



**Agenda**  
**REGULAR CITY COUNCIL MEETING**  
**Richland City Hall ~ 505 Swift Boulevard**  
**Tuesday, October 07, 2014**

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**City Council Pre-Meeting, 6:00 p.m.**

*(Discussion Only - Annex Building)*

**Workshop:**

1. Overview of the 2015 City Manager's Proposed Budget (45 minutes)  
- Cathleen Koch, Administrative Services Director

**Agenda Item:**

1. Richland Public Facilities District 2014 Limited Sales Tax Refunding Bonds (15 minutes)  
- Bill King, Deputy City Manager
2. Review Comprehensive Plan Amendments (15 minutes)  
- Bill King, Deputy City Manager
3. Discuss 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. Proposed Westchester Group Annexation Proponent (per RCW 35.13.125) - Resolution No. 151-14  
- Rick Simon, Development Services Manager
2. New Employee Introduction  
- Allison Jubb, Administrative Services Human Resources Director

**Public Hearing:**

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

1. Proposed Surplus and Disposal of Excess Equipment - Resolution No. 143-14  
- Cathy Robinson, Administrative Services Purchasing 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 of the Meetings Held September 16 and 23, 2014  
- Marcia Hopkins, City Clerk

**Ordinances - First Reading:**

2. Ordinance No. 24-14, Amending RMC Title 23: Zoning Regulations, Establishing a Hearing Examiner System of Zoning Permit Review  
- Rick Simon, Development Services Manager
3. Ordinance No. 25-14, Amending RMC Title 26: Shoreline Management, Updating the Shoreline Master Program and Establishing a Hearing Examiner System of Permit Review  
- Rick Simon, Development Services Manager
4. Ordinance No. 27-14, Amending RMC Title 24: Subdivisions & Plats, Implementing a Hearing Examiner System of Permit Review  
- Bill King, Deputy City Manager

**Ordinances - Second Reading/Passage:**

5. Ordinance No. 26-14, Annexing Approximately 4.8 Acres of Land Located North of Reata Road and South of the LaPierre Baseball Field  
- Rick Simon, Development Services Manager
6. Ordinance No. 28-14, Relating to Land Use, Zoning Classifications and Districts and Amending the Official Zoning Map of the City by Amending Sectional Map No. 47  
- Rick Simon, Development Services Manager

**Resolutions - Adoption:**

7. Resolution No.129-14, Awarding Contract to Parkson Corporation for Water and Wastewater Chlorination Upgrade Project  
- Pete Rogalsky, Public Works Director
8. Resolution No. 143-14, Approval of Sale of Surplus Equipment  
- Cathleen Koch, Administrative Services Director
9. Resolution No. 144-14, Establishing a Public Hearing Date for Delaware Local Improvement District (LID) No. 195  
- Pete Rogalsky, Public Works Director
10. Resolution No. 148-14, Approving Consultant Agreement with Shannon & Wilson, Inc. for Stormwater Discharge Geotechnical Study  
- Pete Rogalsky, Public Works Director
11. Resolution No. 149-14, Adopting Benton and Franklin Counties Office of Public Defense's Indigent Defense Standards  
- Heather Kintzley, City Attorney

12. Resolution No.150-14, Authorizing the Purchase & Sale Agreement for Lot 1 at Horn Rapids Business Center to Dule Mehic  
- Bill King, Deputy City Manager
13. Resolution No. 151-14, Accepting a Request for the Westchester Group Annexation, East of Dallas Road, South of I-182
14. Resolution No. 152-14, Authorizing Memorandum of Understanding with Battelle for Maintenance of Electrical Services and Utilities to Pacific Northwest National Laboratory Campus  
- Bob Hammond, Energy Services Director
15. Resolution Nos. 153-14 and 154-14, Expressing Appreciation to Carol Moser and James Utz for Service on the Planning Commission  
- Marcia Hopkins, City Clerk
16. Resolution No. 157-174, Approving the Arts Commission's Recommendation for Allocation of the Public Arts Fund Reserves for the 2014 Rivers of Ink Event  
- Bill King, Deputy City Manager

Items for Approval:

17. Authorizing New Water Service for Property Owner Outside City Limits Located at 5256 and 5214 East 210 PR NE  
- Pete Rogalsky, Public Works Director
18. Authorize Travel for Mayor David Rose and Council Member Thompson  
- Cindy Johnson, City Manager

Expenditures - Approval:

19. September 8, 2014 - September 26, 2014, for \$11,432,493.45, including Check Nos. 215734-216438, Wire Nos. 5725-5738, Payroll Check Nos. 99580-99606, and Payroll Wire/ACH Nos. 8668-8702  
- Cathleen Koch, Administrative Services Director

**Items of Business:**

1. Second Reading and Passage of Ordinance No. 29-14, Amending Title 23: Zoning Regulations, Prohibiting Production, Processing and/or Sale of Marijuana  
- Rick Simon, Development Services Manager

**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: 10/07/2014

Category: Presentation

Agenda Item: P1

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: PRESENTATION - MEETING WITH THE WESTCHESTER GROUP ANNEXATION PROPONENTS

Department: Community and Development Services

Ordinance/Resolution:

Reference:

Document Type: Presentation

Recommended Motion:

None.

### Summary:

The Westchester Group, representing Premiere Columbia Properties, LLC is requesting that the City annex a 15.6-acre parcel located south of I-182 and east of Dallas Road. State annexation law (RCW 35.13.1125) requires the City Council to meet with the parties initiating annexation for the purpose of determining whether the City will accept, reject or geographically modify the proposed annexation. Should Council opt to approve the annexation proposal, a draft Resolution No. 151-14 has been prepared as part of Council's Consent Calendar.

Fiscal Impact?

☒ Yes ☐ No

Annexation will result in additional tax revenues being paid to the City. It will also create additional costs as the City will be responsible for providing its services to the annexing properties. A fiscal analysis will be prepared for Council consideration at a later stage in the annexation proceedings.

Attachments:

City Manager Approved:

Johnson, Cindy  
Oct 01, 18:44:49 GMT-0700 2014



## Council Agenda Coversheet

Council Date: 10/07/2014

Category: Public Hearing

Agenda Item: PH1

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: PUBLIC HEARING - PROPOSED SURPLUS OF EQUIPMENT

Department: Administrative Services

Ordinance/Resolution: 143-14

Reference:

Document Type: Presentation

Recommended Motion:

None.

Summary:

A public hearing is being held to receive input or comments on the proposed resolution authorizing surplus and disposal of equipment. Refer to Resolution No. 143-14 on the Consent Calendar.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

City Manager Approved:

Johnson, Cindy  
Oct 01, 18:44:38 GMT-0700 2014



## Council Agenda Coversheet

Council Date: 10/07/2014

Category: Consent Calendar

Agenda Item: C1

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: APPROVE COUNCIL MEETING MINUTES

Department: City Attorney

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

Approve the minutes of the Council meetings held September 16 and 23, 2014.

Summary:

None.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

- 1) 091614 Draft Council Meeting Minutes
- 2) 092314 Draft Council Workshop Minutes

City Manager Approved:

Hopkins, Marcia  
Oct 03, 12:52:35 GMT-0700 2014

**Draft**



## **MINUTES**

### **RICHLAND CITY COUNCIL REGULAR MEETING**

**Richland City Hall ~ 505 Swift Boulevard**

**Tuesday, September 16, 2014**

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#### **Pre-Meeting:** *(Discussion Only - Annex Building)*

Mayor Rose called the Council pre-meeting to order at 6:30 p.m. in the City Manager's Conference Room in the City Hall Annex Building.

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

Also present were Deputy City Manager King, City Attorney Kintzley, Police Services Director Skinner and City Clerk Hopkins.

#### Workshop:

1. Criminal Justice Sales Tax Program Update (30 minutes)  
- Chris Skinner, Police Services Director

Police Chief Skinner gave details regarding the plans for the criminal justice sales tax revenue noting it will be sustainable in the future, the plans will not use General Funds, showed a ten-year span of revenues, expenses and other possible uses for the sales tax revenue, as well as how the funds will be identified in the annual budget.

#### Agenda Item:

2. Discuss Meeting Agenda Items

Mr. King said a presentation will be added to the agenda and Consent Calendar item No. 20. Council Travel will be removed from the agenda.

He also asked Council to review and send any comments on the Council's Expectations of Boards, Commissions and Committees Members memo he had written to him or the City Attorney. He said he would like to have it completed by the next Council meeting.

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

#### **Regular Meeting:**

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

**Welcome and Roll Call:**

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

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

Also present were Acting City Manager King, City Attorney Kintzley, Fire and Emergency Services Director Baynes, Police Services Director Skinner, Public Works Director Rogalsky, Parks and Public Facilities Director Schiessl, and City Clerk Hopkins.

**COUNCIL MEMBER CHRISTENSEN MOVED AND MAYOR PRO TEM LEMLEY SECONDED A MOTION TO EXCUSE COUNCIL MEMBER THOMPSON. THE MOTION CARRIED 6-0.**

**Pledge of Allegiance:**

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

**Approval of Agenda:**

**COUNCIL MEMBER KENT MOVED AND MAYOR PRO TEM LEMLEY SECONDED A MOTION TO APPROVE THE AGENDA AS AMENDED BY ADDING PRESENTATION NO. 2 EXPRESSING APPRECIATION TO STEPHANIE HARTWIG FOR SIX YEARS OF SERVICE ON THE ARTS COMMISSION AND REMOVE CONSENT CALENDAR ITEM NO. 20 AUTHORIZE TRAVEL FOR COUNCIL MEMBER CHRISTENSEN. THE MOTION CARRIED 6-0.**

**Presentations:**

1. Expressing Appreciation to Ellen Tomaszewski for Six Years of Service on the Arts Commission  
- Marcia Hopkins, City Clerk

Mayor Rose read the resolution of appreciate to Ms. Tomaszewski. She thanked the City for the opportunity to serve, as well as expressed appreciate to Ann Roseberry, Library Manager and Joe Schiessl, Parks and Public Facility Director. She gave the background and details of the Rivers of Ink event she help create and noted this year's event is scheduled for October 10 and 11.

2. Expressing Appreciation to Stephanie Hartwig for Six Years of Service on the Arts Commission  
- Marcia Hopkins, City Clerk

Ms. Hartwig was unable to be present at the meeting.

3. CityView Video: Automatic License Plate Readers  
- Chris Skinner, Police Services Director

Police Chief Skinner gave a brief introduction of the video.

**Public Hearing:**

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

1. Amending the 2014-2019 Transportation Improvement Program to Include the George Washington Way / I-182 Access Study - Resolution No. 134-14  
- Pete Rogalsky, Public Works Director

Mr. Rogalsky said the new project, George Washington Way / I-182 Access Study (STIP ID R030), must be added to the 2014-2019 Transportation Improvement Program in order to get authorization to spend the federal funds. The South George Washington Way Safety and Mobility Improvements project (STIP ID R020) will also be revised to remove the obsolete federal STP-UL funds from the preliminary engineering phase of the project.

Mayor Rose opened the public hearing at 7:45 p.m. and closed the hearing at 7:45:15 as there were no public hearing comments.

2. Prohibiting Marijuana-Related Land Uses Including: Production, Processing, Retail Sale, Dispensaries and Collective Gardens - Ordinance No. 29-14  
- Rick Simon, Development Services Manager

Mr. Simon said the City's executive leadership team has considered the legal, public safety, economic development and financial implications of allowing marijuana-related land uses within the City. Staff has concluded that there are very few, if any, benefits to allowing marijuana-related uses, while conflict-of-law issues remain, there continues to be a disconnect between the regulatory schemes for medical marijuana (none) and retail marijuana (heavily regulated), and no revenue sharing has been authorized by the State Legislature.

Further, a majority of the voters in Benton County voted against I-502. Staff is, therefore, recommending that marijuana-related land uses be banned within the City at this time. The Cities of Pasco and Kennewick have both implemented permanent bans.

The draft ordinance would establish a ban on all marijuana-related land uses permitted under I-502. The ordinance also clarifies the City's position on collective gardens and dispensaries related to medical marijuana, which are already unauthorized in the City. On August 27, 2014, the Planning Commission held a public hearing on this issue and recommended that the ban be implemented. No public testimony was offered at that hearing.

Mayor rose opened the public hearing at 7:47 p.m.

Nicholas Napoli, 616 Coast Street, Richland, WA, said he was a small business owner in Richland and is against banning marijuana. He said legal marijuana uses would fit with the Tri-Cities branding efforts, it would encourage related secondary businesses and that if the ban is put into place, the illegal market will continue to thrive.

Roger Johnson, 1604 Judson, Richland, WA, said he supports medical marijuana as pharmaceutical drugs are not well tolerated or they are harmful to some people and marijuana has been proven to help medical conditions. He noted the State of Washington granted the right to use marijuana and he hopes the City will honor that decision and allow people access to marijuana and support dispensaries, as they do pharmacies.

Kevin Melbust, 417 Sierra Street, Richland, WA, read an excerpt from the Declaration of Independence regarding government's responsibility to protection our liberties. He said if marijuana is banned, then then people would be losing their liberties. It is not about making money from legal marijuana businesses, it is about protecting liberties.

Bobbi Jo Floyd, 1496 Desert Avenue, Richland, WA, said she is a medical marijuana user. She said it is a serious drug and she supports making it legal and to treat it responsibly.

Tanner Wood, 104 Merino Court, Richland, WA, read the statistics of the generated revenue, the decline in crime and the increase of jobs that were reported in Colorado, six months after legalizing marijuana. He believes the same positive outcomes could happen in Richland. He noted that tobacco and alcohol are known to cause health issues, but they are still legal and widely used. He does not use or plan to use marijuana, but he opposes banning it.

Gage Brasser, 2005 Duportail Street, Richland, WA, said that marijuana could be used for treatment of Attention Deficit Disorder and its use should be taken seriously, just like alcohol consumption.

Lloyd Stevens, 1025 Cedar Avenue, Richland, WA, said he is neither for nor against this topic, but believes in debating it. He noted that people can get marijuana legally in Prosser now. He believes the Richland community is conservative and will support the ban, but that the state legislature will reverse the power for local governments to ban marijuana. He said the state will eventually work out the process to provide more benefits to the cities on the sale and production of marijuana.

Zackery Miller, 5520 Robert Wayne Drive, Pasco, WA, said he lives in Pasco but attends high school in Richland and that he supports the ban on marijuana. He said his father works in law enforcement and after talking to him, he believes if marijuana was legal, it would be easier for minors to use and, therefore, create more work for the Police Department to control.

Jedidiah Haney, 405 S. 34<sup>th</sup> Avenue, Yakima, WA, said he is the Executive Director of the Committee for Adult Use Standards and Ethics for Marijuana (CAUSE M), a Washington State 501C6 non-profit entity. He said this is a statewide issue that is in conflict with the Federal government and spoke on the distribution of excise tax and the safe and adequate distribution of marijuana. He reviewed the past and future Federal and State legislation regarding marijuana and its impact on local government.

Kelin Krieder, 2813 Road 44, Pasco, WA, advised Council not to make the same mistake as Pasco by banning marijuana. He noted the number of wineries, distillers and breweries that are legal in the Tri-Cities and pointed out alcohol's harmful effect to health. He said marijuana use is not harmful to one's health, unlike alcohol or prescription drug use. He noted the variety of uses for hemp crops and the potential for new businesses. He said the regulated sale of cannabis will make it harder for minors to acquire and use.

Larry Still, 2626 Eastwood Avenue, Richland, WA, asked if the decision to ban marijuana or not is being made based on fear or based on logic. He wondered if people are educated on cannabis use and noted the new businesses and jobs it can create. He said marijuana is available now so why not make it legal and safe for users and educate the public on its uses.

Kayl Nield, 1310 Rochefontaine, Richland, WA, said although he does not use marijuana, he is opposed to the ban. He said it is easily available at school and if it was legalized, it would be safer its use. He said he knows more people who smoke marijuana than cigarettes and that marijuana use is happening whether people like it or not.

Samantha Lawson, 550 Sates, Richland, WA, said she doesn't smoke marijuana, but it is already being used now. By making it legal, it will slowly take the power away from illegal dealers. She said alcohol is bad for your health and worse than using marijuana. She said she knows medical marijuana helps people who need it.

David Morgan, 1827 W. Octave, Pasco, WA, said with cities banning marijuana and not banning possession, the demand for marijuana won't go down. He pointed out that Washington State legislature approved I-502 legalizing marijuana and now the City proposes to ban all marijuana-related land uses permitted under I-502. He believes the cities should regulate marijuana and collect taxes on its uses.

Stan Seafort, 524 Blues Street, Richland, WA, said he is against banning marijuana and said he votes for progressive leaders and believes they should guide the citizens through this difficult topic and not ban it.

Andrelia Vern said she is the proposed owner of the West Richland marijuana store and is opposed to banning marijuana. She said there are very strict guidelines and regulations for the production and sale of marijuana and pointed out that the availability of marijuana is already prevalent. She also believes medical marijuana should be



available for the people who need it at a reasonable cost and legal recreational marijuana will drive out the illegal market.

Mayor Rose closed the public hearing at 8:25 p.m.

**Public Comments:**

None.

**Consent Calendar:**

City Clerk Hopkins read the Consent items.

Minutes - Approval:

1. Council Minutes of the Meeting Held September 2, 2014  
- Marcia Hopkins, City Clerk

Ordinances - First Reading:

2. Ordinance No. 26-14, Annexing Approximately 4.8 Acres of Land Located North of Reata Road and South of the LaPierre Baseball Field  
- Rick Simon, Development Services Manager
3. Ordinance No. 28-14, Relating to Land Use, Zoning Classifications and Districts and Amending the Official Zoning Map of the City by Amending Sectional Map No. 47  
- Rick Simon, Development Services Manager
4. Ordinance No. 29-14, Amending RMC Title 23: Zoning Regulations, Prohibiting Production, Processing and/or Sale of Marijuana  
- Rick Simon, Development Services Manager

Ordinances - Second Reading/Passage:

5. Ordinance No. 23-14, Extending the Cable Television Franchise Agreement with Falcon Video Communications, L.P. (Charter Communications) through December 31, 2014  
- Heather Kintzley, City Attorney

Resolutions - Adoption:

6. Resolution No. 118-14, Agreement with Northwest Energy Management Services  
- Bob Hammond, Energy Services Director
7. Resolution No. 122-14, Awarding Bid to P.O.W. Contracting, Inc. for B-Basin Sewer Rehabilitation Project  
- Pete Rogalsky, Public Works Director
8. Resolution No. 123-14, Agreement with Bonneville Power Administration for Spill Containment Reimbursement  
- Bob Hammond, Energy Services Director

9. Resolution No. 126-14, Appointments to the Economic Development Committee:  
Deanna Hawkins, P. Simon Mahler, Suzanne Mitchell and Douglas Sako  
- Marcia Hopkins, City Clerk
10. Resolution No. 127-14, Appointments to the Utility Advisory Committee: Steve Arneson and David Larkin  
- Marcia Hopkins, City Clerk
11. Resolution No. 128-14, Appointments to the Arts Commission: Janis Rose, Justin Raffa and Frances White  
- Marcia Hopkins, City Clerk
12. Resolution No. 131-14, Authorizing Staff to Submit an Application for an Integrated Planning Grant from the Washington State Department of Ecology  
- Bill King, Deputy City Manager
13. Resolution No. 132-14, Approving Modification No. 1 to the Consultant Agreement with CH2M Hill for Wastewater Plant Solids Upgrade Pilot Testing  
- Pete Rogalsky, Public Works Director
14. Resolution No. 133-14, Approving Consultant Agreement with RH2 Engineering, Inc. for Regional Water Supply Feasibility Study  
- Pete Rogalsky, Public Works Director
15. Resolution No. 134-14, Amending the 2014-2019 Transportation Improvement Program to Include the George Washington Way / I-182 Access Study  
- Pete Rogalsky, Public Works Director
16. Resolution Nos. 135-14, 136-14 and 137-14, Expressing Appreciation to Stephanie Hartwig, Ronald Reed and Ellen Tomaszewski for Service on the Arts Commission  
- Marcia Hopkins, City Clerk
17. Resolution No. 138-14, Setting a Meeting Date to Review Proposed Annexation  
- Rick Simon, Development Services Manager
18. Resolution No. 139-14, Approving the Final Plat of "Westcliffe XII"  
- Rick Simon, Development Services Manager
19. Resolution No. 140-14, Approving the Final Plat of "The Dwellings"  
- Rick Simon, Development Services Manager

Items for Approval:

- (REMOVED) 20. Authorize Travel for Council Member Christensen  
- Cindy Johnson, City Manager

Expenditures - Approval:

21. August 25, 2014 - September 5, 2014, for \$8,672,788.99, including Check Nos. 215315-215733, Wire Nos. 5716-5724, Payroll Check Nos. 99561-99579, and Payroll Wire/ACH Nos. 8655-8667

- Cathleen Koch, Administrative Services Director

**COUNCIL MEMBER KENT MOVED AND COUNCIL MEMBER CHRISTENSEN SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS AMENDED. THE MOTION CARRIED 6-0.**

Mayor Rose noted that Ordinance No. 29-14, implementing a ban on marijuana-related land uses in the City of Richland, would have its second reading and Council discussion and action at the October 7, 2014, Council meeting.

**Reports and Comments:**

1. City Manager King noted the Council Workshop scheduled for September 23 and read the draft agenda. He also noted the Joint meeting scheduled with the Port of Benton on September 30 to take a bus tour of economic development assets.
2. Council Members:

Council Member Anderson and Kent thanked the audience for their comments.

Council Member Christensen attended the Community Branding presentation on September 5 and noted the synergy that can be created on a project when everyone is on the same page. He also said the Senior Picnic is scheduled at 11:00 a.m. at Howard Amon Park on Thursday, September 18, 2014.

**Adjournment:**

Mayor Rose adjourned the meeting at 8:33 p.m.

Respectfully Submitted,

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Marcia Hopkins, City Clerk

**FORM APPROVED:**

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David W. Rose, Mayor

**DATE APPROVED:**

**MINUTES****CITY COUNCIL WORKSHOP****Richland City Hall ~ 505 Swift Boulevard****Tuesday, September 23, 2014**

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**Call to Order:**

Mayor Rose called the Council workshop to order at 6:00 p.m. in the Council Chamber.

**Attendance:**

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

Also present were City Manager Johnson, Deputy City Manager King, Assistant City Manager Amundson, City Attorney Kintzley, Public Works Director Rogalsky, Human Resources Director Jubb, Parks and Public Facility Director Schiessl, Redevelopment Project Supervisor Moore, Transportation and Development Manager Peters and City Clerk Hopkins.

**Workshop Items:**

1. Presentation by Kadlec Regional Medical Center (15 minutes)
  - Bill King, Deputy City Manager

Rand Wortman, Kadlec's President and CEO, discussed in detail what their new partnership with Providence means for their projects, programs and the future of healthcare in the Tri-Cities. He reviewed Kadlec's master planning efforts to lay out the future of Richland's downtown medical district by implementing projects such as the vacation of Goethals Drive, the new medical office building at 1100 Goethals Drive and the medical campus parking and circulation plan. He said Kadlec has continued its expansion and investment in Richland's Central Business District and plan to build Richland's first multi-story parking structure. He detailed the expansion of the hospital tower and a partnership with Columbia Basin College for a teaching facility that will house CBC's new paramedic training program, Kadlec's new residency program, and potentially collocate a replacement of Richland's downtown fire station.

2. Duportail Street Reconstruction Project (15 minutes)
  - Pete Rogalsky, Public Works Director

Mr. Rogalsky previewed the public outreach program related to the Duportail Street Reconstruction project that will make street improvements to Duportail Street between Wright Avenue and Thayer Drive. He said staff is preparing open-house public meetings later this fall that will seek input on design features such as sidewalk placement, bicycle lanes, on-street parking, street lighting, and intersection design. He reviewed the alternative approaches for the Wright Avenue and Thayer Drive intersections and the recommendation to use roundabouts, as well as the other street design features.

### 3. Street Lighting Standards (15 minutes)

- Pete Rogalsky, Public Works Director

Mr. Rogalsky provided a report on the recent analysis of the City's street lighting standards that supports a need for a revision. Over the past few years, staff and Council members have received numerous solicitations aimed at retrofitting the City's street lighting system with different technology lighting fixtures. The proposals include a promise of cost savings, either in the form of reduced energy usage or reduced maintenance effort, or both. State and federal grant programs have been launched to support conversion of street lighting systems.

Staff analysis suggested that the earlier proposals may not have provided significant value to Richland, but that several of the promoted lighting technologies warranted more detailed analysis. One was a pilot street lighting project completed in the first new subdivision in the Badger Mountain South development. The City, through its Electric Utility energy conservation program, invested funds to support installation of an engineered Light Emitting Diode (LED) technology lighting system that included a remote monitoring and control system. The system was energized in November 2013, and has since provided empirical experience with this technology including the control system.

Another effort involved an engineering review of the City's most recent lighting standards document used to direct the design of new lighting in new development and City street improvements. This review revealed that the City's current standards are out of date with more recent state and federal guidance.

The engineering review suggests new light level standards conforming to state and federal guidance. In addition, the review evaluates the ability of LED lighting technology to satisfy the recommended light levels and the cost of LED lighting technology when compared to the City's current high pressure sodium lighting technology.

A third effort involves a public outreach program to solicit public input comparing several available lighting technologies currently in use in the Tri-Cities. The outreach program has involved presentations to the Tri-Cities Homebuilders Association, the City's Planning Commission, and the City's Utility Advisory Committee. In addition, a volunteer team was assembled to observe various street lighting systems in operation and provide qualitative input on their performance.

Staff proposes that updated standards be adopted that require use of LED lighting technology as indicated by the engineering analysis, pending supporting input from Council and the volunteer evaluation.

### 4. Joint Port Projects (30 minutes)

- Bill King, Deputy City Manager

Mr. King said the City of Richland is served by two Port Districts. The Port of Kennewick (POK) serves a large area from Plymouth to West Richland, including the portion of Richland south of the Yakima River. The Port of Benton (POB) serves the rest of

Benton County, including all of Richland north of the Yakima River. The City has worked well with both Port Districts, but as the City's goals change, it is important to redefine the partnerships with the Ports. Staff has been in recent discussions with each of the Ports about opportunities to maximize collective efforts and develop useful partnerships.

The majority of the POK jurisdiction within Richland is being successfully developed by the private sector. South Richland, City View, and Gage all continue to grow and maintain strong rents and valuations. Staff met with POK to discuss potential projects that would receive the greatest benefit from the combined efforts of the City and the POK. The Port has agreed to help with expansion of parking at Trailhead Park, but City and port staffs agree the greatest challenge and greatest long-term benefit will come from a focus on the Island View area. This part of Richland remains underdeveloped due to a poor mix of uses, challenging lot sizes, and inefficient infrastructure, yet this area along with Columbia Park West represents some of the best riverfront development potential in Richland. Staff believes that coordinated efforts between COR and POK is the best strategy to affect change. Staff recommends a partnership with the POK to develop a long range (20 years) strategy for the redevelopment of this area and establishing a development authority to be responsible for managing the implementation of the plan. This represents a long-term commitment between the two agencies to help improve the tax base and improve land values within our shared jurisdiction.

Richland and POB have enjoyed a successful partnership in the development and growth of the Tri-Cities Research District and Horn Rapids. The two agencies continue to work together to recruit new businesses and developers to Richland. As the City focuses more on the Riverfront District, there may be new partnership opportunities with the Port. This might take any of several forms:

- Investment in tourism infrastructure in the Riverfront District;
- Improvements to the Columbia Point Marina and other maritime activities;
- Partnerships to develop Columbia Point South and/or the City's property south of the Shilo Inn;
- Improvements to wayfinding, streetscapes and trail linkages between the Research and Riverfront Districts of the City; and/or
- The Port assuming a larger role in marketing and developing the Horn Rapids Industrial Park so the City can focus on the Riverfront District.

The specifics of our partnership with the Ports are still under discussion and may be influenced by the reorganization of the City's Community and Development Services Department.

5. Proposed Hillside Regulations (20 minutes)  
- Bill King, Deputy City Manager

Mr. King said on October 30, 2012, Council held a joint workshop with the Planning Commission to discuss hillside development regulations. At that time, the Commission had worked with staff to prepare an early draft of a set of regulations that was intended to lessen the impact of development on steep slopes. Since then, work on these standards has progressed slowly. In part, this is because other work priorities have

limited the time available for this project and in part because staff has struggled with finding the right balance between regulations that adequately protects public safety and the aesthetics of the City's most visible hillsides and respecting the private property rights of landowners.

Following the 2012 workshop, staff was invited to a Home Builders Association meeting to discuss the draft regulations. They voiced objections and questioned the constitutionality of the proposed regulations. Following this meeting, staff reasoned that the draft ordinance should be reviewed by a land-use attorney to ensure that adoption of these regulations would not exceed the City's authority. In fact, the attorney's review of the draft regulations raised significant issues. Many of the standards included in the original draft were vague and needed to be better defined. After additional consideration and further research into standards adopted by other communities and work sessions with the Planning Commission, staff is now suggesting that a much simplified version of the hillside regulations be pursued.

The current draft is focused on two primary objectives: The first is the preservation of the natural ridge line. New homes constructed on the hillside would have to be built far enough below the ridge line so as not break the silhouette as view from a distance. The second objective is to limit the height of retaining walls. Walls over 3 feet in height would need to be benched and landscaped. Other provisions establish standards for future commercial development. The Badger Mountain Subarea plan calls for a neighborhood commercial center located at the intersection of the future Queensgate extension and the future road that is planned to extend northward from the Badger Mountain South community. Other features of the regulation include a relaxation of setback standards for homes built into the hillside to potentially reduce the amount of cutting and filling needed to create building pads on hillside lots.

**Adjournment:**

Mayor Rose adjourned the workshop at 7:38 p.m.

**Respectfully Submitted,**

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Marcia Hopkins, City Clerk

**FORM APPROVED:**

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David W. Rose, Mayor

**DATE APPROVED:**



## Council Agenda Coversheet

Council Date: 10/07/2014

Category: Consent Calendar

Agenda Item: C2

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORDINANCE NO. 24-14, AMENDING ZONING REGULATIONS, IMPLEMENTING A HEARING EXAMINER

Department: Community and Development Services

Ordinance/Resolution: Ord. 24-14

Reference:

Document Type: Ordinance

### Recommended Motion:

Give first reading, by title only, to Ordinance No. 24-14, amending Title 23 - Zoning Regulations, to implement a hearing examiner system of land use permit review.

### Summary:

This code amendment represents one of many steps needed to implement a hearing examiner system of permit review in the City. On August 19, 2014, Council adopted ordinances to amend Title 2, revising the Planning Commission's duties, and to Title 19, establishing a hearing examiner system. Changes to the zoning code are needed to transfer the responsibility of permit review from the Planning Commission to a hearing examiner. Similar amendments to the subdivision and shoreline regulations (see Ordinance Nos. 27-14 & 25-14) are also needed. The City is currently in the process of soliciting requests for proposals to gather a list of potential hearing examiner candidates. This schedule will allow the City to implement the hearing examiner system by the end of November.

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, the Planning Commission has advised against this change. By a unanimous vote at their hearing on August 27, 2014, the Commission recommended against the code amendments needed to implement the hearing examiner system.

### Fiscal Impact?

☒ Yes ☐ No

The use of a hearing examiner will result in increased processing costs but may reduce the City's exposure to liability claims. These cost increases can be partially offset by an adjustment in land use permit application fees (see supplemental information) which will be presented to Council as a part of the budget. The exact cost increase to be borne by the City will depend upon the number and complexity of permit applications filed. Staff estimates cost increases of approximately \$12,000 if the fee schedule increases are adopted.

### Attachments:

- 1) ORD 24-14 Title 23 Hearing Examiner
- 2) List of Cities
- 3) Supplemental Information

City Manager Approved:

Johnson, Cindy  
Oct 01, 18:51:36 GMT-0700 2014



## ORDINANCE NO. 24-14

AN ORDINANCE of the City of Richland amending Richland Municipal Code Title 23: Zoning Regulations, establishing a hearing examiner system of zoning permit review.

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, the Planning Commission conducted a legally advertised hearing to consider the proposed code amendments and have offered a recommendation against enacting the code amendments; 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 23 of the Richland Municipal Code.

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

Section 1.01. Richland Municipal Code Title 23, entitled Zoning Regulations as enacted by Ordinance No. 28-05 and last amended by Ordinance No. 20-14, shall be amended to read as follows:

### **Chapter 23.06 DEFINITIONS**

#### **23.06.053 Amendment.**

"Amendment" means a change to the text of the City's zoning regulations.

### **23.06.797 Reclassification.**

"Reclassification" means a change in the City's zoning map, resulting in a change in zoning designation on one or more parcels of property. Also referred to as a rezone.

## **Chapter 23.46 SPECIAL USE PERMITS**

### **23.46.025 Hearing body.**

A. The ~~planning commission~~ hearing examiner 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.

**23.46.060 ~~Commission~~ Hearing examiner or board action.**

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. A decision ~~The approval of a special use permit application~~ shall be by a recorded motion in the case of the board of adjustment or by written decision in the case of the hearing examiner. A decision which shall ~~include~~ incorporate findings of fact and refer expressly to the ordinance, or sections thereof, upon which the ~~commission's or~~ board's or hearing examiner'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 or hearing examiner that must be complied with prior to the issuance of the permit.

**Chapter 23.48  
SITE PLAN REVIEW**

**23.48.030 Site plan application requirements.**

For any project requiring a site plan approval as identified in RMC 23.48.020(A), a site plan shall be submitted to the ~~planning commission~~ hearing examiner for review and approval as a Type II permit application as defined in RMC 19.20.030. A site plan and application form shall be submitted to the administrative official, showing the following information:

- A. Boundaries and dimensions of the property;
  - B. Location and width of boundary streets;
  - C. Dimensions, location and number of dwelling units for each existing or proposed structure on the site;
  - D. Roadways, walkways, off-street parking, and emergency vehicle access;
  - E. Fencing and landscaping, showing location, type, dimensions and character; and
  - F. Location, dimensions and character of recreational facilities and open space.
- G. The site plan shall be drawn in a concise and accurate manner, and of an appropriate scale for clarity in review. Copies shall be submitted in a number determined by the administrative official to be appropriate and sufficient.
- H. Where a multiple-family development is proposed to be constructed in phases, the site plan shall include all phases, regardless of size, in the proposed development. After a site plan providing for phased development has been approved by the ~~planning commission~~ hearing examiner, no further approval is required so long as each phase of development conforms to the approved site plan.

#### **23.48.040 Site plan – Conditions of approval.**

Site plan approvals may be made subject to any condition(s) which the ~~planning commission~~ hearing examiner determines to be necessary to protect the public health, safety and welfare or otherwise bring a proposed development into compliance with the purpose and intent of this title. Such conditions may include but are not limited to increased setbacks, and buffers, including landscaping, fences and walls; restrictions on the type and location of outdoor lighting; surfacing of parking areas and driveways; the installation of stormwater drainage facilities; the construction and location of service roads and alleys; the points of vehicular ingress or egress; the regulation of the time and type of various activities; vibration, noise, odors or similar nuisances, and the type, size and location of signs.

### **Chapter 23.50 PLANNED UNIT DEVELOPMENT**

#### **23.50.040 Consideration of reclassification to PUD and preliminary PUD plan.**

A. Upon receipt of an application for reclassification to PUD and preliminary PUD plan approval, the administrative official shall publish a notice of hearing in a manner consistent with the requirements of Chapter 19.40 RMC and schedule the application for consideration by the ~~commission~~ hearing examiner ~~at the next available regular meeting~~. The preliminary PUD plan shall indicate:

1. Relationship of the property to the surrounding area, including identification of nearby uses and peripheral treatment of the PUD to

maximize compatibility and integration of the PUD with nearby existing or proposed uses;

2. Proposed land uses and approximate building locations or buildable areas;

3. Location, arrangement and width of proposed streets and pedestrian ways, and the design and arrangement of off-street parking areas, loading areas and recreation vehicle storage areas;

4. Location, layout and conceptual design of parks, playgrounds and open spaces;

5. Location and extent of trees, watercourses, rock outcrops and any other features, indicating any significant features to be removed, improved or preserved;

6. Topography at a minimum five-foot contour interval;

7. Building heights and setbacks from property lines;

8. Preliminary architectural plans and elevations of typical buildings and structures, except single-family detached dwellings;

9. Landscape plans for open space, parks, recreation facilities, streets, parking facilities and pedestrian ways;

10. Proposed ownership pattern, including preliminary subdivision plan if property is to be subdivided;

11. The proposed method of maintaining common facilities;

12. Proposed source of water supply, electric supply, sewage disposal, and storm drainage systems;

13. General timetable of development, including a phasing schedule if the project will be developed in phases; or

14. For PUDs containing residential uses, graphic and, where necessary, written description of proposed nonresidential uses and facilities. In addition, a table shall be provided showing the total site acreage, total number of dwelling units proposed, and the dwelling unit density of adjacent subdivisions.

B. The ~~planning commission~~ hearing examiner shall conduct an open record public hearing and review of the request for reclassification to PUD and preliminary PUD plan approval as required by RMC Title 19 for Type III permit application. The ~~planning commission~~ hearing examiner, after public hearing, ~~on the affirmative vote of not less~~

~~than a majority of the total members of the commission~~ shall recommend to the city council that the application be granted (with or without additional conditions) or denied. Such recommendation shall be based on ~~a commission~~ the hearing examiner's determination of whether:

1. The PUD district development will be compatible with nearby developments and uses;
2. Peripheral treatment ensures proper transition between PUD uses and nearby external uses and developments;
3. The development will be consistent with the comprehensive plan and with the purpose of the PUD district;
4. The development can be completed within a reasonable period of time.

C. The ~~planning commission's~~ hearing examiner's recommendation ~~shall be by recorded motion which shall incorporate~~ include the findings of fact ~~of the commission~~ with due consideration to all issues raised pro and con, and the reasons for ~~it's~~ the hearing examiner's action referring expressly to the maps, and other documents constituting the proposed plan and program, and matters of record. Such ~~motion~~ recommendation together with findings, maps, staff recommendation and related documents shall be submitted to the city clerk. Where the ~~commission~~ hearing examiner has recommended approval, the city attorney shall prepare an ordinance for council consideration at the same meeting at which the council considers the recommendation of the ~~planning commission~~ hearing examiner. Such ordinance shall provide for the designation of the subject property as a planned unit development district for uses enumerated on the plan subject to the proposal and additional special conditions, if any, recommended by the ~~planning commission~~ hearing examiner. The council may adopt, adopt with modifications or deny the application for reclassification to PUD and preliminary PUD plan approval.

D. Preliminary planned unit development approval shall be effective for one year from date of the second reading of the ordinance conditionally approving the preliminary planned unit development plan. The ordinance authorizing the planned unit development shall only confer development rights upon the applicant or his successor in interest upon submission and approval of a final development plan which shall be in substantial conformity with the preliminary planned unit development plan and must be submitted within one year of passage of the ordinance granting preliminary planned unit development. The petitioner shall submit to the administrative official for review within the provided time limit its final development plan as provided in the final approval section. ~~However, nothing in this section would prohibit the planning commission from requiring the applicant, as a special condition of preliminary PUD approval, to submit final development plans to the planning commission for final approval, instead of the administrative official. In such cases, the planning commission shall approve or disapprove the final development plan; provided, that such final development plan shall only be disapproved if it fails to conform substantially to the plan approved by the city council, or if the final plan conflicts with RMC 23.50.070 (Changes and modifications). In~~

~~all other cases, T~~he administrative official shall thereupon approve or disapprove the final development plan; provided, that such final plan shall only be disapproved if it fails to conform substantially to the plan approved by the city council, or if the final plan conflicts with RMC 23.50.070 (Changes and modifications). In the event such proposed plan is disapproved, the petitioner may, at his election, resubmit a modified final plan to the administrative official ~~or the planning commission if the commission reviewed the original final PUD plan submittal, for further consideration~~ or stand upon his proposed final plan and appeal such ruling to the ~~planning commission~~ hearing examiner. If the ~~planning commission~~ hearing examiner disapproves the final development plan, that decision shall be final ~~unless the petitioner files a notice of appeal~~.

### **23.50.060 Standards and requirements.**

The following standards and requirements shall apply. The city council may, on its own initiative or upon recommendation from the ~~planning commission~~ hearing examiner, establish additional requirements when necessary to secure the objectives of the ordinance codified in this chapter. Such additional requirements shall be in the form of special conditions established in the ordinance creating the PUD district.

A. For PUDs containing residential uses, the number of allowable units shall be as established on the approved development plan. Dwelling unit density shall be a net density, calculated by subtracting building and parking areas for nonresidential uses and public or private street right-of-way or easements.

B. Minimum lot area, lot dimension, building height, lot coverage, and yard requirements shall be as established on the approved development plan; provided, that development plans and conditions must clearly demonstrate, where the proposed PUD is adjacent to existing or proposed residential uses, whether separated by a street or not, that the PUD development will be in harmony with nearby residential uses.

C. Performance standards for the various uses within a PUD shall conform with standards established in the Richland Municipal Code.

### **23.50.070 Changes and modifications.**

A. The administrative official may approve changes to a planned unit development, which in his/her judgment, are minor changes and are consistent with the approved plan. A minor modification to a planned unit development shall be any change from the previously approved plan that meets the following criteria:

1. No increase in the number of principal structures provided for in the approved plan, excluding detached single-family residential structures; and
2. No increase in the number of total dwelling units; and
3. No change in land use types to uses that were not contemplated in the approved plan; and



4. No change in the location provided in the approved plan of any structure, off-street parking or loading area, common open space area, or any area or right-of-way to be conveyed to or reserved for a public body by more than 10 percent in any direction, nor a change in the spacing between any two such structures by more than 10 percent; and

5. No change of more than 10 percent in any nonlocational quantitative specification of the previously approved plan, including:

- a. Any dimension of any lot, yard, structure, or pedestrian or vehicular thoroughfare;
- b. Decrease in amount of common open space acreage;
- c. Utility line capacity, except an increase in utility line capacity to provide for other off-site development projects;
- d. Amount of floor area of nonresidential development;
- e. Any increase in building lot coverage;
- f. Any decrease in the amount of land to be conveyed to or reserved for any public body; and
- g. Decrease in amount or dimensions of proposed tree or ground cover, landscaping, or screening; and

6. No increase in building height; and

7. No substantial change in access into the site or in circulation patterns on or adjacent to the site; and

8. No other change that causes the development to fall short of meeting the requirements of the otherwise applicable zoning regulations to any greater degree than already provided on the previously approved plan; and

9. The administrative official may include conditions as a part of an approval of a minor modification to a PUD to ensure conformance with the original purpose and intent of the PUD; and

10. If a change to a condition of approval or a change similar to subsections (A)(1) through (8) of this section could have a significant detrimental impact on adjoining properties, the administrative official shall have discretion in determining that such detrimental impacts warrant review under a major modification process.

B. Any approval of a minor modification to a PUD requires a notice of decision to be mailed to all property owners within the PUD and within 300 feet of the exterior boundaries of the PUD. Such notice shall describe the proposed modifications to the PUD and shall advise the public that the administrative decision may be appealed within 10 business days of the date that such notice is mailed. Appeals of any minor



modification to a PUD shall be heard by the ~~planning commission~~ hearing examiner in an open record public hearing, in accordance with the provisions established in RMC Title 19 – Development Regulation Administration. For the purposes of this section, any individual filing an appeal shall be considered a party of record.

C. A major modification to a PUD shall be any modification that does not qualify as a minor modification. A major amendment shall be considered as a new application for preliminary approval.

## **Chapter 23.54 OFF-STREET PARKING AND LANDSCAPING**

### **23.54.080 Joint use of parking facilities – Spaces required.**

For joint use of parking facilities, the total number of required spaces may be reduced by 10 percent. The number may be reduced by a total of 25 percent with the approval of the ~~commission~~ board of adjustment. Under the following circumstances, further reduction may be made:

A. No more than 50 percent of the parking spaces required for a theater, church, bowling alley, dance hall, bar, restaurant, or other enterprise which is primarily a nighttime or Sunday use may be supplied by the off-street parking spaces allocable to certain other types of uses specified under RMC 23.54.020.

B. No more than 50 percent of the parking spaces required for a bank, business office, retail store, personal service shop, household equipment or furniture shop, or other enterprise which is primarily a daytime and non-Sunday use may be supplied by the off-street parking spaces allocable to certain nighttime or Sunday uses.

Application to the ~~commission~~ board of adjustment for more than 10 percent reduction shall be by letter, stating the reasons for the request.

### **23.70.060 Board of adjustment – Powers and duties.**

The board of adjustment shall have the following powers and duties:

A. To hear and decide ~~appeals when it is alleged that there is an error in any order, requirement, decision or determination made by an administrative official in the enforcement of this title or other ordinances granting any person a right of review or appeal to the board of adjustment;~~ requests for reduction in the number of parking spaces required when parking is jointly shared between two or more uses.

B. To hear and decide applications for special use permits for special uses as specifically authorized ~~in a given use district~~ under RMC 23.46.025(B) and to grant such permits when it finds that the requirements of this code specifically pertaining to such special uses are fully met. The board, in granting special use permits, may impose such additional conditions and restrictions as are necessary to make the proposed use compatible with the other uses permitted in the particular use district or in a neighboring district;

C. To hear, decide and grant or deny variances to the regulations or restrictions contained in this title when such variances are in harmony with the general purposes and intent of this title and are in accordance with general or specific rules contained in this title.

#### **23.70.160 Decisions of the board of adjustment.**

~~In exercising the above mentioned powers, the board of adjustment may, so long as such action is in conformity with the terms of this title, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made, and to that end shall have powers of the administrative official from whom the appeal is taken.~~

The concurring vote of a majority of the members of the board of adjustment shall be necessary ~~to reverse any order, requirement, decision or determination of the administrative official, or~~ to decide in favor of the applicant on any matter upon which it is required to pass under this title, or to effect any variation in the application of this title.

The board shall render a decision on all applications at a public meeting no later than 30 days after hearing of an application. The applicant shall be notified of the decision in writing.

#### **23.70.170 Appeal from board of adjustment.**

A. Appeals from variance decisions shall be made in accordance with RMC 19.70.060 (Judicial appeals).

B. Appeals from decisions on special use permits or on decisions regarding parking reduction for jointly shared parking facilities and ~~appeals from an administrative interpretation or decision~~ shall be made in accordance with Chapter 19.70 RMC (Closed Record Decisions and Appeals).

#### **23.70.210 Public hearing and recommendation to council.**

A. Reclassification. The ~~planning commission~~ hearing examiner shall conduct an open record public hearing as required by RMC Title 19 for a Type III permit application. ~~The recommendation to the city council of any reclassification or amendment hereto by the planning commission shall be by the affirmative vote of not less than a majority of the total members of the commission. The recommendation shall be by a recorded motion, which shall include incorporate the written findings of fact of the commission and the reasons for it's the hearing examiner's action; and the motion shall refer expressly to the maps, description and other matters intended by the commission hearing examiner to constitute the reclassification or amendment. The secretary of the planning commission shall prepare and sign an action summary of the commission's recommendation, which shall be forwarded to the city clerk for scheduling for city council consideration.~~

B. Amendment. The planning commission shall conduct an open record public hearing as required by RMC Title 19 for a Type IV permit application. The recommendation to the city council of any amendment hereto by the planning commission shall be by the

affirmative vote of not less than a majority of the total members of the commission. The recommendation shall be by a recorded motion, which shall include written findings of fact of the commission and the reasons for it's action; and the motion shall refer expressly to the specific language of the proposed amendment and any other graphics or materials intended by the commission to constitute the amendment. The secretary of the planning commission shall prepare and sign an action summary of the commission's recommendation, which shall be forwarded to the city clerk for scheduling for city council consideration.

Section 1.02 This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this \_\_\_\_ day of \_\_\_\_\_, 2014.

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

ATTEST:

APPROVED AS TO FORM:

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

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

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

## 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

## 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. (Council has passed Ordinance No. 17-14 on September 2, 2014 amending the Commission duties.)

**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. (Council passed Ordinance No. 19-14 on September 2, 2014, providing 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. (Ordinance No. 24-14 is scheduled for first reading on October 7, 2014 and would implement the necessary amendments to the zoning regulations.)

**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. (Ordinance No. 27-14 is scheduled for first reading on October 7, 2014 and would make the necessary amendments to the subdivision regulations.)

**Title 26 – Shorelines** – Sets 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. (Ordinance No. 25-14 is scheduled for first reading on October 7, 2014 and would make the necessary amendments to the shoreline regulations.)

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**

<b>Permit Type</b>	<b>Hearing Body</b>	<b>Decision Body</b>	<b>Appeal</b>
<b><i>Zoning Approvals</i></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><i>Subdivision Approvals</i></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><i>Shoreline Permits</i></b>			
Substantial Development Permit	Hearing Examiner	Hearing Examiner	Shoreline Board
<b><i>Other Approvals – Legislative Items</i></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><i>Other Approvals</i></b>			
Sidewalk Use Licenses	Planning Com	Planning Com	City Council
<b><i>Appeals</i></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 reviewed draft ordinances to Titles 2 and 19 establishing a hearing examiner and grants first reading.
- August 27:** Planning Commission held public hearing to consider amendments to Titles 23, 24 and 26 necessary to implement hearing examiner system and recommended against adoption of hearing examiner system.
- September 2:** Council reviewed and passed second reading on ordinances amending Titles 2 and 19.
- September 3:** Staff advertised a Request For Proposal (RFP) for a hearing examiner.
- September 19:** Deadline for receiving FRP's expired, with the City having received only two submittals.
- September 25:** Staff expanded scope of advertising and re-published the RFP for the hearing examiner.
- October 7:** Council reviews and grants first reading to ordinance amending Titles 23, 24 and 26.
- October 10:** Revised deadline for receipt of responses to RFP.
- October 21:** Council passes ordinance amending Titles 23, 24 and 26.
- October 24:** Hearing examiner candidate selected.
- November 18:** Council awards contract to hearing examiner candidate and approves budget adjustment.
- November 18:** Council reviews and passes amended land use permit fee schedule.

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: 10/07/2014

Category: Consent Calendar

Agenda Item: C3

Key Element: Key 5 - Natural Resources Management

Subject: ORDINANCE NO. 25-14, UPDATING SHORELINE REGULATIONS, IMPLEMENTING A HEARING EXAMINER

Department: Community and Development Services

Ordinance/Resolution: Ord 25-14

Reference:

Document Type: Ordinance

### Recommended Motion:

Give first reading, by title only, to Ordinance No. 25-14, amending Title 26 – Shoreline Management, to update the shoreline master program, including implementation of a hearing examiner system of land use permit review.

### Summary:

On June 17, 2014, Council adopted Resolution No. 87-14, approving an updated Shoreline Master Program (SMP). This SMP update was mandated by the State, who through the Department of Ecology provided the City a grant to complete over 2 years of study needed to conclude the update process. The City used Anchor QEA to head up a consultant team that directed the efforts to develop the master program, which provides both policy and regulation for those portions of the Columbia and Yakima River shorelines that are located within the City.

Since the adoption of the resolution, the City has completed a 60 day review process with a variety of state agencies. No comments or suggested changes have been forwarded to the City, so formal adoption of the SMP via an ordinance is the final step for the City to take. The Department of Ecology must still take action to grant final approval to the SMP but will only do so following formal adoption of the program by the City.

The SMP includes provisions for the use of a hearing examiner and so is consistent with the changes proposed to the City zoning and subdivision regulations (see Ordinance Nos. 24-14 and 27-14) which will work in concert to transfer the responsibility of permit review away from the Planning Commission and to a hearing examiner.

The Planning Commission has previously recommended approval of the SMP adoption but has opposed implementation of the hearing examiner system.

### Fiscal Impact?

☒ Yes ☐ No

Administration of an updated SMP is not expected to increase City costs, as the City has administered the current program for 35 years. The use of a hearing examiner will increase costs, which can be partially offset by an adjustment in permit fees (see supplemental information) which will be presented to Council later. The exact cost increase to be borne by the City will depend upon the number and complexity of permit applications filed. Staff estimates cost increases of approximately \$12,000 if the fee schedule increases are adopted.

### Attachments:

- 1) ORD 25-14 Shoreline Master Program
- 2) Hearing Examiner Supplemental Info

City Manager Approved:

Hopkins, Marcia  
Oct 03, 12:52:45 GMT-0700 2014

## ORDINANCE NO. 25-14

AN ORDINANCE of the City of Richland adopting a new Shoreline Master Program in its entirety and replacing Title 26: Shoreline Management, of the Richland Municipal Code, previously implemented through the adoption of Ordinances 55-79 through 28-05.

WHEREAS, the Washington State Shoreline Management Act requires that the City of Richland adopt and administer a shoreline master program that is consistent with the provisions of the act and with Washington Administrative Code 173-26; and

WHEREAS, the City initially adopted a shoreline program in 1979 and has administered it continuously since its initial adoption with few amendments made to the original program over the past 35 years; and

WHEREAS, those portions of the Yakima River and Columbia River shorelines that are located within Richland City limits meet the definition of shoreline as defined within the act and are therefore subject to the provisions of the shoreline master program; and

WHEREAS, The City followed a public participation plan throughout the master program amendment process that included three public open houses, posting of draft materials on the City's webpage, notification of open houses and hearings through mailing to approximately 150 shoreline property owners, notification of draft materials to public agencies and organizations, public service announcements on the City's cable channel and notice of hearing through posting on the City's webpage and legal advertisements in the newspaper; and

WHEREAS, the Planning Commission provided oversight throughout the development of the draft shoreline master program, holding a total of 12 workshops over the past 18 months and conducting the formal hearings on January 22, 2014 and February 26, 2014 and unanimously recommending approval of the shoreline program; and

WHEREAS, the City completed the environmental review process as mandated under the State Environmental Policy Act through the issuance of a Determination of Non-Significance that was entered in the record on January 17, 2014; and

WHEREAS, the shoreline master program would implement existing comprehensive plan goals calling for the protection and conservation of natural resources and critical lands and the provision of public access based on the ability of the resource to support the use; and

WHEREAS, the shoreline master program is intended to meet state standards established in Washington Administrative Code 173-26 and the goals and purposes of the State Shoreline Management Act.

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

Section 1.01 Richland Municipal Code Title 26, entitled Shoreline Management, as enacted by Ordinance No. 55-79 and last amended by Ordinance No. 28-05, shall be replaced in its entirety with the following shoreline master program:

## **Chapter 26.01** **GENERAL PROVISIONS**

### **26.01.010 Short title.**

This title shall be known and may be cited as the “Richland shoreline master program” and is sometimes hereinafter referred to as the “shoreline program.” [Ord. 25-14 § 1.01].

### **26.01.020 Purpose.**

The purpose of the shoreline program is to implement the Shoreline Management Act of 1971 as now or hereafter amended (Chapter 90.58 RCW); and to provide for wise and proper management of shorelands, wetlands, and water bodies in a manner that will allow present and future generations of users the opportunity to enjoy water resources, consistent with the goals, policies and stated purposes of the shoreline program while, at the same time, recognizing and protecting private property rights consistent with the public interest. This title carries out the responsibilities imposed on the city of Richland by the Shoreline Management Act of 1971 as now or hereafter amended by adopting the policies enunciated in RCW 90.58.010, the Richland shoreline master program, and in implementation thereof, the regulations and administrative provisions contained herein. [Ord. 25-14 § 1.01]

### **26.01.030 Master program adopted.**

The Richland shoreline master program consists of the following elements which are subject to review and approval by the Washington State Department of Ecology pursuant to RCW 90.58.090:

- A. Comprehensive Plan Policies Shoreline Section of the Land Use Element
- B. Regulations in City of Richland Municipal Code (RMC) Chapter 26: Shoreline Management Regulations
- C. Sensitive Area Regulations in RMC Chapter 22.10 as amended and incorporated into this program as part of Chapter 26, specifically Section 26.60.
- D. The Shoreline Restoration Element of the Shoreline Master Plan, of which one printed copy in book form on file in the office of the City Clerk and made available for examination by the general public, shall not be considered to contain regulations but shall be utilized as a guideline for capital improvements planning by the City and other

jurisdictions undertaking ecological restoration activities within Shoreline Management Act jurisdiction.

- E. Maps, including the Shoreline Environment Designation and Regulatory Reaches Map and the map folio in the SMP Inventory, Analysis and Characterization Report, of which one original copy is on file in the office of the City Clerk and made available for examination by the general public, and another original copy of which is available at the Community Development Department. [Ord. 25-14 § 1.01]

#### **26.01.040 Shoreline program review.**

The planning commission shall conduct an annual review of the shoreline program and shall recommend to city council any changes or modifications deemed appropriate. The city council shall after public hearing and approval by the Department of Ecology, adopt, deny, or adopt with modifications the recommendations of the planning commission. [Ord. 25-14 § 1.01]

#### **26.01.050 Annexations.**

It is anticipated that future annexations to the city of Richland may include water bodies, shorelines, and wetlands which are subject to the Shoreline Management Act of 1971, as amended. Areas within the city's Urban Growth Area are assigned shoreline environmental designations in accordance with WAC 173-26-150. Policies and regulations of this program shall take effect concurrent with annexation. No additional procedures are required by the city or the Department of Ecology for these provisions to have full force and effect. [Ord. 25-14 § 1.01]

#### **26.01.060 Amendments.**

It is recognized that future amendments to the shoreline program may be necessary in the interest of the health, safety, and general welfare of the citizens of Richland and the state of Washington. The following procedure shall be observed in amending the shoreline program:

- A. Proposed amendments to the regulations and boundaries set forth in this shoreline program shall follow the procedures outlined in RMC 23.70.180 through 23.70.250 on forms provided by the administrator.
- B. There shall be established a mailing list of interested agencies, associations, and organizations to be notified of any proposed amendments to the shoreline program. It shall be the responsibility of the agency, association, or organization to indicate in writing their interest in being included on the mailing list and their official mailing address.
- C. Fees as set forth in the schedule of fees contained in RMC 19.80.020 shall accompany applications for an amendment to the shoreline program.
- D. No amendment to the shoreline program shall be adopted without Department of Ecology review and approval. [Ord. 25-14 § 1.01]

## Chapter 26.10 SHORELINE ENVIRONMENT DESIGNATIONS

Shoreline areas are classified into specific environment designations based on the existing use pattern, the biological and physical character of the shoreline, and the goals and aspirations of the community as expressed through the City of Richland Comprehensive plan. Lands not designated are assigned a recreation conservancy environment designation. [Ord. 25-14 § 1.01]

### **26.10.005 Environment designation – official map.**

The shoreline environment designation map with regulatory reaches, and all amendments thereto adopted as a part of the shoreline program in RMC 26.01.030, shall be filed in the office of the administrator and may be viewed in the Development Services division. When uncertainty exists as to the exact location of an environment boundary line, the rules of construction in RMC 23.08.050 shall apply. [Ord. 25-14 § 1.01]

### **26.10.010 Natural environment.**

#### **26.10.011 Purpose.**

The designation of Natural Environments on Richland's shorelines is to protect those shoreline areas that are relatively free of human influence or that include intact or minimally degraded shoreline functions intolerant of human use. These systems require that only very low intensity uses be allowed in order to maintain the ecological functions and ecosystem-wide processes. Consistent with the policies of the designation, the city will control the type and range of uses allowed and plan for restoration of degraded shorelines within this environment. [Ord. 25-14 § 1.01]

#### **26.10.012 Designation criteria.**

The Natural Environment designation in Richland is assigned to shoreline areas that are relatively ecologically intact due to a low level of human disturbance, or areas which have been disturbed in the past but have either been isolated from human activity in the near past or are subject to a restoration program designed to restore natural ecological processes and functions. These areas are relatively free of structural shoreline modifications, structures, and intensive human uses. [Ord. 25-14 § 1.01]

#### **26.10.013 Management policies.**

In applying the use chart in this program, and the zoning allowed uses, the following shall guide the liberal interpretation of these regulations:

- A. A use with associated levels of human activity that would degrade the ecological functions or natural character of the shoreline area shall not be allowed.
- B. The following new uses are not allowed in the Natural Environment:
  - 1. Commercial uses.
  - 2. Industrial uses.
  - 3. Residential uses.

