOMELAND SECURITY PREPARDNESS TOTAL ****</b>					<b>\$4,393.17</b>
<b>EMERGENCY MANAGEMENT Total ***</b>					<b>\$11,177.17</b>



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 803	UTILITY BILL CLEARING FUND				
Division: 000					
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY8657	214737	Customer Refund	\$62.50
		CISPAY8658	214741	Customer Refund	\$6.55
		CISPAY8659	214734	Customer Refund	\$22.69
		CISPAY8660	214909	Customer Refund	\$130.71
		CISPAY8661	214930	Customer Refund	\$98.24
		CISPAY8662	214913	Customer Refund	\$52.71
		CISPAY8663	214921	Customer Refund	\$150.24
		CISPAY8664	214924	Customer Refund	\$36.31
		CISPAY8665	214908	Customer Refund	\$135.11
		CISPAY8666	214939	Customer Refund	\$82.04
		CISPAY8667	214927	Customer Refund	\$45.82
		CISPAY8668	214937	Customer Refund	\$122.73
		CISPAY8669	214910	Customer Refund	\$22.33
		CISPAY8670	214912	Customer Refund	\$119.34
		CISPAY8671	214899	Customer Refund	\$127.20
		CISPAY8672	214905	Customer Refund	\$117.50
		CISPAY8673	214866	Customer Refund	\$52.57
		CISPAY8674	214894	Customer Refund	\$131.40
		CISPAY8675	214892	Customer Refund	\$141.95
		CISPAY8676	214915	Customer Refund	\$49.32
		CISPAY8677	214919	Customer Refund	\$126.24
TOTAL ****					\$1,833.50
UTILITY BILL CLEARING FUND Total ***					\$1,833.50



## City Of Richland

VL-1 Voucher Listing

From: 7/28/2014 To: 8/8/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
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Invoice Total: \*\*\*\*

\$1,759,272.39

## Number of Invoices

## Amount

Vouchers In Richland	115	\$31,820.72
Vouchers In Tri Cities	145	\$980,807.57
Vouchers In WA	312	\$403,050.75
Vouchers Outside WA	708	\$343,593.35
Vouchers Final Total.....	1280	\$1,759,272.39

Ob ject Category	Title	Total	Percentage
1	SALARIES	\$484.82	0.03%
2	BENEFITS	\$66,534.98	3.78%
3	SUPPLIES	\$185,186.12	10.53%
4	OTHER SERVICES & CHARGES	\$510,402.68	29.01%
5	INTERGOVERNMENTAL SERVICES	\$118,097.61	6.71%
6	CAPITAL PROJECTS	\$643,015.71	36.55%
	MACHINERY & EQUIPMENT	\$124,466.60	7.07%
	REFUNDS	\$1,833.50	0.1%
9	INTERFUND SERVICES	\$43.00	0%
	INVENTORY PURCHASES	\$109,207.37	6.21%
	Total	\$1,759,272.39	