4. Non-water-oriented recreation other than public access, or water-oriented recreation uses resulting in more than minor modification of shoreline vegetation and topography or in-stream structure
  5. Roads, parking areas and utility corridors and utility facilities that can be feasibly located outside of "natural" designated shorelines.
- C. Scientific, historical, cultural, educational, research uses, and very low-intensity water-oriented recreational access uses may be allowed provided that no significant ecological impact on the area will result.
- D. Any activity or significant vegetation removal that would reduce the capability of vegetation to perform normal ecological functions is not allowed. [Ord. 25-14 § 1.01]

#### **26.10.020 Recreation Conservancy Environment.**

##### **26.10.021 Purpose.**

The Recreation Conservancy Environment on Richland's shorelines seeks to satisfy some of the needs of the community for low intensity recreation uses with minimal modification of the shoreline character. The intensity of recreational uses should be designed to avoid alteration of existing vegetation as much as feasible and introduce low levels of human use. [Ord. 25-14 § 1.01]

##### **26.10.022 Designation criteria.**

A Recreation Conservancy Environment designation is assigned to public lands on the shoreline which have been modified by past human uses or activities but retain a range of ecological functions such that low intensity uses are most appropriate. [Ord. 25-14 § 1.01]

##### **26.10.023 Management policies.**

In applying the use chart in this program, and the zoning allowed uses, the following shall guide the liberal interpretation of these regulations:

- A. Management plans for these lands shall strike an appropriate balance between enjoyment of these areas and limiting potential adverse effects to aquatic areas, the land, associated vegetation, and wildlife. Some areas have the character of natural open space and shall receive a higher level of protection.
- B. A use with associated levels of human activity that would degrade the ecological functions or natural character of the shoreline area should not be allowed.
- C. The following new uses are not allowed in the Recreation Conservancy Environment:
  1. Commercial uses, except for low intensity activities which enhance public enjoyment of the land.
  2. Industrial uses.
  3. Residential use.
  4. Recreation uses requiring more than minor modification of shoreline vegetation and topography.
  5. In-stream structures of a magnitude that would alter natural geohydraulic processes or be a substantial visual intrusion to users of the area.

- 6. Roads, parking areas and utility corridors and facilities that can be feasibly located outside of shorelines.
- D. Scientific, historical, cultural, educational, research, and low-intensity recreational access uses including paved trails for regional trail systems or handicapped access may be allowed provided that no significant ecological impact on the area will result. For the most part, soft surface trails should be employed.
- E. All activities or significant vegetation removal that would reduce the capability of vegetation to perform normal ecological functions is not allowed.
- F. Utility facilities should be located and designed to minimize impact on scenic views or aesthetic qualities and minimizes environmental impact. [Ord. 25-14 § 1.01]

### **26.10.030 Recreation Environment.**

#### **26.10.031 Purpose.**

The Recreation Environment on Richland's shorelines is designed to satisfy the needs of the community for higher intensity recreation uses including both water-oriented and non-water-oriented uses. This environment includes existing and planned parks where native vegetation has been replaced by introduced species for aesthetic enjoyment as well as for active areas such as informal lawn areas, picnic areas and sports fields. The local community makes extensive use of developed parks along the shoreline for a variety of recreation uses and strongly supports these areas. Water-oriented uses are preferred, but non-water-oriented uses are allowed as long as the location and configuration does not substantially interfere with enjoyment of the shoreline. [Ord. 25-14 § 1.01]

#### **26.10.032 Designation criteria.**

A Recreation Environment designation is assigned to public and private lands on the shoreline which have been modified by past human uses or activities and are devoted primarily to the public enjoyment of the shoreline and a variety of recreational activities. [Ord. 25-14 § 1.01]

#### **26.10.033 Management policies.**

In applying the use chart in this program, and the zoning allowed uses, the following shall guide the liberal interpretation of these regulations:

- A. A use with associated levels of human activity that would substantially degrade existing ecological functions of the shoreline area should not be allowed.
- B. The intensity of uses within the shoreline should generally follow a gradation with lower intensity uses nearer the shoreline and higher intensity uses at a greater distance, except for uses such as boat launches that require a shoreline location.
- C. The following new uses are not allowed in the Recreation Environment:
  - 1. Industrial uses.
  - 2. Commercial uses, except for franchises granted by the city which enhance public enjoyment of the shoreline and the overall recreational setting.
  - 3. In-stream structures of a magnitude that would alter natural geohydraulic processes or be a substantial visual intrusion to users of the area.

- D. A wide variety of recreation uses are appropriate with a preference for water-oriented uses and activities including beaches, in-water structures, boat launches and other facilities that enhance the public enjoyment of the shoreline including active and passive uses such as boating, fishing, bird watching, and similar uses.
- E. Non-water-oriented recreation uses such as lawn areas and picnic areas that are enhanced by the ability to enjoy the aesthetic qualities of the shoreline are the next priority.
- F. Active recreation uses such as sports fields may be located within shoreline jurisdiction, provided they do not displace opportunities for water-oriented uses. In general, such uses shall be located more than 100 feet from OHWM, unless specific site conditions justify a closer location.
- G. Structures that serve recreation and community uses including gymnasias and community centers should be located outside shoreline jurisdiction unless specific site conditions justify a closer location.
- H. Roads and parking areas should be located as far from the water as feasible, preferably outside of shoreline jurisdiction.
- I. Utility facilities should be located and designed to minimize impact on scenic views or aesthetic qualities and minimize environmental impact. [Ord. 25-14 § 1.01]

#### **26.10.040 Rural Environment.**

##### **26.10.041 Purpose.**

The designation of Rural Environments on Richland's shorelines seeks to protect agricultural land and other historically rural areas from pressures of urban expansion, provide buffer areas between urban areas, protect ecological functions of the shoreline, and maintain open spaces and opportunities for recreational and other uses compatible with agricultural activities. [Ord. 25-14 § 1.01]

##### **26.10.042 Designation criteria.**

The Rural Environment designation is applied to shoreline areas inside urban growth areas that are designated by the Comprehensive Plan as agricultural or zoned agriculture, suburban agriculture, or floodplain. [Ord. 25-14 § 1.01]

##### **26.10.043 Management policies.**

In applying the use chart in this program, and the zoning allowed uses, the following shall guide the liberal interpretation of these regulations:

- A. Uses in the Rural Environment are limited to those which sustain the shoreline area's physical and biological resources and uses of a nonpermanent nature that do not substantially degrade ecological functions or the rural or natural character of the shoreline area.
- B. Commercial and industrial uses are not allowed, except as directly related to agricultural use or products, including sale of products grown on the premises.
- C. Water-dependent and water-enjoyment recreation facilities are a preferred use, provided they do not deplete the resource over time. Boating facilities, angling, wildlife viewing trails, and swimming beaches are preferred uses.



D. Residential subdivisions, including short plats, shall maintain an overall density of one dwelling unit for every five acres. [Ord. 25-14 § 1.01]

#### **26.10.050 Residential environment.**

##### **26.10.051 Purpose.**

The Residential Environment on Richland's shorelines is designed to accommodate residential development and appurtenant structures at a variety of housing types and population densities consistent with the Comprehensive Plan and zoning. Protection is provided against hazards, objectionable influences, traffic, building congestion, and lack of light, air, and privacy. Certain compatible public service installations are permitted in residential use districts. An additional purpose is to provide appropriate public access and recreational uses, particularly associated with multi-family use. [Ord. 25-14 § 1.01]

##### **26.10.052 Designation criteria.**

The Residential Environment designation is applied to shoreline areas inside urban growth areas that are designated by the Comprehensive Plan as predominantly single-family or multifamily residential development or are planned for residential development. [Ord. 25-14 § 1.01]

##### **26.10.053 Management policies.**

In applying the use chart in this program, and the zoning allowed uses, the following shall guide the liberal interpretation of these regulations:

- A. Standards for density or minimum frontage width, setbacks, lot coverage limitations, buffers, shoreline stabilization, vegetation conservation, sensitive area protection, and water quality are provided in this program and in zoning regulations to assure no net loss of shoreline ecological functions, taking into account the environmental limitations and sensitivity of the shoreline area, the level of infrastructure and services available, and other comprehensive planning considerations.
- B. Residential areas isolated from the shoreline by levees or by intervening land in public ownership will have limited impact on shoreline resources and are not subject to standards such as buffers if the use of the intervening land interrupts natural ecological functions. [Ord. 25-14 § 1.01]

#### **26.10.060 Waterfront use environment.**

##### **26.10.061 Purpose.**

The Waterfront Use Environment is a special commercial and residential classification providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, offices, and other similar commercial, apartment, and multifamily uses which are consistent with waterfront oriented development. This environment encourages mixed special commercial and high-density residential uses to accommodate a variety of lifestyles and housing opportunities and enhances and maintains existing ecological functions of shoreline and provides for maximum public access and circulation. [Ord. 25-14 § 1.01]

#### **26.10.062 Designation criteria.**

The Waterfront Use Environment designation is applied to shoreline areas inside urban growth areas that are designated by the Comprehensive Plan for waterfront use. [Ord. 25-14 § 1.01]

#### **26.10.063 Management policies.**

In applying the use chart in this program, and the zoning allowed uses, the following shall guide the liberal interpretation of these regulations:

- A. Water-oriented shall be given highest priority for waterfront sites.
- B. Mixed use, resort motel and hotel facilities, special commercial and similar uses are encouraged to maximize public access and provide for aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and through location, design, and operation ensure the public's ability to enjoy the physical and aesthetic qualities of the shoreline.
- C. Physical public access should be provided by the shoreline trail system.
- D. Visual access should be provided by the shoreline trail system and by open space that provides congregating areas for people to enjoy the aesthetic qualities of the shoreline, including seating areas and compatible commercial uses. [Ord. 25-14 § 1.01]

#### **26.10.070 Industrial conservancy.**

##### **26.10.071 Purpose.**

The Industrial Conservancy Environment is applied to the Port of Benton barging facilities in North Richland to provide for transfer of waterborne cargos to land while maintaining the current generally undeveloped condition of the shoreline area outside of those areas needed for port facilities. [Ord. 25-14 § 1.01]

##### **26.10.072 Designation criteria.**

The Industrial Conservancy Environment designation is applied to the Port of Benton site on the Columbia River in North Richland. [Ord. 25-14 § 1.01]

##### **26.10.073 Management policies.**

In applying the use chart in this program, and the zoning allowed uses, the following shall guide the liberal interpretation of these regulations:

- A. Water-dependent use shall be given highest priority but should occupy only the area needed for the water-related elements of the use.
- B. Other industrial uses should be located outside of shoreline jurisdiction.
- C. The shoreline trail should be maintained and enhanced through the site with provisions for interruption of use only when the site is actively used for transfer of waterborne cargos.
- D. The open space and ecological functions of the site, particularly the area between the shoreline trail and the water should be maintained and enhanced. [Ord. 25-14 § 1.01]

## **26.10.090 Aquatic environment.**

### **26.10.091 Purpose.**

The purpose of the Aquatic Environment is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high water mark (OHWM). [Ord. 25-14 § 1.01]

### **26.10.092 Designation criteria.**

The Aquatic Environment is defined as the area waterward of the ordinary high water mark of all streams, rivers, and other water bodies constituting shorelines of the state, together with their underlying lands and their water column; but does not include associated wetlands and other shorelands shoreward of the ordinary high water mark. This designation is not found on the Shoreline Environment Map, but shall be assigned based on the description above. [Ord. 25-14 § 1.01]

### **26.10.093 Management policies.**

- A. Water-dependent uses and a limited range of water-oriented uses are allowed in the Aquatic Environment as necessary to meet other objectives of this program, subject to allowed uses in adjacent upland Shoreline Environment designations and provision of shoreline ecological preservation and enhancement and public access.
- B. New over-water structures are allowed only to serve water-dependent uses, public access, or ecological restoration and should be limited to the minimum necessary to support the structure's intended use. Multiple uses of such structures may be required.
- C. Transportation, utility facilities, and Essential Public Facilities may be allowed subject to demonstration that no alternative location is feasible.
- D. All uses should minimize interference with surface navigation, allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration, prevent water quality degradation, avoid alteration of natural hydrographic conditions, and consider impacts to public views.
- E. Ecological enhancement is an allowed and preferred use. [Ord. 25-14 § 1.01]

## **Chapter 26.20** **GENERAL REGULATIONS**

### **26.20.010 Shorelines of statewide significance.**

- A. Applicability: The Shoreline Management Act of 1971 designated certain shoreline areas as Shorelines of StateWide Significance. Within Richland's jurisdiction are Shorelines of StateWide Significance. Shorelines thus designated are important to the entire state. Because these shorelines are major resources from which all people in the state derive benefit, this jurisdiction gives preference to uses which favor long-range goals and support the overall public interest.
- B. Decision Criteria: Every project located on a Shoreline of StateWide Significance shall address the following criteria in order of preference in all permit review, in addition to other criteria provided by this Program:
  - 1. Recognize and protect the statewide interest over local interests by:

- a. Recognizing and taking into account state agencies' policies, programs, and recommendations in developing and administering use regulations and in approving shoreline permits.
  - b. Recognize the following statewide interest specific to the Columbia River:
    - i. Protect, preserve and restore natural resources and ecological functions, including but not limited those associated with endangered species or state priority species, commercial and recreational fisheries, and tribal fishing rights;
    - ii. Promote recreational use and public access;
    - iii. Promote water-dependent port uses consistent with other goals of the program;
  - c. Recognize the following statewide interest specific to the Yakima River:
    - i. Preserve and restore ecological functions, particularly those associated with endangered species, commercial and recreational fisheries, and tribal fishing rights;
    - ii. Promote recreational use and public access;
- 2. Preserve the natural character of the shoreline.
  - a. Designate and administer shoreline environments and use regulations to minimize damage to the ecology and environment of the shoreline as a result of man-made intrusions on shorelines.
  - b. Upgrade and redevelop those areas where intensive development already exists in order to reduce adverse impact on the environment and to accommodate future growth rather than allowing high-intensity uses to extend into low-intensity use or underdeveloped areas.
  - c. Protect, preserve, and enhance diversity of vegetation and habitat values, wetlands, and riparian corridors associated with shoreline areas.
- 3. Result in long-term over short-term benefit.
  - a. Evaluate the short-term economic gain or convenience of developments relative to the long-term potential for impairment of natural shoreline functions.
  - b. In general, preserve resources and values of Shorelines of Statewide Significance for future generations and restrict or prohibit development that would irretrievably damage shoreline resources. Actions that would convert resources into irreversible uses or detrimentally alter natural conditions characteristic of Shorelines of Statewide Significance should be severely limited. Restoration should be required where natural resources of statewide importance are diminished over time by cumulative impacts.
  - c. Actively promote aesthetic considerations when contemplating new development, redevelopment of existing facilities, or general enhancement of shoreline areas.
- 4. Protect the resources and ecology of the shoreline:
  - a. Minimize development activity that will interfere with the natural functioning of the shoreline ecosystem, including, but not limited to, stability, drainage, aesthetic values, and water quality.
  - b. All shoreline development should be located, designed, constructed, and managed to avoid disturbance of and minimize adverse impacts to fish and

- wildlife resources, including migratory routes and areas used for spawning, nesting, rearing, and habitat.,
- c. Restrict or prohibit public access onto areas with high ecological value which cannot be maintained in a natural condition under intensive human use.
  - d. Shoreline materials including, but not limited to, bank substrate, soils, beach sands and gravel bars should be left undisturbed by shoreline development. Gravel mining should be severely limited in shoreline areas.
  - e. Preserve environmentally sensitive wetlands for use as open space or buffers and encourage restoration of currently degraded areas.
5. Increase public access to publicly owned areas of the shoreline.
- a. Retain and enhance public access to the shoreline including passive enjoyment, recreation, fishing, and other enjoyment of the shoreline and public waters consistent with the enjoyment of property rights of adjacent lands.
  - b. Give priority to developing a system of linear access consisting of paths and trails for pedestrians and non-motorized vehicles along the shoreline areas, providing connections across current barriers such as highways and railroads, and connecting to upland parking that enhance access to the community as a whole.
  - c. Provide multi-purpose non-motorized trail facilities also serving the mobility impaired wherever feasible.
6. Increase recreational opportunities for the public on the shoreline.
- a. Plan for and encourage development of facilities for recreational use of the shoreline including boat launches while preserving or mitigating ecological functions.
  - b. Retain and enhance public open space and parks along the shoreline to maximize public enjoyment while preserving ecological functions. [Ord. 25-14 § 1.01]

#### **26.20.020 Ecological functions, no net loss.**

- A. Shoreline land uses and activities that may have adverse impacts on the environment should be minimized during all phases of development (e.g. design, construction, management and use) to ensure no net loss of ecological functions and processes. Permitted uses are designed and conducted to minimize, in so far as feasible, any resultant damage to the ecology and environment. Shoreline ecological functions that shall be protected include, but are not limited to, fish and wildlife habitat, food chain support and water temperature maintenance. Shoreline processes that shall be protected include, but are not limited to, water flow; erosion and accretion; infiltration; ground water recharge and discharge; sediment delivery, transport and storage; large woody debris recruitment; organic matter input; nutrient and pathogen removal and stream channel formation/maintenance. In recognition of the importance of shorelines in an arid environment to a wide range of bird species, new construction and major renovation projects shall incorporate bird-friendly building materials and design features, including, but not limited to, those recommended by the American Bird Conservancy Guidelines for Bird-Friendly Design.

- B. An application for any permit or approval shall demonstrate all reasonable efforts have been taken to provide sufficient mitigation such that the activity does not result in net loss of ecological functions. Mitigation shall occur in the following prioritized order:
1. Avoiding the adverse impact altogether by not taking a certain action or parts of an action, or moving the action.
  2. Minimizing adverse impacts by limiting the degree or magnitude of the action and its implementation by using appropriate technology and engineering, or by taking affirmative steps to avoid or reduce adverse impacts.
  3. Rectifying the adverse impact by repairing, rehabilitating, or restoring the affected environment.
  4. Reducing or eliminating the adverse impact over time by preservation and maintenance operations during the life of the action.
  5. Compensating for the adverse impact by replacing, enhancing, or providing similar substitute resources or environments. Preference shall be given to measures that replace the impacted functions on-site or in the immediate vicinity of the impact. However, alternative compensatory mitigation within the watershed that addresses limiting factors or identified critical needs for shoreline resource conservation based on watershed or comprehensive resource management plans may be authorized.
  6. Monitoring the adverse impact and taking appropriate corrective measures.
- C. Applicants for permits have the burden of proving that the proposed development is consistent with the criteria set forth in the Shoreline Master Program and the Act, including demonstrating all reasonable efforts have been taken to provide sufficient mitigation such that the activity does not result in net loss of ecological functions. [Ord. 25-14 § 1.01]

#### **26.20.030 Sensitive areas.**

Sensitive Areas within the shoreline jurisdiction shall be regulated in accordance with Section 26.60 of this program and include:

Article I. General Introduction

Article II. Wetlands

Article III. Fish and Wildlife Habitat Areas

Article IV. Geologic Hazard Areas

Article V. Aquifer Protection Areas

Article VI. Flood Hazard Areas

Article VII. General Information [Ord. 25-14 § 1.01]

#### **26.20.040 Shoreline vegetation conservation.**

In addition to the Sensitive Areas standards of Section 26.60, the following shall apply to development on the shoreline:

- A. A vegetation management plan for City parks and recreation areas, including both developed and undeveloped lands, shall be developed and implemented in coordination with the US Army Corps of Engineers that protects ecological functions, and results in no net loss of these functions through operations, maintenance, or restoration actions in these areas. Include integrated vegetation management for

control of invasive weeds, and replace existing invasive species with native or compatible species that perform ecological functions similar to native species.

B. A vegetation management plan shall be required for all Sensitive Area buffer areas with degraded native vegetation within SMA jurisdiction and shall:

1. Maintain adequate cover of native vegetation including trees and understory. If a portion of the buffer has been cleared, or if tree cover is substantially less than a native climax community, enhancement plantings shall be installed.
2. Provide a dense screen of native trees at the perimeter of the buffer to provide and protect ecological functions and prevent viewing of adjacent development from within the buffer. If existing vegetation or topographic features are not sufficient for these purposes, planting shall be required. Fencing may be required if needed to block headlights or other sources of light or to provide an immediate effective visual screen.
3. Provide an integrated vegetation management plan for control of invasive weeds, and replace existing invasive species with native or compatible species.
4. Provide a monitoring and maintenance plan. This provision may be waived for single family residential lots.

C. In cases where approved development results in unavoidable adverse impacts to existing shoreline vegetation, mitigation shall be required to ensure that there will be no net loss of the ecological functions. Mitigation shall take place on-site to the maximum extent feasible. A guarantee, in the form of a bond or other security device, shall be required to assure successful establishment including an appropriate monitoring period.

D. Mitigation plans shall be completed before initiation of other permitted activities, unless a phased or concurrent schedule assuring completion prior to occupancy is approved.

E. Lawns and other non-native vegetation maintained within shoreline jurisdiction shall minimize use of chemical fertilizers, pesticides, herbicides, or other similar substances. Such chemical treatments shall be applied in accordance with manufacturer's recommendations and associated local, state, and federal laws and regulations. Applications in solid time release form shall be preferred over liquid or concentrate application. Best Management Practices (BMPs) shall be implemented in all chemical applications.

F. Aquatic weed management by prevention is the first priority. Where active removal or destruction is necessary, it should be the minimum required to allow water-dependent activities to continue, minimize negative impacts to native plant communities, and include appropriate handling or disposal of weed materials.

1. Aquatic weed control shall only occur when native plant communities and associated habitats are threatened or where an existing water-dependent use is restricted by the presence of weeds. Aquatic weed control shall occur in compliance with all other applicable laws and standards.
2. The control of aquatic weeds by derooting, rotovating or other method, which disturbs the bottom sediment, shall be considered development for which a shoreline permit is required, unless it will maintain existing water depth for navigation in an area covered by a previous permit for such activity, in which case it shall be considered normal maintenance and repair and therefore exempt from the requirement to obtain a shoreline permit.



3. Use of herbicides to control aquatic weeds shall be prohibited except where no reasonable alternative exists and weed control is demonstrated to be in the public's interest. [Ord. 25-14 § 1.01]

#### **26.20.050 Public access.**

- A. Public access on the Columbia River is currently provided by a nearly continuous Riverfront Trail system developed by the city on public and private lands. Future public access on public and private lands should be consistent with the overall strategy for providing continuous trails along the shoreline. Future development may be required to reconfigure the existing trail to provide enhanced public access and fit with specific development plans, including public and private open space.
- B. Public access on the Yakima River should be guided by the adopted City and regional trail plans. Future public access on public and private lands should be consistent with the overall strategy for providing continuous trails along the shoreline while taking into consideration the range of ecological functions and sensitivities of different areas. Future development shall provide public access consistent with the trail plan and may provide additional trails subsidiary to the main trail, where such opportunities are available to provide enhanced public access and fit with specific development plans, including public and private open space.
- C. Physical public access is preferred to solely visual access. Where physical public access is determined not feasible, the applicant shall incorporate visual public access. Visual public access may consist of view corridors, viewpoints, or other means of visual approach to public waters. Physical public access may consist of a dedication of land or easement and a physical improvement in the form of a trail, park, or other area serving as a means of physical approach to public waters.
- D. All developments requiring Shoreline Substantial Development or Special Use Permits, and all subdivision or development of more than four (4) lots or residential units shall provide public access to the shoreline unless criteria (1) and (2) below are met:
  1. The applicant demonstrates one or more of the following provisions apply:
    - a. Unavoidable health or safety hazards to the public would accompany public access that cannot be avoided by application of alternative design features or other solutions;
    - b. Inherent security requirements of the use cannot be satisfied through the application of alternative design features;
    - c. The cost of providing the access, easement, or an alternative amenity, or mitigating the impacts of public access, is unreasonably disproportionate to the total long-term cost of the proposed development;
    - d. Unacceptable environmental harm will result from the public access that cannot be mitigated;
    - e. Significant undue and unavoidable conflict between any access provisions and the proposed use and/or adjacent uses would occur and cannot be mitigated.
    - f. Public access is provided by a public entity through implementation of a public access plan incorporated into its master plan, developed through a public participation process and incorporated into this program.
  2. Based on documentation provided by the applicant, the City determines that all reasonable alternatives have been exhausted, including, but not limited to:



- a. Limiting the size or placement of public access facilities;
  - b. Regulating access by such means as maintaining a gate and/or limiting hours of use;
  - c. Designing separation of uses and activities (e.g. fences, terracing, use of one-way glazing, hedges, landscaping, etc.); and
  - d. Providing for access at a site geographically separated from the proposal including contribution to regional trail or public access plans.
- E. The following activities generally are not required to provide public access, except as determined on a case-by-case basis as part of development review:
  - 1. Single family development of four (4) or fewer units.
  - 2. Dredging.
  - 3. Landfill and excavation.
  - 4. Mining.
  - 5. Private docks serving four (4) or fewer units.
  - 6. Minor additions or changes to an existing use that does not change the configuration of the existing use or add substantial facilities.
  - 7. Ecological restoration or enhancement activities not associated with a development.
- F. Specific provisions for public access shall be evaluated on a case-by-case basis to ensure that they are of the kind, quality and scope to provide a substantial public benefit with respect to the Shoreline Management Act's objectives and do not create a disproportionate impact on landowners.
- G. The amount and configuration of public access required shall depend on the proposed use(s) the range of ecological functions and sensitivities of different areas on a site, the shoreline environmental designation, and the following criteria:
  - 1. Any development or use that creates increased demand for public access to the shoreline shall provide public access to mitigate this impact.
  - 2. Any development or use that interferes with an existing public access shall provide public access to mitigate this impact.
  - 3. Development within the waterfront environment is encouraged to provide public access in the form of a public plaza meeting the criteria in RMC 26.30.40.F.2.
  - 4. Uses and developments that utilize aquatic lands shall provide public access consistent with maintaining the use and public safety. Public access shall be provided generally equivalent to 10 to 20 percent of the public harbor land or aquatic land utilized. Where over-water access is found to be infeasible pursuant to subsection D of this Section upland on and off-site facilities may be approved as an alternative. Single-family residential uses or uses that are developed with public funding or other public resources are exempt from this criterion.
  - 5. New or expanded dikes and levees shall provide linear public access trails along the facility.
  - 6. Public roads or other public facilities parallel to or crossing shorelines shall provide public access trails or sidewalks within the right-of-way. Additional right-of-way acquisition may be required to provide public access.
  - 7. Public utilities within the shoreline, other than distribution facilities, shall provide public access consistent with maintaining the use and public safety.

H. Public access shall be consistent with the shoreline environmental designation and may consist of a physical improvement in the form of a walkway, trail, bikeway, corridor, viewpoint, park, deck, observation tower, pier, boat-launching ramp, dock or pier area, or other area serving as a means of view and/or physical approach to public waters and may include interpretive centers and displays. Public access improvements shall meet the following location and design criteria:

1. Public access shall be provided as close (horizontally and vertically) as feasible to the water's edge to provide the general public with opportunity to reach, touch, view, and enjoy the water's edge, provided that public access does not adversely affect sensitive ecological features or lead to an unmitigated reduction in ecological functions.
2. If open space is provided along the shoreline in the form of Sensitive Area buffers, and public access can be provided in a manner that will not result in a loss of ecological function, a public pedestrian access walkway along and parallel to the waterfront of the property is the preferred design. The walkway shall be set back from sensitive features and may provide only limited and controlled access to the water's edge. Fencing may be provided to control damage to plants and other sensitive features and shall provide for wildlife movement. Soft surface trails and limited width should be specified, where appropriate, to reduce impacts to ecologically sensitive resources.
3. Public access shall be connected directly to the nearest public street; shall include provisions for handicapped and physically impaired persons where feasible and where additional impact on ecological functions will not occur; and shall be located adjacent to and connect with other public areas, accesses, and connecting trails;
4. Where physical access to the water's edge is not present or appropriate, a public viewing area shall be provided in cases where views of the water or shoreline are available
5. In natural open space zones, the need for trails for ADA access should be balanced with the extent of alteration of the natural environment required to accommodate such facilities.
6. Design shall minimize intrusions of privacy for both site users and public access users by avoiding locations adjacent to windows and/or outdoor private open spaces or by screening or other separation techniques.
7. Design shall provide for the safety of users, including the control of offensive conduct through providing public visibility (not including removal of buffer vegetation), or provision of specific oversight. The administrator may authorize public access to be temporarily closed to develop a program to address offensive conduct. If offensive conduct cannot be reasonably controlled, alternative facilities may be approved as a permit revision.
8. Public amenities appropriate to the use of the public access space shall be provided. These amenities can include, but are not limited to benches, picnic tables, public docks, and sufficient public parking.
9. Public restrooms and facilities for animal waste may be required as part of public access amenities for developments by public entities or commercial developments that attract a substantial number of persons.

I. View Protection

1. Shoreline development shall be designed to avoid blocking, reducing, or adversely interfering with the public's existing visual access to the water and shorelines.
  2. Development and uses on public lands such as parks, open space, street ends, rights-of-way and utilities shall provide visual access corridors where views of water bodies are available from public roadways and public viewpoints to the extent feasible consistent with facilities for water-dependent use or recreation use and maintenance of native vegetation buffers for Sensitive Areas.
- J. Public access shall be maintained over the life of the use or development. Future actions by the applicant successors in interest or other parties shall not diminish the usefulness or value of the public access provided.
1. Required public access sites shall be fully developed and available for public use at the time of occupancy of the use or activity or in accordance with provisions for guaranteeing installation through a performance assurance.
  2. Public access provisions shall be recorded as an easement, or a dedication to the public on the face of a plat or short plat. Said recording with the County Auditor's Office shall occur at the time of building permit approval or plat recordation, whichever comes first.
  3. Maintenance of the public access shall be the responsibility of the owner unless specifically accepted by a public or non-profit agency.
  4. The minimum width of public access easements shall be 15 feet, unless the city determines that undue hardship would result. In such cases, easement width may be reduced only to the minimum extent necessary to relieve the hardship.
  5. Public access shall be available to the public 24 hours per day unless where safety hazards to users or adjacent uses are substantiated.
  6. Public access signs bearing the standard state approved logo or other approved design shall be installed and maintained by the applicant and owner. The sign(s) must indicate the public's right of access and hours of access, and shall be installed in conspicuous locations at public access sites. Signs may display restrictions of public access as approved by a specific condition of permit approval.
- K. Public access afforded by shoreline street ends, public utilities and rights-of-way shall be preserved, maintained and enhanced pursuant to RCW 35.79.035 and RCW 36.87.130. [Ord. 25-14 § 1.01]

#### **26.20.060 signs.**

- A. All signs shall be located and designed to be compatible with the aesthetic quality of the existing shoreline and adjacent land and water uses. Signs shall minimize interference with vistas, viewpoints, and visual access to the shoreline.
- B. All signs shall be permitted in accordance with the procedures of RMC Title 27 in addition to this program.
- C. Freestanding commercial signs are prohibited between buildings and the shoreline, except for public information signs.
- D. Except where no feasible location outside of SMA jurisdiction is available, signs placed in SMA jurisdiction should be limited to public information signs directly relating to a shoreline use or activity, water navigational signs, and legally required highway and railroad signs necessary for operation, safety and direction.

- E. Over-water signs or signs on floats or pilings shall be allowed only when serving a related water-dependent use and only when the primary users of the facility approach by water and would not be served by land-mounted signs.
- F. Lighted signs shall be hooded, shaded, or aimed so that lighting will not result in glare when viewed from public access facilities or watercourses.
- G. Conceptual sign plans and design guidelines shall be submitted for review and approval at the time of shoreline permit application and shall be utilized in future review of sign permits for the property.
- H. Signs shall not be permitted where their location or design obstructs or otherwise interferes with traffic movement or where the location or orientation unnecessarily interferes with upland users. [Ord. 25-14 § 1.01]

#### **26.20.070 Archaeological areas and historic sites.**

Included on Richland shorelines are areas known to be of significant archaeological and historic value. The Washington Department of Archaeology and Historic Preservation is recognized as the authority on matters concerning areas recorded as important archaeological or historic sites. In addition Memoranda of Understanding with tribes should apply in accordance with the terms of such agreement.

- A. Prior to approval of any permit requests, the planning and inspection services department of the City of Richland shall consult with the office of archaeology and historic preservation for the purpose of identifying potentially valuable archaeological data and for recommendations concerning preservation or salvage of the data identified.
- B. Developers and property owners shall, in the event of discovery of archaeological resources during excavation, immediately stop work and notify the City of Richland and the Washington State Department of Archaeology and Historic Preservation. Development may resume only after approval by the Department of Archaeology and Historic Preservation (DAHP). The City or DAHP should notify tribes if the nature of the resource warrants.
- C. Where a professional archaeologist or historian recognized by the State of Washington, has identified an area or site as having significant cultural value, or where such area is listed on a National, State, or local historic register, the City may require evaluation of the resource and application of appropriate mitigation measures as a condition of permit issuance.
- D. Permits for development in shoreline areas documented to contain archaeological resources shall require inspection of the site prior to and during construction by a professional archaeologist in coordination with potentially affected Indian tribes. [Ord. 25-14 § 1.01]

#### **26.20.080 Water quality, stormwater, and non-point pollution.**

- A. All development activities approved under this Title shall be designed and maintained in a manner consistent with the City's Stormwater Management Plan and adopted Engineering Design Standards. All proposed stormwater control and stormwater discharges shall be in compliance with the latest Department of Ecology Stormwater Manual for Eastern Washington.

- B. Shoreline development shall be designed and maintained to minimize the need for chemical treatments, including application of fertilizers, pesticides, and herbicides, in order to prevent contamination of surface and groundwater resources.
- C. All structures placed within water bodies or that may come in contact with water shall be constructed of materials that will not adversely affect water quality or aquatic plants and animals. Materials treated with creosote are prohibited in the shoreline environment. [Ord. 25-14 § 1.01]

#### **26.20.090 Boat and vessel facilities.**

- A. All boating uses, development, and facilities shall protect the rights of navigation and shall demonstrate that they result in no net loss of ecological functions and may be required to provide on-site and off-site mitigation.
- B. Shared moorage serving single family use consisting of docks and piers with more than 4 berths, commercial moorage available to the general public, and moorage related to clubs or other groups not associate with a particular residential development are regulated as marinas under section 26.30.060.
- C. Joint-use/shared docks and piers with 4 or fewer berths or any number of mooring buoys are regulated under this section.
- D. Boating facilities shall avoid:
  - 1. Braided or meandering river channels where the channel is subject to change in alignment or on point bars or other accretion beaches.
  - 2. Areas where shoreline modification is required for approach and other upland facilities.
  - 3. Locations where they would adversely impact upland riparian or nearshore habitat for aquatic species.
  - 4. Locations where they would adversely affect flood channel capacity or create a flood hazard; and
  - 5. Locations where water depths for vessels are not adequate without dredging;
- E. Boating facilities, except those accessory to single family residences, shall provide public access in accordance with Section 26.20.050 Public Access of this program and shall be located and designed such that existing public access to public shorelines is not obstructed nor made hazardous.
- F. All in- and over-water structures shall be constructed of materials that will not adversely affect water quality or aquatic plants and animals over the long term. Wood treated with creosote, pentachlorophenol, or other similarly toxic materials is prohibited. Docks generally shall be constructed of untreated materials, such as untreated wood, approved plastic composites, concrete, or steel.
- G. Vessels shall be restricted from extended mooring on waters of the state except as allowed by state regulations and unless a lease or other permission is obtained from the state and impacts to navigation and public access are mitigated.
- H. Boat Launches:
  - 1. Boat launches accessory to single family and multi-family residential uses are prohibited.
  - 2. Private boat launches shall be allowed only for water-dependent uses and marinas and only when it is demonstrated that public boat launches will not feasibly serve the use. Rail and track systems shall be preferred over concrete ramps.

3. New public boat launches for general public use, or expansion of public boat launches by adding launch lanes shall demonstrate that:
  - a. Water depths are adequate to avoid the need for dredging and eliminate or minimize potential loss of shoreline ecological functions or other shoreline resources from offshore or foreshore channel dredging.
  - b. Adjacent residential properties will not be adversely affected by adverse proximity impacts such as noise, light and glare, or scale and aesthetic impacts. Fencing or landscape areas may be required to provide a visual screen.
  - c. Exterior lighting will not adversely impact aquatic species.
  - d. Adequate provisions are made for restroom, sewage, and solid waste disposal facilities in compliance with applicable health regulations.
  - e. Access and parking shall not produce traffic hazards, shall not result in excessive noise or other impacts, shall minimize traffic impacts on nearby streets, and shall include adequate parking for boat trailers. Parking on public streets may be allowed for peak periods if it is demonstrated that such parking will not adversely impact through traffic or residential uses.
- I. New moorage to serve a single family residence may be allowed only if:
  1. An applicant demonstrates that existing facilities (boat launches and public and private marinas) are not reasonably available to meet demand.
  2. The lot does not have access to shared moorage in an existing subdivision and there is no homeowners association or other corporate entity capable of developing shared moorage.
  3. In cases where new dock or pier is approved, the city may require an agreement to share with nearby residences with water frontage and provide for expansion to serve such additional users.
- J. A dock or pier serving a single family residence shall meet the following standards:
  1. Piers and ramps
    - a. To prevent damage to shallow-water habitat, piers and/or ramps shall extend at least 40 feet perpendicular from the ordinary high water mark (OHWM). In some instances and sites, it may not be practical to extend a ramp 40' from OHWM (for instance, where this could conflict with navigation). The City may grant exceptions on a case-by-case basis based on documentation of specific limitation that exist, and in coordination with other permitting agencies.
    - b. Piers and ramps shall be no more than 4 feet in width.
  2. The bottom of either the pier or landward edge of the ramp shall be elevated at least 2 feet above the plane of OHWM.
    - a. Grating shall cover the entire surface area (100%) of the pier and/or ramp. The open area of grating shall be at least 50%, as rated by the manufacturer.
    - b. Skirting shall not be placed on piers, ramps, or floats. Protective bumper material will be allowed along the outside edge of the float as long as the material does not extend below the bottom edge of the float frame or impede light penetration.
    - c. Shoreline concrete anchors must be placed at least 10 feet landward from the OHWM, and shall be sized no larger than 4-feet wide by 4-feet long, unless otherwise approved by the City, NOAA Fisheries, the Corps, and WDFW. The maximum anchor height shall be only what is necessary to elevate the bottom of



either the pier or landward edge of the ramp at least 2 feet above the plane of OHWM. The intent of this criterion is to limit impacts to riparian vegetation along the shoreline. The City may grant exceptions from the 10 foot landward requirement if site conditions warrant on a case-by-case basis based on documentation of specific limitation that exist, and in coordination with other permitting agencies.

3. Preservatives

- a. The dock shall be built with materials that do not leach preservatives or other materials.
- b. No treated wood of any kind shall be used on any overwater structure (float, pier, or ramp).
- c. No paint, stain, or preservative shall be applied to the overwater structure.

4. General

- a. No electricity shall be provided to, or on, the overwater structure.
- b. No boat lifts or watercraft lifts (e.g., jet ski lifts) of any type will be placed on, or in addition to, the overwater structure. The City may grant exceptions on a case-by-case basis in coordination with other permitting agencies if the applicant can demonstrate that the proposed boat lift meets the intent of the criteria to minimize structure, maximize light penetration, and maximize depth. However, these structures must meet the size criteria of the plan (total 160 square feet).
- c. Shoreline armoring (i.e., bulkheads, rip-rap, and retaining walls) shall not occur in association with installation of the overwater structure.
- d. Construction of the overwater structure shall be completed during the in-water work window (November 1 to February 28).

5. Piling and float anchors

- a. Piling shall not exceed 8 inches in diameter. The intent of this criterion is not to require existing pilings to be removed, cut, or capped, but to place limits on the size of new pilings. The City may grant exceptions on a case-by-case basis in coordination with other permitting agencies in areas where safety considerations merit it, larger pilings may be considered on a case-by-case basis.
- b. Pilings shall be spaced at least 18 feet apart on the same side of any component of the overwater structure. The pier/ramp and float are separate components.
- c. Each overwater structure shall utilize no more than 4 piles total for the entire project. A combination of two piles and four helical anchors may be used in place of four piles.
- d. All pilings shall be fitted with devices to prevent perching by piscivorous (fish-eating) birds.
- e. Submerged float anchors will be constructed from concrete; and shall be horizontally compressed in form, by a factor of 5 or more, for a minimum profile above the stream bed (the horizontal length and width will be at least 5 times the vertical height). A helical screw anchor may be utilized where substrate allows. The owner shall be responsible for demonstrating feasibility and for proper installation such that anchor displacement does not occur.

- f. No in-water fill material will be allowed, with the exception of pilings and float anchors. (Note: uncured concrete or its by-products shall not be allowed.)
- 6. Floats
  - a. Float components shall not exceed the dimensions of 8- by 20-feet, or an aggregate total of 160 square feet, for all float components.
  - b. Flotation materials shall be permanently encapsulated to prevent breakup into small pieces and dispersal in water (e.g., rectangular float tubs).
  - c. Grating shall cover 100% of the surface area of the float(s). The open area of the grating shall be no less than 50%, as rated by the manufacturer.
  - d. Functional grating will cover no less than 50% of the float.
  - e. Floats shall not be located in shallow-water habitat where they could ground or impede the passage or rearing of any salmonid life stage.
  - f. Nothing shall be placed on the overwater structure that will reduce natural light penetration through the structure.
  - g. Floats shall be positioned at least 40 feet horizontally from the OHWM and no more than 100 feet from the OHWM, as measured from the landward-most edge of the float. Adjustments to this requirement may be made on an individual basis where street compliance with this standard may present safety issues or be excessive for site conditions.
  - h. Project construction shall cease under high flow conditions that could result in inundation of the project area except for efforts to avoid or minimize resource damage.
- K. Shared residential docks and piers shall generally meet the standards for single family docks above, except that the number of floats and the size of piers and other facilities may be increased to serve additional slips to provide one moorage space per residence served.
- L. Docks and piers shall be set back a minimum of ten (10) feet from side property lines, except that joint-use facilities may be located closer to, or upon, a side property line when agreed to by contract or covenant with the owners of the affected properties. This agreement shall be recorded with the County Auditor and a copy filed with the shoreline permit application.
- M. Moorage related to subdivision:
  - 1. New subdivisions and short plats shall contain a restriction on the face of the plat prohibiting individual docks. A site for community or shared moorage shall be designated on the plat and owned in undivided interest by property owners within the subdivision. Shared moorage facilities shall be available to lots with water frontage in the subdivision. The over-water area of the dock shall be made available to other lots and the public for community access and may be required to provide public access depending on the scale of the facility.
  - 2. Approval of a shared moorage for a subdivision shall be subject to the following criteria:
    - a. There is no reasonably available public or private moorage that can serve the moorage needs of the residences or the subdivision.
    - b. Shared moorage to serve new development shall be limited to the amount of moorage needed to serve lots with water frontage. One moorage space per lot may not be presumed.



- c. The size of a dock must consider the use of mooring buoys for some or all moorage needs and the use of all or part of the dock to allow tender access to mooring buoys.
    - d. Public access shall be provided in all shared docks utilizing public aquatic lands that accommodate five (5) or more vessels.
  - 3. If a community or shared dock is not developed at the time of subdivision, a community association shall be established with the authority to levy assessments within the subdivision to construct and maintain a community dock in the future. The failure of a subdivision to develop a community or shared dock shall not affect the prohibition on individual docks.
- N. Multi-family residences, hotels, motels, and other commercial developments proposing to provide moorage facilities shall meet the criteria for a marina. Use of the moorage must be open to the general public on the same basis as residents or occupants and shall provide public access. If approved, no more than one joint-use moorage facility may be provided for a parcel or development.
- O. Applications for docks or piers serving single commercial or industrial enterprises shall demonstrate that:
  - 1. The facility serves a water-dependent use;
  - 2. The facility is the minimum size required to serve the proposed use, provided that provisions for expansion or future joint use may be provided;
  - 3. The facility minimizes impacts to the extent feasible. Where impacts are unavoidable, the facility mitigates impacts to navigation, aquatic habitat, upland habitat, public access to the water for recreation, fishing and similar use, and public access to publicly accessible lands below the OHWM.
- P. Commercial or industrial moorage facilities shall demonstrate that:
  - 1. The dock or pier shall be the minimum length required to serve the use.
  - 2. Access from the shore to piers or floats shall minimize water cover in order to minimize impacts to shallow water habitat
  - 3. Piers and ramps shall be elevated to provide the maximum feasible light penetration.
  - 4. Grating, or clear translucent material, shall be utilized to the maximum extent feasible to provide light penetration.
  - 5. Floats shall be constructed and attached so that they do not ground out on the substrate.
  - 6. Pile spacing shall be the maximum feasible to minimize shading and avoid a "wall" effect that would block or baffle wave patterns, currents, littoral drift, or movement of aquatic life forms, or result in structure damage from driftwood impact or entrapment.
  - 7. Pile diameter shall be minimized while meeting structural requirements.
  - 8. Covered structures may be permitted only to serve a water-dependent use where it is demonstrated that adequate upland sites are not feasible, and it is demonstrated that the area covered is the minimum necessary to serve the use. [Ord. 25-14 § 1.01]

## Chapter 26.30 USE REGULATIONS

### 26.30.010 Use and dimensional standards.

#### 26.30.011 Use table.

The following use activity-shoreline environment compatibility chart shall be consulted as a general guide to determine permitted uses in the various shoreline environments. Use activities permitted or requiring a Special Use Permit must be developed in accordance with all policies and regulations of the shoreline program.

- A. All land uses allowed are subject to the preference for water-oriented uses and subject to specific criteria for uses included in these regulations.
- B. Uses allowed in the Aquatic Environment are those allowed in the adjacent upland environment, limited to water-dependent use, ecological enhancement, and those transportation and utility facilities and Essential Public Facilities for which no alternative location is feasible.
- C. If a use is prohibited in the underlying zoning district, it is also prohibited in the shoreline.
- D. KEY: X= Prohibited, P= Permitted, A= Permitted as an Accessory Use, S= Special Use Permit.

<u>Land Use</u>	<u>Natural</u>	<u>Recreation Conservancy</u>	<u>Recreation</u>	<u>Rural</u>	<u>Residential</u>	<u>Waterfront</u>	<u>Industrial Conservancy</u>
<b><u>Resource Uses</u></b>							
<u>Agricultural Use</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Raising Crops, Trees, Vineyards</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Limited raising or keeping of small &amp; large livestock</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Roadside stands and on-farm markets for marketing fruit or vegetables; and</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Animal feeding operations/concentrated animal feeding operations (AFO/CAFOs)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Mining</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>X</u>
<b><u>Automotive, Marine and Heavy Equipment</u></b>							
<u>Automotive Repair Shops/Service Stations/Part Sales</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

<b><u>Land Use</u></b>	<b><u>Natural</u></b>	<b><u>Recreation Conservancy</u></b>	<b><u>Recreation</u></b>	<b><u>Rural</u></b>	<b><u>Residential</u></b>	<b><u>Waterfront</u></b>	<b><u>Industrial Conservancy</u></b>
<u>Boat Building</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Car Wash – Automatic or Self-Service</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Large Equipment Sales//Rental/Repair/Service</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Marinas</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>X</u>
<u>Marine Equipment Rentals</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>-</u>
<u>Marine Gas Sales</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>-</u>
<u>Marine Repair</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>-</u>
<u>Outdoor Sales/Rentals</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Warehousing, Wholesale Use</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>
<b><u>Business and Personal Services</u></b>							
<u>Animal Shelter</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Commercial Kennel</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Contractors' Offices</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Funeral Establishments</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>General Service &amp; Personal Services Businesses</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Health/Fitness Facility</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>A</u>	<u>X</u>
<u>Health Spa</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Animal Hospital/Clinic</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Laundry/Dry Cleaning, Retail</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Mini-Warehouse</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Photo Processing, Copying, Mailing &amp; Printing Services</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>

<u>Land Use</u>	<u>Natural</u>	<u>Recreation Conservancy</u>	<u>Recreation</u>	<u>Rural</u>	<u>Residential</u>	<u>Waterfront</u>	<u>Industrial Conservancy</u>
<u>Video Rental Store</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Cafeterias</u>	<u>X</u>	<u>X</u>	<u>A</u>	<u>X</u>	<u>X</u>	<u>A</u>	<u>X</u>
<u>Delicatessen</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Drinking Establishments/ Breweries/Wineries</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Portable Food Vendors</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>A</u>	<u>X</u>
<u>Restaurants/Drive-Through</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Restaurants</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Industrial/Manufacturing Uses</u>							
<u>Port facilities for transferring materials from vessels to the shore and temporary staging prior to transportation off-site</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>
<u>Excavating, Processing, Removal of Topsoil, Sand, Gravel, Rock or Similar Natural Deposits</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Manufacturing Uses</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Research, Development and Testing Facilities</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Wholesale Facilities and Operations</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Wineries – Production</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Office Uses</u>							
<u>Office</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Schools, Commercial</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Travel Agencies</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Public/Quasi-Public Uses</u>							
<u>Churches/Clubs or Cultural Institutions</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Public Park</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

<u>Land Use</u>	<u>Natural</u>	<u>Recreation Conservancy</u>	<u>Recreation</u>	<u>Rural</u>	<u>Residential</u>	<u>Waterfront</u>	<u>Industrial Conservancy</u>
<u>Golf Course</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>General Park O&amp;M Facility</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>X</u>	<u>X</u>
<u>Hospitals</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>X</u>	<u>X</u>
<u>Passive Open Space Use</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Power Transmission and Irrigation Wasteway Easements and Utility Uses</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Electrical Substations</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Public Agency Buildings or Facilities</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Public Campgrounds</u>	<u>X</u>	<u>X</u>	<u>-</u>	<u>S</u>	<u>-</u>	<u>-</u>	<u>X</u>
<u>Schools</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Schools, Alternative</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>
<u>Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Trail Head Facilities for Equestrian, Pedestrian, or Non-motorized Vehicle</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Trails for Pedestrian Use Only</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Trails for Equestrian, or Non- motorized Vehicle Use</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Recreational Uses</u>							
<u>Art Galleries or Arcades</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Boat Mooring Facilities</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Cinema, Indoor</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Commercial Recreation, Indoor</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Commercial Recreation, Outdoor</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>X</u>	<u>P</u>	<u>X</u>

<u>Land Use</u>	<u>Natural</u>	<u>Recreation Conservancy</u>	<u>Recreation</u>	<u>Rural</u>	<u>Residential</u>	<u>Waterfront</u>	<u>Industrial Conservancy</u>
<u>House Banked Card Rooms</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Recreational Vehicle Campgrounds</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Recreational Vehicle Parks</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Stable, Public</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Theater</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<b><u>Residential Uses</u></b>							
<u>Accessory Dwelling Unit</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>X</u>
<u>Apartment, Condominium (3 or more units)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Assisted Living Facility</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Bed and Breakfast</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>X</u>
<u>Day Care Center</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>X</u>
<u>Dormitories, Fraternities, and Sororities</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Dwelling, One-Family</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>X</u>
<u>Dwelling, Two-Family Detached</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Dwelling Units for a Resident Watchman or Custodian</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>X</u>
<u>Houseboats</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Hotels or Motels</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Nursing or Rest Home</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Temporary Residence</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<b><u>Retail Uses</u></b>							
<u>Adult Use Establishments</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Apparel, Book, Drug, Florist or other Specialty Retail</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Building, Hardware, Garden Supply, Nursery, Feed Stores or Outdoor</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

<u>Land Use</u>	<u>Natural</u>	<u>Recreation Conservancy</u>	<u>Recreation</u>	<u>Rural</u>	<u>Residential</u>	<u>Waterfront</u>	<u>Industrial Conservancy</u>
<u>Sales</u>							
<u>Food Stores</u>	X	X	X	X	X	P	X
<u>Miscellaneous Uses</u>							
<u>Bus Station, Transfer Station or Terminal</u>	X	X	X	X	X	X	X
<u>Community Festivals and Street Fairs</u>	X	X	P	P	P	P	X
<u>Convention Center</u>	X	X	X	X	X	P	X
<u>Micro- and Macro-Antennas</u>	S	S	S	S	P	P	S
<u>Storage in an Enclosed Building</u>	X	X	X	X	A	A	X
<u>Transportation</u>							
<u>Roads and Railroads Serving Shoreline Uses</u>	X	S	S	S	S	S	S
<u>Roads and Railroads Not Serving Shoreline Uses</u>	X	S	S	S	S	S	S
<u>Parking Areas Serving Primary Use within the Shoreline</u>	X	P	P	P	P	P	P
<u>Parking Areas Not Serving Primary Use within the Shoreline</u>	X	X	X	X	X	X	X
<u>Parking as a Principal Use</u>	X	X	X	X	X	X	X
<u>Utilities</u>							
<u>Public and private utility distribution serving shoreline uses, water, sewer, electrical, gas, and communication</u>	X	P	P	P	P	P	P
<u>Public and Private Utility Distribution serving uses within the city</u>	X	P	P	P	P	P	P
<u>Utility Facilities serving uses not within the city</u>	S	S	S	S	S	S	S
<u>Electrical Transmission of Greater than 50 Kilovolts</u>	S	S	S	S	S	S	S

<u>Land Use</u>	<u>Natural</u>	<u>Recreation Conservancy</u>	<u>Recreation</u>	<u>Rural</u>	<u>Residential</u>	<u>Waterfront</u>	<u>Industrial Conservancy</u>
<u>Electric Transmission/Distribution Substations</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Utility Buildings including pump stations</u>	<u>X</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
<u>Communication Antennas</u>	<u>X</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
<u>Monopole</u>	<u>X</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>X</u>	<u>S</u>
<u>Other</u>							
<u>Structures for Flood Management, including drainage or storage and pumping facilities</u>	<u>X</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
<u>Fish and Wildlife Resource Enhancement</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Essential Public Facilities</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
<u>USES NOT SPECIFIED</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>

**26.30.012 Bulk and dimension chart.**

<u>Standard</u>	<u>Natural</u>	<u>Recreation Conservancy</u>	<u>Recreation</u>	<u>Rural</u>	<u>Residential</u>	<u>Waterfront</u>	<u>Industrial Conservancy</u>
<u>Sensitive Area Buffer Water Dependent Use</u>	<u>NA<sup>1</sup></u>	<u>NA<sup>1</sup></u>	<u>NA<sup>1</sup></u>	<u>NA<sup>1</sup></u>	<u>NA<sup>1</sup></u>	<u>NA<sup>1</sup></u>	<u>NA<sup>1</sup></u>
<u>Sensitive Area Buffer Non Water Dependent Use</u>	<u>As provided by Table 26.60.090 (D). 088(B) Wetland Buffer Widths, Table 26.60.9816.12.440 (B)(9)(f). Riparian Buffer Width</u>						
<u>Minimum building setback from OHWM Water Dependent Use</u>	<u>NA<sup>2</sup></u>	<u>NA<sup>1</sup></u>	<u>NA<sup>1</sup></u>	<u>NA<sup>1</sup></u>	<u>NA<sup>1</sup></u>	<u>NA<sup>1</sup></u>	<u>NA<sup>1</sup></u>



<u>Standard</u>	<u>Natural</u>	<u>Recreation Conservancy</u>	<u>Recreation</u>	<u>Rural</u>	<u>Residential</u>	<u>Waterfront</u>	<u>Industrial Conservancy</u>
<u>Minimum building setback from OHWM</u> <u>Non Water Dependent Use</u>	<u>NA</u>	<u>15 feet (except for Residential, which is 25 feet) from the edge of the applicable riparian buffer, or 15 feet (except for Residential, which is 25 feet) from the landward edge of a roadway, canal, levee, paved trail, or parking area, as applicable, as provided in Section/Table 26.60.42<sup>2</sup></u>					
<u>Minimum Front Yard Setback</u>	<u>As provided by zoning</u>						
<u>Minimum Side Yard Setback</u>	<u>As provided by zoning</u>						
<u>Minimum Rear Yard Setback</u>	<u>As provided by zoning</u>						
<u>Minimum Lot Width – One-Family Attached Dwellings</u>	<u>As provided by zoning</u>						
<u>Minimum Lot Area</u>	<u>As provided by zoning</u>						
<u>Maximum Density – Multifamily Dwellings (units/square feet)</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>1:1,500</u>	<u>NA</u>
<u>Maximum Lot Coverage</u>	<u>0%</u>	<u>5%</u>	<u>10%</u>	<u>10%</u>	<u>40%</u>	<u>NA</u>	<u>20%</u>
<u>Maximum Building Height</u>	<u>NA<sup>2</sup></u>	<u>16</u>	<u>35</u>	<u>25</u>	<u>35</u>	<u>35/55</u>	<u>35</u>
<u>Maximum Building Height – Detached Accessory Buildings</u>	<u>NA</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>35</u>	<u>35</u>

1. No Sensitive Area buffer or building setback applies to water dependent elements of a water dependent use.
2. Buildings are not allowed in the Natural Open Space Zoning District.
3. Building height may be increased to up to 55 feet in the Waterfront Environment subject to the provisions of RMC 26.30.013 [Ord. 25-14 § 1.01]

### **26.30.013 Provisions for additional height in the waterfront environment.**

Structures in the Waterfront Environment may exceed a height of 35 feet based upon a review of the site plan and structure and compliance with the following criteria.

- A. Additional open space or a plaza is provided on the site that earns bonus floor area in accordance with RMC 26.30.40.F.2.
- B. The review authority finds that:
  - 1. The increased building height will not obstruct the view of a substantial number of residences on areas adjoining such shorelines;
  - 2. Overriding considerations of the public interest will be served by providing additional public open space and facilities that enhance public enjoyment of the shoreline;
  - 3. The proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity;
  - 4. The building is located a sufficient distance from the Columbia River to avoid creating a visual barrier. [Ord. 25-14 § 1.01]

### **26.30.020 Agriculture.**

- A. This program shall not restrict lawfully existing agriculture activities that have been discontinued for less than five (5) years. An agricultural use shall not be considered discontinued if it is allowed to lie fallow in which it is plowed and tilled but left unseeded; allowed to lie dormant as a result of adverse agricultural market conditions; or allowed to lie dormant because the land is enrolled in a local, state, or federal conservation program.
- B. All new agricultural activities and facilities on land not meeting the definition of agricultural land are governed by this Program and shall observe the Sensitive Area standards and buffer requirements of this Program and the criteria below.
- C. Agricultural activities shall follow recognized best management practices that improve or maintain water quality and quantity, reduce soil erosion, maintain, or improve soil conditions, and provide for wildlife habitat. The applicant is encouraged to coordinate with the County Conservation District and the Natural Resources Conservation Service in the development of best management practices for their agricultural activity.
- D. New intensive agricultural activities such as animal feeding operations/concentrated animal feeding operations (AFO/CAFOs) and row cropping requiring intensive application of fertilizers, animal waste, herbicides, and pesticides shall be located outside of shoreline jurisdiction, unless the proposed use is within an established agricultural area and no alternative agricultural activity is feasible. New intensive agricultural activities shall be implemented in accordance with a farm conservation plan including a monitoring program that assures no net loss of ecological functions.
- E. New facilities for liquid manure storage shall be located outside of shoreline jurisdiction unless no alternative location is feasible and a Special use Permit is obtained. New liquid manure storage facilities shall be implemented in accordance with a farm conservation plan including a monitoring program that assures no net loss of ecological functions.
- F. New manure spreading operations shall be carried out so that animal wastes do not enter water bodies, wetlands, or groundwater recharge areas.

- G. The construction of a barn or similar agricultural structure is exempt from obtaining a substantial development permit, but must comply with the regulations of this program. [Ord. 25-14 § 1.01]

### **26.30.030 Aquaculture.**

Aquaculture is the culture of farming of foodfish, shellfish, or other aquatic plants and animals. Potential locations for aquacultural enterprises are relatively restricted due to specific requirements for water quality, temperature, flows, and oxygen content. Policies and regulations for aquaculture, therefore, recognize the necessity for some latitude in the development of this emerging economic water use as well as its potential impact on existing uses and natural systems.

- A. Aquacultures is a preferred water-dependent use but may be permitted only if impacts to ecological resources and existing land uses can be mitigated. Aquacultural facilities should be designed and located so as not to spread disease to native aquatic life, or establish new nonnative species which cause significant ecological impacts.
- B. Aquaculture activities shall be located so as to not unduly restrict navigation.
- C. Aquaculture structures shall be placed in such a manner as to minimize interference with or danger to surface navigation and so as not to impair the aesthetic quality of the shorelines.
- D. Aquaculture development shall make reasonable provisions to control nuisance factors such as excessive noise or odor.
- E. Aquaculture wastes shall be disposed of in a manner that will prevent degradation of associated upland, wetland, shoreline, or water environments.
- F. Aquaculture activities shall make all feasible provisions to maintain the general aesthetic quality of the shoreline [Ord. 25-14 § 1.01]

### **26.30.040 Commercial development.**

Shoreline commercial uses, including offices, restaurants, general retail sales, hotels, motels and convention centers, are recognized as being most suitable in the Waterfront Environment already developed at urban intensities. Policies and regulations for these uses encourage developments having a functional dependency on shoreline location and water orientation, and which afford maximum public access, use, and circulation along the waterfront.

- A. Commercial development in shoreline areas shall be designed, located, and constructed to achieve no net loss of ecological functions.
- B. Preference shall be given to water-dependent commercial uses over non-water-dependent commercial uses. Water-related uses shall be given priority over non-water related uses.
- C. Commercial development that is not water-dependent shall not be allowed over water except where it is located within the same building and is accessory to and necessary for a water-dependent use.
- D. Non-water-oriented commercial development shall be allowed only when:
1. The use is part of a mixed-use project that includes water-dependent uses and provides a significant public benefit with respect to provision of public access and/or ecological restoration; or

2. Navigability is severely limited at the proposed site, and the commercial use provides a significant public benefit with respect to provision of public access and/or ecological restoration.
- A. In areas of the shoreline designated for commercial use, non-water-oriented commercial uses may be allowed on sites physically separated from the shoreline by another property in separate ownership or public road right-of-way.
- B. Uses within the Waterfront Environment shall be designed to provide multiple uses that enhance cultural and related commercial facilities to enhance and diversify the public's experience of the shoreline including tourists by providing water-oriented and enjoyment uses and community recreational resources and providing public access and view corridors. Uses in this area must meet the following additional criteria:
  1. Development is subject to RMC Chapter 23.48, Site Plan Review, as it may be subsequently amended
  2. Public open space for public access and to accommodate water enjoyment uses and other uses allowing public visual access to the waterfront, such as restaurants are a preferred use and may earn bonus floor area in buildings between 35 and 55 feet in height, subject to the following criteria:
    - a. Public open space in excess of 15% of the area of shoreline jurisdiction on a site may earn 1 square foot of building floor area for each square foot of open space, up to 20,000 square feet, provided the following criteria are met:
      - i. The open space area must abut the Riverside Trail on at least half its total width
      - ii. It must be at the elevation of the trail.
      - iii. It may extend no further than 50 feet from the edge of the trail
      - iv. It must be accessible to the public at all times
      - v. It must consist of grass turf or other surface that will accommodate pedestrian foot traffic
      - vi. At least one bench or table with chairs open to the public must be provided for every 2,000 square feet of open space
      - vii. Planting areas for ornamental vegetation not allowing foot traffic are excluded from the area qualifying for bonus floor area
    - b. Public open space plazas may earn additional bonus floor area, or may earn 4 square feet of building floor area for each square foot of open space, up to 10,000 square feet in addition to any area earned by subsection F.2.a, above, if the facility meets the following criteria:
      - i. The open space area must abut the Waterfront Trail on at least 20% of its total perimeter
      - ii. It must be at the elevation of the trail
      - iii. It may extend no further than 75 feet from the edge of the trail
      - iv. It must be accessible to the public at all times
      - v. It must consist of a hard surface of concrete, brick, pavers, or similar materials. Permeable surfaces are encouraged to the extent feasible.
      - vi. Shade shall be required by trees planted in grates at grade level allowing pedestrian passage over grates at a minimum ratio of one tree per 1,600 square feet of plaza area.

- 26.30.050 Industrial development and port facilities.**

A. The area of industrial use designated in this program which is accessible to navigable water is the Port of Benton site in North Richland. This program provides for continued operation of barging facilities and may permit additional water-dependent use directly related to transfer of materials from waterborne conveyance to the land. The portions of the site not used for said water-dependent use shall preserve the generally

undeveloped nature of adjacent shoreline areas. Public access shall be provided through the shoreline portion of the site for use when it does not interfere with barge loading or unloading. An alternative route to the west shall be provided for conducting non-motorized traffic around the site when water-dependent use interrupts transit on the trail

- B. Industrial and port development shall be located, designed, constructed, and operated in a manner that minimizes impacts to shoreline resources and avoids unnecessary interference with shoreline use by adjacent property owners.
- C. Cooperative use of existing port facilities, including docks and piers, shall be encouraged to reduce additional disruption to the shoreline. [Ord. 25-14 § 1.01]

### **26.30.060 Marinas.**

Marinas are recognized as a use dependent on waterfront location and generally requiring shoreline modification for construction and operation. Marina activities may include facilities for boat launching, moorage, storage, and servicing as well as boat and accessories sales and display and restaurant facilities.

- A. These provisions apply to all vessel moorage facilities serving 5 or more vessels.
- B. Proposals for new marinas must provide sufficient evidence that existing public boat launches, dry storage and existing and permitted moorage is not adequate to meet regional demand for recreational boating and that development of new marinas would result in fewer environmental impacts than expansion of existing facilities.
- C. In order to protect shoreline ecological functions, efficiently use shoreline space, and minimize consumption of water surfaces, boat facilities in order of preference are as follows:
  - 1. Mooring buoys with a small lighter dock to provide access to the buoy.
  - 2. In-water mooring docks. These may be approved only where it is demonstrated that more preferred options are not feasible, and/or it can be demonstrated that in-water mooring docks would result in fewer impacts to shoreline ecological functions and/or enhance public use of the shoreline.
- D. Applications for marinas with in-water moorage may be approved by Special Use Permit if it is demonstrated that:
  - 1. Public navigation will not be impeded.
  - 2. The location will not result in displacement of wetlands or interrupt natural processes, erosion, or deposition.
  - 3. Water depths will be adequate without initial or maintenance dredging.
  - 4. The location will not require shoreline armoring to compensate for fluvial processes.
  - 5. The location will not reduce existing public use of the water or shoreline including fishing, swimming, and boating.
  - 6. Adverse water quality impacts will not result from inadequate flushing of moorage or enclosed water areas.
  - 7. Impacts to riparian buffers and nearshore aquatic habitat will be minimized. Impact minimization may require provision of upland buffers with limited corridors for movement between upland and in-water facilities.
  - 8. Setbacks from adjacent non-commercial properties will be adequate to attenuate proximity impacts such as noise and light and glare, and may address scale and

aesthetic impacts. Fencing or landscape areas may be required to provide a visual screen.

9. Facilities including piers, floats, boat launches and other elements will be located and designed to minimize changes in hydraulic and fluvial processes, minimize potential flood hazards, and to not limit channel migration in areas where such processes are not currently constrained.

10. Exterior lighting will avoid illuminating nearby properties used for non-commercial purposes and to prevent hazards for public traffic. Methods of controlling spillover light include, but are not limited to, limits on height of structure, limits on light levels of fixtures, light shields, and screening.

11. Exterior lighting will not adversely impact aquatic species.

12. Adequate provisions are made for restroom, sewage, and solid waste disposal facilities in compliance with applicable health regulations.

13. Access and parking shall not produce traffic hazards, shall not result in excessive noise or other impacts, and shall minimize traffic impacts on nearby streets.

14. On-site parking supply shall be adequate to meet peak demands. Location of parking shall be in accordance with parking standards in this program.

E. Covered moorage is prohibited.

F. Marinas shall provide public access amenities over public aquatic lands equivalent to a minimum 10 percent of over-water coverage and shall provide public walkway access to a public street and may be required to provide public parking including handicapped access.

G. If a marina includes gas and oil handling facilities, such facilities shall be separate from main centers of activity in order to minimize the fire and water pollution hazard, and to facilitate fire and pollution control. Fail safe facilities and procedures for receiving, storing, dispensing, and disposing of oil or hazardous products, as well as a spill response plan, shall be required of new marinas and expansion or substantial alteration of existing marinas. Handling of fuels, chemicals, or other toxic materials must be in compliance with all applicable federal and state water quality laws as well as health, safety, and engineering requirements. Rules for spill prevention and response, including reporting requirements, shall be posted on site.

H. Live-aboard vessels may occupy up to ten (10) percent of the slips at a marina and shall be connected to utilities that provide potable water and wastewater conveyance to an approved disposal facility. Accommodation of additional live-aboard vessels may be approved only by Special Use Permit with demonstration that accommodation of live-aboard vessels will not displace moorage otherwise available for recreational use or lead to a demand for additional moorage facilities. [Ord. 25-14 § 1.01]

### **26.30.070 Mining.**

Surface mining is the removal of rock, sand, gravel, and/or minerals from shoreline areas for economic purposes. Excavations are permitted in accordance with the Washington State Surface Mining Act and with RMC 23.42.070.

A. The location, design, and development of any mining operation shall include:

1. Demonstration that mining is dependent on a shoreline location based on evaluation of geologic factors such as the distribution and availability of mineral



- resources for that jurisdiction, as well as evaluation of need for such mineral resources, economic, transportation, and land use factors.
2. Assurance of no net loss of ecological functions and processes; application of this standard shall include avoidance and mitigation of adverse impacts during operation and evaluation of the reclamation plan required for the site.
  3. Allowance of mining on shorelines shall require a finding that the benefits from mining, including the long term use of the site outweigh adverse impacts on other users or resources taken together.
  4. Avoidance of interference with public recreation on the shoreline.
  5. Location and operation to provide long term protection of water quality, fish and wildlife, and their habitats.
- B. A reclamation plan shall be submitted with each application and shall provide for reclamation of the site compatible with existing and proposed land use as indicated in the Richland Comprehensive Plan and compatible with the Shoreline Environment Designation. Preference shall be given to mining proposals that result in the creation, restoration, or enhancement of habitat for priority species and/or public access and recreation.
- C. Regulations applicable to the Shoreline Environment in which the proposed development is located shall be complied with. [Ord. 25-14 § 1.01]

#### **26.30.080 Recreation.**

Recreation is the refreshment of strength and spirits through activities involving physical participation or passive relaxation. Water-related recreation accounts for a significant percentage of all recreational activities in the city of Richland and the state of Washington. Recreational activities intended for public use shall be encouraged at intensities appropriate for the various environments. Priority will be given to those recreational uses which provide appropriate public access to the shoreline.

- A. Only those public and private recreational uses that allow general public use shall be permitted on public shorelines of Richland. Recreational development shall be designed to locate non-water-oriented uses upland of water-oriented uses whenever possible.
- B. A variety of recreation opportunities and associated facilities are encouraged on the shoreline. Passive uses are most appropriate in areas with more intact natural conditions including facilities for interpretation of natural features and habitat, bird watching and similar uses. Water-dependent and water-enjoyment recreation facilities are a preferred use including boating facilities, water sports, angling, and swimming beaches for areas with less intact ecological functions.
- C. Access, circulation, and parking for recreational developments shall comply with the following regulations:
  1. Vehicular access points shall be limited to the minimum number necessary for the proposed recreational facility and shall be configured to minimize disturbance of sensitive natural resources. Non-motorized access points shall be provided where feasible.
  2. Access to the water's edge from parking areas shall be limited to pedestrian movement, except that marinas and boat launching facilities may be provided with access drives or roads.



3. Circulation within recreational areas shall, as appropriate, include provisions for all modes of transportation. Roadways for motorized vehicles shall be designed and located to take advantage of scenic views, vistas, and points of interest in nonsensitive areas and shall be designed and constructed with consideration of, and sensitivity for, natural features and amenities of the shorelines.
4. Access and circulation shall conform to provisions for road and railroad design and construction as set forth in RMC 26.30.100.
5. Parking areas shall be located on the inland side of all buildings, structures, and recreational uses and shall be developed in accordance with applicable city of Richland parking and landscaping standards.
- D. Development plans shall include provisions for the protection and preservation of ecological functions, natural resources, and scenic views and vistas of the shoreline.
- E. Recreational facilities shall be designed, constructed, and operated in a manner consistent with the intent of the shoreline environment in which they are located and which does not result in a net loss of shoreline ecological functions.
- F. Applications for recreational uses that require the use of fertilizers, pesticides, or other chemical treatments shall include plans demonstrating best management practices to be used to minimize the potential for contamination of surface water and groundwater resources. Non-chemical methods of vegetation management shall be preferred wherever feasible.
- G. New over-water structures for recreation use shall be allowed only when:
  1. They accommodate water-dependent recreation uses or facilities, or
  2. They allow opportunities for substantial numbers of people to enjoy the shorelines of the state, and
  3. They are not located in or adjacent to areas of ecological sensitivity, especially aquatic and wildlife habitat areas, and
  4. No net loss of ecological functions will be achieved.
- H. Private recreation uses and facilities that utilize public aquatic lands shall provide public access as provided in Section 26.20.050 or shall provide improved, compensating public access at other locations.
- I. Motorized vehicular use outside of designated roadways and driveways, including the use of all-terrain and off-road vehicles, in the shoreline area is prohibited, except for boat launching and maintenance activities and except where specific areas for such use are set aside and controlled by a public entity.
- J. In natural open space areas, the need for trails for ADA access should be balanced with the extent of alteration of the natural environment required to accommodate such facilities.
- K. Recreational developments shall comply with all local and state health regulations.  
[Ord. 25-14 § 1.01]

### **26.30.090 Residential development.**

Policies and regulations for residential development are intended to promote use of the shoreline that acknowledges existing residential patterns and allows residential utilization of shoreline areas without resulting in a net loss of ecological function.

- A. Single-family residential development is a priority use on the shoreline when developed in a manner consistent with control of pollution and prevention of damage to the natural environment.
- B. Residential development in the shoreline shall meet the criteria of no-net-loss of ecological functions in Section 26.20.20 of this program and the preferred sequence for mitigation of impacts. The use shall be located and designed to maintain required buffers and maintain or enhance shoreline ecological functions including shoreline geomorphic processes, water quality, fish and wildlife habitat, and the aquatic food chain in general.
- C. New residential development shall cluster dwelling units to provide as little alteration to the natural environment as feasible and shall utilize low impact development (LID) techniques to reduce physical and visual impacts on shorelines.
- D. Multi-family residential use is not a priority for location on the shoreline under the Shoreline Management Act and is subject to the preference for water-dependent and water-oriented use. It therefore must meet requirements for providing public benefit through ecological restoration and public access. Multi-family development may not be approved if it displaces existing water-dependent uses. Multi-family development uses may be permitted only where it provides significant public benefit with respect to the objectives of the Act by:
  - 1. Restoration of ecological functions both in aquatic and upland environments that shall provide native vegetation buffers according to the standards provided for Sensitive Areas or in accordance with the Restoration Element of this program; and
  - 2. Provision of public access is required in accordance with RMC 26.20.050.
- E. Over-water residences are prohibited
- F. New residential development shall assure that the development will not require shoreline stabilization. Prior to approval, geotechnical analysis of the site and shoreline characteristics shall demonstrate that shoreline stabilization is unlikely to be necessary, setbacks from steep slopes, bluffs, landslide hazard areas, seismic hazard areas, and riparian erosion areas shall be sufficient to protect structures during the life of the lots, and impacts to adjacent, downslope, or down-current properties is not likely to occur during the life of lots created.
- G. New residential development shall meet all Sensitive Area provisions of this program. Filling of, or into, water bodies or their associated wetlands for the purpose of subdivision or multi-family construction shall not be permitted. New subdivisions, short plats, and large lots shall preserve the required buffer in a protective tract, public or private land trust dedication, or similarly preserved through an appropriate permanent protective mechanism. Each lot owner within the subdivision, short plat, or other land division shall have an undivided interest in the tract(s) or protective mechanism created.
- H. Residential developments, including subdivisions, and planned unit developments of five (5) or more lots/units shall provide "improved public access for all residents of the development and the general public, in compliance with public access standards contained in Section 26.20.050.
- I. All new divisions of land shall record a prohibition on new private individual docks on the face of the plat. An area reserved for shared moorage may be designated if it meets all requirements of this program.

J. All development shall be in compliance with all codes and ordinances of the city of Richland, including applicable subdivision, Sensitive Area and zoning regulations. [Ord. 25-14 § 1.01]

**26.30.100 Transportation facilities.**

**A. Roads and Bridges**

1. Development of new roads or substantially expanded existing roads shall demonstrate the need for a shoreline location and that no feasible upland alternative outside the shoreline is available;
2. Roads shall cross shoreline areas by the shortest, most direct route feasible to minimize impacts, unless such route would cause significant adverse impacts based on specific local features.
3. The project configuration, design, and related features will minimize alteration of Sensitive Area buffers, avoid impacts on bird and wildlife movement as much as is feasible, fit the existing topography as much as feasible, and minimize alterations to the natural or existing vegetation.
4. New transportation facilities shall be located and designed to avoid the need for shoreline stabilization where feasible. Where demonstrated to be necessary to protect an existing facility that is in imminent danger of loss or substantial damage, new or expanded structural shore stabilization shall provide mitigation of impacts resulting in no net loss of shoreline ecological functions. In cases where substantial shore stabilization is required, relocation of roads further from the shoreline may be required.
5. New or expanded roads will provide public access in accordance with Section 26.20.050 and where they afford scenic vistas, pedestrian viewpoints will be provided.
6. Wetlands shall be avoided whenever feasible. If avoidance is not feasible, bridges shall be utilized when crossing wetlands to avoid obstructing movement of surface and groundwater unless it can be demonstrated that fill and compensatory mitigation will produce equal or greater ecological functions.
7. Road crossings of streams shall utilize bridges rather than culverts to the maximum extent feasible.
8. Private access roads or driveways providing ingress and egress for individual single-family residences or lots shall be limited to the minimum allowed by the Fire Code.
9. Bridges shall be designed and built of sufficient lateral and vertical clearance to allow the unimpeded passage of flood flows and debris. In wide streamways, bridges shall employ the maximum length of clear spans feasible with pier supports that produce the minimum deflection feasible. Bridge approaches in floodways of any stream shall be constructed on open piling or other measures to allow free water movement.
- 10 Landscape planting is required along all shoreline roads, parking, and turnout facilities to:
  - a. Provide buffers between pedestrian and auto users;
  - b. Enhance the shoreline driving experience; and
  - c. Enhance and complement potential views of shoreline areas.

11. The City shall not vacate any public right-of-way in a shoreline location until adopting a Comprehensive Public Access plan for the area showing that the subject right-of-way cannot be used as a contributing element in that plan. The City shall vacate a public right-of-way abutting a body water only in compliance with RCW 35.79.035, which allows vacations of streets abutting bodies of water only when:
  - a. The vacation will enable acquisition of the property for public purposes;
  - b. The street or alley is not suitable for certain purposes (e.g., port, park, education); or
  - c. The vacation will enable implementation of a public access plan.
12. In order to improve public access to the shoreline the City shall acquire and/or retain abandoned or unused road or railroad rights-of-way for public access to and/or along the water.

#### B. Non-Motorized Facilities

1. Non-motorized facilities shall comply with provision for public access facilities in Section 26.20.050.
2. Trails shall be developed consistent with adopted city and regional system plans.
3. Non-motorized facilities shall avoid sensitive features of the shoreline to the extent feasible, including wetlands and fish and wildlife habitat. Facilities shall be placed outside of, or in the outer portions of buffers. Elevated walkways shall be utilized where feasible to cross wetlands and streams.

#### C. Railroads

1. Railroad improvement requiring right-of-way expansion within the shoreline shall demonstrate that there is no feasible alternative outside of shoreline jurisdiction.
2. Expansion of existing railroad facilities within existing rights-of-way (additional track or other features) must demonstrate the need for a shoreline location and that no feasible upland alternative outside shoreline jurisdiction is feasible. New tracks shall be placed upland of existing tracks if feasible and may require relocation of existing tracks.
3. The project shall be designed to minimize alteration of Sensitive area buffers, to fit the existing topography as much as feasible, and minimize alterations to the natural or existing topography.
4. Wetlands shall be avoided whenever feasible. Bridges shall be utilized when crossing wetlands to avoid obstructing movement of surface and groundwater unless it can be demonstrated that fill and compensatory mitigation will produce equal or greater ecological functions.
5. Trails and shoreline access should be provided with facilities to safely cross railroads, to enhance regional non-motorized circulation, and improve public access to the shoreline. Any proposal to add tracks to an existing corridor shall include additional crossings of the rail corridor to make a proportional contribution to meeting an ultimate goal of at least one crossing every 2,500 feet.
6. Criteria for road crossings of streams and shoreline stabilization shall apply to railroads.

#### D. Parking

1. Parking facilities in shorelines are not a preferred use and shall be allowed only as necessary to support an authorized use. Parking facilities shall be located outside

shoreline jurisdiction where possible. Parking in shoreline jurisdiction shall directly serve a permitted shoreline use and shall be located outside of Sensitive Area buffers and as far from the water/land interface as possible.

2. Parking facilities serving individual buildings on the shoreline shall be located landward from the principal building being served. The only exceptions to this would be when the parking facility is within or beneath the structure and adequately screened, or in cases when an alternate location would have less environmental impact on the shoreline and in all cases is prohibited over the water.
3. Parking facilities shall be designed and landscaped to minimize adverse impacts upon adjacent shoreline and abutting properties. Landscaping shall comply with RMC 23.54 and in addition landscaping between parking areas and public access shall provide effective screening within three years of project completion. [Ord. 25-14 § 1.01]

### **26.30.100 Utilities.**

- A. New or substantially expanded utilities serving uses within the City may be located within shoreline jurisdiction only if:
  1. The facility is needed within the shoreline jurisdiction to support permitted shoreline activities;
  2. No feasible upland alternative exists based on analysis of system options that assess the potential for alternative routes outside shoreline jurisdiction or is set back further from the land/water interface; and
- B. Regional facilities that serve uses outside the City and all electric transmission facilities with a capacity greater than 50 kW shall demonstrate, based on an analysis of alternative routes and technology, that:
  1. No upland alternative route is feasible,
  2. Utilization of existing corridors is not feasible, including expansion or replacement of existing facilities, if new corridors are proposed,
  3. A location within designated industrial environments or existing transportation corridors is not feasible,
  4. The proposal has the least feasible adverse impact on the natural environment, and
  5. The location and design of the facility has the least feasible change in the existing character of the shoreline views enjoyed by residences or from public access facilities, and will not obstruct scenic vistas.
- C. Linear facilities consisting of pipelines, sewers, cables and other facilities roughly parallel to the shoreline shall be discouraged except where no other feasible alternative exists. At the time of replacement of such facilities that are close to their lifespan, or when such facilities are expanded, relocation outside of the shoreline may be required as if they were new facilities. When permitted, design shall assure that maintenance of the facilities does not result in a net loss of shoreline ecological functions or significant impacts to other shoreline resources and values.
- D. Utilities shall be located in the least sensitive portions of a site and outside of natural open space areas, where feasible, and be designed to minimize environmental impact, avoid significant natural, historic, archaeological, or cultural sites to the maximum extent feasible, and mitigate unavoidable impacts.
- E. Utilities, where permitted, shall meet the following design criteria:

1. Facilities should occupy as little of the shoreline as feasible and should be located in existing rights of way and if possible should share existing facilities where feasible. Utility installation parallel to the shoreline should be avoided to the maximum extent feasible. Utilities shall cross the shoreline area by the shortest most direct route, unless such route would cause substantial significant environmental damage.
  2. Utilities shall be located and designed to minimize alterations to the natural environment, be located outside of natural open space areas, where feasible, and fit the existing topography as much as possible and should be designed to minimize and mitigate environmental impact.
  3. Facilities shall be located and designed to minimize introducing elements that change the existing character of the shoreline obstruct views enjoyed by residences or from public access facilities, or obstruct scenic vistas.
  4. Utility crossings of water bodies shall be attached to bridges or located in other existing facilities, if feasible. If new installations are required to cross water bodies or wetlands they should avoid disturbing banks and streambeds and shall be designed to avoid the need for shoreline stabilization. Crossings shall be tunneled or bored where feasible. Installations shall be deep enough to avoid failures or need for protection due to exposure due to stream bed mobilization, aggregation, or lateral migration. Underwater utilities shall be placed in a sleeve if feasible to avoid the need for excavation in the event of the need for maintenance or replacement.
- F. New electrical distribution lines within the shoreline shall be placed underground. Distribution lines that cross water or other Sensitive areas may be allowed to be placed above ground if:
1. Underground installation would substantially disrupt ecological functions and processes of water bodies and wetlands, and horizontal drilling or similar technology that does not disturb the surface is not feasible;
  2. Visual impacts are minimized to the extent feasible; and
  3. If overhead facilities require that native trees and other vegetation in a Sensitive Areas buffer cannot be maintained in a natural condition, compensatory mitigation shall be provided on or off-site.
- G. Stormwater, wastewater, or water supply pump stations, and stormwater discharge facilities such as dispersion trenches, level spreaders, and outfalls may be located in the shoreline jurisdiction if:
1. Due to topographic or other physical constraints there are no feasible locations for these facilities outside the shoreline;
  2. The facility minimizes and compensates for impacts to Sensitive Area buffers; and
  3. Any discharge facility is designed and maintained to prevent erosion or other adverse impacts.
- H. Construction shall be designed to protect the shoreline against erosion, uncontrolled or polluting drainage and other factors detrimental to the environment, both during and after construction.
- I. Roadways or other facilities to access utility installations within Sensitive Area buffers shall be no wider than needed to construct, maintain, or repair the utility.
- J. Facilities involving buildings, such as pump stations, electrical substation, or other facilities, when permitted and shall be in scale with surrounding development,



architecturally compatible and landscaped to assure compatibility with natural features, public access facilities, and adjacent uses.

- K. Public Access: Utility development shall provide for compatible, multiple uses of sites and rights-of-way through coordination with local government agencies. Such uses include shoreline access in accordance with RMC 26.20.050, trail systems, and other forms of recreation and transportation, providing such uses will not unduly interfere with utility operations, endanger public health and safety, or create a significant and disproportionate liability for the owner. [Ord. 25-14 § 1.01]

## **Chapter 26.40**

### **SHORELINE MODIFICATION REGULATIONS**

#### **26.40.010 Shoreline stabilization.**

Shoreline stabilization includes actions taken to address erosion impacts to property and dwellings, businesses, or structures caused by natural processes, such as current, flood, tides, wind, or wave action. These actions include structural and nonstructural methods.

- A. New development, including subdivision, shall be located and designed to avoid the need for future shoreline stabilization to the maximum extent feasible. New lots created by subdivision shall not require shoreline stabilization in order for reasonable development to occur. New development on steep slopes shall be set back sufficiently to ensure that shoreline stabilization is unlikely to be necessary during the life of the structure. Proposed development that would require shoreline stabilization which would cause significant impacts to adjacent or down-current properties and shoreline areas shall not be allowed. In all cases, compliance with this criterion shall be documented by geotechnical analysis by qualified professionals.
- B. The construction of shoreline protection for the primary purpose of retaining or creating dry land that is not specifically authorized as a part of the permit is prohibited.
- C. Shoreline stabilization shall be designed and constructed to avoid stream channel direction modification, realignment, and straightening or result in increased channelization of normal stream flows.
- D. New or enlarged structural shoreline stabilization measures for an existing primary structure, including residences, shall not be allowed unless there is conclusive evidence, documented by a geotechnical analysis that the structure is in danger from shoreline erosion caused by natural processes rather than from upland conditions such as poorly managed stormwater or vegetation removal. Normal sloughing, erosion of steep bluffs, or shoreline erosion itself, without a scientific or geotechnical analysis, is not demonstration of need. The geotechnical analysis shall evaluate on-site drainage issues and address drainage problems away from the shoreline edge before considering structural shoreline stabilization. The erosion control structure shall not result in a net loss of shoreline ecological functions.
- E. Alternatives for shoreline stabilization shall be based on the following hierarchy of preference:
1. No action (allow the shoreline to retreat naturally), increase building setbacks, and relocate structures.

2. Stabilization constructed of natural materials incorporating measures such as soft shore protection and bioengineering, including beach nourishment, protective berms, or vegetative stabilization.
  3. Soft-shore stabilization, as described above, in combination with rigid works, as described below, constructed as a protective measure.
  4. Rigid works constructed of artificial materials such as riprap or concrete.
- F. Shoreline stabilization may be permitted to protect a water-dependent development, or single-family residences, when all of the conditions below have been demonstrated to apply and are documented by report by a qualified professional:
1. The erosion is not being caused by upland conditions, such as the loss of vegetation and drainage.
  2. Nonstructural measures, such as placing the development further from the shoreline, planting vegetation, or installing on-site drainage improvements, are not feasible or not sufficient.
  3. The need to protect primary structures from damage due to erosion is demonstrated through a geotechnical report.
  4. The stabilization structure shall not result in a net loss of shoreline ecological functions.
  5. Where a geotechnical analysis confirms a need to prevent potential damage to a primary structure, but the need is not as immediate as three years, the analysis may still be used to justify more immediate authorization for shoreline stabilization using bioengineering approaches.
- G. Shoreline stabilization may be permitted to protect an existing non-water-dependent development when all of the conditions below are met as documented by report by a qualified professional:
1. The erosion is not being caused by upland conditions, such as the loss of vegetation and drainage.
  2. Nonstructural measures, planting vegetation, or installing on-site drainage improvements, are not feasible or not sufficient.
  3. The need to protect primary structures from damage due to erosion is demonstrated through a geotechnical report.
  4. The affected structure cannot be feasibly located or relocated outside of the area affected by natural shoreline erosion processes.
  5. The stabilization structure will not result in a net loss of shoreline ecological functions.
  6. Where a geotechnical analysis confirms a need to prevent potential damage, but the need is not as immediate as three years, the analysis may still be used to justify more immediate authorization for shoreline stabilization using bioengineering approaches.
- H. Shoreline protection for the restoration of ecological functions or hazardous substance remediation projects pursuant to Chapter 70.105D RCW, shall meet the conditions below and be documented by a qualified professional:
1. Nonstructural measures, planting vegetation, or installing on-site drainage improvements, are not feasible or not sufficient.
  2. The erosion control structure will not result in a net loss of shoreline ecological functions.



- I. Replacement of an existing shoreline stabilization structure with a similar structure is permitted if there is a demonstrated need to protect existing primary uses, structures, or public facilities (e.g. roads, bridges, railways, and utility systems) from erosion caused by stream undercutting or wave action. The existing shoreline stabilization structure must be removed from the shoreline as part of the replacement activity. The following conditions must be met and documented by a qualified professional:
  - 1. There is a demonstrated need to protect principal uses or structures from erosion caused by stream geohydraulic processes.
  - 2. The replacement structure is be designed, located, sized, and constructed to assure no net loss of ecological functions.
  - 3. Replacement walls or bulkheads shall not encroach waterward of the ordinary high water mark or existing structure unless the residence was occupied prior to January 1, 1992 and overriding safety or environmental concerns exist. In such cases, the replacement structure shall abut the existing shoreline stabilization structure.
  - 4. Soft shoreline stabilization measures that provide restoration of shoreline ecological functions may be permitted waterward of the ordinary high water mark.
  - 5. For purposes of this subsection, "replacement" means the construction of a new structure to perform a shoreline stabilization function of an existing structure which can no longer adequately serve its purpose. Additions to or increases in size of existing shoreline stabilization measures shall be considered new structures.
- J. A publicly funded shoreline stabilization project shall include appropriate provisions for public access to the shoreline, not create barriers to public access if in existence, and incorporate ecological restoration measures if feasible.
- K. Gabions (wire mesh filled with concrete or rocks) shall not be used in bulkhead construction where alternatives more consistent with this program are feasible, because of their limited durability and the potential hazard to shore users and the shoreline environment. [Ord. 25-14 § 1.01]

#### **26.40.020 Breakwaters, jetties, and groins.**

- A. Breakwaters, jetties, rock weirs, and groins shall only be permitted by Special Use Permit for navigational purposes, water dependent uses, and marinas where water-dependent uses are located waterward of the OHWM, and where protection from strong wave action is essential.
- B. Breakwaters, jetties, rock weirs, and groins may be approved only if analysis by a qualified professional demonstrates that erosion and accretion processes, riparian habitat, channel migration, and floodplain functions will not be adversely affected or are mitigated by a specific program implemented over the lifespan of the effect.
- C. The design of new breakwaters, groins, and jetties shall incorporate provisions for public access and public fishing if such access is feasible and safe. [Ord. 25-14 § 1.01]

#### **26.40.030 Flood hazard management.**

- A. New or substantially altered structural flood hazard reduction measures, such as dikes, levees, berms and similar flood control structures, shall be consistent with basin-wide flood control strategies in regional flood hazard management plans.
- B. Flood control structures shall be permitted for the following purposes only, as documented through a geotechnical or geofluvial analysis.

1. They are necessary to protect existing development.
  2. Non-structural flood hazard reduction measures are infeasible.
  3. Impacts to ecological processes and functions, priority fish and wildlife species and habitats, and the aquatic food chain can be successfully mitigated to assure no net loss of functions.
  4. Measures are consistent with an adopted comprehensive flood hazard management plan that evaluates cumulative impacts to the watershed system.
- C. Public access shall be provided in accordance with public access policies and regulations of RMC 26.20.050. If the project is publicly funded the design must provide appropriate public access to the shoreline, improve public access to the shoreline, and provide ecological restoration where feasible.
- D. Dike and levee design shall, to the maximum extent feasible be:
1. Limited in size to the minimum height required to protect adjacent lands from the predicted flood stage as identified in the applicable comprehensive flood control management plan or as required by FEMA for dike recertification.
  2. Placed landward of Fish and Wildlife Conservation Area and wetland buffers unless there is no other feasible alternative to reduce flood hazard to existing development.
  3. Located and designed so as to protect and restore the natural character of the stream, avoid the disruption of channel integrity and provide the maximum opportunity for natural floodway functions to take place. Design must consider including levee setbacks to allow for more natural function of floodplains, channel migration zones, off channel habitat and associated wetlands directly interrelated and interdependent with the stream.
  4. Designed to incorporate appropriate vegetation management.
- E. All flood protection measures shall demonstrate that downstream flooding will not be increased and the integrity of downstream ecological functions will not be adversely affected, including disruption of natural drainage flows and stormwater runoff.
- F. Removal of materials from the river channel for flood management purposes may be allowed only as part of an adopted integrated flood control management program and after biological and geomorphological study demonstrates that other flood hazard reduction strategies would not be effective in the absence of gravel removal. Specific studies accompanying the application must demonstrate that adverse flooding, erosion, or other environmental impacts either upstream or downstream of extraction sites would not occur or would be mitigated, including analysis of the natural processes of gravel transportation for the river system as a whole. [Ord. 25-14 § 1.01]

#### **26.40.040 Clearing and grading.**

- A. Clearing and grading activities in shoreline areas shall be allowed only in association with a permitted shoreline development and shall be limited to the minimum extent necessary to accommodate shoreline development. Clearing and grading shall retain natural features and functions, including natural topography, to the maximum extent feasible.
- B. Fill is restricted in wetlands or Fish and Wildlife Habitat Conservation Areas in accordance with Sensitive Areas regulations.

- C. Fill may not be placed in floodways. Fill may be placed in other flood hazard areas only where it is demonstrated that adverse impacts to hydrogeologic processes will be avoided and the provisions of RMC 26.60 are met.
- D. Fill below, or waterward, of the ordinary high water mark for any use except ecological restoration requires a Special Use Permit. Fill may be placed below OHWM only when it is demonstrated as necessary to:
  - 1. Accomplish an aquatic habitat restoration plan;
  - 2. Correct the adverse results of past shoreline modification that has disrupted natural stream geomorphic conditions and adversely affected aquatic or terrestrial habitat;
  - 3. Provide for cleanup and disposal of contaminated sediments as part of an interagency environmental clean-up plan;
  - 4. Expand or alter transportation facilities of statewide significance currently located on the shoreline and then only upon a demonstration that alternatives to fill are not feasible.
  - 5. Create water dependent recreational facilities open to the public. [Ord. 25-14 § 1.01]

#### **26.40.050 Dredging and dredge material disposal.**

- A. Dredging shall be permitted only:
  - 1. For flood control purposes, as part of an adopted regional flood control plan;
  - 2. In conjunction with a water-dependent use of water bodies or adjacent shorelands where channel modification is essential to the water dependent use;
  - 3. As part of an approved habitat improvement project;
  - 4. In conjunction with a bridge, navigational structure, water, or wastewater treatment facility for which there is a documented public need and where other feasible sites or methods are not feasible.
- B. New dredging shall be permitted only where it is demonstrated by a report by a qualified professional that it will avoid adverse impacts to water quality, Fish and Wildlife Habitat Conservation Areas and other Sensitive Areas, flood holding capacity, natural drainage and water circulation patterns, significant plant communities, prime agricultural land, and public access to shorelines. When such impacts are unavoidable, they shall be minimized and mitigated such that they result in no net loss of ecological functions.
- C. New development siting and design should avoid the need for new and maintenance dredging.
- D. During a low water season, removal of a portion of an accretion point bar below OHWM but above the water level at the time of operation may be permitted as a Special Use for flood control purposes as follows:
  - 1. It is identified as an element of an adopted integrated flood control management program that demonstrates that other flood hazard reduction strategies would not be effective in the absence of material removal, and is in accordance with RMC 26.40.030.F.
  - 2. Specific studies accompanying the application must demonstrate that adverse flooding, erosion, or other environmental impacts would not occur or would be mitigated either upstream or downstream of extraction sites, including the natural processes of gravel transportation for the river system as a whole.

- E. Dredge material disposal shall be permitted only at locations where it is demonstrated by analysis by a qualified professional that the disposal will not result in significant or ongoing adverse impacts to water quality, Sensitive Areas, flood holding capacity, natural drainage and water circulation patterns, prime agricultural land, or public access to shorelines. When such impacts are unavoidable, they shall be minimized and mitigated such that they result in no net loss of functions.
- F. Disposal of dredge material within Fish and Wildlife Habitat Conservation Areas (FWHCA), wetlands, within a floodplain or within a river's channel migration zone shall be allowed only where alternative disposal sites are not feasible. In the limited instances where it is allowed, such disposal shall require a Special Use Permit. Applicants shall demonstrate that: -
  - 1. The proposed dredge materials disposal site is subject to an allowed use under this program that:
    - a. Is an element of an approved restoration plan for aquatic or upland fish and wildlife habitat.
    - b. Will create, expand, rehabilitate, or enhance a beach that provides public recreation opportunities that is permitted under this program;
    - c. If on private land, the site will ultimately be suitable for a use permitted by this program or will be subject to buffer or other open space restrictions;
    - d. Will affect the smallest feasible land;
  - 2. Sites will be adequately screened from view of local residents or passersby on public right-of-ways to the maximum extent practicable (e.g. a combination of fencing and vegetation).
  - 3. Sites will be revegetated with appropriate native species as soon as possible to retard erosion and restore wildlife habitat and other Sensitive Areas functions;
  - 4. Shoreline ecological functions and processes will be preserved, including protection of riparian buffers and surface and ground water; [Ord. 25-14 § 1.01]

#### **26.40.060 In-stream structures.**

- A. In-stream structures may be allowed only when the public benefits of such facilities clearly outweighs any loss of ecological processes and functions and only when an analysis of alternatives demonstrates that the proposed location and design would result in less adverse impact than alternative locations and designs.
- B. In-stream structures may be approved only for:
  - 1. Water-dependent use where the in-stream structure is essential to operation of the use.
  - 2. A project that has received Governor's certification pursuant to chapter 80.50 RCW Energy Facility Siting.
  - 3. A project that has received approval and licensing by the Federal Energy Regulatory Commission.
  - 4. Projects that are part of an approved irrigation district plan or are private or corporate irrigation facilities approved by the Washington Department of Fish and Wildlife.
  - 5. A fish or wildlife habitat restoration project approved by the Washington Department of Fish and Wildlife.

- C. All in-stream structures shall demonstrate that they result in no net loss of ecological functions and applications shall detail all mitigation measures, include detailed mitigation plans, timetables for implementation, and a monitoring program.
- D. In-stream structures and their support facilities shall be located and designed to minimize the need for shoreline defense structures. When shoreline defense structures are demonstrated as necessary, they shall be approved in accordance with Section 26.40.10 Shoreline Stabilization.
- E. In-stream structures and associated facilities shall avoid, and where avoidance is not feasible shall mitigate, adverse land use impacts including impacts to public access facilities, publicly owned lands or waters used for recreation, and public and private recreation facilities. Impacts to be avoided include the visual impact of the structure or facilities, the intrusion of roads or utility corridors into undeveloped area used for recreation, noise and impacts from reduced water flows.
- F. In-stream structures shall be designed and constructed to provide public access to and along the shoreline, in accordance with the public access policies and regulations contained in Section 26.20.050. Existing public access and recreational opportunities should be retained, enhanced, or replaced. [Ord. 25-14 § 1.01]

## **Chapter 26.50**

### **PERMIT ADMINISTRATION AND ENFORCEMENT**

#### **26.50.001 Administrator.**

The deputy city manager for community and development services or his designee shall administer and be responsible for the enforcement of the Richland shoreline master program. [Ord. 25-14 § 1.01]

#### **26.50.010 Permit requirements.**

- A. Substantial developments proposed on shorelines of Richland shall be allowed subject to the issuance of a permit from the City of Richland. Applications for Substantial Development Permit, Special Use Permit, and Variance shall be required to comply with the permit review provisions established by the State of Washington (Chapter 173-27 WAC) and the City of Richland and shall be accompanied by a standard fee as set forth in the schedule of fees in RMC 19.80. Application forms containing the information required by WAC 173-27-180 shall be provided by the Shoreline Administrator.
- B. Shoreline permits shall be classified Type I or Type II permit applications according to the criteria established in RMC 19.20.010.
  - 1. Decision authority for Shoreline Substantial Development Permits meeting the criteria for Type I permit applications shall rest with the Administrator.
  - 2. Decision authority for Shoreline Substantial Development Permits classified as Type II permit applications and all Special Use Permits shall rest with the Hearing Examiner.
  - 3. Decision authority for shoreline Variances shall rest with the Hearing Examiner.
- C. Application for a Substantial Development Permit or Special Use Permit shall be considered a request for Site Plan Approval as outlined in RMC 23.48. [Ord. 25-14 § 1.01]

#### **26.50.011 Coordination with other agencies.**

The City will coordinate on issues relating to ecological conditions, functions, and processes and on wetland and ordinary high water delineations with the Washington State Department of Ecology, the Department of Natural Resources, and the Department of Fish and Wildlife, as well as other agencies with permit authority over a project to the extent that agencies are timely in their response and coordination does not unduly extend review times. [Ord. 25-14 § 1.01]

#### **26.50.012 Development compliance.**

- A. All uses and developments within the jurisdiction of the Shoreline Management Act shall be planned and carried out in a manner that is consistent with this Program and the policies of the Act as required by RCW 90.58.140(1), regardless of whether a Shoreline Substantial Development Permit, Statement of Exemption, Shoreline Variance, or Shoreline Special Use Permit is required. The City shall ensure compliance with the provisions of this Program for all permits and approvals processed by the City.
- B. Regulation of private property to implement any Program goals such as public access and protection of ecological functions must be consistent with all relevant constitutional and other legal limitations. These include, but are not limited to, property rights guaranteed by the United States Constitution and the Washington State Constitution, applicable federal and state case law, and state statutes, such as RCW 34.05.328 and 43.21C.060. An applicant requesting specific accommodation of constitutional or other legal limits in the application of standards and criteria of this Program must do so in application materials. The decision maker shall address such requests in specific findings.
- C. Policies and provisions of this program and RCW 90.58 including the permit system, shall apply to all nonfederal developments and uses undertaken on federal lands and on lands subject to nonfederal ownership, lease or easement, even though such lands may fall within the external boundaries of a federal ownership.
- D. In reviewing all permits, consideration shall be given to the cumulative impact of existing development, approved but not yet constructed development, and the likelihood of additional requests for like actions to the extent such uses are allowed in an area and development trends indicate a reasonable likelihood of occurrence. The city shall track, and periodically evaluate the cumulative effects of all project review actions in shoreline areas.
- E. Compliance with the provisions of this chapter does not constitute compliance with other federal, state, and local regulations and permit requirements that may be required (for example, Hydraulic Permit Act (HPA) permits, U.S. Army Corps of Engineers Section 404 permits, Washington State Department of Ecology Water Quality Certification (Section 401) National Pollution Discharge Elimination System permits). The applicant is responsible for complying with these requirements, apart from the process established in this chapter. [Ord. 25-14 § 1.01]



#### **26.50.020 Exemptions from substantial development permit.**

- A. A substantial development permit shall be required for all proposed use and development of shorelines unless the proposal is specifically exempt pursuant to RCW 90.58.140(1).
- B. The following shall not be considered substantial developments for the purpose of this Master Program and are exempt from obtaining a Shoreline Substantial Development Permit (SSDP), provided that any additional exemptions established by legislative amendment of the statute shall constitute exemptions without amendment to this code. An exemption from an SSDP is not an exemption from compliance with the Act or the Shoreline Master Program, or from any other regulatory requirements. To be authorized, all uses and developments must be consistent with the policies and provisions of the applicable master program and the Shoreline Management Act. A use or development exempt from a Shoreline Substantial Development Permit may require a Special Use Permit or a Variance.
1. Governor's Certification: Any project with a certification from the Governor pursuant to Chapter 80.50 RCW.
  2. Projects valued at or below the amount established by RCW 90.58.030(3) (e) as amended for consumer price index inflations.
  3. Maintenance and Repair: Normal maintenance or repair of existing structures or developments, including damage by accident, fire, or elements.
    - a. "Normal maintenance" includes those usual acts to prevent a decline, lapse, or cessation from a lawfully established condition.
    - b. "Normal repair" means to restore a development to a state comparable to its original condition, including but not limited to its size, shape, configuration, location and external appearance, within a reasonable period after decay or partial destruction, except where repair causes substantial adverse effects to the shoreline resource or environment.
    - c. Replacement of a structure or development may be authorized as repair where such replacement is the common method of repair for the type of structure or development and the replacement structure or development is comparable to the original structure or development including, but not limited to, its size, shape, configuration, location and external appearance and the replacement does not cause substantial adverse effects to shoreline resources or environment.
  4. Emergency Construction: Emergency construction necessary to protect property from damage by the elements.
    - a. An "emergency" is an unanticipated and imminent threat to public health, safety, or the environment which requires immediate action within a time too short to allow for full compliance with the Shoreline Master Program.
    - b. Emergency construction does not include development of new permanent protective structures where none previously existed. Where new protective structures are deemed to be the appropriate means to address the emergency situation, upon abatement of the emergency situation, the new structure shall be removed or any permit which would have been required, absent an emergency, pursuant to chapter 90.58 RCW, chapter 173 -27 WAC or this Shoreline Program shall be obtained.

- c. All emergency construction shall be consistent with the policies of chapter 90.58 RCW and the Shoreline Master Program.
  - d. In general, flooding or other seasonal events that can be anticipated and may occur, but that are not imminent, are not an emergency.
- 5. Agricultural Construction or Practices: Construction and practices normal or necessary for farming, irrigation, and ranching activities, including agricultural service roads and utilities on shorelands, and the construction and maintenance of irrigation structures, including but not limited to head gates, pumping facilities, and irrigation channels. A feedlot of any size, all processing plants, other activities of a commercial nature, alteration of the contour of the shorelands by leveling or filling, other than that which results from normal cultivation, shall not be considered normal or necessary farming or ranching activities. A feedlot shall be an enclosure or facility used or capable of being used for feeding livestock hay, grain, silage, or other livestock feed, but shall not include land for growing crops or vegetation for livestock feeding and/or grazing, nor shall it include normal livestock wintering operations.
- 6. Construction of Single-Family Residence and Accessory Buildings: Construction on shorelands by an owner, lessee or contract purchaser of a single family residence for his own use or for the use of his family, which residence does not exceed a height of 35 feet above average grade level as defined in WAC 173-27-030, and which meets all requirements of the State agency or local government having jurisdiction thereof, other than requirements imposed pursuant to this Section.
  - a. "Single family" residence means a detached dwelling designed for and occupied by one (1) family including those structures and developments within a contiguous ownership which are a normal appurtenance. An "appurtenance" is necessarily connected to the use and enjoyment of a single family residence and is located landward of the OHWM and the perimeter of a wetland.
  - b. Construction authorized under this exemption shall be located landward of the OHWM.
- 7. Construction of Non-Commercial Docks: Construction of a dock, including a community dock designed for pleasure craft only, for the private noncommercial use of the owner, lessee, or contract purchaser of single and multi-family residences. This exception applies if
  - a. The fair market value of the dock does not exceed ten thousand dollars (\$10,000.00); however, if subsequent construction having a fair market value exceeding two thousand five hundred dollars (\$2,500.00) occurs within five (5) years of completion of the prior construction, the subsequent construction shall require a substantial development permit; and
  - b. A dock is a landing and moorage facility for watercraft and does not include recreational decks, storage facilities, or other appurtenances.
  - c. The dock meets all requirements of this code. A private dock generally is prohibited.
- 8. Construction Authorized by the Coast Guard: Construction or modification, by or under the authority of the Coast Guard or a designated port management authority, of navigational aids such as channel markers and anchor buoys.



9. Operation, Maintenance, or Construction Related to Irrigation: Operation, maintenance, or construction of canals, waterways, drains, reservoirs, or other facilities that now exist or are hereafter created or developed as part of an irrigation system for the primary purpose of making use of system waters, including return flow and artificially stored groundwater for the irrigation of lands.
10. Marking of Property Lines on State-Owned Lands: The marking of property lines or corners on State-owned lands when such marking does not interfere with the normal public use of the surface of the water.
11. Operation and Maintenance of Agricultural Drainage or Dikes: Operation and maintenance of any system of dikes, ditches, drains, or other facilities existing on September 8, 1975 which were created, developed, or utilized primarily as a part of an agricultural drainage or diking system.
12. Activities Necessary for Permit Application: Site exploration and investigation activities that are prerequisites to preparation of an application for development authorization under the Shoreline Master Program, if:
  - a. the activity does not interfere with the normal public use of the surface waters;
  - b. the activity will have no significant adverse impact on the environment including, but not limited to, fish, wildlife, fish or wildlife habitat, water quality, and aesthetic values;
  - c. the activity does not involve the installation of a structure, and upon completion of the activity the vegetation and land configuration of the site are restored to conditions existing before the activity;
  - d. a private entity seeking development authorization under the Shoreline Master Program first posts a performance bond or provides other evidence of financial responsibility to the Administrator to ensure that the site is restored to pre-existing conditions; and
  - e. the activity is not subject to the permit requirements of RCW 90.58.550.
13. Removal or Control of noxious Weeds: The process of removing or controlling an aquatic noxious weed, as defined in RCW 17.26.020, through the use of an herbicide or other treatment methods applicable to weed control that are recommended by a final environmental impact statement published by the Department of Agriculture or the Department of Ecology jointly with other State agencies under chapter 43.21C RCW.
14. Watershed Restoration Projects: Watershed restoration projects as defined below:
  - a. "Watershed restoration project" means a public or private project authorized by the sponsor of a watershed restoration plan that implements the plan or a part of the plan and consists of one or more of the following activities:
    - i. A project that involves less than ten (10) miles of stream reach, in which less than twenty five (25) cubic yards of sand, gravel, or soil is removed, imported, disturbed, or discharged, and in which no existing vegetation is removed except as minimally necessary to facilitate additional plantings.
    - ii. A project for the restoration of an eroded or unstable stream bank that employs the principles of bioengineering, including limited use of rock as a stabilization only at the toe of the bank, and with primary emphasis on using native vegetation to control the erosive forces of flowing water.

- iii. A project primarily designed to improve fish and wildlife habitat, remove or reduce impediments to migration of fish, or enhance the fishery resource available for use by all of the citizens of the State, provided that any structure other than a bridge or culvert or in-stream habitat enhancement structure associated with the project is less than two hundred (200) square feet in floor area and is located above the OHWM of the stream.
    - b. “Watershed restoration plan” means a plan developed or sponsored by a state department, a federally recognized Indian Tribe, a City, or a conservation district, for which agency and public review has been conducted pursuant to chapter 43.21C RCW, the State Environmental Policy Act. The watershed restoration plan generally contains a general program and implementation measures or actions for the preservation, restoration, re-creation, or enhancement of the natural resources, character, and ecology of a stream, stream segment, drainage area, or watershed.
- 15. Projects to Improve Fish and Wildlife Passage or Habitat: A public or private project, the primary purpose of which is to improve fish or wildlife habitat or fish passage, when all of the following apply:
  - a. The project has been approved in writing by the Department of Fish and Wildlife as necessary for the improvement of the habitat or passage and appropriately designed and sited to accomplish the intended purpose.
  - b. The project has received hydraulic project approval by the Department of Fish and Wildlife pursuant to chapter 75.20 RCW.
  - c. The Administrator has determined that the project is consistent with this Master Program.
- 16. Hazardous Substance Remediation: Hazardous substance remedial actions pursuant to WAC 173-27-040(3).
- 17. Projects on Lands Not Subject to Shoreline Jurisdiction Prior to Restoration: Actions on land that otherwise would not be under the jurisdiction of the Shoreline Management Act except for a change in the location of OHWM or other criteria due to a shoreline restoration project creating a landward shift in the ordinary high water mark that brings the land under the jurisdiction of the Act approved in accordance with RMC 26.50.140.
- C. All of the above exemptions are subject to the following regulations:
  - 1. Exemptions shall be construed narrowly. Only those developments that meet the precise terms of one or more of the listed exemptions may be granted exemptions from the substantial development permit process.
  - 2. The burden of proof that a development or use is exempt is on the applicant/proponent of the exempt development action.
  - 3. If any part of a proposed development is not eligible for exemption, then a Substantial Development Permit or Special Use Permit is required for the entire project. [Ord. 25-14 § 1.01]

#### **26.50.021 Exemption procedures.**

- A. A project requiring a permit from the City and subject to an exemption to a shoreline substantial development permit shall be reviewed under the criteria of the underlying

permit with an additional finding recorded by the administrator addressing the grounds under which the permit is exempt.

- B. Any person claiming exemption from the permit requirements of this Master Program as a result of the exemptions specified in this Section may make application for an exemption certificate to the administrator in the manner prescribed by the City.
- C. Any project for which Ecology is designated as the coordinating agency for the state with regard to permits issued by the U.S. Army Corps of Engineers. The City shall transmit an exemption certificate addressed to the applicant and the Department of Ecology, whenever a development is subject to one or more of the following federal permit requirements:
  - 1. A U.S. Army Corps of Engineers section 10 permit under the Rivers and Harbors Act of 1899; (The provisions of section 10 of the Rivers and Harbors Act generally apply to any project occurring on or over navigable waters. Specific applicability information should be obtained from the Corps of Engineers.) or
  - 2. A section 404 permit under the Federal Water Pollution Control Act of 1972. (The provisions of section 404 of the Federal Water Pollution Control Act generally apply to any project which may involve discharge of dredge or fill material to any water or wetland area. Specific applicability information should be obtained from the Corps of Engineers.)
  - 3. The letter shall indicate the specific exemption provision from WAC 173-27-040 that is being applied to the development and provide a summary of the local government's analysis of the consistency of the project with the master program and the act.
- D. The City may attach conditions to the approval of exempted developments and/or uses as necessary to assure consistency of any project with the Shoreline Management Act and this Shoreline Master Program. [Ord. 25-14 § 1.01]

#### **26.50.030 Shoreline permit application procedures.**

In addition to the public notice requirements of Title 19 Development Regulation Administration the following notice shall be provided for each application for a shoreline management substantial development, special use, or variance permit.

- A. Within fourteen days after the city has made a determination of completeness on the project permit application the city shall issue public notice including
  - 1. The date of application, the date of the notice of completion for the application, and the date of the notice of application;
  - 2. A description of the proposed project action and a list of the project permits included in the application and, if applicable, a list of any studies requested under RCW 36.70B.070, 36.70B.090, and WAC 173-27-180;
  - 3. The identification of other permits not included in the application to the extent known by the local government;
  - 4. The identification of existing environmental documents that evaluate the proposed project, and, if not otherwise stated on the document providing the notice of application, such as a city land use bulletin, the location where the application and any studies can be reviewed;
  - 5. A statement of the public comment period, which shall be not less than thirty days following the date of notice of application.

6. A statement of the right of any person to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and any appeal rights. Public comments shall be accepted at any time prior to the closing of the record of an open record hearing, if any, or, if no open record hearing is provided, prior to the decision on the project permit;
  7. The date, time, place, and type of hearing, if applicable and scheduled at the date of notice of the application;
  8. A statement of the preliminary determination, if one has been made at the time of notice, of those development regulations that will be used for project mitigation and of consistency; and
  9. Any other information determined appropriate by the administrator.
- B. Public notice shall include:
1. Mailing of the notice to the latest recorded real property owners as shown by the records of the county assessor within at least three hundred feet of the boundary of the property upon which the development is proposed
  2. Posting on the property.
  3. Publication at least once in the official newspaper of the city.
  4. If an open record public hearing is required, a notice shall be provided at least fifteen (15) days prior to the hearing. [Ord. 25-14 § 1.01]

#### **26.50.040 Approval criteria.**

In order to approve any development within SMP jurisdiction, the City must find that a proposal is consistent with the following criteria in addition to the requirements of RMC Title 19, Permit Administration.

- A. Conformance with the Shoreline Management Act of 1971, as amended;
- B. General conformance with the goals for the shoreline program, the general development policies for the plan elements, and the applicable policy statements for the use activity and the shoreline environment;
- C. Compliance with use regulations of the Shoreline Master Program appropriate to the shoreline designation and the type of use or development proposed, particularly the preference for water-oriented uses, subject to liberal construction to give full effect to the objectives and purposes for which they have been enacted. If a non-water-oriented use is approved, the decision maker shall enter specific findings documenting why water-oriented uses are not feasible.
- D. Compliance with bulk and dimensional regulations of the Shoreline Master Program appropriate to the shoreline designation and the type of use or development proposed, except those bulk and dimensional standards that have been modified by approval of a shoreline variance.
- E. Consideration of the recommendations and comments of the Richland parks and recreation commission, as the proposed development will affect and be affected by the goals and objectives of City plans for parks, trails, and open space;
- F. General conformance with the provisions of the Richland comprehensive plan;
- G. Consideration of provisions for facilities and improved designs to accommodate and encourage use by the physically handicapped;
- H. Compliance with the State Environmental Policy Act (SEPA) RCW 43.21C; and

I. Compliance with applicable provisions of the Richland Municipal Code. [Ord. 25-14 § 1.01]

**26.50.050 Special use permit.**

- A. Certain uses are indicated in the use chart as being permitted subject to the granting of a special use permit. The purpose of a special use permit is to provide greater flexibility in administering the use regulations of the shoreline program to accommodate certain uses which, by nature of use, intensity, or impact on an area, cannot be permitted outright within a shoreline environment in a manner consistent with the policies of RCW 90.58.020. In authorizing a conditional use, special conditions may be attached to the permit by local government or the Department of Ecology to prevent undesirable effects of the proposed use and/or to assure consistency of the project with the act and the local master program. (A Special Use permit is the same as a Conditional Use in WAC 172-27-160.)
- B. Applications for special use permits for development on shorelines shall be considered a request for site plan approval and shall also be required to observe the permit application review procedure set forth in this program.
- C. Applicants shall disclose as part of the permit process:
1. Any applicable federal, state or local regulatory permit requirements
  2. The status of any contact with those agencies having permit jurisdiction over the proposed project and status of any permits that may have been applied for
- D. Uses which are classified in this master program as special uses may be authorized provided that the applicant demonstrates all of the following:
1. That the proposed use is consistent with the policies, regulations and standards of RCW 90.58.020 and this master program;
  2. That the proposed use will not interfere with the normal public use of public shorelines;
  3. That the proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program;
  4. That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and
  5. That the public interest suffers no substantial detrimental effect.
- E. In the granting of all special use permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example, if special use permits were granted for other developments in the area where similar circumstances exist, the total of the special uses shall also remain consistent with the policies of RCW 90.58.020 and shall not produce substantial adverse effects to the shoreline environment.
- F. Other uses which are not classified or set forth in the applicable master program may be authorized as special uses provided the applicant can demonstrate consistency with the requirements of this section and the requirements for special uses contained in the master program.
- G. Uses which are specifically prohibited by the master program may not be authorized pursuant to either subsection (1) or (2) of this section. [Ord. 25-14 § 1.01]

#### **26.50.060 Variances.**

- A. A development may be granted which is at variance with the specific bulk, dimensional or performance standards established in the SMP where, owing to extraordinary circumstances relating to the physical character or configuration of property, the literal interpretation and strict application of the criteria established in the SMP would cause undue and unnecessary hardship or thwart the policies set forth in RCW 90.58.020. In all instances the applicant must demonstrate that extraordinary circumstances are present. A variance may be required for a use that does not require a substantial development permit but which may not be approved because it does not comply with the provisions of the SMP.
- B. Review of a variance shall be in accordance with RMC Chapter 26.50.050, Special Use Permits.
- C. Decision Criteria: The Hearing Examiner must find each of the following:
  - 1. That the strict application of the bulk, dimensional or performance standards set forth in the applicable master program precludes, or significantly interferes with, reasonable use of the property;
  - 2. That the hardship described in (1) of this subsection is specifically related to the property, and is the result of unique conditions such as irregular lot shape, size, or natural features and the application of the master program, and not, for example, from deed restrictions or the applicant's own actions;
  - 3. That the design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program and will not cause adverse impacts to the shoreline environment;
  - 4. That the variance will not constitute a grant of special privilege not enjoyed by the other properties in the area;
  - 5. That the variance requested is the minimum necessary to afford relief; and
  - 6. That the public interest will suffer no substantial detrimental effect.
  - 7. In the granting of all variance permits, consideration shall be given to the cumulative impact of additional requests for like actions in the area. For example if variances were granted to other developments and/or uses in the area where similar circumstances exist the total of the variances shall also remain consistent with the policies of RCW 90.58.020 and shall not cause substantial adverse effects to the shoreline environment. [Ord. 25-14 § 1.01]

#### **26.50.070 Time requirements for shoreline permits.**

- A. The time requirements of this Section shall apply to all substantial development permits and to any development authorized pursuant to a variance or special use permit authorized under the Shoreline Master Program.
- B. No construction pursuant to such permit shall begin or be authorized and no building, grading or other construction permits or use permits shall be issued by the City until 21 days from the date a substantial development permit was filed with the Department of Ecology and the Attorney General, or until all review proceedings are completed as were initiated within the twenty one (21) days of the date of filing. Filing shall occur in accordance with RCW 90.58.140(6) and WAC 173-27-130.



- C. No permits and construction pursuant to a special use permit or variance shall begin or be authorized until 21 days from the date of notification of approval by the Department of Ecology, or until all review proceedings are completed as were initiated within the twenty one (21) days of the date of filing. Filing shall occur in accordance with RCW 90.58.140(6) and WAC 173-27-130.
- D. Unless a different time period is specified in the shoreline permit as authorized by RCW 90.58.143, construction activities, or a use or activity for which a permit has been granted pursuant to this Master Program, must be commenced within two (2) years of the effective date of a shoreline permit, or the shoreline permit shall terminate and a new permit shall be necessary. However, the administrator may authorize a single extension for a period not to exceed one year based on reasonable factors if a request for extension has been filed with the City before the expiration date and notice of the proposed extension is given to parties of record and the Department of Ecology. Construction activities or commencement of construction means that construction applications must be submitted, permits must be issued, and foundation inspections must be approved and completed.
- E. A permit authorizing construction shall extend for a term of no more than five (5) years after the effective date of a shoreline permit, unless a longer period has been specified pursuant to RCW 90.58.143 and Subsection F of this Section. If an applicant files a request for an extension prior to expiration of the shoreline permit, the administrator shall review the permit and upon a showing of good cause may authorize a single extension of the shoreline permit for a period of up to one year. Otherwise said permit shall terminate. Notice of the proposed permit extension shall be given to parties of record and the Department of Ecology. To maintain the validity of a shoreline permit, it is the applicant's responsibility to maintain valid construction permits in accordance with adopted Building Codes.
- F. If it is determined that standard time requirements of Subsections D and E should not be applied, the Decision Maker, upon a finding of good cause, may establish shorter time limits, provided that as a part of action on a special use or variance permit the approval of the Department of Ecology shall be required. "Good cause" means that the time limits established are reasonably related to the time actually necessary to perform the development on the ground and complete the project that is being permitted.
- G. For purposes of determining the life of a shoreline permit, the effective date of a substantial development permit, shoreline special use permit, or shoreline variance permit shall be the date of filing as provided in RCW 90.58.140(6). The permit time periods do not include the time during which a use or activity was not actually pursued due to the pendency of appeals or legal actions, or due to the need to obtain any other government permits and approvals for the development that authorize the development to proceed.
- H. It is the responsibility of the applicant to inform the Administrator of the pendency of other permit applications filed with agencies other than the City, and of any related administrative or legal actions on any permit or approval. If no notice of the pendency of other permits or approvals is given to the City prior to the expiration date established by the shoreline permit or the provisions of this Section, the expiration of a permit shall be based on the effective date of the shoreline permit.

- I. If the granting of a shoreline permit by the City is appealed to the Shoreline Hearings Board, and the Shoreline Hearings Board has approved the granting of the permit, and an appeal for judicial review of the Shoreline Hearings Board decision is filed, construction authorization may occur subject to the conditions, time periods, and other provisions of RCW 90.58.140(5)(c). [Ord. 25-14 § 1.01]

**26.50.080 Land division.**

Prior to approval of any land division, such as short subdivisions, preliminary long plats, and boundary line adjustments within shoreline jurisdiction, the City shall document compliance with bulk and dimensional standards as well as policies and regulations of the Shoreline Master Program and attach appropriate conditions and/or mitigating measures to such approvals to ensure the design, development activities, and future use associated with such lands are consistent with the Shoreline Master Program. A prohibition on individual private docks shall be imposed on all land divisions. [Ord. 25-14 § 1.01]

**26.50.090 Construction permit compliance.**

For all development within shoreline jurisdiction, the Building Official shall not issue a construction permit for such development until compliance with the Shoreline Master Program has been documented. If a shoreline substantial development permit is required, no permit shall be issued until all comment and appeal periods have expired. Any permit issued by the Building Official for such development shall be subject to the same terms and conditions that apply to the shoreline permit. [Ord. 25-14 § 1.01]

**26.50.100 Rulings to state.**

Any ruling on an application for a substantial development permit under authority of this Master Program, whether it is an approval or denial, shall, with the transmittal of the ruling to the applicant, be filed concurrently with the Department of Ecology and the Attorney General by the Administrator. Filing shall occur in accordance with RCW 90.58.140(6) and WAC 173-27-130. [Ord. 25-14 § 1.01]

**26.50.110 Appeals.**

Any person aggrieved by the granting, denying, or rescinding of a permit on shorelines of the state pursuant to RCW 90.58.140 may seek review from the shorelines hearings board by filing a petition for review within twenty-one days of the date of receipt of the decision as provided for in RCW 90.58.140(6). [Ord. 25-14 § 1.01]

**26.50.120 Rescission of permits.**

- A. Any shoreline permit issued under the terms of this Master Program may be rescinded or suspended upon a finding that a permittee has not complied with conditions of the permit.
- B. Such rescission and/or modification of an issued permit shall be initiated by serving written notice of noncompliance on the permittee, which shall be sent by registered or certified mail, return receipt requested, to the address listed on the application or to such other address as the applicant or permittee may have advised the City; or such notice may be served on the applicant or permittee in person or his agent in the same manner as service of summons as provided by law.



- C. Before any such permit can be rescinded, a public hearing shall be held by the Administrator. Notice of the public hearing shall be made in accordance with RMC Chapter 19.40. The decision of the Administrator shall be the final decision of the City on all rescinded applications. A written decision shall be transmitted to the Department of Ecology, the Attorney General's office, the applicant, and such other departments or boards of the City as are affected thereby and the legislative body of the City.
- D. The Department of Ecology may petition the Shoreline Hearings Board for a rescission of the permit if Ecology is of the opinion that the noncompliance continues to exist thirty days after the date of the notice, and the local government has taken no action to rescind the permit, as provided by RCW 90.58.140(8).

#### **26.50.121 Violations – penalties.**

- A. Violation of this Chapter is subject to the procedures and penalties of RMC Chapter 10.02 Violations and Procedures.
- B. In addition to the provisions of RMC Title 10, the City Attorney may bring action pursuant to RCW 90.58 and other applicable statutes including such injunctive, declaratory, or other actions as are necessary to insure that no uses are made of the Shorelines of the State within the City's jurisdiction which are in conflict with the provisions and programs of this Master Program or the Shoreline Management Act of 1971, and to otherwise enforce provisions of this Section and the Shoreline Management Act of 1971 including the cease and desist provisions of WAC 173-27-270.
- C. Any person who shall fail to conform to the terms of a permit issued under this chapter or who shall undertake development on the shorelines of the state without first obtaining any permit required under this chapter shall also be subject to a civil penalty not to exceed one thousand dollars for each violation. Each permit violation or each day of continued development without a required permit shall constitute a separate violation.
- D. In addition to incurring civil liability, any person found to have willfully engaged in activities on the shorelines of the state in violation of the provisions of this chapter or any of the master programs, rules, or regulations adopted pursuant thereto shall be guilty of a gross misdemeanor, and shall be punished by a fine of not less than twenty-five nor more than one thousand dollars or by imprisonment in the county jail for not more than ninety days, or by both such fine and imprisonment: Provided That the fine for the third and all subsequent violations in any five-year period shall be not less than five hundred nor more than ten thousand dollars: Provided further:
- E. Any person subject to the regulatory program of this Master Program who violates any provision of this Master Program or the provisions of a permit issued pursuant thereto shall be liable for all damages to public or private property arising from such violation, including the cost of restoring the affected area to its condition prior to such violation. The City Attorney shall bring suit for damages under this subsection on behalf of the City. Private persons shall have the right to bring suit for damages under this subsection on their own behalf and on behalf of all persons similarly situated. If liability has been established for the cost of restoring an area affected by violation, the Court shall make provision to assure that restoration will be accomplished within a reasonable time at the expense of the violator. In addition to such relief, including

monetary damages, the Court in its discretion may award attorney's fees and costs of the suit to the prevailing party. [Ord. 25-14 § 1.01]

#### **26.50.140 Restoration project relocation of OHWM.**

The City may grant relief from Shoreline Master Program development standards and use regulations when the following apply:

- A. A shoreline restoration project causes, or would cause, a landward shift in the ordinary high water mark, resulting in the following:
  - 1. Land that had not been regulated under this chapter prior to construction of the restoration project is brought under shoreline jurisdiction; or
  - 2. Additional regulatory requirements apply due to a landward shift in required shoreline buffers or other regulations of the applicable Shoreline Master Program; and
  - 3. Application of Shoreline Master Program regulations would preclude or interfere with use of the property permitted by local development regulations, thus presenting a hardship to the project proponent.
- B. The proposed relief meets all of the following criteria:
  - 1. The proposed relief is the minimum necessary to relieve the hardship.
  - 2. After granting the proposed relief, there is net environmental benefit from the restoration project.
  - 3. Granting the proposed relief is consistent with the objectives of the shoreline restoration project and consistent with the Shoreline Master Program.
  - 4. Where a shoreline restoration project is created as mitigation to obtain a development permit, the project proponent required to perform the mitigation is not eligible for relief under this section.
- C. The application for relief must be submitted to the Department of Ecology for written approval or disapproval. This review must occur during the Ecology's normal review of a shoreline substantial development permit, special use permit, or variance. If no such permit is required, then Ecology shall conduct its review when the local government provides a copy of a complete application and all supporting information necessary to conduct the review.
  - 1. Except as otherwise provided in Subsection D of this section, the Department of Ecology shall provide at least 20-day notice to parties that have indicated interest to Ecology in reviewing applications for relief under this section, and post the notice on to their website.
  - 2. The Department of Ecology shall act within 30 calendar days of close of the public notice period, or within 30 days of receipt of the proposal from the local government if additional public notice is not required.
- D. The public notice requirements of Subsection C of this section do not apply if the relevant shoreline restoration project was included in a Shoreline Master Program or shoreline restoration plan as defined in WAC 173-26-201, as follows:
  - 1. The restoration plan has been approved by the Ecology under applicable Shoreline Master Program guidelines; and
  - 2. the shoreline restoration project is specifically identified in the Shoreline Master Program or restoration plan or is located along a shoreline reach identified in the

Shoreline Master Program or restoration plan as appropriate for granting relief from shoreline regulations; and

3. The Shoreline Master Program or restoration plan includes policies addressing the nature of the relief and why, when, and how it would be applied. [Ord. 25-14 § 1.01]

#### **26.50.150 Shoreline moratorium.**

The City Council may adopt moratoria or other interim official controls as necessary and appropriate to implement the provisions of the Shoreline Management Act in accordance with RCW 90.58.590

### **Chapter 26.60** **SENSITIVE AREAS**

The following sections of RMC Chapter 26.60 Sensitive Areas apply to Sensitive areas within Shoreline Management Act jurisdiction. [Ord. 25-14 § 1.01]

#### **26.60.010 General purpose and intent.**

- A. Sensitive areas perform many important biological and physical functions that benefit the city of Richland and its residents. The City shall regulate in the shoreline jurisdiction all uses, activities, and development within, adjacent to, or likely to affect one or more sensitive areas, consistent with the provisions of RMC 26.60, Sensitive Areas.

These functions include, but are not limited to, the following (by type):

1. Wetlands: helping to maintain water quality; storing and conveying stormwater and flood water; recharging ground water; providing important wildlife habitat; and serving as areas for recreation, educational and scientific study, and aesthetic appreciation; and
  2. Fish and wildlife habitat areas: maintaining species diversity and genetic diversity of local flora and fauna; providing opportunities for food, cover, nesting, breeding and movement for fish and wildlife; serving as areas for recreation, educational and scientific study and aesthetic appreciation; helping to maintain air and water quality; controlling erosion; and providing neighborhood separation and visual diversity within urban areas.
  3. In addition, certain portions of the city of Richland are characterized by geologic hazards that pose a risk to public and private property, to human life and safety and to the natural systems that make up the environment of the city of Richland. These lands are affected by natural processes that make them susceptible to landslides, seismic activity, and/or severe erosion. The city of Richland maintains that protection of sensitive areas and regulation of geologic hazards are necessary to protect the public health, safety, and welfare.
- B. This section of the Shoreline Master Program contains standards, guidelines, criteria and requirements intended to identify, analyze, and mitigate probable impacts to the city of Richland's sensitive areas and geologic hazard areas within the Shoreline Jurisdiction and to enhance and restore them when possible. The intent of these regulations, in concert with other Shoreline Master Program provisions, is to achieve no net loss of ecological function. In appropriate circumstances, impacts to sensitive

and geologic hazard areas that result from regulated activities may be minimized, rectified, reduced, and/or compensated for, consistent with these requirements. The city of Richland's goal shall be the protection of existing ecological functions and ecosystem-wide processes and restoration of degraded ecological functions and ecosystem-wide processes to achieve no net loss of shoreline ecological functions and to avoid probable impacts, to the extent feasible, to all sensitive areas.

C. It is the intent of this section to:

1. Implement the goals and policies of the city of Richland's comprehensive plan, including those goals and policies that pertain to natural features and environmental protection; aesthetics and community character; adequate housing and infrastructure; opportunities for economic development; creation of a balanced transportation system; adequate public facilities; and achievement of a mix of land use types and densities consistent with the city of Richland's land use plan;
2. Protect sensitive areas through the application of the most current, accurate, and complete scientific or technical information available as determined according to WAC 173-26-201(2)(a), and in consultation with state and federal agencies and other qualified professionals and integrate the full spectrum of state, tribal, and federal programs;
3. Comply with the Shoreline Management Act (RCW 90.58) and implementing rules;
4. Serve as a basis for exercise of the City's substantive authority under the State Environmental Policy Act (SEPA) and the City's SEPA rules;
5. Comply with the requirements of the Growth Management Act (RCW 36.70A) and implementing rules; and
6. Coordinate environmental review and permitting of proposals to avoid duplication and delay.

D. The city of Richland has mapping available from a variety of local, state, and federal information sources and based on topographic, geologic, hydrologic, and habitat characteristics that indicate where sensitive areas or geologic hazards may exist. Additional study and mapping are needed to verify that such conditions do prevail and are needed to identify other areas that are potentially sensitive areas. Maps and reference documents in the city of Richland's SMP Inventory, Characterization and Analysis report include this information. This mapping helps the City identify the potential presence of sensitive areas or the risks associated with developing lands subject to geologic hazards to the public. It should be noted that the boundaries of the sensitive areas and geologic hazard areas displayed on these maps are approximate and are not intended to be used for individual site assessment. When differences occur between what is illustrated on these maps and current site conditions, the actual presence or absence of environmentally sensitive areas or geologic hazard areas on the site shall determine the action to be taken. [Ord. 25-14 § 1.01]

**26.60.012 General applicability of these regulations.**

The provisions of these regulations shall apply to any activity that affects sensitive areas or their established buffers within the city's Shoreline Jurisdiction, and this provision applies whether or not a substantial development permit or other type of City approval is being sought. [Ord. 25-14 § 1.01]

### **26.60.015 General relationship of regulations of one type of sensitive area protection to other regulations.**

These sensitive area regulations shall apply as an overlay and in addition to shoreline, zoning, land use, and other regulations established by the city of Richland. Areas characterized as sensitive may also be subject to other regulations established by this chapter due to the overlap or multiple functions of some sensitive or critical areas. For example, some landslide hazard areas (e.g., steep slopes) adjacent to wetlands may be regulated by buffering requirements according to the wetland management provisions of this chapter. Wetlands may be defined and regulated according to the wetland section and habitat management provisions of this chapter. In the event of any conflict between these regulations and any other regulations of the city of Richland, the regulations which provide greater protection to environmentally sensitive areas shall apply. [Ord. 25-14 § 1.01]

## **Article II. Wetlands**

### **26.60.020 Regulated activities in wetlands.**

The following activities which occur in conjunction with a development application within a wetland and its associated buffer, or outside a wetland or buffer, but affecting the wetland or buffer, shall be regulated pursuant to the standards of this chapter to achieve, at a minimum, no net loss of wetland area and ecological functions, including lost time when the wetland does not perform the function:

- A. Removing, excavating, disturbing or dredging soil, sand, gravel, minerals, organic matter or materials of any kind;
- B. Dumping, discharging or filling with any material;
- C. Draining, flooding or disturbing the water level or water table;
- D. Driving, piling or placing obstructions;
- E. Constructing, reconstructing, demolishing or altering any structure or infrastructure; or if the activity results in greater impervious surface coverage;
- F. Destroying or altering vegetation, including through clearing, harvesting, shading or planting vegetation that would alter the character of wetland;
- G. Activities that result in significant changes in water temperature, physical or chemical characteristics of wetland water sources, including water quantity and quality as stated in Chapter 90.03 RCW and Chapter 173-201 WAC;
- H. Alteration of natural drainage patterns or any activity that results in a discharge of stormwater runoff into a wetland; and
- I. Any other activities affecting a wetland or wetland buffer not otherwise exempt from the provisions of this section. [Ord. 25-14 § 1.01]

### **26.60.021 Exemptions and allowed uses in wetlands.**

A. Wetlands. The following wetlands are exempt from the buffer provisions contained in this Chapter and the normal mitigation sequencing process in RMC 26.20.020 They may be filled if impacts are fully mitigated based on provisions in RMC 26.60.025 Wetland alteration and mitigation. In order to verify the following conditions, a critical area report for wetlands must be submitted.

1. All isolated Category III and IV wetlands less than 1,000 square feet that:

- a. Are not associated with riparian areas or buffer
- b. Are not part of a wetland mosaic.
- c. Do not contain habitat identified as essential for local populations of priority species identified by Washington Department of Fish and Wildlife or species of local importance.
- d. Are not a vernal pool.
- e. Are not an alkali wetland
- f. Do not contain aspen stands

B. Activities Allowed in Wetlands. The activities listed below are allowed in wetlands. These activities do not require submission of a sensitive area report, except where such activities result in a loss of the functions and values of a wetland or wetland buffer. These activities include:

- 1. Those activities and uses conducted pursuant to the Washington State Forest Practices Act and its rules and regulations, WAC 222-12-030, where state law specifically exempts local authority, except those developments requiring local approval for Class 4 – General Forest Practice Permits (conversions) as defined in RCW 76.09 and WAC 222-12.
- 2. Conservation or preservation of soil, water, vegetation, fish, shellfish, and/or other wildlife that does not entail changing the structure or functions of the existing wetland.
- 3. The harvesting of wild crops in a manner that is not injurious to natural reproduction of such crops and provided the harvesting does not require tilling of soil, planting of crops, chemical applications, or alteration of the wetland by changing existing topography, water conditions, or water sources.
- 4. Drilling for utilities/utility corridors under a wetland, with entrance/exit portals located completely outside of the wetland buffer, provided that the drilling does not interrupt the ground water connection to the wetland or percolation of surface water down through the soil column. Specific studies by a hydrologist are necessary to determine whether the ground water connection to the wetland or percolation of surface water down through the soil column will be disturbed.
- 5. Enhancement of a wetland through the removal of non-native invasive plant species. Removal of invasive plant species shall be restricted to hand removal unless permits from the appropriate regulatory agencies have been obtained for approved biological or chemical treatments. All removed plant material shall be taken away from the site and appropriately disposed of. Plants that appear on the Washington State Noxious Weed Control Board list of noxious weeds must be handled and disposed of according to a noxious weed control plan appropriate to that species. Re-vegetation with appropriate native species at natural densities shall occur in conjunction with removal of invasive plant species.
- 6. Educational and scientific research activities
- 7. Normal and routine maintenance and repair of any existing public or private facilities within an existing right-of-way, provided that the maintenance or repair does not expand the footprint or use of the facility or right-of-way.

C. Notwithstanding the exemptions provided by this chapter, any otherwise exempt activities occurring in or near wetlands shall comply with the intent of these standards



and shall consider on-site alternatives that achieve no net loss of ecological wetland functions. [Ord. 25-14 § 1.01]

#### **26.60.022 Wetland inventory maps.**

The approximate location and extent of wetlands within the city of Richland's planning area are shown on the sensitive areas maps adopted as part of this program, and provided in the City's SMP Inventory, Analysis and Characterization report. These maps shall be used only as a general guide for the assistance of property owners and the public, as the boundaries are generalized. The actual type, extent, and boundaries of wetlands shall be determined in the field by a qualified consultant according to the procedures, definitions, and criteria established by this chapter. In the event of any conflict between the wetland location or designation shown on the city of Richland's maps and the criteria or standards of this chapter, the results of applying the criteria and standards during the field investigation shall control.

#### **26.60.023 Rating – Categories of wetland.**

Wetlands shall be designated Category I, Category II, Category III, or Category IV according to the following criteria:

A. Category I, II, III, and IV are set forth in the Washington State Department of Ecology's Washington State Wetlands Rating System for Eastern Washington (Annotated Version), Publication #04-06-015, August 2004, Annotated March 2007, as may be amended in the future (hereinafter referred to as the Ecology Wetlands Rating System).

#### **26.60.024 Wetland buffer areas.**

A. The establishment of wetland buffer areas shall be required for all development proposals and activities adjacent to wetlands to protect the integrity, function, and value of the wetland. Buffers shall consist of an undisturbed area of vegetation established to protect the functions and values of the wetland. The standard buffer widths assume that the buffer is vegetated with a native plant community appropriate for the ecoregion. If the existing buffer is unvegetated, sparsely vegetated, or vegetated with invasive species that do not perform needed functions, the buffer should either be planted to create the appropriate plant community or the buffer should be widened to ensure that adequate functions of the buffer are provided. Buffers shall be determined in conjunction with considerations of wetland type and quality, approved wetland alterations, and required mitigation measures. Buffers are not intended to be established or to function independently of the wetland they are established to protect; the establishment of a buffer shall not operate to prevent a use or activity that would otherwise be permitted in the wetland subject to mitigation.

B. Buffers shall be measured from the wetland edge as delineated using the Washington State Wetlands Identification and Delineation Manual and marked in the field. Required buffer widths shall be determined according to the proposed land use (Table 26.60.024 (C)) and the wetland category (Table 26.60.024 (D)).

C. The following table describes the types of land use:

**Table 26.60.024 C. Land Use Intensity Table**

<u>Level of Impact from Proposed Change in Land Use</u>	<u>Types of Land Use Based on Common Zoning Designations</u>
<u>High</u>	<ul style="list-style-type: none"> <li>• <u>Commercial</u></li> <li>• <u>Urban</u></li> <li>• <u>Industrial</u></li> <li>• <u>Institutional</u></li> <li>• <u>Retail sales</u></li> <li>• <u>Residential (more than 1 unit/acre)</u></li> <li>• <u>High-intensity recreation (golf courses, ball fields, etc.)</u></li> </ul>
<u>Moderate</u>	<ul style="list-style-type: none"> <li>• <u>Residential (1 unit/acre or less)</u></li> <li>• <u>Moderate-intensity open space (parks with biking, jogging, etc.)</u></li> <li>• <u>Paved driveways and gravel driveways serving 3 or more residences</u></li> <li>• <u>Paved trails</u></li> </ul>
<u>Low</u>	<ul style="list-style-type: none"> <li>• <u>Low-intensity open space (hiking, bird-watching, preservation of natural resources, etc.)</u></li> <li>• <u>Timber management</u></li> <li>• <u>Gravel driveways serving 2 or fewer residences</u></li> <li>• <u>Unpaved trails</u></li> <li>• <u>Utility corridor without a maintenance road and little or no vegetation management.</u></li> </ul>

D. The following buffer widths are established:



**Table 26.60.024 D. Wetland Buffer Widths**

<b><u>Wetland Characteristics</u></b>	<b><u>Buffer Width by Impact of Proposed Land Use</u></b>	<b><u>Other Measures Recommended for Protection</u></b>
<b><u>Category IV Wetlands (For wetlands scoring less than 30 points or more for all functions)</u></b>		
<u>Score for all 3 basic functions is less than 30 points</u>	<u>Low – 25 ft</u> <u>Moderate – 40 ft</u> <u>High – 50 ft</u>	<u>No recommendations at this time</u>
<b><u>Category III Wetlands (For wetlands scoring 30-50 points or more for all functions)</u></b>		
<u>Moderate level of function for habitat (score for habitat 20-28 points)</u>	<u>Low – 75 ft</u> <u>Moderate – 110 ft</u> <u>High – 150 ft</u>	<u>No recommendations at this time</u>
<u>Not meeting above characteristic</u>	<u>Low – 40 ft</u> <u>Moderate – 60 ft</u> <u>High – 80 ft</u>	<u>No recommendations at this time</u>
<b><u>Category II Wetlands (For wetlands that score 51-69 points or more for all functions or having the “Special Characteristics” identified in the rating system)</u></b>		
<u>High level of function for habitat (score for habitat 29-36 points)</u>	<u>Low – 100 ft</u> <u>Moderate – 150 ft</u> <u>High – 200 ft</u>	<u>Maintain connections to other habitat areas.</u>
<u>Moderate level of function for habitat (score for habitat 20-28 points)</u>	<u>Low – 75 ft</u> <u>Moderate – 110 ft</u> <u>High – 150 ft</u>	<u>No recommendations at this time</u>
<u>High level of function for water quality improvement and low for habitat (score for water quality 24-32 points; habitat less than 20 points)</u>	<u>Low – 50 ft</u> <u>Moderate – 75 ft</u> <u>High – 100 ft</u>	<u>No additional surface discharges of untreated runoff</u>
<u>Riparian forest</u>	<u>Buffer width to be based on score for habitat functions or water quality functions</u>	<u>Riparian forest wetlands need to be protected at a watershed or subbasin scale</u>  <u>Other protection based on needs to protect habitat and/or water quality functions</u>
<u>Not meeting above characteristic</u>	<u>Low – 50 ft</u> <u>Moderate – 75 ft</u> <u>High – 100 ft</u>	<u>No recommendations at this time</u>
<b><u>Category I Wetlands (For wetlands that score 70 points or more for all functions or having the “Special Characteristics” identified in the rating system)</u></b>		
<u>Natural Heritage Wetlands</u>	<u>Low – 125 ft</u> <u>Moderate – 190 ft</u> <u>High – 250 ft</u>	<u>No additional surface discharges to wetland or its tributaries.</u> <u>No septic systems within 300 ft of wetland.</u> <u>Restore degraded parts of buffer.</u>
<u>High level of function for habitat (score for habitat 29-36 points)</u>	<u>Low – 100 ft</u> <u>Moderate – 150 ft</u> <u>High – 200 ft</u>	<u>Restore degraded parts of buffer.</u> <u>Maintain connections to other habitat areas</u>
<u>Moderate level of function for habitat (score for habitat 20-28 points)</u>	<u>Low – 75 ft</u> <u>Moderate – 110 ft</u>	<u>No recommendations at this time</u>

<u>Wetland Characteristics</u>	<u>Buffer Width by Impact of Proposed Land Use</u>	<u>Other Measures Recommended for Protection</u>
	High – 150 ft	
<u>High level of function for water quality improvement (24-32 points) and low for habitat (less than 20 points)</u>	<u>Low – 50 ft</u> <u>Moderate – 75 ft</u> <u>High – 100 ft</u>	<u>No additional surface discharges of untreated runoff</u>
<u>Not meeting above characteristics</u>	<u>Low – 50 ft</u> <u>Moderate – 75 ft</u> <u>High – 100 ft</u>	<u>No recommendations at this time</u>

[Ord. 25-14 § 1.01]

### **26.60.025 Buffer modifications.**

A. Buffer averaging to improve wetland protection may be permitted when all of the following conditions are met:

1. The wetland has significant differences in characteristics that affect its habitat functions, such as a wetland with a forested component adjacent to a degraded emergent component or a “dual-rated” wetland with a Category I area adjacent to a lower rated area.
2. The buffer is increased adjacent to the higher functioning area of habitat or more sensitive portion of the wetland and decreased adjacent to the lower functioning or less sensitive portion as demonstrated by a critical areas report from a qualified wetland professional.
3. The total area of the buffer after averaging is equal to the area required without averaging.
4. The buffer at its narrowest point is never less than either ¾ of the required width or 75 feet for Category I and II, 50 feet for Category III, and 25 feet for Category IV, whichever is greater.

B. Averaging for proposed land uses may be allowed when all of the following are met:

1. There are no feasible alternatives to the site design that could be accomplished without buffer averaging.
2. The averaged buffer will not result in degradation of the wetland's functions and values as demonstrated by a critical areas report from a qualified wetland professional.
3. The total buffer area after averaging is equal to the area required without averaging.
4. The buffer at its narrowest point is never less than either ¾ of the required width or 75 feet for Category I and II, 50 feet for Category III, and 25 feet for Category IV, whichever is greater.

C. Reduction in buffer width based on reducing the intensity of impacts from proposed land uses

1. The buffer widths recommended for proposed land uses with high-intensity impacts to wetlands can be reduced to those recommended for moderate-intensity impacts under the following conditions:
  - a. For wetlands that score moderate or high for habitat (20 points or more for the habitat functions), the width of the buffer can be reduced if both of the following criteria are met:

- i. A relatively undisturbed, vegetated corridor at least 100 feet wide is protected between the wetland and any other Priority Habitats as defined by the Washington State Department of Fish and Wildlife (“relatively undisturbed” and “vegetated corridor” are defined in questions H 2.1 and H 2.2.1 of the Washington State Wetland Rating System for Eastern Washington – Revised (Hruby 2004a), or latest update). Priority Habitats in eastern Washington include:
    - Wetlands
    - Riparian zones
    - Cliffs
    - Urban natural open space
  - ii. The corridor must be protected for the entire distance between the wetland and the Priority Habitat by some type of legal protection such as a conservation easement.
  - iii. Measures to minimize the impacts of different land uses on wetlands, such as the examples summarized in Table 26.60.025 D, are applied.
  - b. For wetlands that score fewer than 20 points for habitat, the buffer width can be reduced to that required for moderate land-use impacts by applying measures to minimize the impacts of the proposed land uses (see examples in Table 26.60.025 D).
- D. Examples of measures to minimize impacts to wetlands from changes in land uses with high impacts. [Ord. 25-14 § 1.01]

**Table 26.60.025 D. Examples of measures to minimize impacts to wetlands from changes in land uses with high impacts**

<u>Examples of Disturbance</u>	<u>Activities and Uses that Cause Disturbances</u>	<u>Examples of Measures to Minimize Impacts</u>
<u>Lights</u>	<ul style="list-style-type: none"> <li>• <u>Parking lots</u></li> <li>• <u>Warehouses</u></li> <li>• <u>Manufacturing</u></li> <li>• <u>Residential areas</u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Direct lights away from wetland</u></li> </ul>
<u>Noise</u>	<ul style="list-style-type: none"> <li>• <u>Manufacturing</u></li> <li>• <u>Residential areas</u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Locate activity that generates noise away from wetland</u></li> </ul>
<u>Toxic runoff*</u>	<ul style="list-style-type: none"> <li>• <u>Parking lots</u></li> <li>• <u>Roads</u></li> <li>• <u>Manufacturing</u></li> <li>• <u>Residential areas</u></li> <li>• <u>Application of agricultural pesticides</u></li> <li>• <u>Landscaping</u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered</u></li> <li>• <u>Establish covenants limiting use of pesticides within 150 ft of wetland</u></li> <li>• <u>Apply integrated pest management</u></li> </ul>
<u>Stormwater runoff</u>	<ul style="list-style-type: none"> <li>• <u>Parking lots</u></li> <li>• <u>Roads</u></li> <li>• <u>Manufacturing</u></li> <li>• <u>Residential areas</u></li> <li>• <u>Commercial</u></li> </ul>	<ul style="list-style-type: none"> <li>• <u>Retrofit stormwater detention and treatment for roads and existing adjacent development</u></li> <li>• <u>Prevent channelized flow from lawns that directly enters the buffer</u></li> </ul>

	<ul style="list-style-type: none"> <li>• <a href="#">Landscaping</a></li> </ul>	
<a href="#">Change in water regime</a>	<ul style="list-style-type: none"> <li>• <a href="#">Impermeable surfaces</a></li> <li>• <a href="#">Lawns</a></li> <li>• <a href="#">Tilling</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns</a></li> </ul>
<a href="#">Pets and human disturbance</a>	<ul style="list-style-type: none"> <li>• <a href="#">Residential areas</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Use privacy fencing; plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion; place wetland and its buffer in a separate tract</a></li> </ul>
<a href="#">Dust</a>	<ul style="list-style-type: none"> <li>• <a href="#">Tilled fields</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Use BMPs to control dust</a></li> </ul>
<p>* <a href="#">These examples are not necessarily adequate for minimizing toxic runoff if threatened or endangered species are present at the site.</a></p>		

E. The minimum buffer width stated in Table 26.60.024 D Wetland Buffer Widths shall be increased when the qualified consultant determines, based upon a site-specific wetland analysis, that impacts on the wetland from a proposed development can only be mitigated by a greater buffer width. The standard wetland buffer width shall be increased:

1. When the adjacent land is susceptible to severe erosion and erosion control measures will not effectively prevent adverse wetland impacts; or
2. When the standard buffer has minimal or degraded vegetative cover that cannot be improved through enhancement; or
3. When the wetland provides habitat for a species that is particularly sensitive to disturbance (such as a threatened or endangered species), the width of the buffer should be increased to provide adequate protection for the species based on its particular life-history needs.
4. When the minimum buffer for a wetland extends into an area with a slope of greater than 25 percent, the buffer shall be the greater of:
  - a. The minimum buffer for that particular wetland; or
  - b. Twenty-five feet beyond the point where the slope becomes 25 percent or less.

F. Low impact uses and activities (see Table 25.50.090 (C)) that are consistent with the purpose and function of the wetland buffer and do not detract from its integrity may be permitted within the buffer depending on the sensitivity of the wetland. Examples of uses and activities that may be permitted in appropriate cases, based on guidance in the Wetlands and CAO Guidance for Small Cities, Eastern Washington version (dated January 2010, revised October 2012, as may be amended in the future), include pedestrian trails, viewing platforms, stormwater management facilities such as grass-lined swales, and utility easements. Uses permitted within the buffer shall be located in the outer portion of the buffer as far as possible from the wetland.

G. A variance from buffer width requirements may be granted by the city of Richland upon a demonstration by the applicant that the Shoreline variance criteria are met per RMC 26.50.060. [Ord. 25-14 § 1.01]

#### **26.60.026 Wetland alteration and mitigation.**

- A. All adverse impacts to wetland functions and values shall be mitigated. Mitigation actions by an applicant or property owner shall occur in the following priority sequence per RMC 26.20.020.B Ecological Functions, No Net Loss (Mitigation Sequence).
- B. Where impacts cannot be avoided, the applicant or property owner shall seek to implement other appropriate mitigation actions in compliance with the intent, standards, and criteria of this section. These shall include consideration of alternative site plans and building layouts and/or reduction in the density or scope of the proposal.
- C. Alteration of wetlands and/or their buffers may be permitted by the City subject to the following criteria:
  - 1. Category I Wetlands. Alterations of Type I wetlands shall be avoided. .
  - 2. Category II Wetlands.
    - a. Any proposed alteration and mitigation shall comply with the requirements of this section through RMC 26.60.027 Mitigation standards, criteria, and plan requirements; and
    - b. No net loss of wetland function and value will occur due to the alteration.
  - 3. Category III Wetlands.
    - a. The proposed mitigation complies with the requirements of this section through RMC 26.60.028 Mitigation standards, criteria, and plan requirements; and
    - b. Where enhancement is proposed, replacement ratios comply with the requirements of RMC 26.60.028 Mitigation standards, criteria, and plan requirements (C) Wetland Replacement Ratios. [Ord. 25-14 § 1.01]

#### **26.60.027 Stormwater runoff.**

New development within 150 feet of a wetland buffer shall contain stormwater runoff within the developed portions of the site. No stormwater runoff shall drain into the wetland. Deviations from this standard may be approved by the City; provided, that a study undertaken by a qualified consultant in accordance with the provisions of RMC 26.60.028 indicates that the potential discharge of stormwater runoff from a development site into a wetland is adequately mitigated to protect the functions and values of the wetland. In the case of a Category 3 or Category 4 wetland, stormwater management facilities may be located within the outer 25 percent of the required wetland buffer; provided, that a determination is made that no other location is feasible and the location of such facilities will not have an adverse impact on the functions and values of the wetland [Ord. 25-14 § 1.01].

#### **26.60.028 Mitigation standards, criteria, and plan requirements.**

- A. Location and Timing of Mitigation.
  - 1. Location of Compensatory Mitigation. Compensatory mitigation actions shall be conducted within the same sub-drainage basin and on the site of the alteration except when all of a through d below apply. In that case, mitigation may be allowed off site within the subwatershed of the impact site. When considering off-site mitigation, preference should be given to using alternative mitigation, such as a mitigation bank, an in-lieu fee program, or advanced mitigation.

- a. There are no reasonable opportunities on site or within the sub-drainage basin (e.g., on-site options would require elimination of high-functioning upland habitat), or opportunities on site or within the sub-drainage basin do not have a high likelihood of success based on a determination of the capacity of the site to compensate for the impacts. Considerations should include: anticipated replacement ratios for wetland mitigation, buffer conditions and proposed widths, available water to maintain anticipated hydrogeomorphic classes of wetlands when restored, proposed flood storage capacity, and potential to mitigate riparian fish and wildlife impacts (such as connectivity).
  - b. On-site mitigation would require elimination of high-quality upland habitat.
  - c. Off-site mitigation has a greater likelihood of providing equal or improved wetland functions than the altered wetland.
  - d. Off-site locations shall be in the same sub-drainage basin unless:
    - i. Established watershed goals for water quality, flood storage or conveyance, habitat, or other wetland functions have been established by the City and strongly justify location of mitigation at another site.
    - ii. The design for the compensatory mitigation project needs to be appropriate for its location (i.e., position in the landscape). Therefore, compensatory mitigation should not result in the creation, restoration, or enhancement of an atypical wetland. An atypical wetland refers to a compensation wetland (e.g., created or enhanced) that does not match the type of existing wetland that would be found in the geomorphic setting of the site (i.e., the water source[s] and hydroperiod proposed for the mitigation site are not typical for the geomorphic setting). Likewise, it should not provide exaggerated morphology or require a berm or other engineered structures to hold back water. For example, excavating a permanently inundated pond in an existing seasonally saturated or inundated wetland is one example of an enhancement project that could result in an atypical wetland. Another example would be excavating depressions in an existing wetland on a slope, which would require the construction of berms to hold the water.
2. Timing of Compensatory Mitigation. It is desirable that compensatory mitigation projects be completed prior to activities that will disturb wetlands. At the least, compensatory mitigation shall be completed immediately following disturbance and prior to use or occupancy of the action or development. Construction of mitigation projects shall be timed to reduce impacts to existing fisheries, wildlife, and flora.
  3. The Administrator may authorize a one-time, temporary delay in completing construction or installation of the compensatory mitigation when the applicant provides a written explanation from a qualified wetland professional as to the rationale for the delay. An appropriate rationale would include identification of the environmental conditions that could produce a high probability of failure or significant construction difficulties (e.g., project delay lapses past a fisheries window, or installing plants should be delayed until the dormant season to ensure greater survival of installed materials). The delay shall not create or perpetuate hazardous conditions or environmental damage or degradation, and the delay shall not be injurious to the health, safety, or general welfare of the public. The

request for the temporary delay must include a written justification that documents the environmental constraints that preclude implementation of the compensatory mitigation plan. The justification must be verified and approved by the City.

**B. Mitigation Performance Standards.**

1. Adverse impacts to wetlands functions and values shall be mitigated. Mitigation actions shall be implemented in the preferred sequence identified in RMC 26.20.020 Ecological Functions. Proposals which include less preferred and/or compensatory mitigation shall demonstrate that:
  - a. All feasible and reasonable measures will be taken to reduce impacts and losses to the original wetland. Describe how preferred order of wetlands mitigation was followed: 1) restoration (including reestablishment and rehabilitation); 2) creation (establishment); 3) enhancement in combination with restoration or creation; and 4) preservation of high quality, at risk wetlands.
  - b. Compensatory mitigation shall be allowed only after mitigation sequencing is applied and higher priority means of mitigation are determined to be infeasible, and shall achieve equivalent or greater wetland ecological functions.
  - c. No overall net loss will occur in wetland functions and values; and
  - d. The restored, created, or enhanced wetland will be as persistent and sustainable as the wetland it replaces.

**C. Wetland Replacement Ratios.**

1. Where wetlands alterations are permitted by the City the applicant shall restore or create equivalent areas of wetlands in order to compensate for wetland losses. Equivalent areas shall be determined according to acreage, function, type, location, timing factors, and projected success of restoration or creation.
2. The following acreage replacement ratios shall be applied.

**Table 26.60.027: Mitigation ratios for eastern Washington<sup>1</sup>**

<u>Category and Type of Wetland Impacts</u>	<u>Re-establishment or Creation</u>	<u>Rehabilitation Only<sup>2</sup></u>	<u>Re-establishment or Creation (R/C) and Rehabilitation (RH)<sup>2</sup></u>	<u>Re-establishment or Creation (R, C) and Enhancement (E)<sup>2</sup></u>	<u>Enhancement Only<sup>2</sup></u>
<u>All Category IV</u>	<u>1.5:1</u>	<u>3:1</u>	<u>1:1 R/C and 1:1 RH</u>	<u>1:1 R/C and 2:1 E</u>	<u>6:1</u>
<u>All Category III</u>	<u>2:1</u>	<u>4:1</u>	<u>1:1 R/C and 2:1 RH</u>	<u>1:1 R/C and 4:1 E</u>	<u>8:1</u>
<u>Category II Forested</u>	<u>4:1</u>	<u>8:1</u>	<u>1:1 R/C and 4:1 RH</u>	<u>1:1 R/C and 6:1 E</u>	<u>16:1</u>
<u>Category II Vernal Pool</u>	<u>2:1 Compensation must be seasonally ponded wetland</u>	<u>4:1 Compensation must be seasonally ponded wetland</u>	<u>1:1 R/C and 2:1 RH</u>	<u>Case-by-case</u>	<u>Case-by-case</u>
<u>All other</u>	<u>3:1</u>	<u>6:1</u>	<u>1:1 R/C and</u>	<u>1:1 R/C and 8:1</u>	<u>12:1</u>



<u>Category and Type of Wetland Impacts</u>	<u>Re-establishment or Creation</u>	<u>Rehabilitation Only<sup>2</sup></u>	<u>Re-establishment or Creation (R/C) and Rehabilitation (RH)<sup>2</sup></u>	<u>Re-establishment or Creation (R, C) and Enhancement (E)<sup>2</sup></u>	<u>Enhancement Only<sup>2</sup></u>
Category II			4:1 RH	E	
Category I Forested	6:1	12:1	1:1 R/C and 10:1 RH	1:1 R/C and 20:1 E	24:1
Category I based on score for functions	4:1	8:1	1:1 R/C and 6:1 RH	1:1 R/C and 12:1 E	16:1
Category I Natural Heritage site	Not considered possible <sup>3</sup>	6:1 Rehabilitation of a Natural Heritage site	R/C Not considered possible <sup>3</sup>	R/C Not considered possible <sup>3</sup>	Case-by-base
Category I Alkali	Not considered possible <sup>3</sup>	6:1 Rehabilitation of an alkali wetland	R/C Not considered possible <sup>3</sup>	R/C Not considered possible <sup>3</sup>	Case-by-case
Category I Bog	Not considered possible <sup>3</sup>	6:1 Rehabilitation of a bog	R/C Not considered possible <sup>3</sup>	R/C Not considered possible <sup>3</sup>	Case-by-case

1. Ratios for rehabilitation and enhancement may be reduced when combined with 1:1 replacement through creation or re-establishment. See Table 1b, Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance--Version 1, (Ecology Publication #06-06-011a, Olympia, WA, March 2006 or as revised).
2. These ratios are based on the assumption that the rehabilitation or enhancement actions implemented represent the average degree of improvement possible for the site. Proposals to implement more effective rehabilitation or enhancement actions may result in a lower ratio, while less effective actions may result in a higher ratio. The distinction between rehabilitation and enhancement is not clear-cut. Instead, rehabilitation and enhancement actions span a continuum. Proposals that fall within the gray area between rehabilitation and enhancement will result in a ratio that lies between the ratios for rehabilitation and the ratios for enhancement.
3. Natural Heritage sites, alkali wetland, and bogs are considered irreplaceable wetlands because they perform some functions that cannot be replaced through compensatory mitigation. Impacts to such wetlands would therefore result in a net loss of some functions no matter what kind of compensation is proposed.

**Reference:**

Washington State Department of Ecology, U.S. Army Corps of Engineers Seattle District, and U.S. Environmental Protection Agency Region 10. March 2006. Wetland Mitigation in Washington State – Part 1: Agency Policies and Guidance (Version 1). Washington State Department of Ecology Publication #06-06-011a. Olympia, WA.

3. **Credit/Debit Method.** To more fully protect functions and values, and as an alternative to the mitigation ratios found in the joint guidance “Wetland Mitigation in Washington State Parts I and II” (Ecology Publication #06-06-011a-b, Olympia, WA, March, 2006), the administrator may allow mitigation based on the “credit/debit” method developed by the Department of Ecology in “Calculating Credits and Debits for Compensatory Mitigation in Wetlands of Eastern Washington: Final Report” (Ecology Publication #11-06-015, August 2012, or as revised). [Ord. 25-14 § 1.01]

## **26.60.029 Wetland mitigation plan requirements.**

Where it is determined by the city that compensatory wetland mitigation is required or appropriate, a mitigation plan shall be prepared consistent with the provisions below and shall also meet the minimum requirements contained in the Wetlands and CAO Guidance



for Small Cities, Eastern Washington version (dated January 2010, revised October 2012, and as amended in the future). The purpose of the plan is to prescribe mitigation to compensate for impacts to the wetland functions, values, and acreage as a result of the proposed action. This plan shall consider the chemical, physical, and biological impacts on the wetland system using a recognized wetlands assessment methodology and/or best professional judgment. The mitigation plan shall be prepared in two phases, a conceptual phase and a detailed phase.

A. Conceptual Plan – Standards and Criteria. The applicant shall prepare a conceptual mitigation plan for submission to the City at a premitigation conference. The conceptual mitigation plan shall include:

1. General goals of the mitigation plan;
2. A review of literature or experience to date in restoring or creating the type of wetland proposed;
3. Location of proposed wetland compensation area;
4. General hydrologic patterns on the site following construction;
5. Nature of compensation, including wetland types (in-kind), general plant selection and justification, approximate project sequencing and schedule, and approximate size of the new wetland buffer;
6. A conceptual maintenance plan; and
7. Conceptual monitoring and contingency plan.

B. Detailed Plan – Standards and Criteria. Following acceptance of the conceptual mitigation plan by the City, the applicant will prepare a detailed mitigation plan. Each detailed plan shall contain, at a minimum, the following seven components, and shall be consistent with the standards in 26.60.023 through 26.60.028:

1. A clear statement of the objectives of the mitigation. The goals of the mitigation plan should be stated in terms of the new wetland functions and values compared to the functions and values of the original wetland. Objectives should include:
2. Qualitative and quantitative standards for success of the project, including hydrologic characteristics (water depths, water quality, hydroperiod/hydrocycle characteristics, flood storage capacity); vegetative characteristics (community types, species composition, density, and spacing); faunal characteristics, and final topographic elevations.
3. An ecological assessment of the wetland values and wetland buffers that will be lost as a result of the activities, and of the replacement wetlands and buffers, including but not limited to the following:
  - a. Acreage of project;
  - b. Existing functions and values;
  - c. Sizes of wetlands, wetland buffers, and areas to be altered;
  - d. Vegetative characteristics, including community type, areal coverage, species composition, and density;
  - e. Habitat type(s) to be enhanced, restored, or created; and
  - f. Dates for beginning and completion of the mitigation project, and sequence of construction activities.
4. A statement of the location, elevation, and hydrology of the new site, including the following:
  - a. Relationship of the project to the watershed and existing water bodies;

- b. Topography of site using the smallest readily available intervals, preferably one-foot contour intervals but two-foot is acceptable;
  - c. Water level data, including depth and duration of seasonally high water table;
  - d. Water flow patterns;
  - e. Grading, filling and excavation, including a description of imported soils;
  - f. Irrigation requirements, if any;
  - g. Water pollution mitigation measures during construction;
  - h. Areal coverage of planted areas to open water areas (if any open water is to be present); and
  - i. Appropriate buffers.
- 5. A planting plan, describing what will be planted, and where and when the planting will occur, as follows:
  - a. Soils and substrate characteristics;
  - b. Specify substrate stockpiling techniques; and
  - c. Planting instructions, including species, stock type and size, density or spacing of plants, and water and nutrient requirements.
- 6. A monitoring and maintenance plan, consistent with RMC 26.60.031.
  - a. Specify procedures for monitoring and site maintenance; including control of invasive species and
  - b. Submit monitoring reports to the City.
- 7. A contingency plan, consistent with these regulations.
- 8. A detailed budget for implementation of the mitigation plan, including monitoring, maintenance, and contingency phases.
- 9. A guarantee, in the form of a bond or other security device in a form and amount acceptable to the city attorney, assuring that the work will be performed as planned and approved, consistent with these regulations and including monitoring, maintenance and contingency. [Ord. 25-14 § 1.01].

#### **26.60.030 Performance standards for wetlands mitigation planning.**

- A. The following performance standards shall be incorporated into mitigation plans submitted to the city of Richland:
  - 1. Plants should be indigenous to the region (not introduced or foreign species);
  - 2. Plants should be adaptable to a broad range of water depths;
  - 3. Plants should be commercially available or available from local sources;
  - 4. Plant species high in food and cover value for fish and wildlife are recommended, when possible;
  - 5. Plants should be mostly perennial species;
  - 6. Avoid committing significant areas of site to species that have questionable potential for successful establishment;
  - 7. Plant selection must be approved by wetlands biologist/ecologist;
  - 8. Water depth is not to exceed six and one-half feet (two meters);
  - 9. The grade or slope that water flows through the wetland is not to exceed six percent;
  - 10. Slopes within the wetland basin and the buffer zone should not be steeper than 3:1 (horizontal to vertical);

11. The substrate should consist of a minimum of one foot, in depth, of clean (uncontaminated with chemicals, or solid/hazardous wastes) inorganic/organic materials;
  12. Planting densities and placement of plants should be determined by a qualified professional and shown on the design plans;
  13. The wetland (excluding the buffer area) should not contain more than 60 percent open water as measured at the seasonal high water mark;
  14. Minimum buffer widths should extend from the wetland boundary in accordance with buffer requirements in Table 26.60.024 D Wetland Buffer Widths for the proposed category rating of the wetland that will be created.
  15. The planting plan must be approved by the deputy city manager for community and development services or consultant acting on behalf of the city;
  16. Stockpiling should be confined to upland areas and contract specifications should limit stockpile durations to less than four weeks;
  17. Planting instructions which describe proper placement, diversity, and spacing of seeds, tubers, bulbs, rhizomes, sprigs, plugs, and transplanted stock;
  18. Apply controlled release fertilizer, if reasonable and prudent, at the time of planting and afterward only as plant conditions warrant (determined during the monitoring process);
  19. Install an irrigation system, if necessary, for initial establishment period; and
  20. Construction specifications and methods must be approved by a qualified consultant and the City.
- B. On completion of construction, the wetland mitigation project must be signed off by the applicant's qualified consultant and the City. Signature will indicate that the construction has been completed as planned and all design elements have been fully and correctly implemented. If there have been changes in the implementation of the plan, a written explanation from the consulting biologist must be included. [Ord. 25-14 § 1.01].

#### **26.60.031 Wetland monitoring program and contingency plan.**

- A. A monitoring program shall be implemented to determine the success of the mitigation project and any necessary corrective actions. This chapter shall determine if the original goals and objectives are being met.
- B. A contingency plan shall be established for compensation in the event that the mitigation project is inadequate or fails. A performance and maintenance bond or other acceptable security device is required to ensure the applicant's compliance with the terms of the mitigation agreement. The amount of the performance and maintenance bond shall equal 125 percent of the cost of the mitigation project for a period of five years. The City may agree to reduce the bond in phases in proportion to work successfully completed over the period of the bond.
1. During monitoring, scientific procedures for establishing the success or failure of the project must be used;
  2. For vegetation determinations, permanent sampling points shall be established;
  3. Vegetative success will be defined as 80 percent per year survival of planted trees and shrubs and 80 percent per year cover of desirable understory or emergent species;

4. Submit monitoring reports on the current status of the mitigation project to the City. The reports are to be prepared by a qualified consultant and reviewed by the city's consultant and should include monitoring information on wildlife, vegetation, water quality, water flow, stormwater storage and conveyance, and existing or potential degradation, and shall be produced on the following schedule:
  - a. At the time of construction;
  - b. Thirty days after planting;
  - c. Early in the growing season of the first year;
  - d. End of the growing season of the first year;
  - e. Twice the second year; and
  - f. Annually thereafter;
5. Monitor for five growing seasons. If the mitigation goals are not obtained within the initial 5 year period, the applicant remains responsible for restoration of the natural resource values and functions until the mitigation goals agreed to in the mitigation plan are achieved;
6. If necessary, correct for failures in the mitigation project;
7. Replace dead or undesirable vegetation with appropriate plantings, based on the approved planting plan or 26.60.029;
8. Repair damages caused by erosion, settling, or other geomorphological processes;
9. Redesign mitigation project (if necessary) and implement the new design; and
10. Correction procedures shall be approved by a qualified consultant and the City. [Ord. 25-14 § 1.01].

#### **26.60.032 Unauthorized alterations and enforcement.**

- A. When a wetland or its buffer has been altered in violation of this Chapter, all ongoing development work shall stop and the critical area shall be restored. The City shall have the authority to issue a "stop-work" order to cease all ongoing development work and order restoration, rehabilitation, or replacement measures at the owner's or other responsible party's expense to compensate for violation of provisions of this Chapter.
- B. Requirement for Restoration Plan. All development work shall remain stopped until a restoration plan is prepared and approved by City. Such a plan shall be prepared by a qualified professional using the currently accepted scientific principles and shall describe how the actions proposed meet the minimum requirements described in Subsection C. The Administrator shall, at the violator's expense, seek expert advice in determining the adequacy of the plan. Inadequate plans shall be returned to the applicant or violator for revision and resubmittal.
- C. Minimum Performance Standards for Restoration. The following minimum performance standards shall be met for the restoration of a wetland, provided that if the violator can demonstrate that greater functions and habitat values can be obtained, these standards may be modified:
  1. The historic structure, functions, and values of the affected wetland shall be restored, including water quality and habitat functions.
  2. The historic soil types and configuration shall be restored to the extent practicable.
  3. The wetland and buffers shall be replanted with native vegetation that replicates the vegetation historically found on the site in species types, sizes, and densities. The historic functions and values should be replicated at the location of the alteration.

- 4. Information demonstrating compliance with other applicable provisions of this Chapter shall be submitted to the Administrator.
- D. Site Investigations. The Administrator is authorized to make site inspections and take such actions as necessary to enforce this Chapter. The Administrator shall present proper credentials and make a reasonable effort to contact any property owner before entering onto private property.
- E. Penalties. See Section 26.60.084 (B).
- F. If the wetland affected cannot be restored, money from any associated penalties shall be deposited in a dedicated account for the preservation or restoration of landscape processes and functions in the watershed in which the affected wetland is located. The City may coordinate its preservation or restoration activities with others to optimize the effectiveness of the restoration action. [Ord. 25-14 § 1.01].

### **Article III. Fish and wildlife habitat areas.**

#### **26.60.040 Exemption from fish and wildlife regulations.**

- A. See RMC 26.60.02122 for general exemptions to all sensitive areas.
- B. The following activities shall be exempt from the provisions of this chapter related to fish and wildlife habitat, provided they are conducted using best management practices:
  - 1. Activities involving artificially created habitat, including but not limited to grass-lined swales, irrigation and drainage ditches, detention facilities such as reservoirs, ponds, and landscape features, except for habitat areas created as mitigation.
- C. Notwithstanding the exemption provided by this section, any otherwise exempt activities occurring in or near critical habitat areas shall comply with the intent of these standards and shall consider on-site alternatives that avoid or minimize potential habitat impacts. [Ord. 25-14 § 1.01].

#### **26.60.041 Fish and wildlife habitat inventory maps.**

The approximate location and extent of habitat areas within the city of Richland's planning area are shown on the maps adopted as part of this program, as provided in the City's SMP Inventory, Analysis and Characterization report. These maps shall be used as a general guide only for the assistance of property owners and other interested parties; boundaries are generalized. The actual type, extent, and boundaries of habitat areas shall be determined by a qualified professional according to the procedures, definitions, and criteria established by this article. In the event of any conflict between the habitat location or type shown on the city of Richland's maps and the criteria or standards of this article, the criteria and standards resulting from the field investigation shall control. [Ord. 25-14 § 1.01].

#### **26.60.042 Fish and wildlife habitat buffer areas.**

- A. The establishment of buffer areas shall be required for regulated activities in or adjacent to habitat areas. Buffer shall consist of an undisturbed area of native vegetation established to protect the integrity, functions, and values of the affected habitat. Enhancement of buffers may be required if a portion of the buffer has been cleared, or if tree cover is substantially less than a native climax community.

B. The following buffer widths are established:

**Table 26.60.42. Riparian Buffer Width**

<u>Regulatory Reach (see Environment Designation with Regulatory Reaches Map)</u>	<u>Riparian Buffer Width (Feet)<sup>12</sup></u>
<u>A, C, I, T</u>	<u>50</u>
<u>B, U and all other Natural environment designation areas within various regulatory reaches except Reach Q</u>	<u>Entire shoreline jurisdiction</u>
<u>D, N, O, P,</u>	<u>75 except where roadway, canal, paved trail or parking area encroaches and then waterward edge of facility maintenance area, as applicable</u>
<u>E, F</u>	<u>100</u>
<u>G, I</u>	<u>75 except where roadway, canal, levee, paved trail or parking area encroaches and then waterward edge of facility maintenance area, as applicable</u>
<u>H, J, K</u>	<u>100 except where roadway, canal, levee, paved trail or parking area encroaches and then waterward edge of facility maintenance area, as applicable</u>
<u>L, Q, S</u>	<u>Waterward edge of existing levee, paved trail and/or parking maintenance area, as applicable</u>
<u>M</u>	<u>50 or waterward edge of existing levee, paved trail and/or parking maintenance area, as applicable</u>
<u>R</u>	<u>From the OHWM to the federal/private property boundary line<sup>3</sup></u>
<u>(<sup>1</sup>) Measured from the OHWM or top of bank, as applicable</u>	
<u>(<sup>2</sup>) Accompanied by other sensitive area protections and stormwater management measures, as applicable</u>	
<u>(<sup>3</sup>) Administrative Buffer Adjustments do not apply.</u>	

C. Buffers shall be measured, on a horizontal plane, from the OHWM as delineated by a qualified consultant. Required buffer widths shall reflect the sensitivity of the habitat and the type and intensity of human activity proposed to be conducted nearby. Buffers shall be determined by the City based on information in the wildlife report supplemented by its own investigations, the sensitivity and value of the habitat areas, the intensity and design of the proposed use, and adjacent uses and activities.

D. Administrative Buffer Adjustments.

1. The required buffer widths established in this SMP may be modified by the Shoreline Administrator for a development on existing legal lots of record in place at the time of adoption of this program, in accordance with the provisions of this section only where the applicant demonstrates all of the following:
    - a. Averaging is necessary to avoid an extraordinary hardship to the applicant caused by circumstances peculiar to the property, and no feasible alternative exists;
    - b. The designated buffer area contains variations in sensitivity to ecological impacts due to existing physical characteristics or the character of the buffer varies in slope, soils, or vegetation;
    - c. The total area contained within the buffer after averaging is no less than that contained within the standard buffer prior to averaging;
    - d. The minimum buffer width at its narrowest point shall not be less than seventy five (75) percent of the buffer width established under this SMP; and
    - e. The buffer width averaging does not result in a net loss of ecological function.
  2. Standard Buffer Reduction. Reductions of up to twenty-five (25) percent of the standard buffer may be approved if the applicant demonstrates to the satisfaction of the Shoreline Administrator that a mitigation plan developed by a qualified professional pursuant to GCC 24.12.520 (g) indicates that enhancing the buffer (by removing invasive plants or impervious surfaces, planting native vegetation, or installing habitat features or other means) will result in a reduced buffer that functions at a higher level than the existing standard buffer.
  3. In-fill Development. In an effort to facilitate in-fill development in approved plats, the County may approve requests to reduce the standard shoreline buffers up to a maximum of fifty (50) percent for a new single-family residence and appurtenant structures in accordance with the following criteria:
    - a. Where there are single-family residences within 150 feet on either side of the proposed residence in an existing plat, the buffer shall be determined as the greater of one of the following three options: 1) a common line drawn between the nearest corners of the nearest residence; 2) a common line calculated by the average of the nearest residence's existing buffer; or 3) a fifty (50) percent reduction of the standard buffer.
    - b. Where there is only a residence located within 150 feet on one side of the proposed residence in an existing plat, the standard buffer shall be determined as the greater of a common line drawn between the nearest corner of the nearest residence and the nearest point of the standard buffer on the adjacent vacant lot, a common line calculated by the average of the nearest residence's setback and the standard buffer for the adjacent vacant lot, or a fifty (50) percent reduction of the standard buffer.
- E. The buffer width stated in subsection (B) of this section shall be increased when the qualified consultant determines, based upon a site-specific habitat analysis, that impacts on the habitat from a proposed development can only be mitigated by a greater buffer width. The standard habitat buffer width shall be increased:
1. When the adjacent land is susceptible to severe erosion and erosion control measures will not effectively prevent adverse habitat impacts; or



2. When the standard buffer has minimal or degraded vegetative cover that cannot be improved through enhancement; or
  3. When the wetland provides habitat for a species that is particularly sensitive to disturbance (such as a threatened or endangered species), the width of the buffer should be increased to provide adequate protection for the species based on its particular, life-history needs; or
  4. When the minimum buffer for a habitat extends into an area with a slope of greater than twenty- five (25) percent, the buffer shall be the greater of:
    - a. The minimum buffer for that particular habitat; or
    - b. Twenty-five (25) feet beyond the point where the slope becomes twenty-five (25) percent or less.
- F. Low impact uses and activities which are consistent with the purpose and function of the habitat buffer and do not detract from its integrity may be permitted within the buffer depending on the sensitivity of the habitat involved. Examples of uses and activities which may be permitted in appropriate cases include pedestrian trails, viewing platforms, stormwater management facilities such as grass-lined swales and utility easements. [Ord. 25-14 § 1.01].

#### **26.60.043 Fish and wildlife habitat alteration.**

- A. Adverse impacts to habitat functions and values shall be mitigated. Mitigation actions by an applicant or property owner shall occur per in accordance with RMC 26.20.020 Ecological Functions, No Net Loss including the specified mitigation sequence.
- B. Where impacts cannot be avoided, the applicant or property owner shall seek to implement other appropriate mitigation actions in compliance with the intent, standards, and criteria of this section. Mitigation shall meet the criteria of RMC 26.20.020 Ecological Functions, No Net Loss including the specified mitigation sequence. In an individual case, these actions may include consideration of alternative site plans and layouts, reductions in the density or scope of the proposal.
- C. Alteration of habitat and/or their buffers may be permitted by the City subject to the following standards:
1. Critical Habitat. Alterations of critical habitat shall be avoided, subject to the reasonable use provisions of this chapter.
  2. Secondary Habitat. Alterations of secondary habitat may be permitted; provided, that the applicant mitigates adverse impacts consistent with the performance standards and other requirements of this chapter. [Ord. 25-14 § 1.01].

#### **26.60.044 Fish and wildlife habitat performance standards and incentives.**

- A. The performance standards and criteria contained in this section shall be incorporated into plans submitted for regulated activities and shall:
1. Consider habitat in site planning and design;
  2. Locate buildings and structures in a manner that preserves and minimizes adverse impacts to important habitat areas;
  3. Integrate retained habitat into open space and landscaping, consistent with the provisions of all open space and landscaping requirements;
  4. Consolidate habitat and vegetated open space in contiguous blocks where feasible;



5. Locate habitat contiguous to other habitat areas, open space or landscaped areas to contribute to a continuous system or corridor that provides connections to adjacent habitat areas and allows movement of wildlife;
  6. Use native species in any landscaping of disturbed or undeveloped areas and in any enhancement of habitat or buffers;
  7. Emphasize heterogeneity and structural diversity of vegetation in landscaping and food producing plants beneficial to wildlife;
  8. Remove and/or control any noxious or undesirable species of plants and animals;
  9. Preserve significant trees and/or snags, preferably in groups, consistent with achieving the objectives of these standards;
  10. Buffers shall be preserved and shall be surveyed, staked, and fenced prior to any constructed work, including grading and clearing, may take place on the site; and
  11. Temporary erosion and sedimentation controls, pursuant to an approved plan, shall be implemented during construction.
- B. A vegetation management plan shall be submitted consistent with the requirements, goals, and standards of this chapter. The plan shall reflect the report prepared pursuant to RMC 22.10.310. Any required mitigation, including supplemental buffer plantings, shall be guaranteed by a bond or other acceptable security device is required to ensure bond or other security device shall be required to assuring successful establishment including an appropriate monitoring period. The amount of the performance and maintenance bond shall equal 125 percent of the cost of the mitigation project for a period of five years. The City may agree to reduce the bond in phases in proportion to work successfully completed over the period of the bond.
- C. As an incentive to encourage preservation of secondary habitat as defined in this article, the net amount of landscaping required by the city of Richland may be reduced by one-quarter acre for each one acre of secondary habitat and buffer preserved on the site; however, that amount cannot exceed 50 percent of the amount of required landscaping. The reduction shall be calculated on the basis of square feet of habitat preserved or enhanced and square feet required. Habitat and habitat buffer that is enhanced by the applicant may also qualify for this reduction. Preservation of secondary habitat shall be execution of an easement or other protective device acceptable to the city of Richland. [Ord. 25-14 § 1.01].

#### **Article IV. Geologic Hazard Areas**

##### **26.60.050 Identification and definition.**

- A. Geologic hazard areas identification and designation shall be consistent with the minimum guideline classifications established in WAC 365-190-080(4), which include any future amendments to the code. Areas that are susceptible to one or more of the following types of hazards shall be classified as a geologic hazard area:
1. Erosion hazard;
  2. Landslide hazard;
  3. Seismic hazard; and
  4. Mine hazard.

- B. Erosion Hazard Areas. Those areas that are identified by the United States Department of Agriculture Soil Conservation Service as having a severe rill and inter-rill erosion hazard.
- C. Landslide Hazard Areas. Those areas that are potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include any areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors. Landslide hazard areas include, but are not limited to, the following types of areas:
1. Areas delineated by the United States Department of Agriculture Soil Conservation Service as having a severe limitation for building site development;
  2. Areas designated as quaternary slumps, earthflows, mudflows, lahars, or landslides on maps published by the United States Geological Survey or Department of Natural Resources Division of Geology and Earth Resources;
  3. Areas with all three of the following characteristics:
    - a. Areas with slope steeper than 15 percent;
    - b. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and
    - c. Springs or ground water seepage;
  4. Areas that have shown movement during the holocene epoch (from 10,000 years ago to the present) or which are underlain or covered by mass wastage debris of that epoch;
  5. Areas with slopes that are parallel or subparallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials;
  6. Areas with slopes having gradients steeper than 80 percent subject to rockfall during seismic shaking;
  7. Areas potentially unstable as a result of rapid stream incision, stream bank erosion and undercutting by wave action;
  8. Areas that show evidence of, or on, an active alluvial fan presently or potentially subject to inundation by debris flows or catastrophic flooding; or
  9. Areas with a slope of 40 percent or steeper and with a vertical relief of 10 or more feet except areas composed of consolidated rock. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least 10 feet of vertical relief.
- D. Seismic Hazard Areas. Those areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, soil liquefaction, or surface faulting. One indicator of potential for future earthquake damage is a record of earthquake damage in the past. Ground shaking is the primary cause of earthquake damage in Washington. The strength of ground shaking is primarily affected by: (1) magnitude of an earthquake; (2) distance from the source of an earthquake; (3) type of thickness of geologic materials at the surface; and (4) type of subsurface geologic structure.
- E. Mine Hazard Areas. Those areas underlain by, adjacent to, or affected by mine working areas as designated by the Washington State Department of Natural Resources. [Ord. 25-14 § 1.01].

#### **26.60.051 Applicability to geological hazards.**

The provisions of this article shall apply to any activity that occurs in or within 200 feet of a geologic hazard area unless otherwise exempt. These activities include but are not limited to the following:

- A. Removing, excavating, disturbing or dredging soil, sand, gravel, minerals, organic matter or materials of any kind;
- B. Dumping, discharging or filling with any material;
- C. Driving piling or placing obstructions;
- D. Constructing, reconstructing, demolishing, or altering the size of any structure or infrastructure which has an adverse effect on a geologic hazard area; destroying or altering vegetation through clearing or harvesting; and any project permit established in Chapter 19.20 RMC. [Ord. 25-14 § 1.01].

#### **26.60.052 Geologic hazard inventory maps.**

The approximate location and extent of geologic hazard areas within the city of Richland's planning area are shown on the sensitive areas maps adopted as part of this program, as provided in the City's SMP Inventory, Analysis and Characterization report. These maps should be used as a general guide only for the assistance of property owners and the city of Richland to identify and designate geologic hazard areas. [Ord. 25-14 § 1.01].

#### **26.60.053 Preliminary assessment.**

- A. The city of Richland shall conduct a preliminary assessment of the proposed activity. The preliminary assessment shall consist of reviewing geologic hazard inventory maps as provided in the City's SMP Inventory, Analysis and Characterization report, conducting an on-site evaluation, and, if necessary, consulting with state and/or federal agencies to determine whether there is reasonable evidence that a proposed activity is within 200 feet of a geologic hazard area. In the event there is a disagreement as to whether the activity is within 200 feet of a geologic hazard area, a geologic report prepared by a qualified consultant as defined in RMC 26.80 shall be required, at the property owner or applicant's expense, to determine this issue.
- B. If it is determined that there is reasonable evidence that a proposed activity is within 200 feet of a geologic hazard area, then geologic reports and studies are required at the property owner or applicant's expense. [Ord. 25-14 § 1.01].

#### **26.60.054 Geologic reports and studies.**

Geologic studies and reports shall comply with the requirements established in RMC 26.60.081.6. Permit process and application requirements. [Ord. 25-14 § 1.01].

#### **26.60.055 Administrative evaluation of geologic reports and studies.**

The city of Richland shall review the geologic reports and studies to determine the significant risks posed by the activity to life and property on and off the project site. The city of Richland may approve, conditionally approve or deny an activity, as appropriate, based on the degree to which significant risks are posed to public and private property and to the health and safety of the community. Conditional approval of the activity may include mitigation measures based on the geologic reports and studies. Where potential impacts of the activity cannot be effectively mitigated, or where the risk to public health, safety, and

welfare of the community is significant notwithstanding mitigation, the activity shall be denied. [Ord. 25-14 § 1.01].

#### **26.60.056 Assurance.**

The city of Richland may require assurance from the owner or applicant and/or its geologic consultant that the activity creates a minimal risk of danger to life or property on or off the project site. Such assurance may include the following:

- A. A letter from the geologic consultant who prepared the required study and report stating that the activity creates a minimal risk of danger to life or property on or off the project site; or
- B. A letter from the owner or applicant stating its understanding and acceptance of any risk of injury or damage associated with the activity and agreeing to notify any future purchasers of the site, portions of the site, or structures located on the site of the geologic hazard.

### **Article V. Critical Aquifer Recharge Areas Protection**

#### **26.60.057 Identification and definition.**

Critical aquifer recharge areas (CARAs) are defined as those areas having a critical recharging effect on aquifer use for potable water in community systems. CARAs are classified and designated as follows:

- A. Those areas designated as “Wellhead Protection Areas” pursuant to WAC 246-290-135(4) and the groundwater contribution area in WAC 246-291-100 (2)(e). Wellhead protection areas shall, for the purpose of this regulation, include the identified recharge areas associated with either Group A public water supply wells and those Group B wells with a wellhead protection plan filed with the City and/or Benton Franklin Health District; and
- B. Any land identified in the Soil Survey of Benton County as having high potential for aquifer recharge, as determined by the Administrator.

In order to protect the public health and safety, prevent degradation of ground water and for potentially usable potable water, and to provide for regulations that prevent and control risks to the degradation of ground water quality and quantity, development in CARAs shall be subject to the standards described in this section. [Ord. 25-14 § 1.01].

#### **26.60.058 Critical aquifer recharge area maps.**

The approximate location and extent of aquifer recharge areas within the city of Richland’s shoreline planning area are shown on the sensitive areas maps adopted as part of this SMP, as provided in the City’s SMP Inventory, Analysis and Characterization report. These maps should be used as a general guide only for the assistance of property owners and the city of Richland to identify and designate geologic hazard areas. [Ord. 25-14 § 1.01].

### **26.60.059 General exemptions.**

The following activities shall be exempt from the CARA provisions of this section, provided they are conducted using best management practices for protecting surface and ground water quality:

- A. Single-family residential development.
- B. Development and improvement of parks, recreation facilities, open space, or conservation areas resulting in less than five percent total site impervious surface area that do not increase the use of a hazardous substance.
- C. Group A public water system source development and associated infrastructure.
- D. Public water supply aquifer storage and recovery (ASR) facilities.
- E. Public water pipelines and supply storage structures.
- F. The following underground storage tank (UST) systems, including any piping connected thereto:
  - 1. Any UST system holding hazardous wastes subject to Subtitle C of the Federal Solid Waste Disposal Act, or a mixture of such hazardous waste and other regulated substances;
  - 2. Any wastewater treatment tank system that is part of a wastewater treatment facility regulated under Section 402 or 307(b) of the Clean Water Act;
  - 3. Equipment or machinery that contains regulated substances for operational purposes such as hydraulic lift tanks and electrical equipment tanks;
  - 4. Any UST system whose capacity is one hundred ten (110) gallons or less;
  - 5. Any UST system that contains a de minimis concentration of regulated substances;
  - 6. Any emergency spill or overflow containment UST system that is expeditiously emptied after use;
  - 7. Farm or residential UST systems of one thousand one hundred (1,100) gallons or less capacity used for storing motor fuel for noncommercial purposes (i.e., not for resale);
  - 8. UST systems used for storing heating oil for consumptive use on the premises where stored; except that such systems which store in excess of one thousand one hundred (1,100) gallons are subject to the release reporting requirements of WAC 173-360-372;
  - 9. On-site domestic septic systems releasing less than five hundred (500) gallons of effluent per day and that are limited to a maximum density of one system per one acre;
  - 10. Any pipeline facility (including gathering lines) regulated under:
    - a. The Natural Gas Pipeline Safety Act of 1968 (49 U.S.C. App. 1671, et seq.), or
    - b. The Hazardous Liquid Pipeline Safety Act of 1979 (49 U.S.C. App. 2001, et seq.), or
    - c. Which is an intrastate pipeline facility regulated under state laws comparable to the provisions of the law referred to in Section 40.410.010(B)(3)(j)(1) or (2) of this definition;
  - 11. Surface impoundments, pits, ponds, or lagoons;
  - 12. Stormwater or wastewater collection systems;
  - 13. Flow-through process tanks;
  - 14. Liquid traps or associated gathering lines directly related to oil or gas production and gathering operations; or

15. Storage tanks situated in an underground area (such as a basement, cellar, vault, mineworking drift, shaft, or tunnel), if the storage tank is situated upon or above the surface of the floor. [Ord. 25-14 § 1.01].

#### **26.60.060 Reports and studies.**

Reports for CARAs shall be submitted to the City by the applicant for a development proposal activity not otherwise exempted as provided in Section 26.60.059 is proposed on a parcel within an aquifer recharge area. Requirements for a hydrogeologic assessment are found in Section 26.60.081, Permit process and application requirements.

#### **26.60.061 Performance standards.**

- A. Activities may only be permitted in a critical aquifer recharge area if the applicant can show that the proposed activity will not cause contaminants to enter the aquifer and that the proposed activity will not adversely affect the recharging of the aquifer.
- B. The proposed activity must comply with the water source protection requirements and recommendations of the U.S. Environmental Protection Agency, Washington State Department of Health, Washington State Department of Ecology, and the Benton County Health Department.
- C. The proposed activity must be designed and constructed in accordance with existing local, state and federal laws and regulations, and the Stormwater Management Manual for Eastern Washington, as amended (Ecology 2004) for those geographic areas covered under the Eastern Washington Phase II Municipal Stormwater Permit (Ecology 2007) or activities covered under the Ecology General Construction Permit (Ecology 2005) , and/or the locally adopted program, as applicable. [Ord. 25-14 § 1.01].

#### **26.60.062 Uses prohibited in critical aquifer recharge areas.**

The following activities and uses are prohibited in CARAs:

- A. Landfills. Landfills, including hazardous or dangerous waste, municipal solid waste, special waste, woodwaste, and inert and demolition waste landfills;
- B. Underground Injection Wells. Class I, III, and IV wells and subclasses 5F01, 5D03, 5F04, 5W09, 5W10, 5W11, 5W31, 5X13, 5X14, 5X15, 5W20, 5X28, and 5N24 of Class V wells;
- C. Mining in critical aquifer recharge areas determined to be highly susceptible or vulnerable in a public water system Wellhead Protection Plan.
  - 1. Metals and hard rock mining;
  - 2. Sand and gravel mining.
- D. Wood Treatment Facilities. Wood treatment facilities that allow any portion of the treatment process to occur over permeable surfaces (both natural and manmade);
- E. Storage, Processing, or Disposal of Radioactive Substances. Facilities that store, process, or dispose of radioactive substances; and
- F. Other Prohibited Uses or Activities
  - 1. Activities that would significantly reduce the recharge to aquifers currently or potentially used as a potable water source;
  - 2. Activities that would significantly reduce the recharge to aquifers that are a source of significant baseflow to a regulated stream. [Ord. 25-14 § 1.01].

## **Article VI. Flood Hazard Areas**

### **26.60.070 Identification and definition.**

Frequently flooded areas shall be those floodways and associated floodplains designated by the Federal Emergency Management Agency (FEMA) flood hazard classifications as delineated on the most current available Flood Insurance Rate Maps for the City, or as subsequently revised by FEMA, as being within the 100-year flood plain, or those floodways and associated floodplains delineated by a comprehensive flood hazard management plan adopted by the City, as being within the 100-year floodplain or having experienced historic flooding; or channel migration zones (CMZ) identified through mapping provided in the City's SMP Inventory, Analysis and Characterization report. The CMZ is considered to be that area of a stream channel which may erode as a result of normal and naturally occurring processes and has been mapped consistent with WAC 173-26-221(3)(b). [Ord. 25-14 § 1.01].

### **26.60.071 Maps and References.**

- A. The approximate location and extent of flood hazard areas within the city of Richland's planning area are shown on the sensitive areas maps adopted as part of this SMP, including but not limited to the most current available FEMA Flood Insurance Rate Maps (FIRM) as provided in RMC 23.34.050 F district – Adoption of study designating areas of special flood hazard and Channel Migration Zone (CMZ) mapping provided in the City's SMP Inventory, Analysis and Characterization report. These maps should be used as a general guide only for the assistance of property owners and the city of Richland to identify and designate flood hazard areas.
- B. Applicants for shoreline development or modification may submit a site-specific CMZ study if they demonstrate these conditions do not exist on the subject property and the map is not accurate. The CMZ study must be prepared consistent with WAC 173-26-221(3)(b), and may include, but is not limited to, historic aerial photographs, topographic mapping, flooding records, and field verification. The CMZ must be prepared by a licensed geologist or engineer with at least five years of applied experience in assessing fluvial geomorphic processes and channel response. [Ord. 25-14 § 1.01].

### **26.60.072 Protection Standards.**

- A. All development within frequently flooded areas shall comply with the city code Chapters 23.12, Floodplain Use District and 23.34, Floodplain Combining District, the City Shoreline Master Program, the Uniform Building Code regarding structural safeguards to reduce risk to human life, health and property from flooding, and other pertinent ordinances and codes.
- B. Any use or development shall not alter the normal movement of surface water in a manner that would cause the unnatural diversion of floodwater to otherwise flood-free areas.
- C. CMZs shall be regulated as uses in Chapters 23.12, Floodplain Use District, and shall apply only to the Yakima River. [Ord. 25-14 § 1.01].



## **Article VII. General Information**

### **26.60.080 General exemptions.**

The following activities shall be exempt from the provisions of this chapter, provided they are conducted using best management practices:

- A. Existing and ongoing agricultural activities, as defined in RMC 26.70;
- B. Maintenance, operation and reconstruction of existing roads, streets, utilities, and associated structures; provided, that reconstruction of any structures may not increase the impervious area;
- C. Normal maintenance, repair and reconstruction of residential or commercial structures; provided, that reconstruction of any structures may not increase the impervious floor area;
- D. Site investigative work and studies necessary for preparing land use applications, including soils tests, water quality studies, wildlife studies and similar tests and investigations; provided, that any disturbance of sensitive areas shall be the minimum necessary to carry out the work or studies;
- E. Educational activities, scientific research, and outdoor recreational activities, including but not limited to interpretive fields, bird watching, fishing and hiking, that will not have a significant effect on the habitat area;
- F. Public agency emergency activities necessary to prevent an immediate threat to public health, safety or property, provided that retroactive mitigation is required to restore a site to a pre emergency response condition to ensure no net loss of ecological functions;
- G. Prior to the effective date of the ordinance codified in this chapter any of the following activities that have met all conditions of approval in a timely manner and are consistent with the reasonable use provisions of this chapter:
  - 1. Complete applications as defined by the appropriate ordinance;
  - 2. Approved preliminary plats; and
  - 3. Development of legally created lots which have been recorded with Benton County;
- H. Minor activities not mentioned above and determined by the community and development services group to pose minimal risk to the public health, safety, and general welfare. [Ord. 25-14 § 1.01].

### **26.60.081 Permit process and application requirements.**

- A. Preapplication Conference. All applicants are encouraged to meet with the planning and development services manager of the city of Richland or his or her representative prior to submitting an application subject to these regulations. The purpose of this meeting shall be to discuss the city of Richland's sensitive areas requirements, processes, and procedures; to review any conceptual site plans prepared by the applicant; to discuss appropriate investigative techniques and methodology; to identify potential impacts and mitigation measures; and to familiarize the applicant with state and federal programs, particularly those pertaining to wetlands. Such conference shall be for the convenience of the applicant and any recommendations shall not be binding on the applicant or the city of Richland.



B. Application Requirements. The information required by this section should be coordinated with reporting requirements required by this section for any other sensitive area located on the site.

1. Prior to the issuance of a SEPA threshold determination for a proposal, all Sensitive Area reports relevant to the site must be submitted to the city of Richland for review upon request of the planning and development services manager if such sensitive areas are indicated on any portion of the site. The purpose of the reports is to determine the extent and function sensitive areas where regulated activities are proposed. The reports will also be used by the city of Richland to determine the appropriate implementation of sensitive area regulations and the extent to which potential impacts of proposed activities are addressed by existing regulations that provide environmental analysis and measures that avoid or otherwise mitigate the probable specific adverse environmental impacts of proposed activities.
2. In addition, wetland boundaries and other relevant physical features must be staked and flagged in the field by a qualified consultant.
3. The report on any sensitive area shall include the following information:
  - a. Vicinity map;
  - b. A map showing:
    - i. Site boundary, property lines and roads;
    - ii. Internal property lines, rights-of-way, easements, etc.;
    - iii. Existing physical features of the site including buildings, fences, and other structures, roads, parking lots, utilities, water bodies, etc.;
    - iv. Contours at the smallest readily available intervals, preferably at five-foot intervals; and
    - v. For large (50 acres or larger) or complex projects with wetlands or habitat areas, an aerial photo with overlays displaying the site boundaries and wetland delineation or habitat area(s) may be required. Generally, an orthophotograph at a scale of one inch equals 400 feet or greater (such as one inch equals 200 feet) should be used. If an orthophotograph is not available, the center of a small scale (e.g., one inch equals 2,000 feet) aerial enlarged to one inch equals 400 feet may be used;
  - c. The report for any sensitive area must describe:
    - i. Locational information including legal description and address;
    - ii. All natural and manmade features within 150 feet of the site boundary;
    - iii. General site conditions including topography, acreage, and water bodies or wetlands; and
    - iv. Identification of any areas that have previously been disturbed or degraded by human activity or natural processes.
4. In addition to the general report requirements, a report on wetlands shall include the following information:
  - a. Delineated wetland boundary;
  - b. The wetland boundary must be accurately drawn at an appropriate engineering scale such that information shown is not cramped or illegible. The drawing shall be prepared by a surveyor. Generally, a scale of one inch equals 40 feet or greater (such as one inch equals 20 feet) should be used. Existing features must be distinguished from proposed features;

- c. Site designated on the wetlands areas maps described in RMC 26.60.022.022;
- d. Hydrologic mapping showing patterns of water movement into, through, and out of the site area;
- e. Location of all test holes and vegetation sample sites, numbered to correspond with flagging in the field and field data sheets;
- f. Field data sheets from the Federal Manual, numbered to correspond with sample site locations as staked and flagged in the field; and describe:
  - i. Specific descriptions of plant communities, soils, and hydrology;
  - ii. A summary of existing wetland function and value; and
  - iii. A summary of proposed wetland and buffer alterations, impacts, and the need for the alterations as proposed. Potential impacts may include but are not limited to loss of flood storage potential, loss of wildlife habitat, expected decreases in species diversity or quantity, changes in water quality, increases in human intrusion, and impacts on associated wetland or water resources. If alteration of a Category I, II, III, or IV wetland is proposed, a wetland mitigation plan is required according to the standards of RMC 26.60.028 and 26.60.029.
  - iv. Describe how mitigation meets the criteria of RMC 26.20.020 Ecological Functions, No Net Loss including the specified mitigation sequence..
- 5. In addition to the general report requirements, a report on fish and wildlife habitats shall include the following information. (The level of detail contained in the report shall generally reflect the size and complexity of the proposal and the function and value of the habitat. The City may require field studies at the applicant's expense in appropriate cases.
  - a. A map of vegetative cover types, reflecting the general boundaries of different plant communities on the site;
  - b. A description of the species typically associated with the cover types, including an identification of any critical wildlife species expected to be found;
  - c. The results of searches of Washington State Department of Natural Resource's Natural Heritage and Washington State Department of Wildlife's nongame data system databases, if available;
  - d. Additional information on species occurrence available from the city of Richland or Benton County; and
  - e. Include the following descriptions:
    - i. The layers, diversity and variety of habitat found on the site;
    - ii. Identification of edges between habitat types and any species commonly associated with that habitat;
    - iii. The location of any migration or movement corridors;
    - iv. A narrative summary of existing habitat functions and values; and
    - v. A summary of proposed habitat and buffer alterations, impacts, and mitigation. Potential impacts may include but are not limited to clearing of vegetation, fragmentation of wildlife habitat, expected decreases in species diversity or quantity, changes in water quality, increases in human intrusion, and impacts on wetlands or water resources.
    - vi. Describe how mitigation meets the criteria of RMC 26.20.020 Ecological Functions, No Net Loss including the specified mitigation sequence.

6. In addition to the general report requirements, applicants for activities within 200 feet of geologic hazard areas shall conduct technical studies and reports which include the following:
  - a. Review site history and available information;
  - b. Conduct a surface reconnaissance of the site and adjacent areas;
  - c. Conduct subsurface exploration suitable to the site and proposal to assess geotechnical geohydrologic conditions;
  - d. Conduct a detailed stability analysis of the existing landslide that demonstrates that the proposal will result in a suitable factor of safety during and following site development;
  - e. Characterize soils, geology and drainage;
  - f. Characterize ground water conditions including the presence of any public or private wells in the immediate vicinity; and
  - g. Analyze proposed clearing, grading and construction activities, including construction scheduling; potential direct and indirect, on-site and off-site, impacts from development; and proposed mitigation measures, including any special construction techniques, monitoring or inspection programs (during and after construction), and surface water management controls.
  - h. Evaluate the presence of geologic conditions giving rise to geologic hazards;
  - i. Evaluate the safety and appropriateness of the proposed activities;
  - j. Recommend appropriate construction practices, monitoring programs and other mitigating measures required to ensure achievement of the purpose and intent of these regulations. The format of any required reports shall be determined by the city of Richland;
  - k. Recommend surface water management controls during construction and operation;
  - l. Propose construction scheduling;
  - m. Recommend site monitoring and inspection during construction;
7. In addition to the general report requirements, a report for Critical Aquifer Recharge Areas must meet the following requirements:
  - a. Available information regarding geologic and hydrogeologic characteristics of the site including the surface location of all CARAs located on site or immediately adjacent to the site, and permeability of the unsaturated zone;
  - b. Ground water depth, flow direction, and gradient based on available information;
  - c. Currently available data on wells and springs within one thousand feet of the project area;
  - d. Location of other sensitive areas, including surface waters, within one thousand feet of the project area;
  - e. Available historic water quality data for the area to be affected by the proposed activity; and
  - f. Evaluation of the potential impact of the proposed development on groundwater quality, both short and long term, based on an assessment of the cumulative impacts of the proposal in combination with existing and potential future land use activities; and

- g. A proposed mitigation plan, as applicable. Applicants must demonstrate how they will integrate necessary and appropriate best management practices to prevent degradation of groundwater.
- 8. In addition to the general report requirements, a report on floodplain development shall include the information required by RMC 23.34.100 Floodplain district – Development permit.
- C. Permit Process. This section is not intended to create a separate permit process for development proposals. To the extent possible, the city of Richland shall consolidate and integrate the review and processing of sensitive area-related aspects of proposals with other land use and environmental considerations and approvals. [Ord. 25-14 § 1.01].

#### **26.60.082 Requirements of qualified consultants.**

All reports or studies are to be performed by a professional, licensed, or qualified as a consultant, in the sensitive area at issue. The city of Richland shall determine whether a person is a qualified consultant based on the criteria established in RMC 26.80. [Ord. 25-14 § 1.01].

#### **26.60.083 Land divisions.**

All proposed divisions of land which include regulated sensitive areas shall comply with the following procedure and development standard:

- A. New lots shall contain at least one building site, including access that is suitable for development and is not within a portion of the regulated sensitive area or its associated buffer or setback in which a restriction of prohibition on alteration is provided by this program. [Ord. 25-14 § 1.01].

#### **26.60.084 General procedural provisions.**

- A. Interpretations and Conflicts. Any question regarding interpretation of these regulations shall be resolved pursuant to the procedures set forth in RMC 23.70.070.
- B. Penalties and Enforcement. Any person who has violated any provision of this chapter shall have committed a civil infraction subject to a civil penalty as set forth in RMC 10.02.050(E).

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

- C. Appeals from permit decisions shall be governed by the procedures set forth in Chapter 19.70 of the Richland Municipal Code. [Ord. 25-14 § 1.01].

### **Chapter 26.70** **NO SPECIAL DUTY CREATED**

It is the purpose of this chapter to provide for the health, welfare, and safety of the general public, and not to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of this

chapter. No provision or term used in this chapter is intended to impose any duty whatsoever upon the city or any of its officers, agents, or employees for whom the implementation or enforcement of this chapter shall be discretionary and not mandatory. Nothing contained in this chapter is intended to be, nor shall be construed to create or form the basis for any liability on the part of the city or its officers, agents, and employees for any injury or damage resulting from the failure of any premises to abate a nuisance or to comply with the provisions of this chapter or be a reason or a consequence of any inspector, notice, or order, in connection with the implementation or enforcement of this chapter, or by reason of any action of the city related in any manner to enforcement of this chapter by its officers, agents or employees. [Ord. 25-14 § 1.01]

### **Chapter 26.71** **SEVERABILITY**

The provisions of this chapter are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this chapter to any person or circumstance shall not affect the validity of the remainder of this chapter or the validity of its application to other persons or circumstances. [Ord. 25-14 § 1.01]

### **Chapter 26.80** **DEFINITIONS**

“Agriculture” or “agricultural activities” means agricultural uses and practices including, but not limited to, producing, breeding, or increasing agricultural products; rotating and changing agricultural crops; allowing land used for agricultural activities to lie fallow (plowed and tilled, but left unseeded); allowing land used for agricultural activities to lie dormant as a result of adverse agricultural market conditions; allowing land used for agricultural activities to lie dormant because the land is enrolled in a local, state, or federal conservation program, or the land is subject to a conservation easement; conducting agricultural operations; maintaining, repairing, and replacing agricultural equipment; maintaining, repairing, and replacing agricultural facilities, provided that the replacement facility is no closer to the shoreline than the original facility; and maintaining agricultural lands under production or cultivation.

Agricultural equipment and agricultural facilities includes, but is not limited to:

- A. The following used in agricultural operations: Equipment; machinery; constructed shelters, buildings, and ponds; fences; upland finfish rearing facilities; water diversion, withdrawal, conveyance, and use equipment and facilities including, but not limited to, pumps, pipes, tapes, canals, ditches, and drains;
- B. Corridors and facilities for transporting personnel, livestock, and equipment to, from, and within agricultural lands;
- C. Farm residences and associated equipment, lands, and facilities; and
- D. Roadside stands and on-farm markets for marketing fruit or vegetables.

“Alteration” means a human action which results in a physical change to the existing condition of land or improvements including but not limited to: clearing vegetation, filling and grading and construction of structures or facilities including impervious surfaces.

“Applicant” means the person, party, firm, partnership, corporation, or other entity that applies for any permit or approval pursuant to this chapter and may include applicants for other approvals pursuant to other provisions of the Richland Municipal Code.

“Artificially created wetland” means wetlands intentionally created action from nonwetland sites, including but not limited to irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscaping amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas to mitigate the conversion of wetlands.

“Aquaculture” the culture or farming of fish, shellfish, or other aquatic plants and animals. Aquaculture does not include the harvest of wild geoduck associated with the state managed wildstock geoduck fishery.

"Average grade level" means the average of the natural or existing topography of the portion of the lot, parcel, or tract of real property which will be directly under the proposed building or structure. In the case of structures to be built over water, average grade level shall be the elevation of the ordinary high water mark. Calculation of the average grade level shall be made by averaging the ground elevations at the midpoint of all exterior walls of the proposed building or structure.

“Best management practices (BMPs)” excludes existing, ongoing, and new agricultural and land management activities inside and outside of sensitive areas and their buffers. BMPs are current and evolving conservation practices, or systems of practices, management or operational measures, or design and construction techniques; or normal and accepted industry standards that are applied to land use activity in a manner which:

- A. Control soil loss and reduces water surface and ground water quality degradation caused by nutrients, wastes, toxics, and sediment;
- B. Mitigate adverse impacts to the natural chemical, physical and biological environment of the city;
- C. Utilize the city’s natural resources on a long-term, sustainable yield basis;
- D. Protect trees, vegetation, and soils designated to be retained during and following site construction and use native plant species appropriate to the site for revegetation of disturbed areas; and
- E. Prevent contamination of surface and groundwater resources, and protect from impacts to native and other desirable vegetation with BMPs for chemical pesticide, herbicide, and fertilizer applications.

“Bioengineering” means the use of biological elements, such as the planting of vegetation, often in conjunction with engineered systems, to provide a structural shoreline stabilization measure with minimal negative impact to the shoreline ecology.

“Boating facility” for the purposes of this Program means any public or private facility for mooring, storing, or transfer of materials from vessels on the water, such as docks and piers, including on-land related facilities such as approaches and ramps, and includes any private and publicly accessible launch sites or facilities. A boating facility does not include on-land accessory facilities such as parking or storage.

“Buffer” means an area adjacent to a sensitive area that functions to avoid loss or diminution of the ecologic functions and values of the sensitive area. Specifically, a buffer may:

- Preserve the ecologic functions and values of a system including, but not limited to, providing microclimate conditions, shading, input of organic material, and sediments; room for variation and changes in natural wetland, river, or stream characteristics; providing for habitat for lifecycle stages of species normally associated with the resource; and
- Physically isolate a sensitive area such as a wetland, river, or stream from potential disturbance and harmful intrusion from surrounding uses using distance, height, visual, and/or sound barriers, and generally including dense native vegetation, but also may include human-made features such as fences and other barriers;
- Act to minimize risk to the public from loss of life, well-being, or property damage resulting from natural disasters such as from landslide or flooding.

“Building” means a roofed and walled structure built for permanent or temporary use.

“Building height in Shoreline Management Act jurisdiction” only means the vertical distance between average grade and the highest part of the coping of a flat roof, or the deck line of a mansard roof, or the highest point of the highest gable of a pitched or hipped roof. The height of a stepped or terraced building is the maximum height of that segment of the building with all roof elements at a different elevation than adjacent steps or terraces. Provided, That television antennas, chimneys, and similar appurtenances shall not be used in calculating height, except where such appurtenances obstruct the view of the shoreline of a substantial number of residences on areas adjoining such shorelines. Temporary construction equipment is excluded in this calculation.

“Bulkhead” means a structure of timber, concrete, steel, rock, or similar substance located parallel to the shore, which has as its primary purpose to contain and prevent the loss of soil by erosion, wave, or current action.

“Channel migration zone” means the area along a river within which the channel(s) can be reasonably predicted to migrate over time as a result of natural and normally occurring hydrological and related processes when considered with the characteristics of the river and its surroundings. For the purpose of this program, the channel migration zone excludes areas separated from the active river channel by legally existing artificial structures that are likely to restrain channel migration including, but not limited to, flood control facilities, transportation facilities, and structures built above or constructed to remain intact through the 100-year flood.



“Clearing” means the removal of trees, brush, grass, ground cover, or other vegetative matter from a site which exposes the earth’s surface of the site.

“Creation” (wetland) means the manipulation of the physical, chemical, or biological characteristics present to develop a wetland on an upland or deepwater site, where a wetland did not previously exist. Establishment results in a gain in wetland acreage [and function]. [A typical action is the excavation of upland soils to elevations that will produce a wetland hydroperiod and hydric soils, and support the growth of hydrophytic plant species (Gwin et al. 1999).]

“Sensitive areas” are those areas and ecosystems as defined under chapter 36.70A RCW and include:

- Wetlands;
- Areas with a critical recharging effect on aquifers used for potable waters;
- Fish and wildlife habitat conservation areas;
- Frequently flooded areas; and
- Geologically hazardous areas.

“Critical habitat” or “critical wildlife habitat” means habitat areas associated with threatened, endangered, sensitive, or priority species of plants or wildlife which, if altered, could reduce the likelihood that the species will maintain and reproduce over the long term. Such areas are documented with reference to lists, categories and definitions of species promulgated by the Washington Department of Wildlife (Non-Game Data System Special Animal Species) as identified in WAC 232-12-011 or 232-12-014 and in the priority habitat species lists compiled in compliance with WAC 365-190-080; or by rules and regulations adopted currently or hereafter by the U.S. Fish and Wildlife Service.

“Critical habitat” also includes the following types of areas:

- A. Regionally rare native fish and wildlife habitat (i.e., one of five or fewer examples of the habitat within the Mid-Columbia region).
- B. Fish and wildlife areas with irreplaceable ecological functions, including but not necessarily limited to the following:
  - 1. The areas listed as a national wildlife refuge, national park, natural area preserve or any preserve or reserve designated under WAC 332-30-151;
  - 2. The Lake Wallula wildlife habitat areas managed by the U.S. Army Corps of Engineers, including the Yakima River Wildlife Management Area and the Hanford Islands in the Columbia River managed by the U.S. Fish and Wildlife Service;
  - 3. Category I wetlands as defined in RMC 26.60.023;
  - 4. State nature area preserves or natural resource conservation areas identified by state law and managed by the Department of Natural Resources;
  - 5. Documented habitat, other than accidental presence, of threatened or endangered species;
  - 6. Documented habitat, other than accidental presence, of regional or national significance for migrating birds.

“Cumulative impacts” are the results of incremental actions when added to past, present, and reasonably foreseeable future actions. Cumulative impacts can be deemed



substantial and subject to mitigation conditions even though they may consist of individual actions having relatively minor impacts.

“Development” means a use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters overlying lands subject to the act at any stage of water level;

“Developer” means any person, firm, corporation, or agency engaged in the act of development.

“Development plan” means a proposal for development consisting of such site plans, vicinity maps, drawings, illustrations, documents, and conditions as may be necessary and appropriate.

“Dock” means a place for vessels to moor and may include a variety of facilities including piers and floating structures extending from the shore over the water. This definition does not include over-water trails.

“Dredging” is the removal of earth, sand, gravel, silt, or debris from below the ordinary high water mark of any river, stream, pond, lake, or other water body and beneath the area of seasonal saturation of any wetland.

“Earth/earth material” means naturally occurring rock, soil, stone, sediment, or combination thereof.

“Ecological function” means the work performed or role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitute an element of a natural ecosystem.

“Ecosystem-wide processes” means the suite of naturally occurring physical and geologic processes of erosion, transport, and deposition; and specific chemical processes that shape landforms within a specific shoreline ecosystem and determine both the types of habitat and the associated ecological functions.

“Enhancement” (habitats in general) means the improvement of existing habitat such as by increasing plant density or structural diversity, or by removing nonindigenous or noxious species.

Enhancement (wetlands) means the manipulation of the physical, chemical, or biological characteristics of a wetland to heighten, intensify, or improve specific function(s) or to change the growth stage or composition of the vegetation present. Enhancement is undertaken for specified purposes such as water quality improvement, flood water retention, or wildlife habitat. Enhancement results in a change in wetland function(s) and can lead to a decline in other wetland functions, but does not result in a gain in wetland acres. [Examples are planting vegetation, controlling non-native or invasive species, and modifying site elevations to alter hydroperiods.]

“Erosion” means wearing away of rock or soil by the gradual detachment of soil and rock fragments by water, wind, ice, and other mechanical and chemical forces.

“Erosion Hazard Areas” are areas identified by the United States Department of Agriculture Soil Conservation Service as having a severe rill and inter-rill erosion hazard.

“Excavation” means the mechanical removal of earth material.

“Existing and ongoing agricultural activities” include those activities conducted on lands defined in RCW 84.34.020(2), and those activities involved in the production of crops and livestock, including, but not limited to, operation and maintenance of farm and stock ponds or drainage ditches, irrigation systems, changes between agricultural activities, and normal operation, maintenance or repair of existing serviceable structures, facilities or improved areas. Activities that bring a previously nonagricultural area into agricultural use are not part of an ongoing activity. An operation ceases to be ongoing when the area on which it was conducted is proposed for conversion to a nonagricultural use or has lain idle for a period of longer than five years, unless the idle land is registered in a federal or state soils conservation program.

“Exotic” means a species, plant community type, or habitat that has been introduced or modified as a result of human actions.

“Fair market value” means the open market bid price for conducting construction of the work, using the equipment and facilities, and purchase of the goods, services, and materials necessary to accomplish the development. This would normally equate to the cost of hiring a contractor to undertake the development from start to finish, including the cost of labor, materials, equipment, and facility usage, transportation, and contractor overhead and profit. The fair market value of the development shall include the fair market value of any donated, contributed, or found labor, equipment, or materials.

“Federal Manual” or “federal methodology” means the methodology for identifying wetlands in the field as described in the current Federal Manual for Identifying and Delineating Jurisdictional Wetlands.

“Feasible” means that an action, such as a development project, mitigation, or restoration requirement, meets all of the following conditions:

- A. The action can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results;
- B. The action provides a reasonable likelihood of achieving its intended purpose; and
- C. The action does not physically preclude achieving the project's primary intended legal use.
- D. In cases where these guidelines require certain actions unless they are infeasible, the burden of proving infeasibility is on the applicant. In determining an action's

infeasibility, the City may weigh the action's relative public costs and public benefits, considered in short- and long-term timeframes.

"Fill" means earth or any other substance or material placed in or on the ground, including earth retaining structures, in an area waterward of the OHWM or in wetlands, it includes any action that raises the elevation or creates dry land.

"Filling" means the act of transporting or placing (by any manner or mechanism) fill material from, to, or on any soil surface, sediment surface, or other fill material.

"Flood plain" is synonymous with one hundred-year flood plain and means that land area susceptible to inundation with a one percent chance of being equaled or exceeded in any given year. The limit of this area shall be based upon flood ordinance regulation maps or a reasonable method which meets the objectives of the act.

"Floodway" means the channel of a river or other watercourse and the adjacent land areas that either:

- Has been established in Federal Emergency Management Agency Flood Insurance Rate Maps or floodway maps; or
- Consists of those portions of a river valley lying waterward from the outer limits of a watercourse upon which flood waters are carried during periods of flooding that occur with reasonable regularity, although not necessarily annually, said floodway being identified, under normal conditions, by changes in surface soil conditions or changes in types or quality of vegetative ground cover condition, topography, or other indicators of flooding that occurs with reasonable regularity, although not necessarily annually.
- Regardless of the method used to identify the floodway, the floodway shall not include those lands that can reasonably be expected to be protected from flood waters by flood risk reduction devices maintained by or maintained under license from the federal government, the state, or a political subdivision of the state.

"Geotechnical report or geotechnical analysis" means a scientific study or evaluation conducted by a qualified expert that includes a description of the ground and surface hydrology and geology, estimates of susceptibility to erosion, sliding, earthquake, or other geological events, and the extent of risk to the health and safety of persons and property. Such a report shall include conclusions and recommendations regarding the effect of the proposed development on geologic conditions, the adequacy of the site to be developed, the impacts of the proposed development, alternative approaches to the proposed development, and measures to mitigate potential site-specific and cumulative geological and hydrological impacts of the proposed development, including the potential adverse impacts to adjacent and down-current properties. Geotechnical reports shall conform to accepted technical standards and must be prepared by qualified professional engineers or geologists who have professional expertise regarding the regional and local geology and processes.

"Grading" means the movement or redistribution of the soil, sand, rock, gravel, sediment, or other material on a site in a manner that alters the natural contour of the land.

“Habitat management” means management of land to maintain species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. This does not imply maintaining all habitat or individuals of all species in all cases.

“Habitat map” means maps of plant cover types/communities (titled: Fish and Wildlife Conservation Areas) adopted by the city of Richland to indicate the potential presence of wildlife species.

“High impact land use” means land uses that are generally associated with relatively high levels of human activity or disturbance, development of structures, or substantial wetland habitat impacts. Depending on their context, high impact land uses can include, but are not limited to, residential buildings and structures, active recreation areas and facilities, commercial and industrial land uses, buildings and structures, and similar uses and activities which create a significant potential for impacts to wetlands. The context for determining the impact of a land use includes the sensitivity of the wetland, the density and intensity of adjacent development, the amount of impervious surface, the orientation of proposed buildings and structures, and other relevant factors as determined in an individual case.

“In-kind mitigation” means replacement of wetlands with substitute wetlands whose characteristics closely approximate those destroyed or degraded by a regulated activity.

“Instream structures” are structures located waterward of the ordinary high water mark that either cause or have the potential to cause water impoundment or the diversion, obstruction, or modification of water flow.

“Landslide Hazard Areas” are areas that are potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include any areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors. Landslide hazard areas include, but are not limited to, the following types of areas:

- A. Areas delineated by the United States Department of Agriculture Soil Conservation Service as having a severe limitation for building site development;
- B. Areas designated as quaternary slumps, earthflows, mudflows, lahars, or landslides on maps published by the United States Geological Survey or Department of Natural Resources Division of Geology and Earth Resources;
- C. Areas with all three of the following characteristics:
  - 1. Areas with slope steeper than 15 percent;
  - 2. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and
  - 3. Springs or ground water seepage;
- D. Areas that have shown movement during the holocene epoch (from 10,000 years ago to the present) or which are underlain or covered by mass wastage debris of that epoch;
- E. Areas with slopes that are parallel or subparallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials;

- F. Areas with slopes having gradients steeper than 80 percent subject to rockfall during seismic shaking;
- G. Areas potentially unstable as a result of rapid stream incision, stream bank erosion and undercutting by wave action;
- H. Areas that show evidence of, or on, an active alluvial fan presently or potentially subject to inundation by debris flows or catastrophic flooding; or
- I. Areas with a slope of 40 percent or steeper and with a vertical relief of 10 or more feet except areas composed of consolidated rock. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least 10 feet of vertical relief.

“Local utility” means public or private utilities normally servicing a neighborhood or defined subarea in the City, e.g., telephone exchanges; sanitary sewer; stormwater facilities; distribution lines; electrical distribution less than fifty-five (55) kilovolts; telephone; cable television, etc.

“Low impact land use” means land uses that are typically associated with relatively low levels of human activity, disturbance or development and that are conducted in a manner as to minimize impacts to the buffer. Low impact land uses may include:

- A. Conservation or restoration activities aimed at protecting the soil, water, vegetation, or wildlife;
- B. Passive recreation, including walkways or trails located in the outer 25 percent of the buffer area;
- C. Educational and scientific research activities, provided prior approval is obtained from the approval authority;
- D. Normal and routine maintenance and repair of any existing public or private facilities, provided appropriate measures are undertaken to minimize impacts to the wetland and its buffer and that disturbed areas are restored immediately to a natural condition; or
- E. Agricultural land uses that do not create a significant probable wetland impact.

“Marina” means any commercial or club-owned facility consisting of docks or piers serving five or more vessels or a shared moorage serving a subdivision serving 10 or more vessels.

“Mining” means the removal of sand, gravel, soil, minerals, and other earth materials for commercial and other uses.

“Mitigation” involves actions that proceed in sequence from the highest to the lowest priority as follows:

- A. Avoiding impacts to environmentally sensitive areas by not taking action or parts of actions.
- B. Minimizing impact by limiting the degree or magnitude of the action and its implementation.
- C. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment.
- D. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.

E. Compensating for the impact by replacing or providing substitute resources or environments.

While monitoring alone is not considered mitigation for purposes of these regulations, it may be part of a comprehensive mitigation program.

“Mixed use” within an area subject to the jurisdiction of the Shoreline Management Act means a combination of compatible uses within one development, in which water-oriented and non-water-oriented uses are included.

“Multiple use” means a combination of compatible uses within one development, and may include commercial, multi-family, and recreation uses, among others. The term “mixed use” in Title 23, Zoning Regulations may be used in the same sense as “multiple use” in Title 26, Shoreline Management.

“Native vegetation” means vegetation indigenous to the area in question.

“Natural or existing topography” means the topography of the lot, parcel, or tract of real property immediately prior to any site preparation or grading, including excavation or filling;  
“Non-conforming lot, use, structure, or site” means a pre-existing parcel which was lawfully created prior to the effective date of this program but does not meet minimum size or other dimensional requirements, a use which was legally established prior to the effective date of this program, which would not be permitted as a new use in the area in which it is located under the terms of this program, or a structure lawfully erected prior to the effective date of this program or a site altered or improved which does not meet current standards for setbacks, buffers, vegetation conservation, landscaping, public access, screening, or other regulations for the area in which it is located due to changes in regulations since its establishment.

“No net loss of ecological functions” is the maintenance of existing ecological processes and functions at the level that existed at the time of approval of relevant policies and regulations.

No net loss of ecological functions on the level of the City means that the ecological processes and functions are maintained within a watershed or other functional catchment area. Regulations may result in localized cumulative impacts or loss of some localized ecological processes and functions, as long as the ecological processes and functions of the system are maintained. Maintenance of system ecological processes and functions may require compensating measures that offset localized degradation.

On a project basis, no net loss means that permitted use or alteration of a site will not result in on-site or off-site deterioration of the existing condition of ecological functions that existed prior to initiation of use or alterations as a direct or indirect result of the project.

No net loss is achieved both through avoidance and minimization of adverse impacts as well as compensation for impacts that cannot be avoided. Compensation may include on-site or off-site restoration of ecological functions to compensate for localized degradation.

“Non-Water-Dependent Use” means those uses which are not water-dependent.

“Non-Water-Oriented Use” means those uses which are not water-dependent, water-related, or water-enjoyment.

“Open space” means an area that is intended to provide light and air, view, use, or passage of persons or animals which is almost entirely unobstructed by buildings, paved areas, or other human-made structures, and is designed or preserved for environmental, habitat, scenic, or recreational purposes.

“Ordinary high water mark” means the mark on all lakes and streams that will be found by examining the beds and banks and ascertaining where the presence and action of waters are so common and usual, and so long continued in all ordinary years, as to mark upon the soil a character distinct from that of the abutting upland and vegetation, as that condition existed on June 1, 1971 for all lands under the jurisdiction of the Shoreline Management Act, or for other lands on the effective date of the relevant provisions of this program, or as it may naturally change thereafter, or as it may change thereafter in accordance with permits issued by the City or other authorized jurisdictions. In any area where the ordinary high water mark cannot be found, it shall be defined in accordance with WAC 173-22-030, generally the line of the mean higher high tide in areas adjoining salt water, and the line of mean high water in areas adjoining fresh water.

"Party of record" includes all persons, agencies or organizations who have submitted written comments in response to a notice of application; made oral comments in a formal public hearing conducted on the application; or notified local government of their desire to receive a copy of the final decision on a permit and who have provided an address for delivery of such notice by mail;

Pier” means docks or similar structures supported by fixed piles. This definition does not include over-water trails.

“Priority species” means fish and wildlife species requiring protective measures for their perpetuation due to their population status, their sensitivity to habitat alteration and/or their recreational, commercial, or tribal importance, as identified by the Washington Department of Fish and Wildlife.

“Permanent erosion control” means continuous on-site and off-site control measures that are needed to control conveyance or deposition of earth, and turbidity or pollutants after development, construction, or restoration.

“Permit” means that substantial development, special use, or variance permit issued by the city of Richland prior to substantial development in shoreline areas, subject to review by the State of Washington Department of Ecology and the State Attorney General.

“Pier” means docks and similar structures consisting of a fixed or floating platform extending from the shore over the water. This definition does not include over-water trails. Preservation (wetlands) means the removal of a threat to, or preventing the decline of, wetland conditions by an action in or near a wetland. This term includes the purchase of



land or easements, repairing water control structures or fences, or structural protection. Preservation does not result in a gain of wetland acres [but may result in a gain in functions over the long term].

"Priority habitat" means a habitat type with unique or significant value to one or more species. An area classified and mapped as priority habitat must have one or more of the following attributes:

- Comparatively high fish or wildlife density;
- Comparatively high fish or wildlife species diversity;
- Fish spawning habitat;
- Important wildlife habitat;
- Important fish or wildlife seasonal range;
- Important fish or wildlife movement corridor;
- Rearing and foraging habitat;
- Important marine mammal haul-out;
- Refugia habitat;
- Limited availability;
- High vulnerability to habitat alteration;
- Unique or dependent species; or
- Shellfish bed.

A priority habitat may be described by a unique vegetation type or by a dominant plant species that is of primary importance to fish and wildlife (such as oak woodlands or eelgrass meadows). A priority habitat may also be described by a successional stage (such as, old growth and mature forests). Alternatively, a priority habitat may consist of a specific habitat element (such as a consolidated marine/estuarine shoreline, talus slopes, caves, snags) of key value to fish and wildlife. A priority habitat may contain priority and/or nonpriority fish and wildlife

"Priority species" means species requiring protective measures and/or management guidelines to ensure their persistence at genetically viable population levels. Priority species are those that meet any of the criteria listed below.

- A. Criterion 1. State-listed or state proposed species. State-listed species are those native fish and wildlife species legally designated as endangered (WAC 232-12-014), threatened (WAC 232-12-011), or sensitive (WAC 232-12-011). State proposed species are those fish and wildlife species that will be reviewed by the department of fish and wildlife (POL-M-6001) for possible listing as endangered, threatened, or sensitive according to the process and criteria defined in WAC 232-12-297.
- B. Criterion 2. Vulnerable aggregations. Vulnerable aggregations include those species or groups of animals susceptible to significant population declines, within a specific area or statewide, by virtue of their inclination to congregate. Examples include heron colonies, seabird concentrations, and marine mammal congregations.
- C. Criterion 3. Species of recreational, commercial, and/or tribal importance. Native and nonnative fish, shellfish, and wildlife species of recreational or commercial importance and recognized species used for tribal ceremonial and subsistence purposes that are vulnerable to habitat loss or degradation.



D. Criterion 4. Species listed under the federal Endangered Species Act as either proposed, threatened, or endangered.

“Public access” means physical and/or visual approach to and along the shoreline available to the general public.

“Public interest” means the interest shared by the citizens of the state or community at large in the affairs of government, or some interest by which their rights or liabilities are affected including, but not limited to, an effect on public property or on health, safety, or general welfare resulting from a use or development.

“Qualified consultant,” for purposes of these regulations, shall mean a professionally trained and/or certified wildlife biologist or ecologist or other professional with expertise in the scientific disciplines necessary to identify, evaluate and manage habitat.

“Qualified professional” for the purpose of these regulations, shall mean a person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905(4). A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, ecology, engineering, environmental studies, fisheries, geomorphology, or related field, and two years of related work experience.

A. A qualified professional for habitats or wetlands must have a degree in biology, ecology or related field and professional experience related to the subject species. A Qualified wetland specialist” is further defined below.

B. A qualified professional for a geological hazard must be a professional engineer or geologist, licensed in the state of Washington.

C. A qualified professional for critical aquifer recharge areas means a hydrogeologist, geologist, engineer, or other scientist with experience in preparing hydrogeologic assessments.

“Qualified wetland specialist” means a person or firm with experience and training in wetland issues, and with experience in performing delineations, analyzing wetland impacts, and recommending wetland mitigation and restoration. Qualifications include:

A. A Bachelor of Science or Bachelor of Arts or equivalent degree in biology, botany, ecology, environmental studies, fisheries, soil science, wildlife or related field, and two years of related work experience, including a minimum of one year of experience delineating wetlands using the Unified Federal Manual preparing wetland reports. Additional education may substitute for one year of related work experience; or

B. Four years of related work experience and training, with a minimum of two years’ experience delineating wetlands with the Unified Federal Manual and preparing wetland reports.

“Recreation areas or facilities” means any privately or publicly owned passive or active facility that provides for activities undertaken for pleasure or relaxation and for the refreshment of the mind and body that takes place in the outdoors or in a facility dedicated to the use including walking, fishing, photography, viewing, and bird-watching and may

include parks, playgrounds, sports fields, paths and trails, beaches, or other recreation areas or facilities

Re-establishment (wetland): The manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former wetland. Re-establishment results in rebuilding a former wetland and results in a gain in wetland acres [and functions]. [Activities could include removing fill, plugging ditches, or breaking drain tiles.]

“Regulated activity” means activities occurring in or near and/or potentially affecting a wetland or wetland buffer that are subject to the provisions of this section. Regulated activities generally include, but are not limited to, any filling, dredging, dumping or stockpiling, draining, excavation, flooding, construction or reconstruction, driving pilings, obstructing, shading, clearing or harvesting.

Rehabilitation (wetland): The manipulation of the physical, chemical, or biological characteristics of a site with the goal of repairing natural or historic functions [and processes] of a degraded wetland. Rehabilitation results in a gain in wetland function but does not result in a gain in wetland acres. [Activities could involve breaching a dike to reconnect wetlands to a floodplain or returning tidal influence to a wetland.]

"Restore", "Restoration" or "ecological restoration" means the reestablishment or upgrading of impaired natural or enhanced ecological shoreline processes or functions. This may be accomplished through measures including but not limited to re-vegetation, removal of intrusive shoreline structures and removal or treatment of toxic materials. Restoration does not imply a requirement for returning the shoreline area to pre-Columbia Basin Project, aboriginal or pre-European settlement conditions.

“Restoration” means the manipulation of the physical, chemical, or biological characteristics of a site with the goal of returning natural or historic functions to a former condition s, including re-establishment and rehabilitation.

“Sanitary landfill” is a method of disposing of solid waste on land without creating nuisances or hazards to public health or safety by utilizing the principles of engineering to confine the solid waste to the smallest practical volume, and to cover it with a layer of earth at the conclusion of each day’s operation or at such more frequent intervals as may be necessary.

“Secondary habitat” or “secondary wildlife habitat” means areas with one or more of the following attributes: comparatively high wildlife density; high wildlife species richness; significant wildlife breeding habitat; significant wildlife seasonal ranges; significant movement corridors; limited availability; and/or high vulnerability. Secondary habitat offers less diversity of animal and plant species than critical habitat, but is important for performing the essential functions of habitat.

“Seismic Hazard Areas” are areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, soil liquefaction, or surface

faulting. One indicator of potential for future earthquake damage is a record of earthquake damage in the past. Ground shaking is the primary cause of earthquake damage in Washington. The strength of ground shaking is primarily affected by: (1) magnitude of an earthquake; (2) distance from the source of an earthquake; (3) type of thickness of geologic materials at the surface; and (4) type of subsurface geologic structure.

“Shall” means a mandate; the action must be done.

“Shorelands or shoreland areas” means those lands under the jurisdiction of the Shoreline Management Act extending landward for two hundred (200) feet in all directions as measured on a horizontal plane from the ordinary high water mark; floodways and contiguous floodplain areas landward two hundred (200) feet from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters that are subject to the provisions of the Shoreline Management Act (RCW 90.58.030); the same to be designated as to location by the Washington State Department of Ecology.

“Shoreline areas” mean all shorelines of the state and shorelands.

“Shoreline program” shall refer to the Richland shoreline master program.

“Shorelines of Richland” are the total of all shorelines and shorelines of statewide significance within the corporate limits of the city of Richland.

“Shoreline stabilization” means structural and non-structural actions taken to address erosion impacts to property and dwellings, businesses, or structures caused by natural processes, such as current, flood, tides, wind, or wave action. These actions include structural and nonstructural methods.

“Site” means any parcel or combination of contiguous parcels where a proposed project is located.

“Slope” means an inclined earth surface, the inclination of which is expressed as the ratio of horizontal distance to vertical distance.

“Solid waste” is defined as those presently unwanted residues of used natural or manmade resources and of human activity, including garbage, rubbish, ashes, industrial wastes, swill, demolition and construction wastes, abandoned vehicles or parts thereof, and discarded commodities, which are handled or managed in solid form.

“Should” means, in areas that are subject to the provisions of the Shoreline Management Act (RCW 90.58.030), that a particular action is required unless there is a demonstrated compelling reason, based on the policy of the Shoreline Management Act and this program, against taking the action. The Director shall make the determination about whether or not an applicant has demonstrated that there is a compelling reason against taking an action and may consult with the Department of Ecology and other agencies with jurisdiction over a proposal in making such a determination.

“Structural diversity” means the relative degree of diversity or complexity of vegetation in a habitat area as indicated by the stratification or layering of different plant communities (e.g., ground cover, shrub layer, and tree canopy); the variety of plant species; and the spacing or pattern of vegetation.

“Structure” means a permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above, or below the surface of the ground or water, except for vessels;

“Substrate” means the soil, sediment, decomposing organic matter or combination of those located on the bottom surface of the wetland.

“Temporary erosion control” means on-site and off-site control measures that are needed to control conveyance or deposition of earth, turbidity, or pollutants during development, construction, or restoration.

“Water-dependent use” means a use or portion of a use which cannot exist in a location that is not adjacent to the water and which is dependent on the water by reason of the intrinsic nature of its operations.

“Water-enjoyment use” means a recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use, or a use that provides for enjoyment or recreational use of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public's ability to enjoy the visual and physical qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment.

“Water-oriented use” means a use that is water-dependent, water-related, or water-enjoyment, or a combination of such uses.

“Water-related use” means a use or portion of a use which is not intrinsically dependent on a waterfront location, but its economic viability is dependent upon a waterfront location because:

- The use has a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water; or
- The use provides a necessary service supportive of the water-dependent uses and the proximity of the use to its customers makes its services less expensive and/or more convenient.

“Wetlands” or “wetland areas” means those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from non-wetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales,

canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from non-wetland areas to mitigate the conversion of wetlands. For identifying and delineating a regulated wetland, the methodology shall be done in accordance with the approved federal wetland delineation manual and applicable regional supplements as provided in RCW 90.58.380 and WAC 173-22-035. Agency filings affecting this section “Associated jurisdictional wetlands” are those wetlands that are in proximity to and either influence or are influenced by shoreline areas subject to the Shoreline Management Act.

“Wetland buffer area” means a naturally vegetated and undisturbed, enhanced or revegetated zone surrounding a natural, restored, or newly created wetland that is an integral part of a wetland ecosystem, and protects a wetland from adverse impacts to the integrity and value of the wetland. Wetland buffers serve to moderate runoff volume and flow rates; reduce sediment, chemical nutrient and toxic pollutants; provide shading to maintain desirable water temperatures; provide habitat for wildlife; and protect wetland resources from harmful intrusion.

“Wetland Class” The U.S. Fish and Wildlife Service wetland classification scheme uses a hierarchy of systems, subsystems, classes and subclasses to describe wetland types (refer to USFWS, December 1979, Classification of Wetlands and Deepwater Habitats of the United States for a complete explanation of the wetland classification scheme). Eleven class names are used to describe wetland and deepwater habitat types. These include: forested wetland, scrub-shrub wetland, emergent wetland, moss-lichen wetland, unconsolidated shore, aquatic bed, unconsolidated bottom, rock bottom, rocky shore, stream bed, and reef.

“Wetland delineation” means the delineation requires the actual flagging or staking in the field of the edges of the wetland by a qualified consultant or their representative.

“Wetland determination” means a report prepared by a qualified consultant that identifies, characterizes, and analyzes potential impacts to wetlands consistent with applicable provisions of these regulations. A determination does not include a formal delineation.

“Wildlife habitat” means areas that provide food, protective cover, nesting, breeding, or movement for fish and wildlife and with which individual species have a primary association.

“Wildlife report” means a report, prepared by a qualified consultant that evaluates plant communities and wildlife functions and values on a site, consistent with the format and requirements established by this chapter.

Section 1.02 This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this \_\_\_\_ day of \_\_\_\_\_, 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. (Council has passed Ordinance No. 17-14 on September 2, 2014 amending the Commission duties.)

**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. (Council passed Ordinance No. 19-14 on September 2, 2014, providing 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. (Ordinance No. 24-14 is scheduled for first reading on October 7, 2014 and would implement the necessary amendments to the zoning regulations.)

**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. (Ordinance No. 27-14 is scheduled for first reading on October 7, 2014 and would make the necessary amendments to the subdivision regulations.)

**Title 26 – Shorelines** – Sets 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. (Ordinance No. 25-14 is scheduled for first reading on October 7, 2014 and would make the necessary amendments to the shoreline regulations.)

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**

<b>Permit Type</b>	<b>Hearing Body</b>	<b>Decision Body</b>	<b>Appeal</b>
<b><i>Zoning Approvals</i></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><i>Subdivision Approvals</i></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><i>Shoreline Permits</i></b>			
Substantial Development Permit	Hearing Examiner	Hearing Examiner	Shoreline Board
<b><i>Other Approvals – Legislative Items</i></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><i>Other Approvals</i></b>			
Sidewalk Use Licenses	Planning Com	Planning Com	City Council
<b><i>Appeals</i></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 reviewed draft ordinances to Titles 2 and 19 establishing a hearing examiner and grants first reading.
- August 27:** Planning Commission held public hearing to consider amendments to Titles 23, 24 and 26 necessary to implement hearing examiner system and recommended against adoption of hearing examiner system.
- September 2:** Council reviewed and passed second reading on ordinances amending Titles 2 and 19.
- September 3:** Staff advertised a Request For Proposal (RFP) for a hearing examiner.
- September 19:** Deadline for receiving FRP's expired, with the City having received only two submittals.
- September 25:** Staff expanded scope of advertising and re-published the RFP for the hearing examiner.
- October 7:** Council reviews and grants first reading to ordinance amending Titles 23, 24 and 26.
- October 10:** Revised deadline for receipt of responses to RFP.
- October 21:** Council passes ordinance amending Titles 23, 24 and 26.
- October 24:** Hearing examiner candidate selected.
- November 18:** Council awards contract to hearing examiner candidate and approves budget adjustment.
- November 18:** Council reviews and passes amended land use permit fee schedule.

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: 10/07/2014

Category: Items of Business

Agenda Item: C4

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORDINANCE NO. 27-14, AMENDING PLATS & SUBDIVISIONS, IMPLEMENTING A HEARING EXAMINER

Department: Community and Development Services

Ordinance/Resolution: Ord. 27-14

Reference:

Document Type: Ordinance

### Recommended Motion:

Give first reading, by title only, to Ordinance No. 27-14, amending Title 24 - Subdivision Regulations, to implement a hearing examiner system of land use permit review.

### Summary:

This code amendment represents one of many steps needed to implement a hearing examiner system of permit review in the City. On August 19, 2014, Council adopted ordinances to amend Title 2, revising the Planning Commission's duties, and to Title 19, establishing a hearing examiner system. Changes to the subdivision code are needed to transfer the responsibility of permit review from the Planning Commission to a hearing examiner. Similar amendments to the zoning and shoreline regulations (see Ordinance Nos. 24-14 & 25-14) are also needed. The City is currently in the process of soliciting requests for proposals to gather a list of potential hearing examiner candidates. This schedule will allow the City to implement the hearing examiner system by the end of November.

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 hearing 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, the Planning Commission has advised against this change. By a unanimous vote at their hearing on August 27, 2014, the Commission recommended against the code amendments needed to implement the hearing examiner system.

### Fiscal Impact?

☒ Yes ☐ No

The use of a hearing examiner will result in increased processing costs but may reduce the City's exposure to liability. These cost increases can be partially offset by an adjustment in land use permit application fees (see supplemental information) which will be presented to Council as a part of the budget. The exact cost increase to be borne by the City will depend upon the number and complexity of permit applications filed. Staff estimates a 2015 cost of approximately \$12,000 if the fee schedule increases are adopted.

### Attachments:

- 1) ORD 27-14 Title 24 Hearing Examiner
- 2) List of Cities
- 3) Supplemental Info

City Manager Approved:

Johnson, Cindy  
Oct 01, 18:47:42 GMT-0700 2014

## ORDINANCE NO. 27-14

AN ORDINANCE of the City of Richland amending Richland Municipal Code Title 24: Plats and Subdivisions, establishing a hearing examiner system of subdivision application review.

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, the Planning Commission conducted a properly advertised hearing to consider the proposed code amendments and have offered a recommendation against enacting the code amendments; 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 24 of the Richland Municipal Code.

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

Section 1.01 Richland Municipal Code Title 24, entitled Plats and Subdivisions, as enacted by Ordinance No. 73 and last amended by Ordinance No. 20-14, shall be amended to read as follows:

### **Chapter 24.12 PROCEDURE**

**24.12.050 Preliminary plat – Public hearing, ~~physical planning commission~~ hearing examiner consideration and recommendation to city council.**

A. The ~~physical planning commission~~ hearing examiner shall consider ~~any~~ the preliminary plat application ~~at their next available meeting~~ and shall conduct an open record public

hearing in accordance with Chapter 19.60 RMC. After public hearing and review the ~~physical planning commission~~ hearing examiner shall determine whether the preliminary plat is in accordance with the comprehensive plan and other applicable code requirements and shall either make a recommendation for approval or disapproval to the city council. ~~or may table the application if they determine that additional information or design revisions are needed.~~

Recommendation for approval of the preliminary plat shall not be given by the ~~commission~~ hearing examiner without the prior review and approval of the city manager or his designee with respect to the engineering elements of said plat including the following:

1. Adequacy of proposed street, alley, right-of-way, easement, lighting, fire protection, drainage, and utility provisions;
2. Adequacy and accuracy of land survey data;
3. The submittal by the applicant of a plan for the construction of a system of street lights within the area proposed for platting, including a timetable for installation; provided, that in no event shall such a plan be approved that provides for the dedication of such a system of lighting to the city later than the occupancy of any of the dwellings within the subdivision.

B. The ~~planning commission~~ hearing examiner recommendation shall be forwarded to the city clerk for scheduling for city council consideration.

#### **24.12.053 Preliminary plat – Required findings.**

The ~~planning commission~~ hearing examiner shall not recommend approval of any preliminary plat application, unless the approval is accompanied by ~~it adopts~~ written findings that:

- A. The preliminary plat conforms to the requirements of this title;
- B. Appropriate provisions are made for the public health, safety and general welfare and for such open spaces, drainage ways, street or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school;
- C. The public use and interest will be served by the platting of such subdivision and dedication; and
- D. The application is consistent with the requirements of RMC 19.60.095.

#### **24.12.055 Preliminary plat – City council consideration and action.**

A. The city council shall consider the recommendation of the ~~physical planning commission~~ hearing examiner together with other recommendations, maps and documents and matters of record and render a decision on the preliminary plat consistent with the requirements of RMC Title 19 for Type III permit application.

B. The application for preliminary plat approval shall be approved, disapproved or returned to the applicant for modification or correction within 90 days of the date of acceptance.

C. City council approval of a preliminary plat shall not guarantee final approval of the plat or subdivision and shall not constitute an acceptance of the subdivision, but shall authorize the subdivider to proceed with the preparation of the final plat along the lines indicated in the preliminary plat.

E. Approval of the preliminary plat shall be operative for five years from the date of approval by the city council during which time a final plat or plats may be submitted.

E. The ~~planning commission~~ subdivision administrator may extend the approval period or may require that the preliminary plat must be resubmitted after the expiration of the approval period.

### **Chapter 24.13 SHORT SUBDIVISIONS**

#### **24.13.090 Appeal.**

~~Appeal to the planning commission concerning interpretation or administration of this title may be taken by any person aggrieved. Such appeals shall be taken within 10 days from the date of the order, requirement, decision, or determination, by filing with the city engineer and the planning commission a notice of appeal specifying the grounds thereof. The planning commission may, so long as such action is in conformity with the terms of this title, reverse or affirm, wholly or partly, or may modify the order, requirement, decision or determination appealed from and may make such order, requirement, decision or determination as ought to be made, and to that end shall have powers of the city engineer.~~

A. Appeal to the hearing examiner. Any person or agency directly affected by any decision of an administrative official may appeal that decision to the hearing examiner under this chapter. Only final actions or decisions of an administrative official may be appealed under this title. Interim procedural or other rulings during or as part of a review or decision-making process by an administrative official under this title are not appealable except as part of the final decision or action.

B. Appeal. All appeals shall be filed within fourteen days following the mailing of the final decision by the administrative official. Appeals shall be filed with the development services division.

C. Appeals shall be in writing. All appeals shall be in writing on forms provided by the development services division and shall be accompanied by the required fees. All appeals shall specifically cite the action being appealed, the error(s) or issue(s) to

be considered, and explain why the action is not consistent with the provisions of the Richland Municipal Code or other provisions of law.

- D. Notice. The development services division shall set a reasonable time and place for hearing of the appeal before the hearing examiner and shall notify all parties of record at least ten days prior to the hearing.
- E. Action by the hearing examiner. The scope of the open record hearing on the appeal shall be limited to issues raised in the appeal application. The hearing examiner shall render a written decision on the appeal within ten working days from the conclusion of the hearing unless the appellant and the hearing examiner mutually agree to a longer period. The hearing examiner may affirm or reverse wholly or in part or modify the order, requirement, decision, or determination and to that end shall have all the powers of the officer from whom the appeal is taken. The development services division shall send copies of the hearing examiner's decision to the appellant and parties of record not later than three working days following the issuance of the final decision.
- F. Effect of decision. The hearing examiner's decision on the appeal shall be final and conclusive unless it is appealed to the city council by a person or agency affected by the decision in accordance with RMC Chapter 19.70.

## **Chapter 24.14 BINDING SITE PLAN PROCEDURE**

### **24.14.060 Review procedures for large properties.**

For properties containing 200,000 square feet or more in surface area, the following procedures shall apply:

- A. Referral to Technical Advisory Committee and Other Involved Agencies. The administrator, within three working days of binding site plan application, shall transmit a copy of the binding site plan to each member of the technical advisory committee and to all other agencies required by this code. The transmittal of the binding site plan shall be under cover of a letter or memorandum scheduling a meeting of the technical advisory committee and shall stipulate the time and place of such meeting.
- B. Written Response from the Technical Advisory Committee Member and Other Agencies Required. Written comments, recommendations, or requirements from the technical advisory committee members, or other involved agencies, shall be delivered to the administrator either prior to or at the technical advisory committee. Failure to provide such written response to the administrator shall constitute an assumption that the proposed binding site plan is acceptable to the department or agency not responding and, therefore, there is no need to comment.

- C. Technical Advisory Committee Meeting. The technical advisory committee meeting shall convene at the stipulated time and place, and shall be attended by regular committee members, other involved agencies, and the applicant and/or applicant's representatives. The administrator shall serve as moderator of the meeting and shall prepare a written report summarizing the recommendations of the committee.
- D. Public Hearing Notice Requirements. The administrator, upon receipt of a binding site plan application, shall schedule a public hearing ~~before the physical planning commission at the commission's next regular meeting~~ hearing examiner. Notice of such hearing shall be given in accordance with the following requirements:
1. Notice shall be published in the official newspaper of the city, not less than 10 calendar days prior to the date of public hearing before the ~~commission~~ hearing examiner;
  2. Written notice shall be mailed to owners of record of property within 300 feet of property involved, exclusive of public rights-of-way, at least 10 calendar days prior to the public hearing before the ~~commission~~ hearing examiner; and
  3. All hearing notices shall include a legal description of the location of the proposed binding site plan and either a vicinity sketch or a location description in nonlegal language or both.
- E. Referral to ~~Physical Planning Commission~~ Hearing Examiner. The administrator shall forward the binding site plan to the ~~physical planning commission~~ hearing examiner at least five days prior to the ~~commission meeting at which~~ the public hearing ~~has been scheduled~~. The following information shall be forwarded along with the binding site plan:
1. A copy of the notice of public hearing;
  2. A copy of the preliminary binding site plan letter including attachments;
  3. A copy of the technical advisory committee summary report; and
  4. A report of the administrator's analysis, findings, and recommendation
- F. ~~Physical Planning Commission~~ Hearing Examiner Public Hearing, Consideration, Findings, and Action. The ~~physical planning commission~~ hearing examiner shall conduct the public hearing on the binding site plan at the scheduled time and shall afford a reasonable opportunity for testimony both for and against the application to be heard. In addition to the testimony received, the ~~commission~~ hearing examiner shall consider all written and oral information made available and shall determine if the binding site plan makes adequate provision for the public health, safety, and welfare, and will be in the best interest of the citizens of the city and in accordance with the design criteria of this code.

After due consideration of all testimony, information, and criteria, the ~~commission~~ hearing examiner shall adopt such findings as it deems appropriate and, on the basis of such



findings, shall approve, approve with modifications, or deny the application for binding site plan.

~~The physical planning commission may act to table an application for binding site plan approval to afford additional time for resolution of problems, concerns, or issues which cannot be resolved at the commission meeting. The commission may table an application with or without the consent of the applicant until the next regular meeting following the public hearing. However, the commission examiner may table an application for longer periods of time with the applicant's consent.~~

Upon approval, the applicant shall record the binding site plan with Benton County. [Ord. 47-94].

#### **24.14.070 Review procedures for small properties.**

For properties containing less than 200,000 square feet in surface area, the following procedures shall apply:

- A. Referral to City Departments and Divisions. Within three working days of the filing of a binding site plan application, the administrator shall transmit a copy of the binding site plan to the water and waste utilities subdepartment, electrical engineering, planning, engineering, building safety and inspection divisions, and the fire and emergency services department. The transmittal of the binding site plan shall be under cover of a memorandum scheduling a meeting of the affected departments and divisions within 10 working days following the filing of a binding site plan application and shall stipulate the time and place of such meeting.
- B. Written Response from Affected Departments. Written comments and recommendations or requirements from affected departments shall be delivered to the administrator either prior to or at the binding site plan meeting. Failure to provide such written response shall constitute an assumption that the binding site plan is acceptable to the department not responding and, therefore, there is no need to comment.
- C. Binding Site Plan Meeting. The binding site plan meeting shall convene at the stipulated time and place and shall be attended by affected departments and the applicant and/or representatives of the applicant. The administrator shall serve as moderator of the meeting and shall prepare a written report summarizing the recommendations of the meeting. A copy of the summary report shall be forwarded to each affected department and to the applicant or representative of the applicant no later than three working days from the date of the binding site plan meeting.
- D. Consideration and Action by the Administrator. The administrator, within a period of three working days from the date of the binding site plan meeting, shall consider all information provided and determine if the application for binding site plan makes adequate provisions for the public health, safety, and welfare, and will be in the best interest of the citizens of the city and in accordance with the design criteria of this

code. After due consideration of the above, the administrator shall approve, approve with modifications, deny, or return the binding site plan application to the applicant.

The administrator may return the application for binding site plan to the applicant without taking action on it when additional information or modifications are required. After an application is resubmitted, the administrator may refer the application to affected city departments and divisions and schedule a second binding site plan meeting according to the procedure previously set forth for referral and meeting, or the administrator may take action on the binding site plan application resubmittal. The administrator shall act to approve, conditionally approve, or deny the application for the binding site plan; however, the administrator may, with the applicant's consent, return the binding site plan to the applicant without taking action on it

Upon approval, the applicant shall record the binding site plan with Benton County.

E. Appeal. Any action by the administrator may be appealed to the ~~physical planning commission~~ hearing examiner in accordance with the requirements set forth in RMC Title 19 for Type I permit application.

#### **24.14.100 Appeals.**

Any action taken by the ~~physical planning commission~~ hearing examiner on a binding site plan application may be appealed to the city council in accordance with the requirements set forth in RMC Title 19 for a Type II permit application.

### **Chapter 24.24 ADMINISTRATION AND ENFORCEMENT**

#### **24.24.040 Deviations – Requirements.**

In specific cases, the ~~commission~~ hearing examiner may authorize deviations from the provisions or requirements of this title that will not be contrary to public interest; but only where, owing to special conditions pertaining to a specific subdivision, the literal interpretation and strict application of the provisions or requirements of this title would cause undue and unnecessary hardship. No such deviation from the provisions or requirements of this title shall be authorized by the ~~commission~~ hearing examiner unless the commission shall find that all of the following facts and conditions exist and until:

- ~~A. Exceptional or extraordinary circumstances or conditions applying to the subject subdivision or to the intended use of any portion thereof that does not apply generally to other properties in similar subdivisions or in the vicinity of the subject subdivision.~~
- ~~B. Such deviation is necessary for the preservation and enjoyment of a substantial property right of the subdivider or is necessary for the reasonable and acceptable development of the property.~~
- ~~C. The authorization of such deviation will not be materially detrimental to the public welfare or injurious to property in the vicinity in which the subdivision is located.~~

~~D. The authorization of such deviation will not adversely affect the comprehensive plan of the city.~~

~~E. Deviations with respect to those matters originally requiring the approval of the city engineer may be granted by the commission only with the written approval of the city engineer.~~

A. A written application for a deviation from subdivision standards, accompanied by an application fee as specified by the adopted fee schedule is submitted demonstrating all of the following:

1. That special conditions and circumstances exist which are peculiar to the land involved and which are not applicable to other lands in the same area;
2. That literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same area or is necessary for the reasonable and acceptable development of the property;
3. That the special conditions and circumstances do not result from the actions of the applicant;
4. That granting the deviation requested will not confer on the applicant any special privilege that is denied by this title to other lands in the same area;
5. That the deviation will not nullify the intent and purpose of the comprehensive plan or this title.
6. Deviations with respect to those matters requiring the approval of the city engineer may be granted by the hearing examiner only with the written recommendation of the city engineer.

B. The hearing examiner shall hold an open record hearing to consider the deviation application concurrently with the subdivision application.

#### **24.24.050 Deviations – Conditions.**

In authorizing a deviation, the ~~commission~~ hearing examiner may attach thereto such conditions regarding the features of the deviation as it may deem necessary to carry out the spirit and purposes of this title and in the public interest.

#### **24.24.055 Amendments.**

At any time after preliminary plat approval and before final plat approval, the applicant may submit an application to the subdivision administrator that proposes an amendment to the approved or conditionally approved preliminary plat.

A. Minor Amendments. The subdivision administrator shall have the authority to administratively approve amendments that the subdivision administrator deems to be minor.

B. Major Amendments. A major amendment shall include, but is not limited to, the following:

1. Any amendment that would result in or would have the effect of decreasing the aggregate area of open space in the subdivision by 10 percent or more;

2. Any amendment that would result in increasing the number of lots in the subdivision beyond the number previously approved;
3. Any amendment that would result in the relocation of any roadway access point to an exterior street from the plat;
4. Any amendment that proposes phasing of plat development when no phasing plan was included in the original preliminary plat approval; or
5. Any amendment that, in the opinion of the subdivision administrator, would significantly increase any adverse impacts or undesirable effects of the plat.

C. Process for Major Amendments. If the subdivision administrator determines that the proposed amendment is major, the ~~planning commission~~ hearing examiner shall hold a public hearing on the proposed major amendment in accordance with the requirements for preliminary plat approval found within this title; provided, however, that any public hearing on a proposed major amendment shall be limited to whether the proposed major amendment should or should not be approved. Within 30 days following receipt of the ~~planning commission's~~ hearing examiner's written recommendation, the city council shall approve or disapprove any proposed major amendment and may make any modifications in the terms and conditions of the preliminary plat approval to the extent that they are reasonably related to the proposed amendment. If the applicant is unwilling to accept the proposed major amendment under the terms and conditions specified by the city council, the applicant may withdraw the proposed major amendment and develop the subdivision in accordance with the original preliminary plat approval (as it may have been previously amended).

Section 1.02 This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this \_\_\_\_ day of \_\_\_\_\_, 2014.

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

ATTEST:

APPROVED AS TO FORM:

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

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

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

## 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

## 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. (Council has passed Ordinance No. 17-14 on September 2, 2014 amending the Commission duties.)

**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. (Council passed Ordinance No. 19-14 on September 2, 2014, providing 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. (Ordinance No. 24-14 is scheduled for first reading on October 7, 2014 and would implement the necessary amendments to the zoning regulations.)

**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. (Ordinance No. 27-14 is scheduled for first reading on October 7, 2014 and would make the necessary amendments to the subdivision regulations.)

**Title 26 – Shorelines** – Sets 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. (Ordinance No. 25-14 is scheduled for first reading on October 7, 2014 and would make the necessary amendments to the shoreline regulations.)

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**

<b>Permit Type</b>	<b>Hearing Body</b>	<b>Decision Body</b>	<b>Appeal</b>
<b><i>Zoning Approvals</i></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><i>Subdivision Approvals</i></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><i>Shoreline Permits</i></b>			
Substantial Development Permit	Hearing Examiner	Hearing Examiner	Shoreline Board
<b><i>Other Approvals – Legislative Items</i></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><i>Other Approvals</i></b>			
Sidewalk Use Licenses	Planning Com	Planning Com	City Council
<b><i>Appeals</i></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 reviewed draft ordinances to Titles 2 and 19 establishing a hearing examiner and grants first reading.
- August 27:** Planning Commission held public hearing to consider amendments to Titles 23, 24 and 26 necessary to implement hearing examiner system and recommended against adoption of hearing examiner system.
- September 2:** Council reviewed and passed second reading on ordinances amending Titles 2 and 19.
- September 3:** Staff advertised a Request For Proposal (RFP) for a hearing examiner.
- September 19:** Deadline for receiving FRP's expired, with the City having received only two submittals.
- September 25:** Staff expanded scope of advertising and re-published the RFP for the hearing examiner.
- October 7:** Council reviews and grants first reading to ordinance amending Titles 23, 24 and 26.
- October 10:** Revised deadline for receipt of responses to RFP.
- October 21:** Council passes ordinance amending Titles 23, 24 and 26.
- October 24:** Hearing examiner candidate selected.
- November 18:** Council awards contract to hearing examiner candidate and approves budget adjustment.
- November 18:** Council reviews and passes amended land use permit fee schedule.

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: 10/07/2014

Category: Consent Calendar

Agenda Item: C5

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORDINANCE NO. 26-14, ANNEXING 4.8-ACRE PARCEL LOCATED NORTH OF REATA ROAD

Department: Community and Development Services

Ordinance/Resolution: 26-14

Reference:

Document Type: Ordinance

### Recommended Motion:

Give second reading and pass Ordinance No. 26-14, annexing a 4.8-acre parcel that is located north of Reata Road and east of Mata Court.

### Summary:

LaPierre Enterprises, the owner of a 4.8-acre parcel that is located north of Reata Road, east of Mata Court and south of the LaPierre Baseball Field has previously approached the City requesting annexation. Council held a public hearing at its regular meeting on September 2, 2014. No objections to the proposed annexation were presented to Council at that hearing. The fiscal analysis previously prepared by staff indicates that the annexation would have a slight positive fiscal benefit to the City. The draft ordinance attached would implement the Planning Commission's recommended R1-10 Single Family Residential zoning for the site. Adoption of the ordinance represents the final step in the annexation process.

### Fiscal Impact?

☒ Yes ☐ No

Staff prepared a fiscal analysis which shows that the anticipated costs and revenues associated with the proposed annexation are slightly positive to the City, both at the time of initial annexation of the undeveloped site and at the time that property is developed with single family homes.

### Attachments:

- 1) ORD 26-14 LaPierre Annexation
- 2) Vicinity Map
- 3) LaPierre Fiscal Impact

City Manager Approved:

Johnson, Cindy  
Oct 01, 18:44:25 GMT-0700 2014

WHEN RECORDED RETURN TO:

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

PID#1-102883012999001

ORDINANCE NO. 26-14

AN ORDINANCE of the City of Richland, Benton County Washington, annexing approximately 4.8 acres of land located north of Reata Road and south of the LaPierre Baseball Field, providing for assumption of existing City indebtedness and amending the Official Zoning Map.

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

WHEREAS, a meeting was held on the nineteenth day of November, 2013 between the initiating parties of this annexation and the Council of the City of Richland, at which time the Council passed Resolution No. 82-13, accepting the notice of intention to commence annexation proceedings for the real property legally described in Exhibit A attached hereto, subject to simultaneous adoption of the Comprehensive Plan for the proposed annexation area, and the assumption of the appropriate share of all existing City indebtedness; and

WHEREAS, Resolution 82-13 further authorized and directed the Richland Planning Commission to propose and forward a recommendation to the City Council as to the most appropriate zoning designation for the area proposed to be annexed; and

WHEREAS, a notice of intention to annex was duly filed with the Benton County Boundary Review Board. Jurisdiction of the boundary Review Board was not invoked within 45 days of filing, and thus the proposed annexation was deemed approved by the Boundary Review Board on April 16, 2014 and

WHEREAS, the Richland Planning Commission held a public hearing on December 18, 2013 to consider an appropriate zoning designation for the proposed annexation area;

WHEREAS, on May 6, 2014, Council passed Resolution No. 64-14, authorizing the circulation of an annexation petition for annexation of the real property legally described in Exhibit A attached hereto;

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

WHEREAS, City Council held a public hearing to consider the annexation on September 2, 2014, which hearing was duly noticed by the City Clerk through publication in a newspaper of general circulation and through the mailing of notice to all property owners within the annexation area, specifying the time and place of the hearing and inviting interested persons to appear and voice approval or disapproval of the annexation; and

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

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

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

Section 1.02 The Richland Comprehensive Plan, adopted October 6, 1997 by Ordinance 26-97, shall serve as the comprehensive plan for the Annexed Area. All properties within the annexation shall be designated as "low density residential" under the land use map that is part of the comprehensive plan.

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

Section 1.04 Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City as adopted by Section 23.08.040 of said title, hereby amends Sectional Map No. 68 which is one of a series of maps constituting said Official Zoning Map, bearing the number and date of passage of this ordinance and by this reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 1.05 It is hereby found, as an exercise of the City's police power, that the best zoning for the properties included in the Annexed Area shall be R1-10 Single Family Residential, as depicted on Exhibit B, when consideration is given to the interest of the general public.

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

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

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

PASSED by the City Council of the City of Richland on this 7<sup>th</sup> day of October, 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: October 12, 2014

## **EXHIBIT A**

### **Legal Description for LaPierre Annexation**

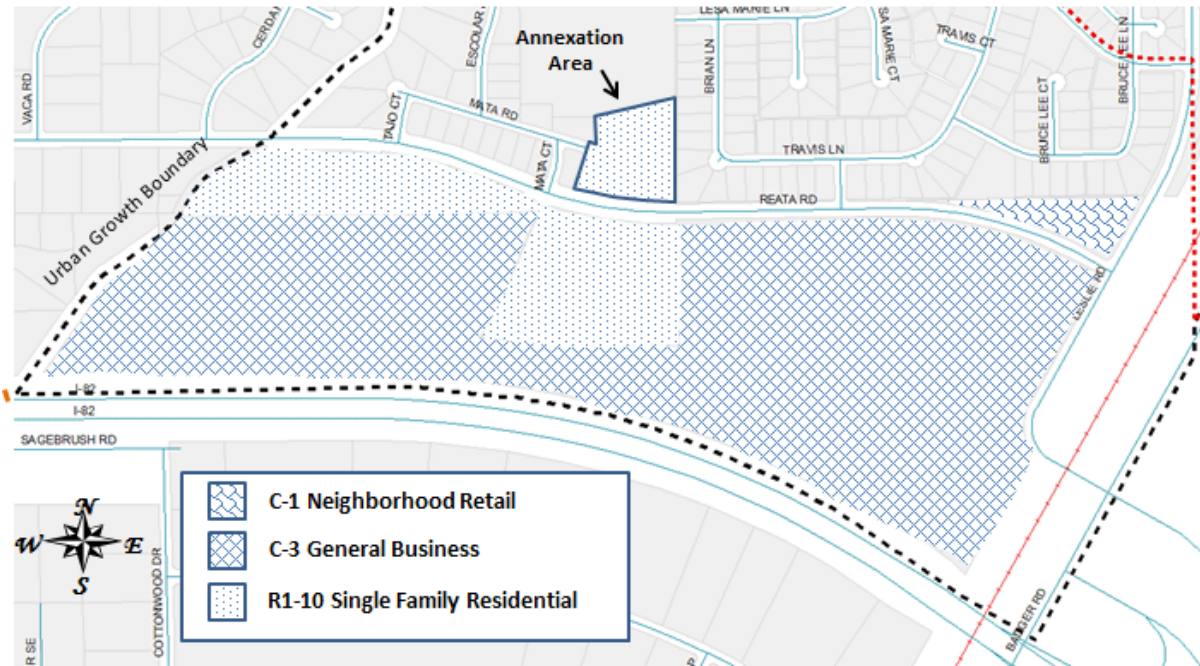
*A portion of the Southwest quarter of Section 2, Township 8 North, Range 28 East W.M., described as follows:*

*Lot 1 of Short Plat #2999, Recorded 5/3/07, under Auditor's File number 2007-013745 in Volume 1 of Short Plat, Page 2999, Records of Benton County.*

*This legal description includes the following Assessor Parcel Number:*

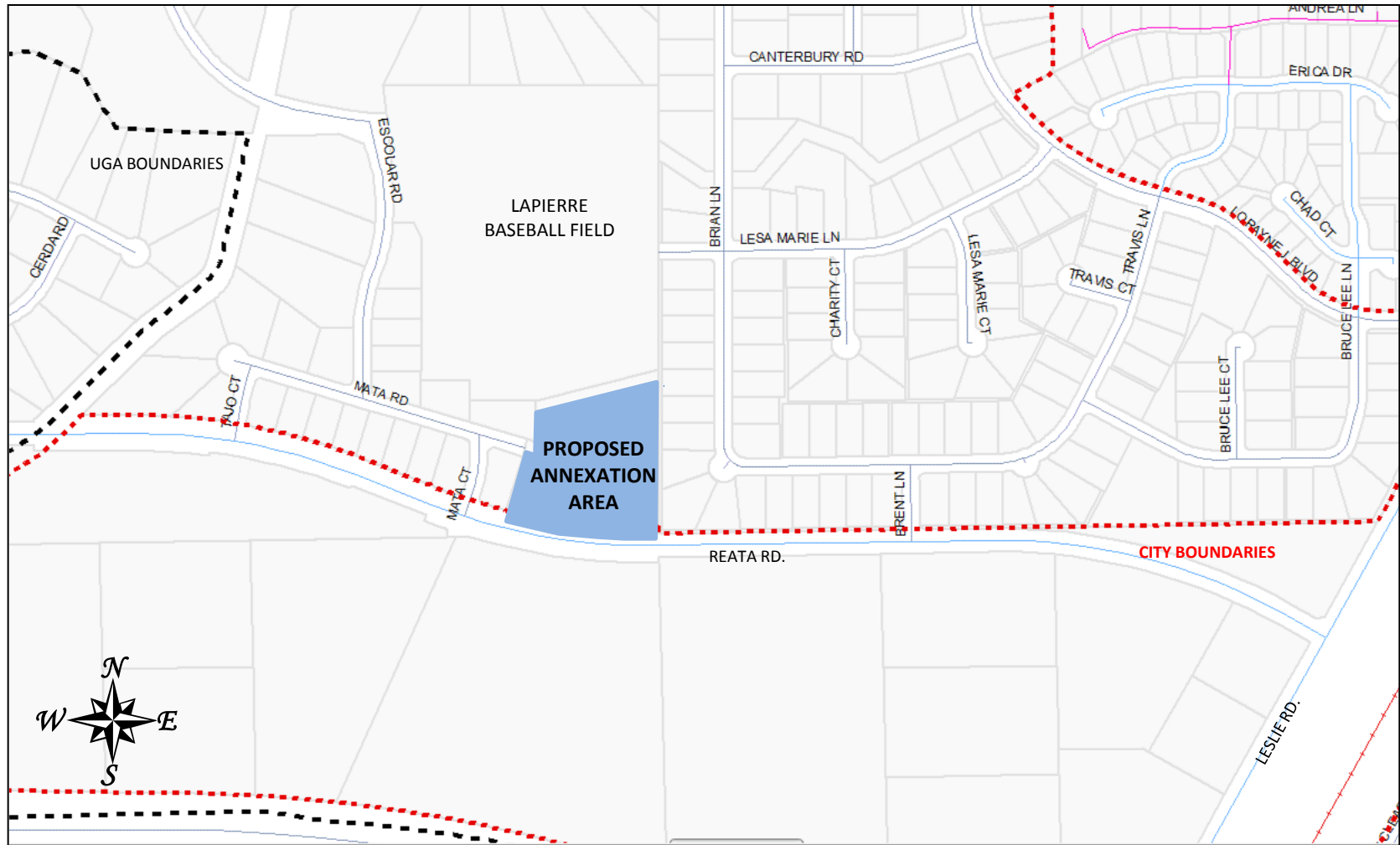
PD# 102883012999001

## EXHIBIT B



### ZONING FOR LAPIERRE ANNEXATION

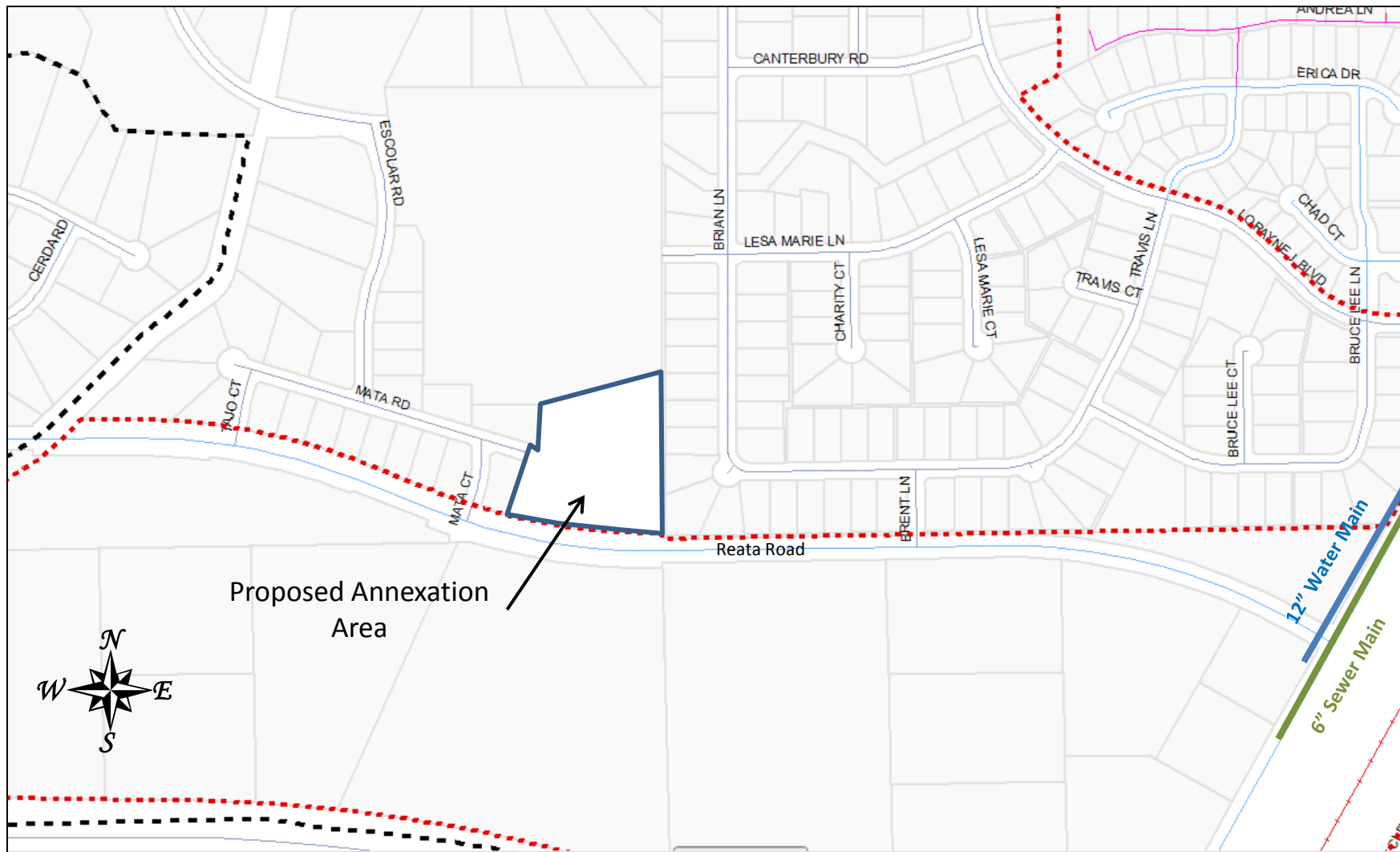
Figure 2



## PROPOSED LAPIERRE ANNEXATION TO CITY OF RICHLAND



Figure 7



LAPIERRE ANNEXATION – EXISTING UTILITIES

## **FISCAL IMPACT – PROPOSED LAPIERRE ANNEXATION**

### **INTRODUCTION**

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

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

### **REVENUES**

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

**TABLE I – LaPierre Annexation Proposal  
Projected Revenue – Year 2015**

<b><u>Revenue Source</u></b>	<b><u>Rate</u></b>	<b><u>Basis</u></b>	<b><u>Annual Amount</u></b>
Property Tax	\$2.9840259/assessed valuation	\$145,120 total assessed value	\$433
<b>Total</b>			<b>\$433</b>

**TABLE II – LaPierre Annexation Proposal  
Projected Revenue – Full Build-Out**

<b><u>Revenue Source</u></b>	<b><u>Rate</u></b>	<b><u>Basis</u></b>	<b><u>Amount</u></b>
Property Tax	\$2.9840259/assessed valuation	15 lots	\$13,696
Permit Fees <sup>1</sup>	\$46.13/person	39 persons	\$1,799
Utility Taxes <sup>2</sup>	\$456.17/household	15 households	\$6,842
Sales Taxes <sup>3</sup>	\$175.55/person	39 persons	\$6,847
<b>Total</b>			<b>\$29,184</b>

Table II Notes:

- <sup>1</sup> Permit fees are based on the total 2014 adopted budget figures for building permits, gun permits, animal licenses and other permits, (\$2,403,200) divided by the current population (52,090).
- <sup>2</sup> Utility taxes based on adopted budget figures for total utility tax revenue divided by estimated number of current accounts per utility
- <sup>3</sup> Sales tax determined by total sales tax revenue (9,145,622) divided by current population (52,090).

Table II Assumptions:

- Annexation includes 4.8 acres of undeveloped property. Assuming that 20% of this acreage would be devoted to roads and other infrastructure and the remaining acreage would be divided into lots averaging 11,000 square feet in area, yielding a total of 15 new lots.
- Average value of new construction for a single-family residence is \$306,000, according to 2013 year building permit activity records.
- Assumes 2.6 persons/household (2014 OFM Estimate).
- Assumes all new development will be served by City utilities.

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

## **PUBLIC ASSETS**

### *Existing Infrastructure*

There is no infrastructure in the area that the City would inherit as a result of this annexation. No public right-of-way is located within the proposed annexation area.

## **DEMANDS FOR NEW/EXPANDED INFRASTRUCTURE**

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

The City's present system of development regulation/permitting ensures that, to a large degree, new residents are paying for the costs associated with the extension/expansion of City infrastructure. It also ensures that new development will not occur unless appropriate infrastructure improvements are put in place.

## **EXISTING SERVICES**

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

<b><u>Service</u></b>	<b><u>Service Provider</u></b>
Fire & Emergency Service	Benton County Fire District #1
Police Services	Benton County Sheriff's Department
Electrical Service	No Service Currently Provided
Water Service	No Service Currently Provided
Irrigation Water	No Service Currently Provided/ Purveyor is Badger Mountain Irrigation District
Sewer Service	No Service Currently Provided
Solid Waste Disposal	No Service Currently Provided

## **FUTURE DEMAND FOR SERVICES**

As development of the proposed annexation area occurs, future demands would be placed on City services. Some of these services would not be greatly impacted. Emergency fire/medical protection would be provided from the South Richland Station, located at Gage and Keene. As population increases, there would be more calls for service within the area and, eventually, staffing increases may become necessary.

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

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

**TABLE III – LaPierre Annexation Proposal  
Expense of Providing City Services**

Service	Annual Cost of Service	Level of Service <sup>1</sup>	Cost of Annexation <sup>2</sup>	
			Initial	Full Build-Out
Fire <sup>3</sup>	\$134.27/person <sup>3</sup>	5 minute emergency response time	\$0	\$5,236
Police <sup>4</sup>	\$246.72/person <sup>4</sup>	1.24 police/1,000 population	\$0	\$9,622
Parks <sup>5</sup>	\$109.11/person <sup>5</sup>	2.8 acres/1,000 population	\$0	\$4,095
Street <sup>6</sup> Maintenance	\$16,320 to maintain 1 mile of street <sup>6</sup>	None established	\$0	\$2,121
Library <sup>7</sup>	\$53.90/person	None established	\$0	\$2,102
<b>Total</b>			<b>\$0</b>	<b>\$23,176</b>

Notes for Table III:

<sup>1</sup>Level of Service reported from City of Richland Comprehensive Plan

<sup>2</sup>Cost of Annexation – Initial Impacts are based on current estimate of 0 persons residing within the proposed annexation area. Full build-out figures are based on projected population of 39 persons in 15 residences.

<sup>3</sup>Represents total current expense '14 budget for fire and emergency services (\$6,994,482) divided by current city population (52,090).

<sup>4</sup>Represents total current expense '14 budget for police (\$12,851,628) divided by current city population (52,090).

<sup>5</sup>Represents total current expense '14 budget for parks and recreation (\$5,684,014) divided by current city population (52,090).

<sup>6</sup>Full build-out estimate assumes 700 feet of new streets to serve the anticipated level of development. Cost of street maintenance is based on \$4,275,978 '14 budget spread over 262 miles of streets.

<sup>7</sup>Library costs were derived by dividing 2014 total library budget (\$2,808,120) by total number of persons in the City (52,090).

Service costs for Table III only included those services that are directly provided to residents. Other General Fund expenses, including administrative expenses, are not estimated here. Presumably, there is some efficiency that would be accrued by the City in serving a larger population that would be located in a relatively small geographical area that is immediately adjacent to the City's existing service boundaries; however, administrative costs may be somewhat understated. Costs for actually providing services listed in Table III may be somewhat overstated. The per capita listing for fire and police services assumes that all expenses associated with providing services are directly related to residential uses. Clearly, there are costs associated with providing services to commercial and industrial land uses. The estimated costs of park and library services may be slightly overstated also. Some service is provided to non-City residents, which, if accounted for, would slightly decrease the per capita costs reported here. Finally, Table IV provides some comparison of the costs and revenues associated with the proposed annexation.

**TABLE IV – LaPierre Annexation Proposal  
Summary of General Fund Revenues and Expenses**

	Estimated Number of Households	Projected Revenues	Projected Expenses	Net Annual Benefit
Initial Annexation	0	\$390	0	\$433
Annexation at Full Build-Out	15	\$29,184	\$23,176	\$6,008

### **CONCLUSION**

Staff concludes that the proposed LaPierre annexation would have positive fiscal impacts to the City both at the time of initial annexation and at the time that the area is fully developed. The projected revenues associated with the annexation would exceed the estimated service costs that would be provided to the future populations of the proposed annexation area. The City's enterprise funds would also not be negatively impacted as expenses associated with providing power, water, sewer, storm drainage and solid waste disposal would necessarily equal the revenues associated with providing such services.

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

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

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



## Council Agenda Coversheet

Council Date: 10/07/2014

Category: Consent Calendar

Agenda Item: C6

Key Element: Key 7 - Housing and Neighborhoods

Subject: ORD NO. 28-14, AMEND ZONING MAP & ESTABLISH A PROPERTY USE & DEVELOPMENT AGREEMENT

Department: Community and Development Services

Ordinance/Resolution: Ord. 28-14

Reference:

Document Type: Ordinance

### Recommended Motion:

Give second reading and pass Ordinance No. 28-14, amending the official zoning map sectional page no. 47 and establishing a property use and development agreement for the 1.39 acre parcel located at the southeast corner of Queensgate Drive and Jericho Road.

### Summary:

Ordinance No. 28-14 would rezone a 1.39 acre parcel located at the southeast corner of Queensgate Drive and Jericho Road from C-1, Neighborhood Retail Business to C-3, General Business. The ordinance also establishes a Property Use Development Agreement specific to the parcel which outlines certain prohibited uses and specific setbacks and building heights.

The first reading of Ordinance No. 28-14 was given at the Council meeting held September 16, 2014.

### Fiscal Impact?

☐ Yes ☒ No

The ordinance would not have an immediate fiscal impact to the City. Future development of the site will result in an increased tax base for the City.

### Attachments:

- 1) ORD 28-14, Property Use and Development Agreement
- 2) Vicinity Map
- 3) Planning Commission Staff Report - Keele

City Manager Approved:

Johnson, Cindy  
Oct 01, 18:46:13 GMT-0700 2014

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 28-14

AN ORDINANCE of the City of Richland relating to land use, zoning classifications and districts and amending the Official Zoning Map of the City by amending Sectional Map No. 47 so as to change the zoning on 1.39 acres from Neighborhood Retail Business (C-1) to General Business (C-2), contingent upon the recording of a properly executed, delivered and accepted Property Use and Development Agreement. Said property is located on the southeast corner of the intersection of Queensgate Drive and Jericho Rd. [Brian and Cathy Keele]

WHEREAS, on August 27, 2014, the Richland Planning Commission held a properly advertised public hearing to consider a petition to change the zoning of the property hereafter described; and

WHEREAS, the Richland Planning Commission took action at the August 27, 2014, meeting recommending approval of the requested rezone subject to development of a Property Use and Development Agreement; and

WHEREAS, the Richland City Council has considered the recommendations and all reports submitted, as well as comments and arguments made at the public hearing.



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

Section 1.01 It is hereby found, as an exercise of the City's police power, that the best land use classification for the land described below is General Business (C-3) when consideration is given to the interest of the general public.

Section 1.02 Contingent upon the recording, as in Section 1.04 hereof, and within 90 days of the passage of this ordinance, of a properly executed, delivered and accepted "Property Use and Development Agreement" substantially in the form attached hereto as Exhibit A by the petitioner for rezone of the property, restricting the use and development of such property and in order to provide for General Business (C-3) zoning of the approximate 1.39 acre site, Benton County Assessor's Parcel number, 1-22982020003017, more particularly described as follows:

BADGER HEIGHTS SUBDIVISION BLOCK 3 LOT 16 THE PORTION OF LOT 16 LYING SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIPTION RIGHT OF WAY LINE: BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID LOT OPPOSITE HIGHWAY ENGINEER'S STATION JR 11+50 ON THE JR LINE SURVEY OF STATE HIGHWAY ROUTE #182 AND 30 FEET SOUTHERLY THEREFROM, THENCE SOUTHWESTERLY TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION TF94+50 =JR 10 72.22 (65.51 RT) ON THE TF LINE SURVEY OF SAID HIGHWAY AND 80 FEET SOUTHEASTERLY THEREFROM: THENCE SOUTHWESTERLY PARALLEL WITH SAID TF LINE SURVEY, TO THE SOUTHERLY LINE OF SAID LOT AND THE END OF THIS RIGHT OF WAY LINE DESCRIPTION.

Such land is rezoned from Neighborhood Retail Business (C-1) to General Business (C-3).

Section 1.03 Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City as adopted by Section 23.08.040 of said title, are amended by amending Sectional Map No. 47 which is one of a series of maps constituting said Official Zoning Map, as shown on the attached Sectional Map No. 47 and bearing the number and date of passage of this ordinance and by this reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 1.04 Upon receipt of a properly executed "Property Use and Development Agreement," as contemplated in Section 1.02 hereof, the City Manager is authorized to accept the same for and on behalf of the City, and upon such acceptance is authorized and directed to indicate such acceptance thereon, and, to cause said agreement to be recorded in the records of the Benton County Auditor, and to file said recorded agreement with the City Clerk.

Section 1.05 The City Clerk is directed to file with the Auditor of Benton County, Washington a copy of this ordinance and the attached amended Sectional Map No. 47, duly certified by the Clerk as a true copy.

Section 1.06 This ordinance shall take effect on the day following the date of its publication in the official newspaper of the City.

PASSED by the City Council of the City of Richland on this 7<sup>th</sup> day of October, 2014.

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

ATTEST:

APPROVED AS TO FORM:

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

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

Date Published: October 12, 2014

## PROPERTY USE AND DEVELOPMENT AGREEMENT

THIS AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2014,  
by and between the CITY OF RICHLAND and BRIAN KEELE and CATHY KEELE  
(Petitioners).

### W-I-T-N-E-S-S-E-T-H:

WHEREAS, the City of Richland is currently entertaining an application by Brian Keele and Cathy Keele, (hereinafter "Petitioners") for a change of zone covering a 1.39-acre site located in Benton County, Washington (hereinafter "Property") and more particularly described in Ordinance No. 28-14.

NOW, THEREFORE, it is agreed that if the subject Property is rezoned from C-1 Neighborhood Business to C-3 General Business pursuant to said application, Petitioners for themselves and for and on behalf of their heirs, successors and assigns, covenant and agree as follows:

1. Development of the subject property shall be consistent with the C-3 General Business zoning district permitted land uses with the exception of the following uses that shall be unpermitted or require approval of a special use permit:
  - a. PROHIBITED  
Adult Use Establishments; Animal Shelter; Boat Building; Bottling Plants; Bus Station; Bus Terminal; Bus Transfer Station; Cemetery; Cinema Indoor or Drive-In; Heavy Equipment Sales and Repair; Homeless Shelter; House Banked Card Rooms; Laundry and Cleaning Plants; Laundry/Dry Cleaning Com.; Manufactured Home Sales Lot; Marine Equipment Rentals; Mini-Warehouse; Pawn Shop; Public Campgrounds; Recreational Vehicle Campgrounds; Recreational Vehicle Parks; Stable, Public; Towing, Vehicle Impound Lots; Truck Rentals; Truck Stop – Diesel Fuel Sales; Truck Terminal; Vehicle Licensing/Renting; Vehicle Sales; Warehousing and Distribution Facilities.
  - b. SPECIAL USE PERMIT  
Light Manufacturing Uses; Lumberyards; Monopole; Wineries – Production.

2. Site requirements and development standards shall be consistent with the C-3 General Business zoning district requirements with the following exceptions:

- a. Setback from rear yard – 15 feet minimum;
- b. Building height – 45 feet maximum

This agreement shall be placed of record and the terms and conditions thereof shall be a covenant running with the land and included in each deed and real estate contract executed by Petitioners with respect to the subject Property or any part thereof. The City of Richland shall be deemed a beneficiary of this covenant without regard to whether it owns any land or interest therein in the locality of the subject Property and shall have the right to enforce this covenant in any court of competent jurisdiction.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands the day and year first above written.

CITY OF RICHLAND

\_\_\_\_\_  
Cynthia D. Johnson  
City Manager

\_\_\_\_\_  
Brian & Cathy Keele (Husband & Wife)  
Petitioners

APPROVED AS TO FORM:

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

STATE OF WASHINGTON)

County of Benton )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Cynthia D. Johnson to me known to be the City Manager of City of Richland, the corporation that executed the foregoing instrument, and acknowledged the said Instrument to be the free and voluntary act and deed of the said corporation, for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument.

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

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

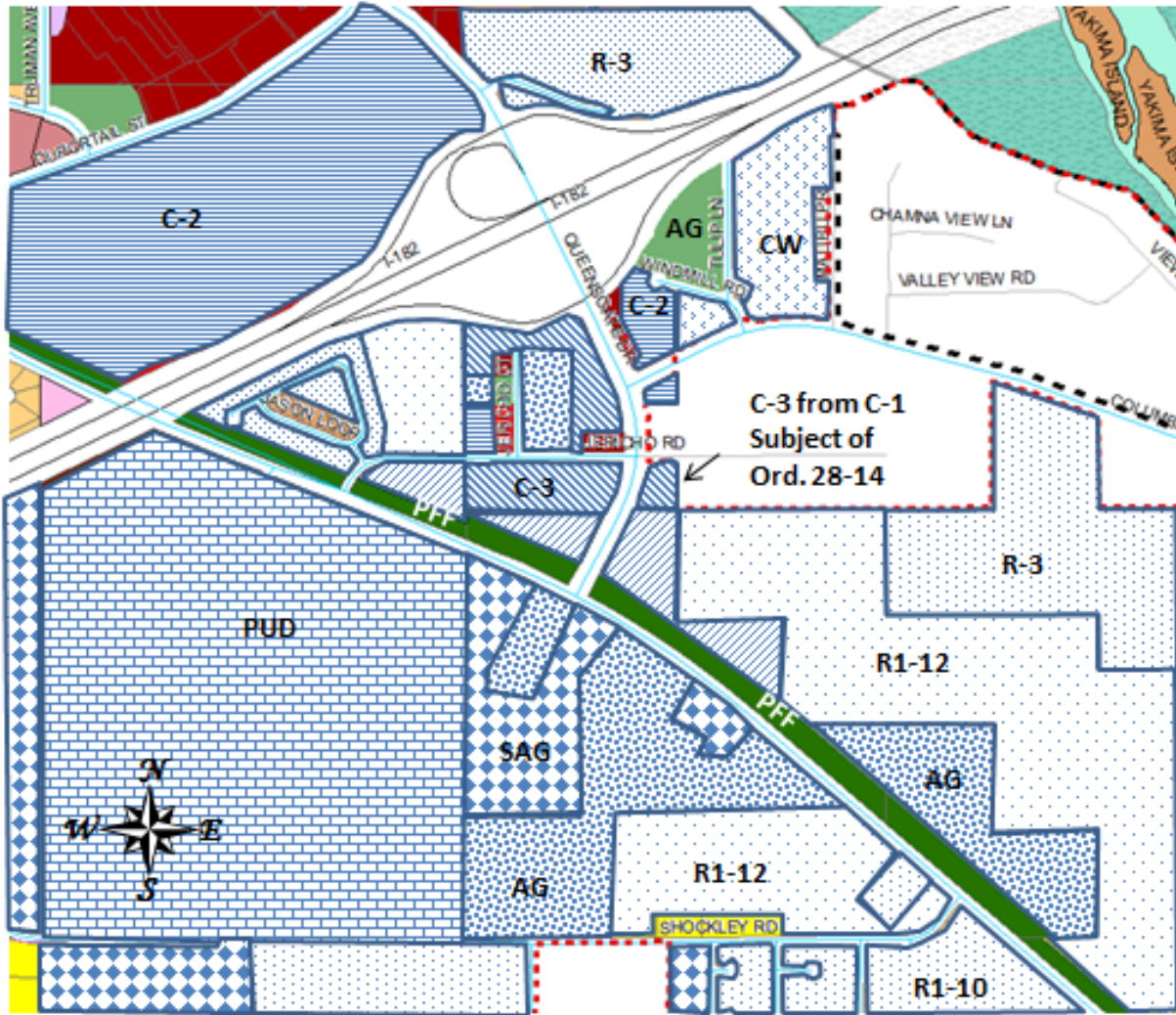
STATE OF WASHINGTON)

County of Benton )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared \_\_\_\_\_ on behalf of TMT Homes, LLC, a Washington Limited Liability Company to me known to be the person who executed the foregoing instrument and acknowledged the said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument.

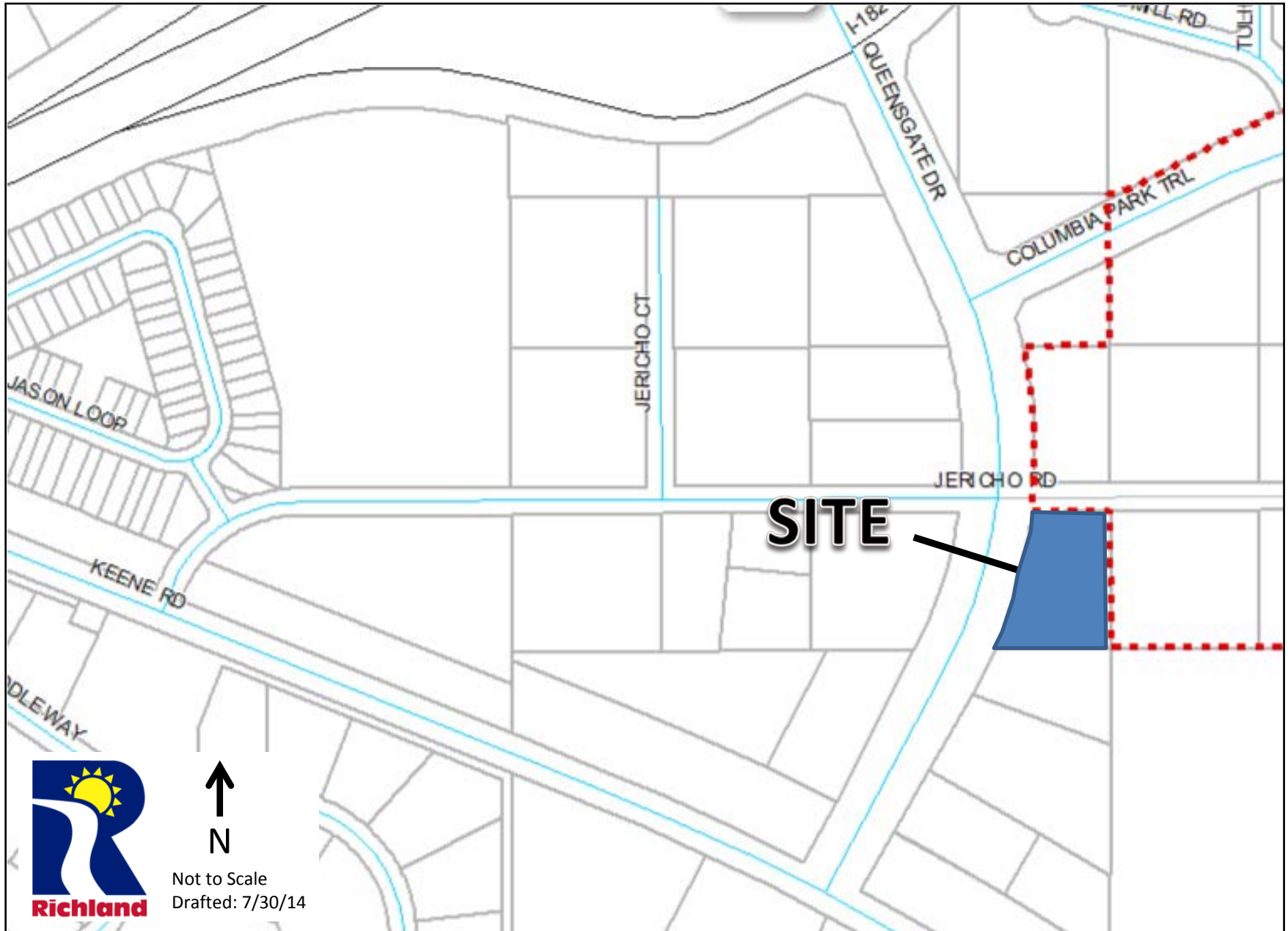
Witness my hand and official seal hereto affixed the day and year first above written.

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



SECTIONAL MAP #47 – Sept. 16, 2014

VICINITY MAP — Rezone Request, SE Corner of Queensgate Dr. & Jericho Rd., File No. Z2014-102



Not to Scale  
Drafted: 7/30/14



## **STAFF REPORT**

TO: PLANNING COMMISSION  
FILE NO.: Z2014-102

PREPARED BY: AARON LAMBERT  
HEARING DATE: AUGUST 27, 2014

### GENERAL INFORMATION:

APPLICANT: BRIAN AND CATHY KEELE

REQUEST: REZONE OF A 1.39 ACRE SITE FROM C-1, NEIGHBORHOOD  
RETAIL BUSINESS TO C-3, GENERAL BUSINESS.

LOCATION: SOUTHEAST CORNER OF QUEENSGATE DRIVE AND JERICHO  
RD.

### REASON FOR REQUEST

The Applicant is requesting a change in zoning to accommodate their plans for future commercial development of the subject property. They intend to develop a nursery and fruit stand on the site with outdoor displays and sales. The existing C-1 zoning does not allow for outdoor sales while the requested C-3 zoning would.

### FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for a change in zoning (Z2014-102) and submits that:

1. The City of Richland Comprehensive Plan, adopted in 1997, currently designates the subject property as suitable for commercial land uses with a designation of Business Commerce.
2. The subject property is currently zoned C-1 Neighborhood Retail Business.
3. The requested zoning of C-3, General Business is intended to be applied to properties that carry a commercial land use designation under the City's Comprehensive Plan, according to the purpose statement contained in RMC Section 23.22.010(D).
4. The proposed change in zoning would be consistent with the City's comprehensive plan.



5. The site, given its proximity and frontage upon Queensgate Drive, an arterial street, is a logical location for commercial uses that could satisfy the demand for commercial services generated by the number of residents in the immediate area as well as those utilizing Queensgate Drive, Keene Road and the Interstate I-182 interchange to navigate through the community.
6. The existing and proposed zoning designations permit many of the same commercial uses. However the proposed C-3 designation does allow for a broader range of commercial establishments which may have ancillary shop work, storage and outdoor display. Given the relatively small size of the site, a large retail use that would have a detrimental impact to the intersection or adjacent properties would be difficult to site at this location. Development standards such as required setbacks exist to mitigate impacts. The purpose statements for the C-1 & C-3 districts are found in Exhibit 1 and the allowed uses and development standards are found in Exhibit 8.
7. Based on the above findings and conclusions, approval of the zone change request to rezone the 1.39 acres located at the southeast corner of the intersection of Queensgate Drive and Jericho Road to C-3, General Business zoning would be in the best interest of the community of Richland.

#### RECOMMENDATION

Staff recommends that the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2014-102) and recommend approval to the City Council of the request to rezone 1.39 acres located at the southeast corner of the intersection of Queensgate Drive and Jericho Road to C-3, General Business zoning.

#### EXHIBITS

1. Supplemental Information
2. Vicinity Map
3. Aerial Photo
4. Site Photos
5. Zoning & Comprehensive Plan Maps
6. Hearing Notice
7. Application Materials
8. C-1 & C-3 Zoning Regulations, (allowed uses & site requirements)

# EXHIBIT (1)

## SUPPLEMENTAL INFORMATION

(Z2014-102)

### DESCRIPTION OF PROPOSAL

The proposal consists of a rezone request for an approximately 1.39-acre parcel C-1 Neighborhood Retail Business to C-3 General Business. The parcel is located on the southeast corner of the intersection of Queensgate Drive and Jericho Rd. The Applicant is requesting the change in zoning to accommodate their plans to develop a nursery and fruit stand on the site with outdoor displays and sales which is not permitted in the existing zoning but is in the C-3 district..

### SITE DATA

**Comprehensive Plan Designation:** Commercial

**Current Zoning:** (C-1) Neighborhood Retail Business

**Proposed Zoning:** (C-3) General Business

**Site Size:** 1.39 acres (60,655 SF)

**Physical Features:** The site has frontage on Queensgate Drive and Jericho Rd. Existing concrete curbing along Queensgate Drive prevents direct access from said road with the current access found on the north boundary from Jericho Road. Permanent access will be determined with the future development of the vacant site. City utilities are adjacent to the property. The Parks Department made note that the Queensgate frontage is planned to have a 10 foot wide pathway parallel to the road. The site is vacant with invasive vegetation on it.

### SURROUNDING ZONING AND EXISTING LAND USES

*See also Exhibits 1, Aerial Photo and 7, Zoning Map*

<b>North</b>	Undeveloped property located across Jericho Rd. and under the jurisdiction of Benton County
<b>South</b>	Undeveloped property zoned C-1, Neighborhood Retail Business
<b>East</b>	Developed with a single family residence and under the jurisdiction of Benton County.
<b>West</b>	Developed for commercial trailer sales across Queensgate Dr. and zoned C-3, General Business.

## ZONING DISTRICT DESCRIPTIONS

### **Existing C-1 Neighborhood Retail Business Zone**

The purpose of the C-1 district (as specified in Section 23.2.010(B) of the Richland Municipal Code) is as follows:

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

### **Proposed C-3 General Business Zone**

The purpose of the C-3 district (as specified in Section 23.2.010(D) of the Richland Municipal Code) is as follows:

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

A summary of the uses permitted in both zoning districts is included in exhibit 8.

## ENVIRONMENTAL REVIEW

The rezone is not subject to SEPA environmental review as it falls into Washington State Administrative Code (WAC) exemption WAC 197-11-800(6)(c) as follows:

- (6) **Land use decisions.** *The following land use decisions shall be exempt:*
- (c) *Where an exempt project requires a rezone, the rezone is exempt only if:*
- (i) *The project is in an urban growth area in a city or county planning under RCW [36.70A.040](#);*
  - (ii) *The proposed rezone is consistent with and does not require an amendment to the comprehensive plan; and*
  - (iii) *The applicable comprehensive plan was previously subjected to environmental review and analysis through an EIS under the requirements of this chapter prior to adoption; and the EIS adequately addressed the environmental impacts of the rezone.*

## ANALYSIS

The comprehensive plan designates the site as commercial which allows for the application of any of the six commercial zoning classifications adopted by the City. The rezone would be consistent with the C-3 zoning across Queensgate Drive. The parcel is not sizeable enough to support large scale outdoor sales such as that for vehicle sales. Rather, the size lends itself well to a mixed-use development as planned with a smaller retail building and accessory outdoor sales and display.

## **SUMMARY**

Approval of the proposed rezone as requested by the property owners would be consistent with the City's comprehensive plan and would allow for the future use of the parcel for outdoor display and sales.

# EXHIBIT (2)



# EXHIBIT (3)





Not to Scale  
Drafted: 8/20/14

# EXHIBIT (4)

SITE PHOTOS — Rezone Request, SE Corner of Queensgate Dr. & Jericho Rd., File No. Z2014-102



View looking generally southwest to northeast from Queensgate Drive.

Not to Scale

Source:

Google

Street View





SITE PHOTOS — Rezone Request, SE Corner of Queensgate Dr. & Jericho Rd., File No. Z2014-102



View looking generally west to east from Queensgate Drive.

Not to Scale

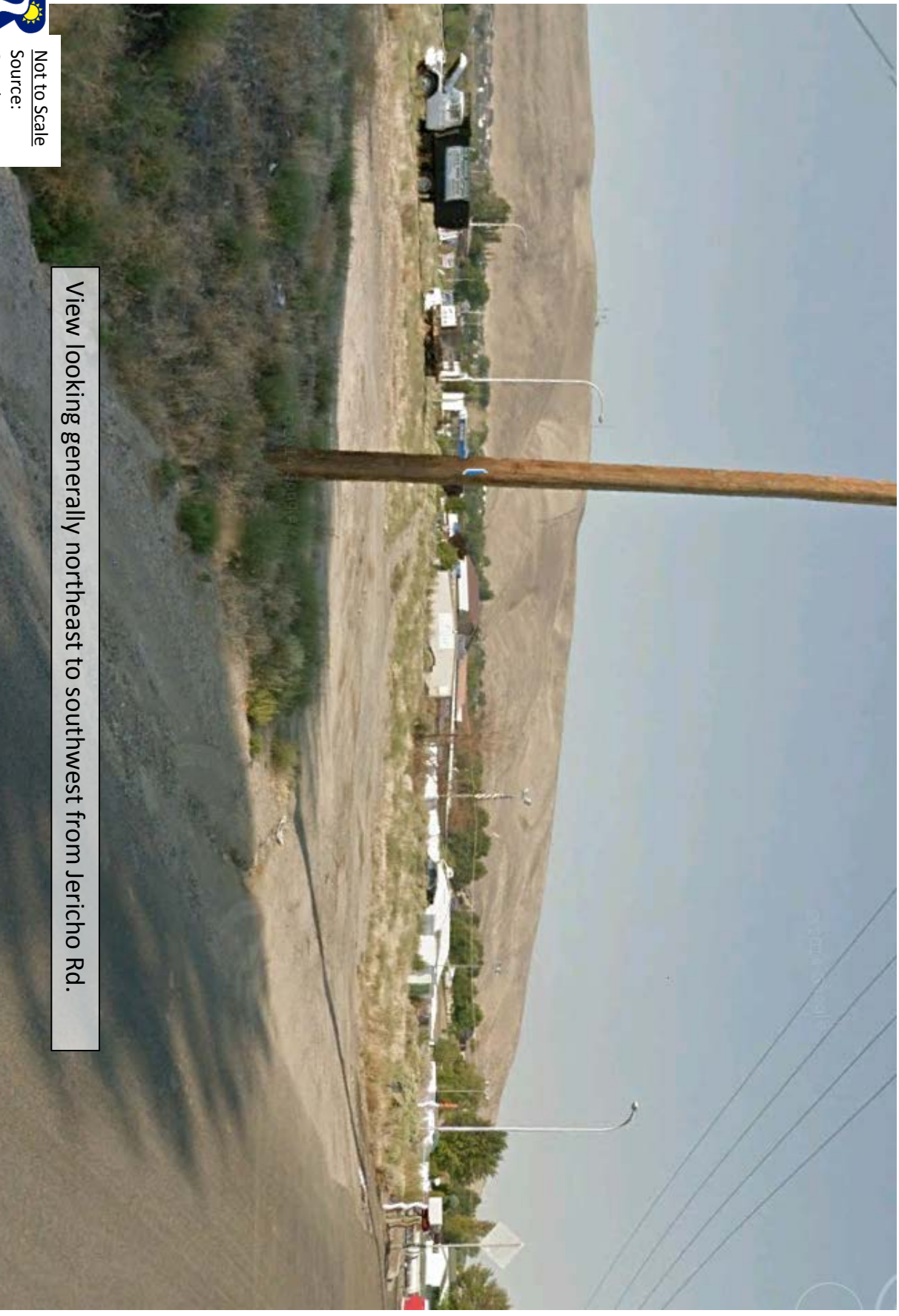
Source:

Google

Street View



SITE PHOTOS — Rezone Request, SE Corner of Queensgate Dr. & Jericho Rd., File No. Z2014-102



View looking generally northeast to southwest from Jericho Rd.

Not to Scale

Source:

Google

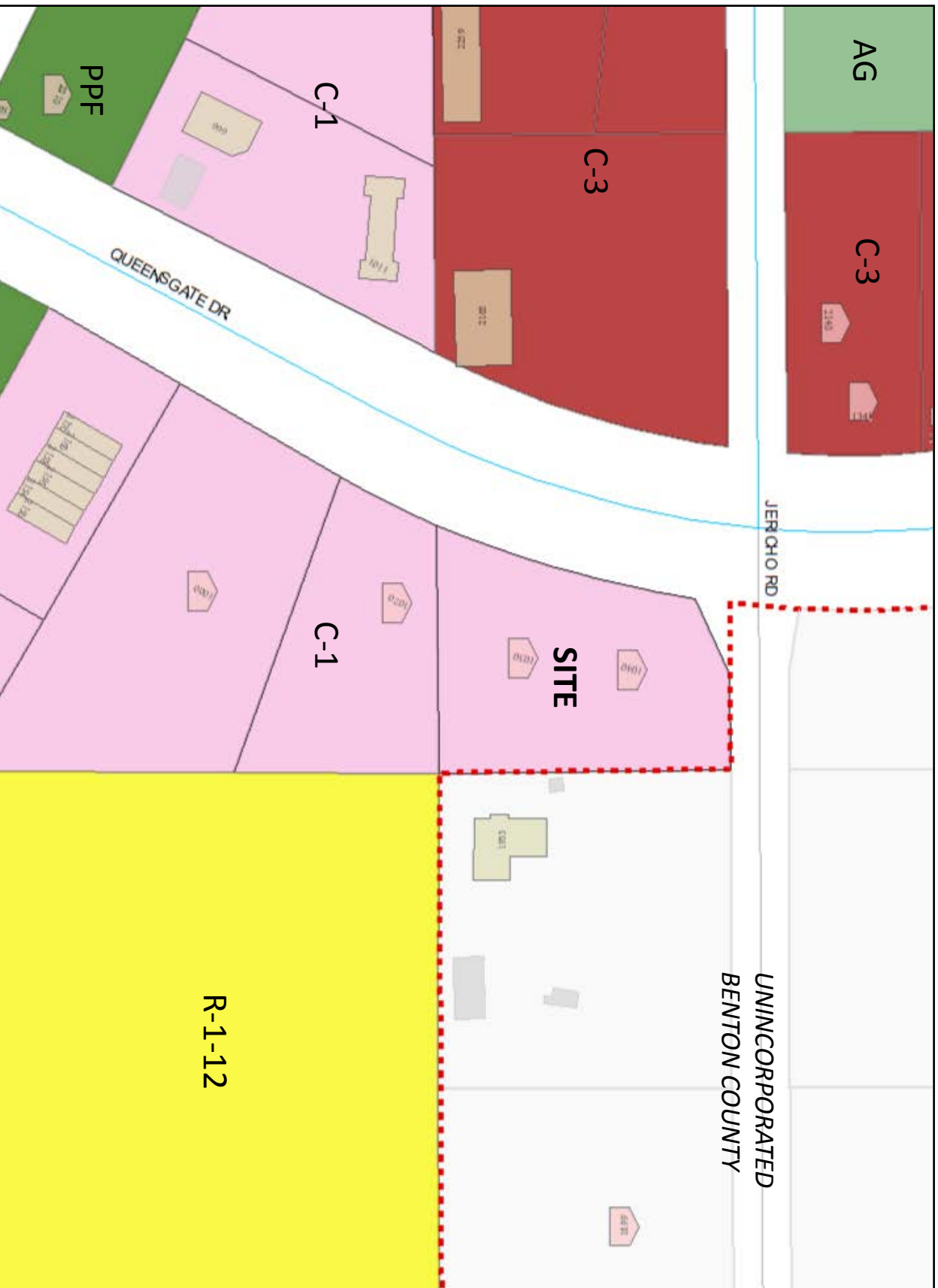
Street View

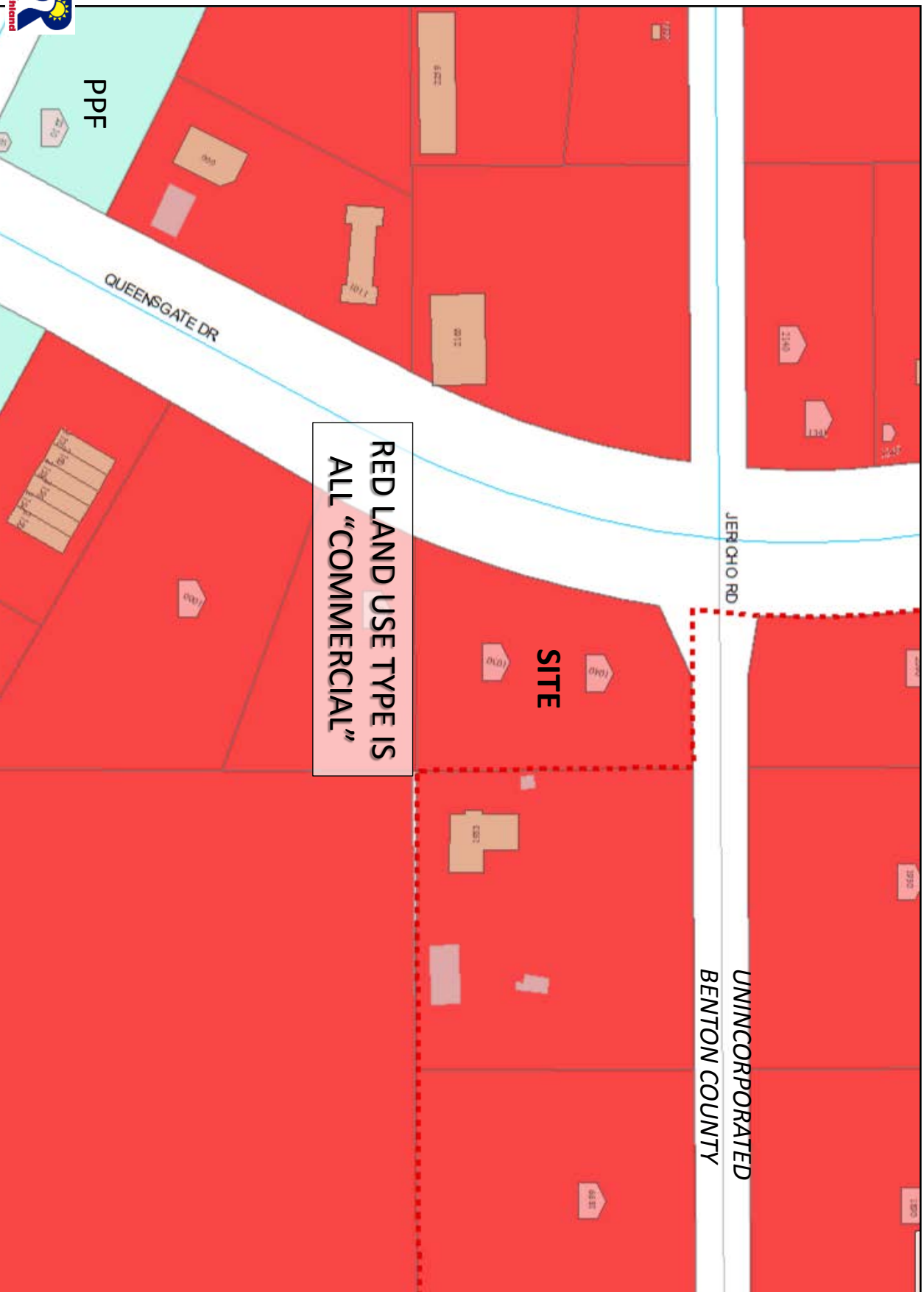


# EXHIBIT (5)



ZONING MAP— Rezoning Request, SE Corner of Queensgate Dr. & Jericho Rd., File No. Z2014-102







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# EXHIBIT (6)



# **CITY OF RICHLAND**

## **NOTICE OF APPLICATION**

### **AND PUBLIC HEARING (Z2014-102)**

Notice is hereby given that application has been submitted for a rezone from Neighborhood Retail Business (C-1) zoning to General Business (C-3) zoning for the undeveloped 1.3 acre parcel located at the southeast corner of Queensgate Drive and Jericho Rd. The purpose of the rezone is to allow for outdoor displays associated with a proposed nursery and fruit stand.

The Richland Planning Commission, on Wednesday, August 27, 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, August 18, 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, August 22, 2014

The proposed application will be reviewed in accordance with the regulations in RMC Chapters 23.70.190-280. Appeal procedures of decisions related to the above referenced application are set forth in RMC Chapter 19.70.060. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

---

AARON LAMBERT,  
SENIOR PLANNER

# EXHIBIT (7)

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

**FILE NO. Z2014-102**

**Received: 7/16/14**

**Petition for Change of Zoning District Classification**

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

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

<b>SECTION I – APPLICANT INFORMATION</b>			
Applicant's Name: <u>Brian and Cathy Keele</u>			
Address: <u>57421 N 385 OR NE</u>			
City: <u>Benton City</u>	State: <u>WA</u>	Zip: <u>99320</u>	
Phone: <u>967-0943</u>	Fax:	Other and/or e-mail address: <u>bdkeele@clearwire.net</u>	
Please check under what capacity you are filing:			
<input type="checkbox"/> Recorded owner of the property as of		<input checked="" type="checkbox"/> Purchasing under contract as of <u>7/8/14</u>	
<input type="checkbox"/> The lessee as of		<input type="checkbox"/> The authorized agent of any of the foregoing, duly authorized in writing (written authorization must be attached to application).	
<b>SECTION II – PROPERTY LOCATION AND GENERAL DESCRIPTION</b>			
Street address(es) of property for which the zone change is requested, if applicable: <u>NKA Queensgate</u>			
Relationship to adjacent streets (i.e., west of Main Street between 1 <sup>st</sup> Avenue and 2 <sup>nd</sup> Avenue): <u>S.E. Corner at Jericho and Queensgate - vacant land</u>			
General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement): <u>Vacant</u>			
Size of petition area <u>1.3</u> acres and _____ square feet			
<b>SECTION III - CHANGE OF ZONE REQUEST</b>			
A change of zone from <u>C-1</u> To <u>C-3</u>			
is requested for the property described in Section II of this application.			
<b>SECTION IV – JUSTIFICATION</b>			
State the reason(s) for the requested change of zone: <u>To allow for outdoor displays associated with</u>			
<u>a proposed nursery and fruit stand.</u>			

] Continued

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

DATED THIS 14 DAY OF July, 2014.

BR Kull

Applicant's Signature

57421 N 385 PR NE

Address

Benton City, WA 99320

City, State, Zip

967-0943

Phone

Carly Lee

Applicant's Signature

57421 N. 385 Pr. NE

Address

Benton City, WA 99320

City, State, Zip

967-0943

Phone

**FOR OFFICE USE ONLY**

Date accepted for filing \_\_\_\_\_

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

\_\_\_\_\_  
City Official's Signature

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# EXHIBIT (8)





### 23.22.030 Commercial use districts permitted land uses.

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

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

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

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

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

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

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
<b>Agricultural Uses</b>								
Raising Crops, Trees, Vineyards								P
<b>Automotive, Marine and Heavy Equipment</b>								
Automotive Repair – Major				P				
Automotive Repair – Minor		P	P	P	S			
Automotive Repair – Specialty Shop		S	P	P	S			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Automobile Service Station		P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	S <sup>1</sup>			
Auto Part Sales		P	P	P	S			
Boat Building				P				
Bottling Plants				P				P <sup>28</sup>
Car Wash – Automatic or Self-Service		P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	S <sup>2</sup>			
Equipment Rentals			P	P				
Farm Equipment and Supplies Sales				P				
Fuel Station/Mini Mart	S	P	P	P	P			
Heavy Equipment Sales and Repair				P				
Manufactured Home Sales Lot				P				
Marinas						P	P	
Marine Equipment Rentals				P		P	P	
Marine Gas Sales						A	A	
Marine Repair				P		P	P	
Towing, Vehicle Impound Lots				S <sup>3</sup>				
Truck Rentals			P	P				
Truck Stop – Diesel Fuel Sales			S	P				
Truck Terminal				P				

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Vehicle Leasing/Renting			P <sup>4</sup>	P	S <sup>4</sup>			
Vehicle Sales			P <sup>4</sup>	P	S <sup>4</sup>			
Warehousing, Wholesale Use				P				
<b>Business and Personal Services</b>								
Animal Shelter				S <sup>5</sup>				
Automatic Teller Machines	P	P	P	P	P	P		P
Commercial Kennel				P <sup>5</sup>				
Contractors' Offices		P	P	P	P			
Funeral Establishments			P	P				
General Service Businesses	A	P	P	P	P	P		
Health/Fitness Facility	A	P	P	P	P	A	P	
Health/Fitness Center			P	P	P		P	
Health Spa		P	P	P	P	P		P
Hospital/Clinic – Large Animal				S <sup>5</sup>				
Hospital/Clinic – Small Animal			S <sup>5</sup>	P <sup>5</sup>	P			
Laundry/Dry Cleaning, Com.				P	P <sup>29</sup>			
Laundry/Dry Cleaning, Neighborhood		P	P	P	P			
Laundry/Dry Cleaning, Retail	P	P	P	P	P	P		

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Laundry – Self-Service		P	P	P	P			
Mini-Warehouse				P <sup>6</sup>				
Mailing Service	P	P	P	P	P	P		
Personal Loan Business	P	P	P	P	P			
Personal Services Businesses	A	P	P	P	P	P		
Photo Processing, Copying and Printing Services	P	P	P	P	P	P		
Telemarketing Services	P		P	P	P			
Video Rental Store		P	P	P	P	P		P
<b>Food Service</b>								
Cafeterias	A		A	A	A	A	A	
Delicatessen	P	P	P	P	P	P	P	P
Drinking Establishments		P <sup>7</sup>	P	P	P	P	P	P
Micro-Brewery			P	P	P	P	P	P
Portable Food Vendors <sup>26</sup>	A <sup>27</sup>	A <sup>27</sup>	A <sup>27</sup>	A <sup>27</sup>	A <sup>27</sup>	A <sup>27</sup>	A <sup>27</sup>	A <sup>28</sup>
Restaurants/Drive-Through		S <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	S <sup>8, 9</sup>	S <sup>8, 9</sup>		
Restaurants/Lounge		P <sup>7</sup>	P	P	P	P	P	P
Restaurants/Sit Down	A	P	P	P	P	P	P	P
Restaurants/Take Out		P	P	P	P	P		P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Restaurants with Entertainment/Dancing Facilities		P <sup>7</sup>	P	P	P	P	P	P
Wineries – Tasting Room		P <sup>7</sup>	P	P	P	P	P	P
<b>Industrial/Manufacturing Uses</b>								
Laundry and Cleaning Plants				P				P <sup>28</sup>
Light Manufacturing Uses				P				P <sup>28</sup>
Warehousing and Distribution Facilities				P				P <sup>28</sup>
Wholesale Facilities and Operations				P				P <sup>28</sup>
Wineries – Production				P				P
<b>Office Uses</b>								
Financial Institutions	P	P/S <sup>22</sup>	P	P	P/S <sup>22</sup>	P		
Medical, Dental and Other Clinics	P	P	P	P	P	P		
Newspaper Offices and Printing Works			P	P	P			
Office – Consulting Services	P	P	P	P	P	P		P <sup>28</sup>
Office – Corporate	P		P	P	P	P		P <sup>28</sup>
Office – General	P	P	P	P	P	P		P <sup>28</sup>
Office – Research and Development	P		P	P	P			P <sup>28</sup>
Radio and Television Studios			P	P	P			
Schools, Commercial	P		P	P	P	P		

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

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Competitions, Fairs, Festivals and Similar Public Gatherings								
Trail Head Facilities	P	P	P	P	P	P	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P	P	P	P	P	P	P
<b>Recreational Uses</b>								
Art Galleries			P	P	P	P	P	P
Arcades		P	P	P	P	P	P	
Boat Mooring Facilities						P	P	
Cinema, Indoor			P	P	P	P	P	
Cinema, Drive-In			P	P				
Commercial Recreation, Indoor		S <sup>7</sup>	P	P	P	P	P	
Commercial Recreation, Outdoor			P	P		P	P	
House Banked Card Rooms				P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	P <sup>14</sup>	
Recreational Vehicle Campgrounds				S <sup>15</sup>			S <sup>15</sup>	
Recreational Vehicle Parks				S <sup>16</sup>			S <sup>16</sup>	
Stable, Public				S <sup>17</sup>				
Theater		P <sup>7</sup>	P	P	P	P	P	P
<b>Residential Uses</b>								
Accessory Dwelling Unit		A	A	A	A	A		A

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Apartment, Condominium (3 or more units)	P		P <sup>18</sup>		P	P		
Assisted Living Facility	P		P		P <sup>18</sup>	P		
Bed and Breakfast	P	P	P	P	P	P	P	P
Day Care Center	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>	P <sup>19</sup>		
Dormitories, Fraternities, and Sororities	P				P	P		
Dwelling, One-Family Attached						P <sup>25</sup>		
Dwelling, Two-Family Detached						P		
Dwelling Units for a Resident Watchman or Custodian				A				P <sup>28</sup>
Family Day Care Home	P <sup>19</sup>					P <sup>19</sup>		
Houseboats						P	P	
Hotels or Motels	P		P	P	P	P	P	P
Nursing or Rest Home	P		P		P <sup>18</sup>	P		
Recreational Club	A				A	A		
Senior Housing	P				P <sup>18</sup>	P		
Temporary Residence	P <sup>20</sup>	P <sup>20</sup>	P <sup>20</sup>	P <sup>20</sup>	P <sup>20</sup>	P <sup>20</sup>		P
<b>Retail Uses</b>								
Adult Use Establishments				P <sup>21</sup>				
Apparel and Accessory Stores		P	P	P	P	P		P



Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Auto Parts Supply Store		P	P	P	P			
Books, Stationery and Art Supply Stores	A	P	P	P	P	P		P
Building, Hardware, Garden Supply Stores		P	P	P	P			
Department Store			P	P	P			
Drug Store/Pharmacy	A	P/S <sup>22</sup>	P	P	P	P		
Electronic Equipment Stores		P	P	P	P	P		
Food Stores		P	P	P	P	P		
Florist		P	P	P	P	P		P
Furniture, Home Furnishings and Appliance Stores		P	P	P	P			
Landscaping Material Sales			A	P				
Lumberyards				P				
Nursery, Plant				P				P
Office Supply Store	A	P	P	P	P	P		
Outdoor Sales				P				
Parking Lot or Structure	P	P	P	P	A	P		P
Pawn Shop				P				
Pet Shop and Pet Supply Stores		P	P	P	P			
Retail Hay, Grain and Feed Stores				P				

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Secondhand Store			P	P	P	P		
Specialty Retail Stores		P	P	P	P	P		P
<b>Miscellaneous Uses</b>								
Bus Station				P	P			
Bus Terminal				P	P			
Bus Transfer Station	P		P	P	P		P	
Cemetery	P		P	P				
Community Festivals and Street Fairs	P	P	P	P	P	P	P	P
Convention Center	P		P	P	P	P	P	
Micro- and Macro-Antennas	P	P	P	P	P	P	P	P
Monopole			S <sup>23</sup>	P/S <sup>23</sup>	S <sup>23</sup>			
On-Site Hazardous Waste Treatment and Storage	A	A	A	A	A	A	A	A
Outdoor Storage		A <sup>24</sup>	A <sup>24</sup>	P <sup>24</sup>				
Storage in an Enclosed Building	A	A	A	A	A	A	A	A <sup>28</sup>

1. RMC [23.42.280](#) 2. RMC [23.42.270](#) 3. RMC [23.42.320](#) 4. RMC [23.42.330](#) 5. RMC [23.42.040](#)
6. RMC [23.42.170](#) 7. RMC [23.42.053](#) 8. RMC [23.42.047](#) 9. RMC [23.42.055](#) 10. RMC [23.42.050](#)
11. RMC [23.42.200](#) 12. RMC [23.42.250](#) 13. RMC [23.42.260](#) 14. RMC [23.42.100](#) 15. RMC [23.42.230](#)
16. RMC [23.42.220](#) 17. RMC [23.42.190](#)
18. Use permitted on upper stories of multi-story buildings, if main floor is used for commercial or office uses.

19. RMC [23.42.080](#) 20. RMC [23.42.110](#) 21. RMC [23.42.030](#) 22. Use permitted, requires special use permit with drive-through window. 23. Chapter [23.62](#) RMC 24. RMC [23.42.180](#) 25. RMC [23.18.025](#) 26. See definition, RMC [23.06.780](#) 27. RMC [23.42.185](#)

28. Activities permitted only when directly related to and/or conducted in support of winery operations.

29. Within the central business district (CBD), existing commercial laundry/dry cleaning uses, established and operating at the time the CBD district was established, are allowed as a permitted use. All use of the land and/or buildings necessary and incidental to that of the commercial laundry/dry cleaning use, and existing at the effective date of the CBD district, may be continued. Commercial laundry/dry cleaning uses not established and operating at the time the CBD district was established are prohibited.

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

### **23.22.040 Site requirements and development standards for commercial use districts.**

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

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Lot Area	None	None	None	None	None	None	None	None
Maximum Density – Multifamily Dwellings (units/square feet)	1:1,500	N/A	N/A	N/A	None	1:1,500	N/A	N/A
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A	30 feet	N/A	N/A
Minimum Front Yard Setback <sup>14</sup>	20 feet	45 feet <sup>1</sup>	0 feet <sup>2</sup>	0 feet <sup>2</sup>	CBD, Parkway, Uptown Districts: 0 feet min. – 20 feet max. <sup>3, 11, 13</sup> Medical District: 0 feet min.	Note 4,5	Note 4	20 feet
Minimum Side Yard Setback	0 feet <sup>6</sup>	0 feet <sup>7</sup>	None	None	0 feet <sup>6,8</sup>	0 feet <sup>5,9</sup>	0 feet	0 feet <sup>6,8</sup>

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Rear Yard Setback	0 feet <sup>6,8</sup>	0 feet <sup>7</sup>	None	None	0 feet <sup>6,8</sup>	0 feet <sup>5,8,10</sup>	0 feet	0 feet <sup>6,8</sup>
Maximum Building Height <sup>14</sup>	55 feet	30 feet	80 feet	80 feet	CBD – 110 feet Medical – 140 feet Parkway – 50 feet Uptown – 50 feet	35/55 feet <sup>12</sup>	35/55 feet <sup>12</sup>	35 feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	500 feet	N/A	N/A	N/A	500 feet	500 feet	N/A	N/A

- Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.
- No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
- Unless a greater setback is required by Chapter [12.11](#) RMC, Intersection Sight Distance.
- Front and Side Street. No building shall be closer than 40 feet to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.
- In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the medium-density residential small lot (R-2S) zoning district. Refer to RMC [23.18.040](#).
- In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:
  - Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential 12,000, R-1-10 – single-family residential 10,000, R-2 – medium-density residential, R-2S – medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.
  - Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family residential use in the central business district (CBD) (as defined in footnote (6)(a)) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.
  - A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC [23.54.140](#).
  - In the C-LB and CW districts, a 20-foot setback shall be provided for any side yard that adjoins a street.
- Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum 15-foot setback. Lots adjoining a street shall maintain a minimum 20-foot setback. Required side or rear yards shall be landscaped or covered with a hard surface, or a combination of both. No accessory buildings or structures shall be located in such yards unless otherwise permitted by this title.

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



## Council Agenda Coversheet

Council Date: 10/07/2014

Category: Consent Calendar

Agenda Item: C7

Key Element: Key 2 - Infrastructure & Facilities

Subject: RESOLUTION NO. 129-14, VENDOR AGREEMENT FOR ON-SITE SODIUM HYPOCHLORITE EQUIPMENT

Department: Public Works

Ordinance/Resolution: 129-14

Reference:

Document Type: Resolution

### Recommended Motion:

Approve Resolution No. 129-14, authorizing the City Manager to sign and execute an agreement to purchase on-site sodium hypochlorite equipment for the Water & Wastewater Chlorination Upgrade Project for \$1,060,853.00 and to make budget adjustments to support the project.

### Summary:

The City's water and sewer utilities have been using chlorine gas for disinfection at the Waste Water Treatment Facility (WWTF), North Richland Wellfield UV (NRWF UV) Facility and Water Treatment Plants (WTP) since their original construction was completed. Chlorine, in a gas form, carries with it additional safety, environmental, and regulatory requirements. These regulations and requirements for handling and storing chlorine gas and the associated costs do not apply to liquid sodium hypochlorite solution. The City is proposing to purchase On-site Sodium Hypochlorite Generation (OSHG) Systems to replace the chlorine gas systems with facilities that convert salt to liquid sodium hypochlorite solution.

On June 26, 2014, the City requested proposals for OSHG systems. Five proposals were received. The request identified the WWTF and the NRWF UV Facility as base proposal items with the WTP as an alternate to be awarded if funding capacity was available. City staff completed evaluations and ranking of proposals based on the following criteria: cost, safety, warranty & service, number of installations, equipment components & layout, schedule, equipment redundancy, and experience of the installer. Parkson Corporation was rated as the best qualified vendor. City staff negotiated with the Parkson Corporation over price and equipment features to arrive at a final contract proposal that represents the best value to the City.

The OSHG equipment will require twelve to sixteen weeks for manufacture and delivery. Because the NRWF and WTP are the City's primary drinking water sources, work on these facilities must be sequential. For this reason, and because evaluation of the Water Utility's financial capacity suggests that capacity is not available in 2014 to add the Water Treatment Plant project to this contract award, staff is proposing to award the base bid only. Staff has structured the 2015 capital budget proposal to include capacity to complete the WTP system conversion late in 2015.

Completion of the project will require a future contract for electrical work within the facilities. Staff anticipates bringing that contract to City Council within the next sixty days. Staff recommends proceeding with the equipment purchase contracts to initiate the manufacturing process.

At its September 9, 2014 meeting, the Utility Advisory Committee recommended proceeding with the project.

### Fiscal Impact?

☒ Yes ☐ No

Budgeted funds are available in previously approved Water Utility and Sewer Utility capital budgets to complete the recommended work. Total costs, including contingencies, are estimated at \$1,331,453.00. Total available funding is \$1,331,453.00. The attached project budget summary details the budget adjustments recommended to assemble the required funds.

### Attachments:

- 1) Res. No. 129-14 Parkson, Corp.
- 2) Water & Wastewater Chlorination Upgrades-Agreement
- 3) Water & Wastewater Chlorination Upgrades-Budget Summary

City Manager Approved:

Johnson, Cindy  
Oct 02, 17:25:14 GMT-0700 2014

## RESOLUTION NO. 129-14

A RESOLUTION of the City of Richland authorizing the execution of an Agreement with Parkson, Corporation for on-site sodium hypochlorite equipment for the Water & Wastewater Chlorination Upgrade Project.

WHEREAS, the City of Richland constructed the Wastewater Treatment Facility in 1985, and the North Richland Wellfield Ultra-Violet Disinfection Facility in 2004; and

WHEREAS, the City has used gas chlorine for disinfection in these facilities; and

WHEREAS, City staff recommends upgrading chlorine systems to on-site sodium hypochlorite generation equipment to replace the original gas equipment installed that has reached the end of its service life and/or has been determined to be a safety hazard for City employees working at these facilities, nearby residents and eases regulatory requirements for the handling and storage thereof; and

WHEREAS, the 2014-2030 Capital Improvement Plan included funding estimated to support a Chlorine Equipment Upgrade at these facilities. Funding was allocated in 2014 for replacement of the Wastewater Treatment Plant and North Richland Wellfield chlorine gas handling equipment; and

WHEREAS, as part of the engineering design process to implement the 2014 replacement of the Wastewater Treatment Plant and North Richland Wellfield systems, City staff selected a preferred technology; and

WHEREAS, City staff solicited proposals from qualified vendors, receiving five responses. Staff evaluation determined Parkson, Corporation to be the most qualified vendor to provide the equipment. A scope of work and project budget was negotiated with Parkson, Corporation; and

WHEREAS, City staff recommends proceeding with the proposed contract because the negotiated agreement fulfills the need for on-site sodium hypochlorite equipment at a reasonable price; and

WHEREAS, City staff recommends that a budget adjustment be authorized to contract for this work in 2014.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland:

1. Authorizes the City Manager to sign and execute an Agreement between the City and Parkson, Corporation for the Water and Wastewater Chlorination Upgrade Project.

2. Authorizes the necessary budget increase to support completion of the work at the Wastewater Treatment Plant and the North Richland Wellfield.

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 7<sup>th</sup> day of October, 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





### **AGREEMENT BETWEEN CITY AND VENDOR**

THIS AGREEMENT, entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by and between the City of Richland, 505 Swift Ave., Richland, Washington, (hereinafter referred to as the "City"), and Parkson Corporation, 1401 West Cypress Creek Road, Fort Lauderdale, FL 33309-1969 (hereinafter referred to as the "Vendor").

#### **WITNESSETH:**

#### **1) SCOPE OF WORK**

- a) The Vendor shall furnish all services, labor and related equipment necessary to conduct and complete the work as designated in this Agreement. The Vendor shall provide on-site sodium hypochlorite generation equipment and installation services for the Water & Wastewater Chlorination Upgrade Project.
- b) The following exhibit(s) are attached hereto and made a part of this Agreement:
  - (i) Parkson Corporation proposal BO2600497 dated August 1, 2014
  - (ii) Letter amendment dated September 29, 2014 of proposal BO2600497.
- c) This Agreement consists of this Agreement, the above referenced Exhibit(s) and other documents listed below. These form the entire Agreement between the parties, and are fully integrated into this Agreement as if stated or repeated herein. In the event of a conflict between documents the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below:
  - (i) City of Richland Agreement No. \_\_\_\_\_
  - (ii) Parkson Corporation proposal BO2600497 dated August 1, 2014
  - (iii) Letter amendment dated September 29, 2014 of proposal BO2600497.
  - (iv) City Richland RFP 2014-28 PW

#### **2) GENERAL REQUIREMENTS**

- a) The Vendor shall attend status, progress, and coordination meetings with the designated City of Richland representatives, or such federal, community, state, city or county officials, groups or individuals as may be requested by the City. If additional meetings are requested, the City will provide the Vendor sufficient notice prior to those meetings requiring Vendor participation.

- b) The Vendor shall prepare a monthly progress report if requested, in a form approved by the City, that will outline in written and/or graphical form the various phases and the order of performance of the work in sufficient details so that the progress of the work can easily be evaluated.

### **3) TIME FOR BEGINNING AND COMPLETION**

The Vendor shall not begin any work under the terms of this Agreement until authorized in writing by the City. Vendor agrees to use best efforts to complete all work described under this Agreement by April 15, 2015.

### **4) PAYMENT**

- a) For services rendered under this Agreement, the City shall pay the Vendor an amount not to exceed One Million Sixty Thousand Eight Hundred Fifty-Three Dollars (\$1,060,853.00) to complete the services rendered under this Agreement. Payment shall be made on a "time and materials" basis. Payment as identified in this section shall be full compensation for all work performed or services rendered, and for all labor, materials, supplies, equipment, and incidentals necessary to complete the work specified in Section 1 Scope of Work.
- b) Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices
- c) Partial payments to cover the percentage of work completed may be requested by the Vendor. These payments shall not be more than one (1) per month.
- d) Pre-approved travel, meals and lodging will be reimbursed at cost and only when Vendor travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations at the government rate, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
- e) Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f) The Vendor will allow access to the City, the State of Washington, the Federal Grantor Agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this contract is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

### **5) INDEPENDENT CONTRACTOR**

- a) The Vendor, and any and all employees of the Vendor or other persons engaged in the performance of any work or services required of the Vendor under this Agreement, are independent contractors and shall not be considered employees of the City. Any and all claims that arise at any time under any Workers' Compensation Act on behalf of said

employees or other persons while so engaged, and any and all claims made by a third party as a consequence of any act or omission on the part of the Vendor's employees or other persons engaged in any of the work or services required to be provided herein, shall be the sole obligation and responsibility of the Vendor.

**6) OWNERSHIP OF DOCUMENTS**

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

**7) TERMINATION**

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

**8) DISPUTE RESOLUTION**

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

**9) DEBARMENT CERTIFICATION**

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

[www.sam.gov](http://www.sam.gov) and

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

**10) VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION**

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

**11) ATTORNEY'S FEES**

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

**12) INSURANCE**

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

- a) No Limitation. Vendor's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of the Vendor to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
- b) Minimum Scope of Insurance. Vendor shall obtain insurance of the types described below:
  - 1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
  - 2. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Vendor's Commercial General Liability insurance policy with respect to the work performed for the City.
  - 3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
  - 4. Professional Liability insurance appropriate to the Vendor's profession.
- c) Minimum Amounts of Insurance. Vendor shall maintain the following insurance limits:
  - 1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
  - 2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
  - 3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.

- d) Other Insurance Provisions. The Vendor's insurance coverage shall be primary insurance with respect to the City. Any insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Vendor's insurance and shall not contribute with it.
- e) Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. best rating of not less than A:VII.
- f) Verification of Coverage. Vendor shall furnish the City with original certificates and a copy of the amendatory endorsements evidencing the insurance requirements of the Vendor before commencement of the work, including, but not limited, to the additional insured endorsement.
- g) Notice of Cancellation. The Vendor shall provide the City with written notice of any policy cancellation within two (2) business days of Vendor's receipt of such notice.
- h) Failure to Maintain Insurance. Failure on the part of the Vendor to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five (5) business days' notice to the Vendor to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Vendor from the City.

### **13) INDEMNIFICATION / HOLD HARMLESS**

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

### **14) STANDARD OF CARE**

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

### **15) SUCCESSORS OR ASSIGNS**

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

**16) EQUAL OPPORTUNITY AGREEMENT**

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

**17) PARTIAL INVALIDITY**

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

**18) AMENDMENTS**

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

**19) CHANGE IN LAW**

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

**20) CONFIDENTIALITY**

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

**21) CHANGES OF WORK**

- a) When required to do so, and without any additional compensation, the Vendor shall make such changes and revisions in the completed work of this Agreement as necessary to correct or revise any errors, omissions, or other deficiencies in the design, drawings, specifications, reports, and other similar documents which the Vendor is responsible for preparing or furnishing under this Agreement.
- b) Should the City find it desirable for its own purposes to have previously satisfactorily completed work or parts thereof changed or revised, the Vendor shall make such revisions as directed by the City. This work shall be considered as Extra Work and will be paid for as herein provided under Section 22, Extra Work.

**22) EXTRA WORK**

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

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

***CITY OF RICHLAND, WASHINGTON***

***PARKSON CORPORATION***

\_\_\_\_\_  
CYNTHIA D. JOHNSON, ICMA-CM  
City Manager

\_\_\_\_\_  
Signature

ATTEST:

\_\_\_\_\_  
Printed Name & Title

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

\_\_\_\_\_  
Address

Phone: \_\_\_\_\_

APPROVED AS TO FORM:

Email: \_\_\_\_\_

Fax: \_\_\_\_\_

\_\_\_\_\_  
HEATHER D. KINTZLEY  
City Attorney



## ON-SITE GENERATED Sodium Hypochlorite EQUIPMENT

Richland, WA

Proposal: BO2600497  
Friday, August 01, 2014



To:	Public Works Department	Date:	Friday, August 01, 2014
Company:	City of Richland, WA	From:	Luc La Haie
Tel.:		Tel.:	(954) 917-1859
cc:	Randy Otts, Steve Young, Mike Reilly & John Deogracias		
Subject:	Parkson's MaximOS™ On-site water disinfection technology, Design Proposal for Richland, WA		

Thank you for this opportunity to present our proposal for Parkson's MaximOS™ On-site Generated Sodium Hypochlorite Equipment for RFP 2014-28 PW.

This technical proposal contains design, operation and cost information for three (3) distinctive installations in Richland, WA:

1. Wastewater Treatment facility (WWTF)
2. UV Water Treatment Plant (UV WTP)
3. Water Treatment Plant (WTP)

Based upon the data provided for this project, we developed the MaximOS™ design described in this proposal.

Should you have any questions or need clarifications, please do not hesitate to contact me at (954) 917-1859.

Sincerely,

PARKSON CORPORATION  
An Axel Johnson, Inc. Company

Luc La Haie  
Applications Engineer  
llahaie@parkson.com

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## Exhibit "A"

### Certifications and Assurances

We make the following certifications and assurances as a required element of the proposal to which it is attached. Understand that the truthfulness of the facts affirmed here and the continuing compliance with these requirements are conditions precedent to the award or continuation of the related contract(s).

1. The prices and/or data have been determined independently, without consultation, communication or agreement with others for the purposes of restricting competition. However, we may freely join with other persons or organizations for presenting a single proposal.
2. The attached proposal is a firm offer for 60 days following receipt and it may be accepted by the City without further negotiation at any time within the 60-day period.
3. In preparing this proposal, we have not been assisted by any current or former employee of the City whose duties relate (or did relate) to this proposal or prospective contract and who was assisting in other than his or her official public capacity. Neither does such person or any member of his or her immediate family have any financial interest in the outcome of this proposal. (Any exceptions to these assurances are described in full detail on a separate page and attached to this document.)
4. We understand the City will not reimburse for any costs incurred in the preparation of this proposal. All proposals will become the property of the City and we claim no proprietary right to the ideas, writings, items or samples.
5. We warrant that, in connection with this procurement:
  - a. The price and/or cost data have been arrived at independently without consultation, communication or agreement for restricting competition, as to any matter relating to such prices with any competition.
  - b. Unless otherwise required by law, the prices and/or cost data, which have been submitted, have not been knowingly disclosed by the Vendor and will not knowingly be disclosed by them prior to opening, in the case of a proposal directly or indirectly to any other competitor.

Parsons Corporation  
  
\_\_\_\_\_  
Signature  
Contracts leader  
\_\_\_\_\_  
Title

7.31.14  
\_\_\_\_\_  
Date

**Exhibit “B”**  
**Equipment Description and Price Form**

Proposer submits the following prices for furnishing the described equipment (known as Equipment in the Agreement) in accordance with the Technical Information section.

WWTF (Base Proposal):

Item	Description	Total Amount Proposed
1. Equipment	Complete on-site sodium hypochlorite generator that shall produce 800 pounds per day (ppd) of free available chlorine (FAC) with all specified appurtenances	\$ 488,767.00
2. Installation / Service	Services for installation, startup, and training	\$ 142,000.00
	Purchase Amount	\$ 630,767.00
	8.3 % Sales Tax	\$ 52,354.00
	<b>Total Purchase Amount</b>	<b>\$ 683,120.00</b>

UV WTP (Base Proposal):

Item	Description	Total Amount Proposed
1. Equipment	Complete on-site sodium hypochlorite generator that shall produce 200 pounds per day (ppd) of free available chlorine (FAC) with all specified appurtenances	\$ 217,010.00
2. Installation / Service	Services for installation, startup, and training	\$ 84,000.00
	Purchase Amount	\$ 301,010.00
	8.3 % Sales Tax	\$ 24,984.00
	<b>Total Purchase Amount</b>	<b>\$ 325,994.00</b>

WTP (Proposal Additive)

Item	Description	Total Amount Proposed
1. Equipment	Complete on-site sodium hypochlorite generator that shall produce 800 pounds per day (ppd) of free available chlorine (FAC) with all specified appurtenances	\$ 560,544.00
2. Installation / Service	Services for installation, startup, and training	\$ 205,000.00
	Purchase Amount	\$ 765,544.00
	8.3 % Sales Tax	\$ 63,540.00
	<b>Total Purchase Amount</b>	<b>\$ 829,084.00</b>

Base Bid Total:	\$ 1,009,114.00
Proposed Additive Total:	\$ 829,084.00
Base + Additive Bid Total:	<u>\$ 1,838,198.00</u>

For the prices proposed herein, Proposer shall furnish the following equipment that meets the requirements of the Technical Information section.

<b>Component</b>	<b>Manufacturer</b>	<b>Model No.</b>	<b>Capacity</b>	<b>Units</b>
On-Site Generator	MIOX	MH-400	400	PPD
Feed Water Filter	Pentek	#20	10	GPM
Feed Water Softener	Kinetico	CP213s	-	-
Feed Water Heater	Hubbell	V1658	16	GAL
Feed Water Pump	-	-	-	GPH
Brine Tank	Plas-Tanks Industries	10 tons	20,000	LBS Salt
Brine Tank	Plas-Tanks Industries	10 tons	3,000	GAL
Brine Pump / Eductor	March	BC-3CP-MD	600	GPH
Solution Tank	PolyProcessing	1003000	3,000	GAL
Hydrogen Dilution Blower	-	-	-	CFM
Rectifier	-	-	-	AMPS
PLC	Allen-Bradley	MicroLogix 1400	-	-



For the prices proposed herein, Proposer shall furnish the following equipment that meets the requirements of the Technical Information section.

<b>Component</b>	<b>Manufacturer</b>	<b>Model No.</b>	<b>Capacity</b>	<b>Units</b>
On-Site Generator	MIOX	SH-100	100	PPD
Feed Water Filter	Pentek	#10	6	GPM
Feed Water Softener	Kinetico	CP208s	-	-
Feed Water Heater	Hubbell	V1658	16	GAL
Feed Water Pump	-	-	-	GPH
Brine Tank	PolyProcessing	5 tons	10,000	LBS Salt
Brine Tank	PolyProcessing	5 tons	1,150	GAL
Brine Pump / Eductor	March	BC-3CP-MD	600	GPH
Solution Tank	Belding	C-CCH-7.5	7,120	GAL
Hydrogen Dilution Blower	-	-	-	CFM
Rectifier	-	-	-	AMPS
PLC	Allen-Bradley	MicroLogix 1400	-	-

For the prices proposed herein, Proposer shall furnish the following equipment that meets the requirements of the Technical Information section.

<b>Component</b>	<b>Manufacturer</b>	<b>Model No.</b>	<b>Capacity</b>	<b>Units</b>
On-Site Generator	MIOX	MH-400	400	PPD
Feed Water Filter	Pentek	#20	10	GPM
Feed Water Softener	Kinetico	CP213s	-	-
Feed Water Heater	Hubbell	V1658	16	GAL
Feed Water Pump	-	-	-	GPH
Brine Tank	Plas-Tanks Industries	10 tons	20,000	LBS Salt
Brine Tank	Plas-Tanks Industries	10 tons	3,000	GAL
Brine Pump / Eductor	March	BC-3CP-MD	600	GPH
Solution Tank	Belding	C-CCH-7.5	7,120	GAL
Hydrogen Dilution Blower	-	-	-	CFM
Rectifier	-	-	-	AMPS
PLC	Allen-Bradley	MicroLogix 1400	-	-

## 2. Introduction

### Parkson Corporation

Founded in 1960, Parkson has been a supplier of equipment and solutions for potable water, process water, industrial and municipal wastewater applications for over 50 years. Parkson has built a solid reputation for not only offering a high performance product portfolio, but for standing behind every single product sold to ensure our customers' needs are met. This has allowed Parkson to build long-term, collaborative relationships with consulting engineers, contractors and municipal owners.

With offices spread out across the United States, Parkson's team of certified field technicians are easily dispersed to any of our thousands of Parkson installations spanning the entire country. To specifically support Richland, Parkson will have certified field service representatives in Washington and Idaho. Parkson has a 24/7 call center where customer calls are fielded, diagnosed and properly documented at which point they are sent to our field service manager. The field service manager locates the customer's site and promptly informs the localized certified field technician of the issue. The customer is contacted to let them know we are working to resolve their issue. If parts are required they are ordered and coordinated with the customer as to when the parts will arrive as well as the timing of the certified field technician being on site.

### Key Personnel Resumes

- Project Manager – Julie Davis
- MaximOS Product Manager – Randy Otts
- MaximOS Commercial Leader– John Deogracias
- Field Service Project Manager – Kevin Hoeschen

**EMPLOYMENT EXPERIENCE:**

- January 2010 Present      Project Manager (Promotion)**  
**Parkson Corporation, 1401 W. Cypress Creek Rd, Ft. Lauderdale, FL 33309**
- ◆ Responsible for managing assigned projects from inception through warranty (over 30 at a time dollar ranging 10 Thousand -3 Million).
  - ◆ Hold project kick off meetings to document project requirements and ensure team is aware of their individual responsibilities as related to projects.
  - ◆ Manage and sequence engineering, production, quality and service activities for all assigned projects.
  - ◆ Manage all customer communications and expectations related to assigned projects and specifications to ensure customer satisfaction.
  - ◆ Manage budget and schedule for all assigned projects in BAAN.
  - ◆ Travel to various jobsites as required enhancing customer relationships and inspecting project deliverables to ensure requirements are met.
  - ◆ Perform engineering submittal reviews with customer and engineering team as necessary.
  - ◆ Perform routine project reviews and update project schedules and documents as necessary.
  - ◆ Perform lessons learned reviews and meetings to ensure processes are improved for customer satisfaction.
  - ◆ Hold weekly meetings on project progress and report any changes to customers as necessary.
  - ◆ ISO 9001 Auditor.
- February 2008 January 2010      Project Coordinator (Promotion)**  
**Parkson Corporation, 1401 W. Cypress Creek Rd, Ft. Lauderdale, FL 33309**
- ◆ Entered new projects into BAAN as received.
  - ◆ Maintained production Schedule for all NAMBU projects.
  - ◆ Coordinated shipments according to customer requirements.
  - ◆ Supported Project Managers with customer contact.
  - ◆ Maintained surcharges and customer accounts for BAAN for invoicing.
  - ◆ Supported Project Managers with engineering follow up.
  - ◆ Supported Project Managers with project issue resolutions.
  - ◆ ISO 9001 Auditor
- January 2002- February 2008      Financial Analyst (Promotion)**  
**Parkson Corporation, 2727 NW 62<sup>nd</sup> St., Ft. Lauderdale, FL 33309**
- ◆ Established billing position in Accounting department to promote accurate and timely billing and improve overall DSO.
  - ◆ Pre-audit FOB, Payment, Tax, contract terms in Baan for billing accuracy
  - ◆ Bill all project, aftermarket, and service orders on timely basis per contract terms
  - ◆ Compile and monitor monthly flash report of projected revenue for Corporate Office in Excel
  - ◆ Audit, document and report in Excel revenue recognition practices impacting collections to CFO/President
  - ◆ File weekly billing reports /Notice to Owner's with Pro-Lien to perfect Parkson's lien rights
  - ◆ Manage collections of customer accounts and coordinate resolution of collection issues with appropriate departments
  - ◆ Reconcile project billings and collections and execute appropriate lien releases
  - ◆ Transfer, verify, research, and post daily cash receipts from bank
  - ◆ Compile credit files for customers and pre screen/approve for credit worthiness.
  - ◆ Perform research and customer account reconciliation's for annual & sales tax audits.
  - ◆ Maintain & Audit tax exemption files and update Baan for customer tax status accordingly
  - ◆ Work with task force on utilizing and perfecting Baan data for A/R related reporting procedures to avoid use of manual reports
  - ◆ Operating Rhythm Team member to promote 40% of billing in first 2 weeks of each month
  - ◆ Responsible for Industrial Business Unit's financial reporting
  - ◆ ISO 9001 Auditor

**January 2000-  
December 2001**

**Accounts Payable Specialist (Promotion)**

**Parkson Corporation, 2727 NW 62<sup>nd</sup> St., Ft. Lauderdale, FL 33309**

- ◆ Process weekly vendor invoices for payment
- ◆ Process and generate weekly million dollar check runs
- ◆ Reconcile/approve employee expense reports for appropriate reimbursement
- ◆ Post and reconcile monthly cash receipts.
- ◆ Run aging, compose payments, check register, and payment advise management reports
- ◆ Process journal entries

**June 1998-  
November 2001**

**Data Imaging Coordinator**

**Parkson Corporation, 2727 NW 62<sup>nd</sup> St., Ft. Lauderdale, FL 33309**

- ◆ Established and maintained the computerized records management system
- ◆ Maintained the hardware for the computerized records management system
- ◆ Trained employees on utilizing computerized records management system
- ◆ Managed records retention log according to legal requirements

**April 1995-  
May 1998**

**Medical Secretary, Department of Surgery**

**University Medical Center, 653-2 West 8<sup>th</sup> St., Jacksonville, FL 32209**

- ◆ Transcribed medical dictation
- ◆ Pre-certified and scheduled patients surgical procedures
- ◆ Generated and maintained patient files
- ◆ Provided administrative support for the Eastern Association for Surgery of Trauma
- ◆ Assisted residency coordinator with operation of residency program
- ◆ Maintained payroll records for administrative staff of 25

**EDUCATION**

University of Phoenix, BSBM Program, Fort Lauderdale, FL; PMP Certified 2011

**SPECIAL SKILLS**

Microsoft office, Power Point, Excel, BAAN

Microsoft XP, Windows 3.1, WordPerfect, CPT and ICD9 books

**REFERENCES**

Troy E. Dean

Assistant Project Manager

Office: 717-632-8240 ,3169

[tdean@conewago.com](mailto:tdean@conewago.com)

Jim Chastain

Heyward Incorporated

10146 West Broad Street

Glen Allen, VA 23060

Office: 804-965-0086

[jchastain@heywardincorporated.com](mailto:jchastain@heywardincorporated.com)

# Randy D. Otts

30948 North Summerfield Drive ■ Denham Springs, LA 70726 ■ Home: (225) 964-2634 ■ Email: Randy.Otts@me.com

## Sales Management

### KEY SKILLS

- Qualifications:
- An accomplished sales leader with a proven record of twelve years in the development of strategic direction and sales management.
  - Able to select, develop, and coach a professional sales team to meet or exceeded specific goals for profitable revenue growth in saturated markets and competitive industries.
  - Management and team building expertise
    - Coaching sales team to build effective relationships enabling them to respond quickly to existing and potential customers.
    - Provide for seamless execution of the company's business processes that exceed customer expectations.

### PROFESSIONAL EXPERIENCE

#### Parkson Corporation ■ Product Manager, 2011 to Present

- Provided sales support to sales representatives and Customers (end users and consultants) on applications, design specifications, pricing. Developed product specific selling strategies and performed competitor intelligence and strategies.
- Made sales presentations alone or with Regional Managers and/or sale reps to all customers.
- Developed training presentations and materials for external sales representatives and internal sales people.
- Provided mechanical and operational expertise in support of sales.
- Functioned as the product expert on MaximOS™ equipment design and applications while managing the product through its lifecycle.
- Developed ideas and plans for product improvements and cost reduction and then institute those ideas.
- Knew the market that the product serves and understood the features and benefits of the product and its competitors.
- Worked on a value proposition for said product as well as competitive reports, tighten specifications and other defensive and/or offensive activities to improve market share.
- Inventory existing sales tools and created items as needed to pro-actively maximize the market for and market share of the product.
- Worked with the marketing and engineering departments to create needed sales tools such as specifications, drawings, and case histories.
- Made sure sales reps were trained and knowledgeable about the product.
- Worked with the sales team and set guidelines for pricing, gross margins, sales strategy, competitive analysis and quotation templates.
- Tracked and benchmarked global competitors - technology, product portfolio and pricing.
- Developed the professional papers and supported the Parkson technology group in the development of technical papers to improve Parkson's overall brand position.
- Attended regional and national conferences.

#### MIOX Corporation ■ National Sales Manager, 2007 to 2011

- Selected, developed, and coached a professional sales team that met or exceeded specific goals for profitable revenue growth.
- Developed and implemented annual sales plans by Regional Sales Manager.
- Implemented the company's sales process to establish a culture of consultative selling to customer's decision-makers at all levels.
- Cultivated and maintained effective business relationships with executive decision makers in large accounts.
- Coached Regional Sales Managers to build effective relationships that enable them to respond quickly to emerging customer opportunities, and provide for seamless execution of the company's business processes that exceed customer expectations.
- Encouraged and required high level teaming and collaboration skills to gain the committed and motivated efforts of the company's staff who do not report directly to the National Sales.
- Performed all other duties as needed or required to maintain and grow profitable business within the assigned account base.

#### Siemens Water Technologies Corporation ■ Regional Sales Manager, 2002 to 2007

##### ■ Chemical Feed & Disinfection Equipment:

###### Professional:

1. Manage sales in the following territory
  - Mississippi
  - Louisiana
  - Texas
  - Oklahoma
  - Arkansas
2. Manage sales representatives for above list territory
  - Seven (7) sales offices
  - Twenty one (21) sales personnel
3. Manage distributors for the above list territory
  - Seven (7) sales office
  - Twenty (20) sales personnel

##### ■ Process Equipment:

**Professional:**

1. Manage sales in the following territory
  - Mississippi
  - Louisiana
  - Texas
  - Oklahoma
  - Arkansas
2. Manage sales representatives for above list territory
  - Thirteen (13) sales offices
  - Forty one (41) sales personnel

**John H. Carter Co., Inc. ■ Group Manager, 1994 to 2002****■ GROUP MANAGER (1999 to 2002)****Managed a six person sales and service group.**

- Responsible for \$2 million in sales and service.
  - Louisiana & Mississippi
- Supervised 2 inside sales personal directed 2 outside sales personal and 2 field service personal.

**Supervised Outside Sales.**

- Assigned accounts.
- Assigned quotas.
- Developed sales plan to meet quotas

**Supervised Field Service**

- Scheduled field service, negotiated rates.

**Major Projects/Achievements**

- Increased sales by 5%.
- Developed a data base to track service contracts to improve product sales.

**■ INSIDE SALES (1996 to 1999)****■ FIELD SERVICE TECHNIION (1994 to 1996)****United States Army National Guard ■ Sergeant, 1988 to 1996**

- In command of an eight man section in engineering unit.
- Project planning for all site work assigned to section. Coordinated all training and equipment.
- Drafting of building and material list for all projects. Planning and scope of work as well as daily reports of work progress.
- Attended several leadership development courses within military.
- Received Certificate of accomplishment from United States ambassador to Belize for management of electrical construction.
- Received Certificate of achievement from European Task Force Infantry Brigade for nuclear facility renovations.

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**EDUCATION**

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Louisiana State University (Baton Rouge, LA) - Bachelor of Science in Electrical Engineering – 1992

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**REFERENCES**

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Samuel L. "Sam" Agnew – Vice President  
ETEC "Environmental Technical Sales, Inc."  
7731 Office Park Blvd.  
Baton Rouge, LA. 70809  
Phone: (225) 295-1200  
E-mail: [sagnew@etec-sales.com](mailto:sagnew@etec-sales.com)

Obie Watts – Project Manager  
CH2M Hill  
700 Main Street, Suite 400  
Baton Rouge, LA 70802  
Phone: (225) 663-5222  
E-mail: [Obie.Watts@CH@M.com](mailto:Obie.Watts@CH@M.com)

# JOHN P. DEOGRACIAS

2203 S. NOLINA DR., CHANDLER, ARIZONA 85286, (480) 659-5999

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## **EDUCATION / CERTIFICATION**

Masters of Business Administration, Anderson University, Anderson, Indiana. July 1999

B.S. Mechanical Engineering, University of Evansville, Evansville, Indiana. May 1992

Active Engineer Intern - License No.:ET39700013

Supervisory Institute, University of Indianapolis, February 2000

Counselor Salesperson Training, February 2007

Class II Wastewater Treatment Plant Operator License- State of Indiana

OSHA 10-Hour Certification

## **CAREER EXPERIENCE**

*PARKSON CORPORATION, FORT LAUDERDALE, FLORIDA, 12/10 – PRESENT*

*Title: Commercial Leader*

- Currently serve as the Commercial Leader for Parkson Disinfection Group. Responsibilities include all aspects of product development, process applications, and marketing and sales for North American and the Middle East.

*MIOX CORPORATION, ALBUQUERQUE, NEW MEXICO, 09/08 – 12/10*

*Title: Western Regional Sales Manager*

- Served as the Western Regional Sales Manager in 10 states, Western Canada and Guam. Responsibilities include new business revenue growth, the management of existing representation network and assist the project management group with client relationships during the execution phase of projects.

*SIEMENS WATER TECHNOLOGIES, PHOENIX, ARIZONA, 02/07 – 8/08*

*Title: Municipal Services Business Development Specialist*

- Served as the Western Region Business Developer to drive introduction of new service offers and establish reoccurring sales revenue. The target market includes consulting engineers, directors, and operators of municipalities that utilize NF/RO, Microfiltration, and Membrane bioreactor in their treatment processes.

*VEOLIA WATER NORTH AMERICA, PHOENIX, ARIZONA, 08/01 -02/07*

*Title: Office / Senior Project Manager- West Regional Service Center*

- Integral part of the Corporate Projects Management group responsible for developing design/build/operate/maintain/finance opportunities in the West Region. Sales efforts include establishing working relationships with the client during the proposal and execution phases. Work cooperatively with the Operations personnel and equipment vendors to develop capital improvement projects that enhance proposal efforts and optimize operation efficiency.



## RESPONSIBILITIES

- Report directly to Regional Vice President
- Manage the division's Phoenix based office
- Responsible for meeting regional revenue goals
- Participate in proposal coordination, writing, company risk evaluations, and oral presentations
- Involved in chemical and process analysis, design, scheduling, and construction estimating
- Execute capital improvement projects within a defined scope of work and budget

## SALES ACHIEVEMENTS

- Morongo Band of Mission Indians - New 1.5 MGD WWTP and five year operations contract
- Bonita Park Center, New Mexico -New 0.05 MGD WWTP
- Newland Communities, California – New 0.05 MGD WWTP
- City of Lathrop, California - New 0.75 MGD MBR WWTP and twenty year operations contract
- City of Rialto, California - Capital Improvements and five year operations contract

## *UNITED WATER • SUEZ LYONNAISE DES EAUX, INDIANAPOLIS, INDIANA, 06/99 – 08/01*

*Title: Supervising Operations & Maintenance Engineer*

Served as Senior Engineer for technical service group in managing water/wastewater projects. Responsible for written proposals and baseline operational and maintenance budgets for municipal plants that seek private contract operations and maintenance contracts. Representative projects include:

- **Belmont 125 MGD Advanced Water Treatment Facility, City of Indianapolis** – Senior Engineer - Developed and implemented maintenance management systems for wastewater treatment plant and collection systems. Managed the implementation of predictive maintenance testing consisting of thermographic analysis, motor testing, vibration analysis, and fluid testing. Managed the implementation of preventative and corrective maintenance. Implemented short term and long-term capital improvements to ensure efficient operations.

## *ROBERT E. CURRY & ASSOCIATES, INC., DANVILLE, INDIANA, 08/93 – 06/99*

*Title: Project Manager / Engineer*

Provided engineering consulting work for water and wastewater utility's improvements including project cost estimates, specifications, bid documents, and financing. Projects include:

- **Edwardsville Water Corporation Water Treatment Plant Expansion** - Project engineer in charge of design and construction management of a 2,700-gpm water treatment plant expansion. Equipment specified for this project were an aerator & detention tank, horizontal gravity filters, high service pumps, transfer pumps to the existing ground level storage tank, chemical feed systems, and telemetering controls.

## *ORTMAN DRILLING INC., KOKOMO, INDIANA, 08/92 - 08/93*

*Title: Project / Sales Engineer*

- Designed and managed water system improvements for municipalities, schools, and industries in Central Indiana. Provide customers with technical support and supplied recommendations for construction plans and specifications.

*DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, INDIANAPOLIS, INDIANA, 05/92 - 08/92*

*Title: Environmental Engineer*

**RESPONSIBILITIES**

- Provide technical assistance to all public water supply companies in the state of Indiana. Review water utilities' plans & specifications for compliance with water standards and state environmental regulations.

**COMPUTER SKILLS**

- JD Edwards and Oracle Applications
- Microsoft PowerPoint
- Microsoft Word
- Microsoft Excel

**AFFILIATIONS**

- Southwest Membrane Operator Association- Board Member
- American Membrane Technology Association
- American Water Works Association
- Water Environment Federation
- Arizona Water Pollution Control Association

**REFERENCES**

Michael Reilly  
Vice President  
WH Reilly  
Portland, OR  
Phone: 503.720.0722

Roman J. Aguirre  
Director Global Accounts  
Evoqua Water Technologies  
Chandler, AZ  
Phone 714-227-4135

Jeff Henson  
Regional Business Developer  
Indiana American Water  
Greenwood, IN  
Phone: 317.431.5751

**KEVIN E. HOESCHEN**

**khoeschen@parkson.com**

**4309 Canada Place NW (505) 362-1837**

**Albuquerque, NM 87114-5638**

## **QUALIFICATIONS SUMMARY**

**Field Service Project Manager** – When Parkson Corporation became partners with MIOX Corporation, I was handpicked as a vital member of the team to transfer from MIOX Corporation over to Parkson Corporation – to provide a solid knowledge base and stability for our customers. (2011-Present)

**Senior Field Service Engineer** - As senior field service engineer was chosen to assist in the design phase of larger projects and later on to lead in the installation and testing process of these same projects.(2005-2011)

**Manager** – service manager supporting global customer base regarding installation and maintenance of on-site generators used to treat water and waste-water systems (2003-2005). Regional service manager supporting contracts for several large microchip production and development fabs (2001-2003).

**Site lead maintenance technician/superintendent** – senior maintenance technician and site service coordinator for a contract at a large microchip production and development fab (1998-2001)

**Maintenance technician - field service engineer** - independent work on maintenance service contract involving semiconductor capital equipment - vertical process reactors and horizontal furnaces (1995-1998).

**Navy Nuclear trained electronics technician and reactor operator** - nuclear power plant operations and control system maintenance/repair, reactor operator (1971-1995).

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## **EXPERIENCE**

### **Parkson Corporation (2011-Present)**

- \* **Field Service Project Manager** – My involvement with installations has changed in that in addition to what I have been doing in the past, I have become more involved with select projects during their planning stages – more of a project integrator. It is my responsibility to assist the project managers, sales personnel and application engineers with details of the project more from a technical point of view. I work with our suppliers and vendors to ensure on-time delivery of equipment. I coordinated startup scheduling as necessary. I am still intimately involved in the research and development of improvements to the product line – with both the engineering staff at Parkson Corporation and MIOX Corporation.

### **MIOX Corporation (2005-2011)**

- \* **Senior Field Service Engineer** – involved in installations, testing, startup and commissioning of on-site generation equipment used to treat water and waste water - responsible for all aspects of field service (field installation, final testing and maintenance/repair service calls), customer service (phone troubleshooting, parts support, maintenance/repair issues and technical training). In addition, was intimately involved in the research and development of improvements to the product line.

### **MIOX Corporation (2003-2005)**

- \* **Service Manager** – hands-on manager for a company supplying on-site generation equipment used to treat water and waste water - responsible for all aspects of field service (field installation and maintenance/repair service calls), customer service (phone troubleshooting, parts support, maintenance/repair issues and technical training), repair department (coordinating and prioritizing repair of returned equipment). In

addition, coordinated the service department's activities involved in the research and development of improvements to the product line.

#### **Kokusai Semiconductor Equipment Corporation (1995-2003)**

- \* **Regional Manager** – hands-on manager responsible for all aspects of service contract for several major microchip fabs - installation, process qualification, maintenance training and logistics support. INTEL CORPORATION, F23-COLORADO, F11, F11X-NEW MEXICO, F12, F22 ARIZONA (2001-2003)
- \* Site leading maintenance technician / superintendent - responsible for all aspects of a maintenance service contract for a major microchip fab - installation, process qualification, maintenance and logistics support. Site had 44 vertical process reactors. LUCENT TECHNOLOGIES/CIRENT SEMICONDUCTOR, OR2-ORLANDO (1998-2001)
- \* Field service engineer - member of a service contract team in the semiconductor industry responsible for installation, retrofit, and maintenance of horizontal and vertical furnaces. Provided logistics support for the site. OR1 had 13 4-stack horizontal furnaces and 10 vertical process reactors. AT&T OR1, OR2-ORLANDO (1995-1998)

#### **United States Navy – Nuclear Power (1971-1994)**

- \* Senior nuclear engineer - provided technical and administrative direction to five engineering divisions on board nuclear powered submarines. These divisions were responsible for the maintenance and operation of nuclear reactor plant monitoring and control equipment, large geared turbine systems, mechanical systems and electrical power plant operations. Served as principal advisor to the Chief Engineer in matters of personnel, operations, production, training and maintenance. As the submarine's senior enlisted person, was personally involved in submarine-wide inspections and examinations conducted by outside activities involving nuclear weapons and nuclear power plant operations. Held SECRET clearance. (1989-1994)
- \* Reactor Controls Division Supervisor and senior instructor - supervised the operation and maintenance of ship's nuclear reactor controls and instrumentation systems. In charge of a group of instructors - teaching electronic fundamentals. (1979-1989)
- \* Reactor Controls Division Electronics Technician and prototype instructor, Reactor Operator - maintained, repaired and operated ship's nuclear reactor controls and instrumentation systems. Instructed personnel on operation and maintenance of these systems at a working nuclear prototype (1971-1979)
- \* Skilled in the use of Microsoft applications - word processors, databases, spreadsheets, and project management tools. Through the use of application software, have streamlined many previously tedious operations.

#### **EDUCATION**

**Electronics Technician A School** - professional and technical development courses.

**Electronics Technician Maintenance School** - specialized in troubleshooting, test equipment operation and micro-miniature repair.

**Navy Nuclear Field A School and Nuclear Power Prototype** - electronic/nuclear theory and operation.

**Navy's senior enlisted academy** - dedicated to management and administrative skills for senior enlisted.

**Webster University** – continuing with post graduate studies - working towards Computer Science degree

**Columbia College** - baccalaureate degree in Business Administration and post-graduate studies

### Apollo, Inc.

Apollo Inc. is a Native American and locally owned general contracting firm which has been operating out of Kennewick, Washington since 1993. Apollo specializes in Water Treatment, Heavy Civil, Commercial, Design Build, and Infrastructure projects throughout the Pacific Northwest and all over the globe.



Apollo has a history of successfully performing contracts under extremely tight time constraints and funding-driven deadlines. Apollo has built a strong global reputation for economical, on-time delivery on such projects as wastewater treatment, water treatment, bridges, laboratories, wineries, manufacturing facilities, commercial buildings, and environmental remediation.

### Key Personnel Resumes

- Project Manager – Amy Jenne
- Project Superintendant– Dan Kelly
- Project Engineer – Dan Sjule



**/// BUILDING PEOPLE WHO BUILD GREAT THINGS**

1133 West Columbia Drive Kennewick, WA 99336

OR CCB #117497 WA #APOLLI\*061KB

## **Project Engineer**

### **Firm**

Apollo, Inc.

### **Years with Firm**

15 Years (1999)

### **Years of Experience**

18 Years

### **Education**

Bachelor of Science  
Construction Management/  
Business Administration  
Central Washington University

## **Amy Jenne**

Amy has over 18 years in the construction industry. She is responsible for the daily operations of Apollo, Inc., including design, construction, accounting, finance, risk management, proposals and estimates. Abilities: Detailed network of critical path construction activities and resources. Experience in the construction industry ranges from field training to estimating, and management at all levels. Sales, service and operations of the company and various roles in the trade, including manager of estimating and group manager.

### **Experience:**

#### **Bozeman WTP \$26.8 Million**

Construction and startup of the new membrane filtration WTP facility, construction of a new residuals storage lagoon, construction of new residuals drying beds, on-site sewage treatment, new intake structure and intake facility for the existing Sourdough Creek raw water source intake, new expansion to the facility flow control building, construction of a raw 42,000 sq. ft. water treatment bldg. that houses administration, maintenance, chemical storage, membrane treatment, maintenance, laboratory and preliminary treatment areas, installation of Owner furnished membrane treatment at a capacity of 22 MGD, and all associated mechanical, electrical, instrumentation and control and general site work items. Demolition of existing water treatment plant and corrosion control buildings.

#### **Pendleton WWTP Upgrades \$9.2 Million**

New headworks, new aerated grit chamber, new triplex submersible in-plant pump station, conversion of the existing in-plant pump station to a RAS pump station, construction of new secondary aeration basin, new two-story secondary process bldg., installation of scum mechanisms on existing secondary clarifiers, rehabilitation of east primary clarifier, upgrades to existing chlorine contact chamber, new dechlorination bldg., new utility water pump system, etc.

#### **Kennewick WTP \$5.5 Million**

Modification of the existing Water Treatment Plant to incorporate membrane filtration including; Flocculation/sedimentation basin, electrical equipment building addition; rapid mix chamber addition; and powdered activated carbon system addition. Conversion of existing ozone basins to flocculation basins, modification to existing flocculation basins and sedimentation basin. Filer building elect room addition; modification to filter building to convert existing gravity filters to submerged membranes; and installation of submerged membrane system. Modification to existing WW Reclamation building to house membrane support equipment, electrical room addition and sodium bisulfite room addition along with all associated electrical, instrumentation, yard piping and site work for all above modifications.

#### **Colville WWTP \$13 Million**

Construction of a new 1.45 MGD activated sludge wastewater treatment plant. Major elements include: earthwork, site improvements, utility and road improvements, lagoon modifications, concrete process basins, supply and installation of process equipment, process and operations bldgs., electrical and controls.





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## **Project Engineer**

### **Firm**

Apollo, Inc.

### **Years with Firm**

13 Years (2001)

### **Years of Experience**

21 Years

### **Education**

Glendale Community College  
Carpenters Apprenticeship  
Program

### **Professional Licenses/ Certifications**

OSHA 10 Hour Construction  
Safety and Health

## **Dan Kelly**

Dan has over 21 years of experience as a project superintendent. Trained and highly skilled in equipment operation, site layout, underground site utilities, and site excavation/embankment. Proficient in estimating and planning, an experienced leader and manager with good team building skills, and extensive water/wastewater experience.

### **Experience:**

#### **Bozeman WTP \$26.8 Million**

Construction and startup of the new membrane filtration WTP facility, construction of a new residuals storage lagoon, construction of new residuals drying beds, on-site sewage treatment, new intake structure and intake facility for the existing Sourdough Creek raw water source intake, new expansion to the facility flow control building, construction of a raw 42,000 sq. ft. water treatment bldg. that houses administration, maintenance, chemical storage, membrane treatment, maintenance, laboratory and preliminary treatment areas, installation of Owner furnished membrane treatment at a capacity of 22 MGD, and all associated mechanical, electrical, instrumentation and control and general site work items. Demolition of existing water treatment plant and corrosion control buildings.

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**/// BUILDING PEOPLE WHO BUILD GREAT THINGS**

1133 West Columbia Drive Kennewick, WA 99336

OR CCB #117497 WA #APOLLI\*061KB

## **Project Engineer**

### **Firm**

Apollo, Inc.

### **Years with Firm**

6 Years (2008)

### **Years of Experience**

8 Years

### **Education**

Bachelor of Science  
Construction Management  
Central Washington University

### **Professional Licenses/ Certifications**

First Aid / CPR Card  
OSHA 10  
CESCL Certification

## **Dan Sjule**

Dan has over eight years of experience in the construction industry. His communication skills enable him to work effectively with suppliers, vendors, labor, operations, engineering, staff and management personnel. Dan's responsibilities include: Prepare complete, accurate and timely submittal logs for construction projects based on project drawings and specifications; Accountable for receiving approved submittals from Architect or Engineer and distributing to the Project Superintendent and Subcontractor/Supplier; Responsible for timely completion of all required project close-out documents per contract; Take accurate and complete meeting minutes and distribute timely; Attend Owner/Architect pre-bid, project and closeout meetings as well as project weekly planning meetings; Issue Requests for Information (RFI's) to Architect or Engineer, then distribute responses back to Project Superintendent and Subcontractor/Supplier; and Assist Project Manager in all daily operations to help maintain that the project stays on schedule and budget.

### **Experience:**

#### **Water Reclamation Facility Secondary Expansion, Bend OR**

This \$31.5 Million work includes construction of new facilities and modifications to existing facilities as follows: Primary Process - New primary clarifier; west primary influent junction box; primary splitter structure; primary sludge pump station; two new scum pumping stations; and modifications to existing sludge pump station. Secondary Process - new aeration basin; modifications to existing aeration basins; new primary influent pipe gallery; modifications to existing primary influent pipe gallery; and new blower building.

#### **Wastewater Pumping Facility Improvements, Grandview WA**

This \$2.3 Million improvements project includes: Reconstruction of the existing Euclid Lift station building, including demolition of existing building, pumps and piping, expansion of the existing concrete wet well and drywell and CMU block building, installation of new vertical solids handling pumps, piping, bridge crane and hoist system, HVAC, lighting, electrical and control systems, site piping, and final site Grading. This schedule of work also includes temporary bypass pumping. Construction of 24 x 40 foot CMU block primary clarifier sludge pump building complete with rotary lobe positive displacement pumps, inline sewage macerator, piping, HVAC, lighting, electrical and control systems, site piping, scum pit, and final site grading. This Schedule of work also includes demolition of the existing concrete sludge pump building and othis miscellaneous on-site treatment facility structures. Replacement of the existing Primary Clarifier weirs and baffles and resurfacing a portion of the existing concrete clarifier structure. This schedule of work also includes replacement of Distribution Box A grating.

#### **Picnic Point Wastewater Treatment Facility, Edwards WA**

This \$85 Million upgrade to include new liquid and solids treatment, odor control systems, an Operations Bldg., and associated systems. Includes all temporary and permanent site, architectural, structural, process, mechanical, HVAC, Building services, electrical, and instrumentation and control work and testing, training, and commissioning along with incidental earthwork, yard piping, site electrical, stormwater management and dewatering.





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**Trestle Creek Bridge Project,  
Bonner County ID**

This \$3.4 Million project consists of bridge replacement, roadway realignment and widening, and guardrail upgrade. Project includes in-river demolition and construction, including fish salvage, dewatering, and erosion control.

**Deep Creek Bridge Project,  
Boundary County ID**

This \$749 Thousand project includes replacing the one lane bridge with a two lane bridge, and sheet pile retaining wall for fill slope, on Local Road, MP 106.377 to MP 106.514.





### Hamer Electric, inc.

Since 1971, Hamer Electric, Inc. has provided value added electrical contracting services for industry, systems integration, commercial and residential throughout Southwest Washington and Northwest Oregon. Located in Longview, Washington, Hamer Electric, Inc. is centrally located in a large industrial area with an extensive 24-hour communication network to assure prompt professional. Since 2008, Hamer Electric, Inc has been supporting MaximOS design/build projects as well as aftermarket field service and part stocking of basic parts to support the vast installation base in the Northwest.

Hamer Electric, Inc. takes pride in having the resources to not only provide the typical maintenance and construction services, but also to design, manage and document our work. Quality tools, modern equipment and a professional workforce, assure that your project will be done right the first time and completed on schedule.

"Hamer Electric Inc. achieved ABC's Accredited Quality Contactor Status starting in 1995 and has maintained it's high standard for recertification every year since. Safety is a key part of this certification and Hamer Electric Inc. has received "Gold Status Level" for it's commitment to safety." Hamer Electric Inc. has also passed the rigorous compliance review for it's safety program by IS NETWORK.



## MIOX Corporation

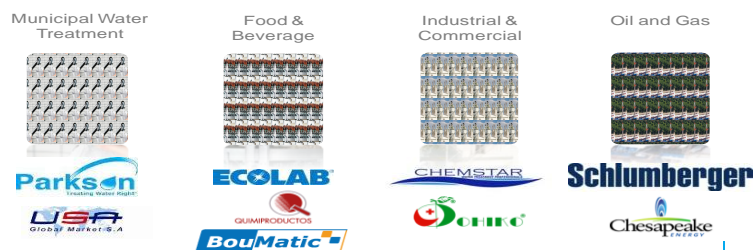
MIOX Corporation was established in 1994 by scientists from Los Alamos National Laboratory after spending many years working under a US government contract to develop a portable water disinfection unit for use in remote locations. The culture of innovation upon which the company was founded has positioned them as the leader in research and development in the onsite generation market place.

Here are just a few of the many onsite generation features that were pioneered by MIOX:

- Constant voltage/ varying amperage (current) control scheme: This is a very important control scheme as it provides the most efficient brine and energy efficiency. This is outlined in more detail in the Consistent Performance Measurement section of this proposal. It has been recognized by the industry that constant voltage / varying amperage control scheme is more efficient as similar designs have appeared on the market.
- In 2008, MIOX released to the market the first commercialized self-cleaning electrolytic cell. This was developed to eliminate the necessity of acid washing the electrolytic cells. Ensuring the cells are clean increases the reliability and durability of the generators.
- The MIOX system is the only system that utilizes a third party endorsed hydrogen passive venting system (Hydrogen Safety, LLC). This passive venting system can be operated independently or in combination with a dilution air system.
- Mixed Oxidant Solution: MIOX Corporation continues to lead the industry by developing and commercializing the first mixed oxidant solution (MOS) generator. While free available chlorine (FAC) is the primary analyzable oxidant constituent in a MOS system, the introduction of additional electricity during the electrolysis process generates trace amounts of many other oxidants like chlorine dioxide, hydrogen peroxide and ozone. The additional oxidant species in MOS are responsible for enhanced biocidal efficacy, as well as enhanced behavior in several chemical processes important in water treatment.

By producing innovative products that provide customers with the most value added solutions, MIOX has been able to enjoy robust growth. There are now over 1,500 units operating in hundreds of U.S. sites and over 30 countries worldwide.

MIOX technology operates in a vast array of applications within the municipal, food and beverage, industrial, commercial, and oil industries. In 2011 Parkson partnered with MIOX and became the exclusive provider of MIOX technology in the municipal water and wastewater market space. The resulting product was the Parkson MaximOS™ Onsite Generation System.



### 3. Partial Installation List

#### St Charles County, Missouri

PWSD No. 2  
100 Water Drive  
O'Fallon, Missouri 63366

Contact: Benjamin Freese  
Black & Veatch  
(636) 532-7940

System: MH500-3  
Total Capacity: 1500 lbs/day FAC  
Installation Date: May 2013  
Application: Disinfection



## North Table Mountain, Golden Colorado

North Table Mountain Water District  
14806 W. 52nd Ave  
Golden, Colorado 80403

Contact: Grant Berry  
303.279.2854

System: MM300-2  
Total Capacity: 600 lbs/day FAC  
Installation Date: October 2011



### Federal Way, WA

Lakehaven Utility District  
3203 S.W. Dash Point Road  
Federal Way, WA

Contact: Chris McCalib  
253.945.1621

System: MM180  
Total Capacity: 180 lbs/day FAC  
Installation Date: September 2010  
Application: Wastewater Disinfection



### Pullman, WA

City of Pullman  
100 SE Fairmount Drive  
Pullman, WA 99163

Contact: Keith Kirpes  
509.338.3256

System: SHSC75  
Total Capacity: 75 lbs/day FAC  
Installation Date: January 2014



System: MH100  
Total Capacity: 100 lbs/day FAC  
Installation Date: August 2010





Tacoma, WA

City of Tacoma  
North WWTP  
4002 N Waterview Street  
Tacoma, WA 98407

Contact: Michael Patrick



Each 100 lbs/day unit requires 220VAC-1ph-60Hz power with a 120 amps service. At steady state operation, each unit only requires 52 amps. Therefore, two 100 lbs/day units would require only 104 amps during operation to comply with the UV WTP required design capacity in the RFP.

Other installations:

— Columbia, SC	1500 ppd	— Ontario, CA	100 ppd
— Honouliuli, HI	400 ppd	— Jurupa, CA	25 ppd
— Tridell, UT	60 ppd	— Tacoma, WA	60 ppd
— Pullman, WA	100 ppd	— Dupont, WA	25 ppd
— Woodburn, OR	100 ppd	— Delano, CA	50 ppd & 100 ppd
— Lakehaven, WA	180 ppd	— Scottsdale, AZ	15 ppd
— West Point, GA	240 ppd	— San Antonio Water, Upland CA	30 ppd
— Crossville, TN	360 ppd	— Apple Valley, CA	15 ppd

## 4. Complete Process Description

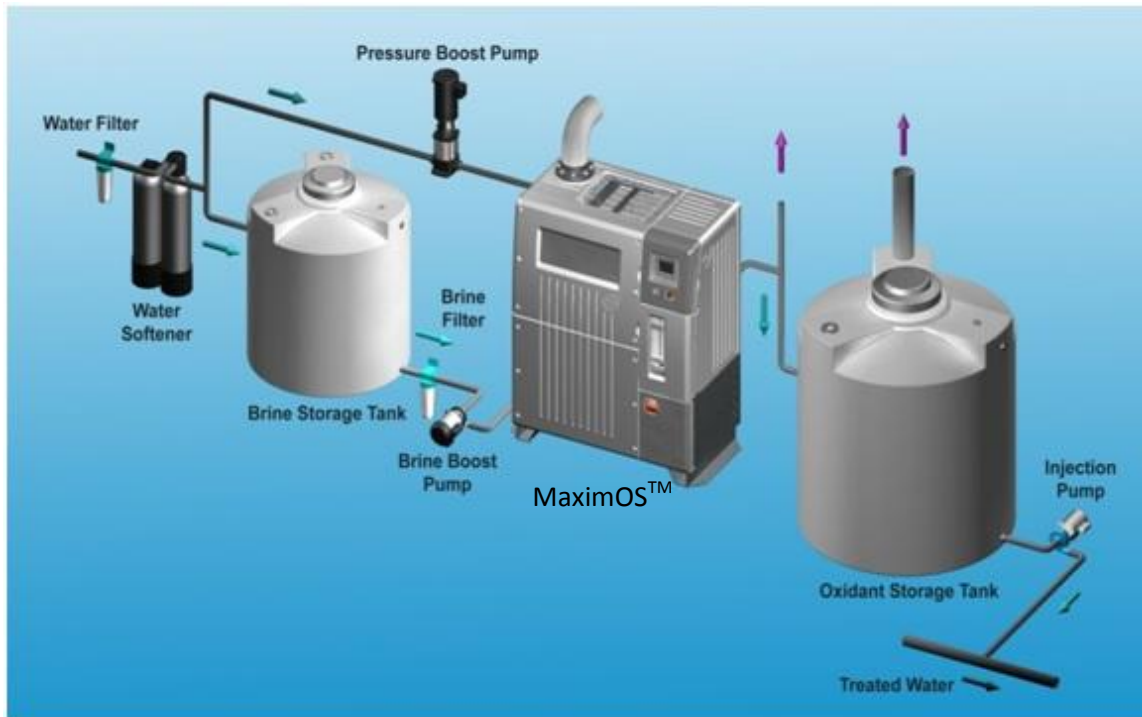


Figure 1

Figure 1 above depicts all components of a typical system.

### Electrical Service and Running Currents

Each 400 pound per day unit requires a 100 amp service but at steady operating state, each unit only requires 52 amps to operate. Therefore, this system would only need 104 amps for 2 units to operate to meet the capacity as requested in the RFP.

Each 100 lbs/day unit requires 220VAC-1ph-60Hz power with a 120 amps service. At steady state operation, each unit only requires 52 amps. Therefore, two 100 lbs/day units would require only 104 amps during operation to comply with the UV WTP required design capacity in the RFP.

### Process Safety Checks

- Check Status of Hydrogen Detection Monitor
- Check Status of OSG Cooling Fans
- Check Status of Water Pressure at OSG
- Check Status of Water Temp



### Getting water to the Brine Tank, OSG(s), and Dilution Panel

- Potable water passes through the 5µM cartridge filters to remove particulate matter from water.
- Filtered water enters a water softener that reduces hardness to 17mg/L of calcium carbonate or less and other undesired constituents such as iron and manganese.
- The softened water is split into three lines:
  - Brine Tank – When the brine tank water level is low the Pressure Transducer Controller energizes the water solenoid to open and fill the tank to a high water level. The process is monitored by the dedicated salt and liquid monitoring system.
  - OSG(s):
    - Softened water enters the Water Heater in order to heat the water to the adequate water temperature.
  - Dilution Panel – Soft water is feed to panel to dilute bulk bleach to 0.8%. Soft water is used to minimize calcification in the lines.

### Getting brine to the OSG

- Brine exits the Brine Generator and enters 5µM cartridge filters to remove particulate matter from brine.
- Filtered brine is supplied to the Water Softening System which is used during regeneration cycles.
- Filtered brine enters the Brine Pressure Boost System in order to transfer brine to the brine inlet on each OSG.

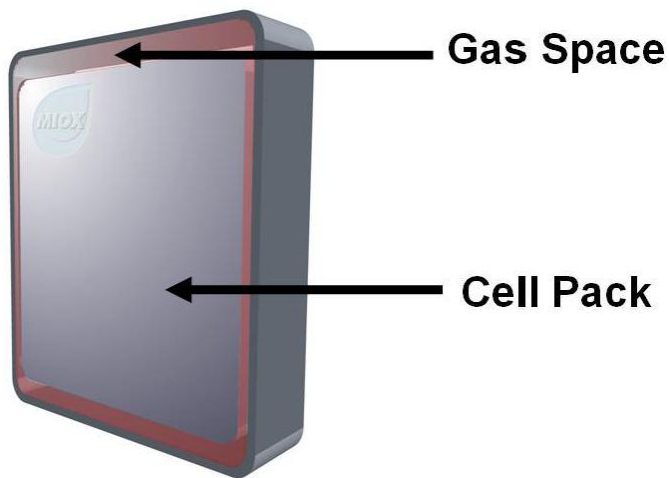
### Electrolytic Cells

The MaximOS™ electrolytic cell has only 1 connection for the inlet and 1 connection for the outlet as shown in Figure 2. Some current designs could have as many as 10-30 connections and intermediate support brackets between electrolytic cells which are areas of potential leaking and tedious task to remove and reinstall all the fittings. The MaximOS™ electrolytic cells are housed in a bolted CPVC enclosure. This is a superior material compared to acrylic that has been prone to crack and leak due to the thermal expansion and contraction an electrolytic cell experiences throughout its cycling.

Additionally, the MaximOS™ electrolytic cells are designed for minimum cell dead volume. Excess space in the cell provides space for hydrogen gas to accumulate. By keeping the available gas



Figure 2



volume to a minimum, the risk of creating an explosive condition is minimized. Figure 3 shows the relative gas volumes available in the MaximOS™ cells.

All MaximOS™ cells are designed for low rupture pressure. The cells are typically operated at 15 psi or less and each cell is leak tested to 25 psi. By keeping the rupture pressure of the cell relatively low, less pressure can develop before a cell breach occurs. To ensure a low pressure system, a rupture disk is located on the cell inlet.

When cell pressure exceeds 28 psi the rupture disk will fail and the system will fault. This failure provides a release path for built up pressure in the cell, greatly decreasing the severity of an overpressure in the cell.

### MaximOS Cell Design

MIOX discontinued a pure vertical cell design in 2005 due to high warranty expenses. Since the redesign, MaximOS™ has gone from over 10% to less than 1% in warranty costs. The main challenge with the previous design was with high aspect ratios. (H/W) when H is >4-5", the electrodes in these cells fail prematurely. We have learned that beyond 4-5", very little electrolysis occurs due to gas generation, concentrating current density to bottom of cell. Our cell design is more

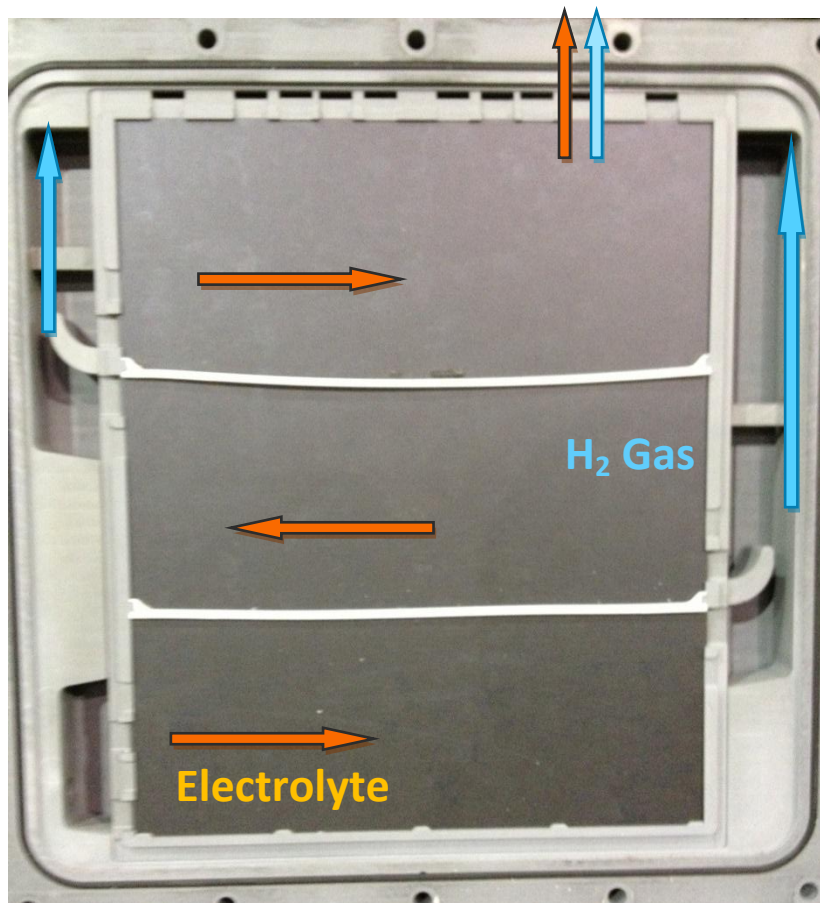


Figure 4

efficient than before and lasts longer.

We use CPVC for our cell housing. Acrylic is not as chemically resistant to oxidants as CPVC, and leaching of plasticizers is not an issue with CPVC.

Our cells are building blocks that can be ganged together to increase capacity in the same footprint (up to 500 ppd). And with our configuration of the cells in the cabinet, the number of inlet and discharge point from the cell block is one each. This is a tremendous advantage from the standpoint of piping simplicity as well as ease of maintenance.

The MaximOS™ cell is designed so that hydrogen and the hypochlorite solution are re-combined together when leaving the cell. As shown in Figure 4. This is done for two safety reasons. First, if there was a leak in the line and it was just hydrogen gas, the only way you would know there is a leak is when the hydrogen detector senses an alarm signal. It would be difficult to find the leak as well. If the hydrogen and the hypochlorite are together and there is a leak, the operator would see the leak from the line. Secondly, the hypochlorite in the line is surrounding the hydrogen gas bubbles so it is almost impossible for it to ignite in the line versus if it was just hydrogen by itself. Furthermore, we avoid any potential re-rating of the equipment room that may need to be considered if a hydrogen gas only line is in the room. MaximOS™ also provides a passive venting system that has no mechanical parts and will offer redundant safety to an installed blower system.

MaximOS™ does not simply monitor a high temperature in the product to alert of a potential system issue. If the incoming water is coming in at 65 degrees, the normal temperature increase should only be 35 to 40 degrees. The MaximOS™ unit will alarm for any incoming water to outgoing product temperature differential in excess of 40 degrees.

MaximOS™ monitors the condition of the cell by current variance across the cell, brine pump voltage, and temperature differential without relying on the visual inspection through the acrylic cell. Additionally, the unit can be programmed to operate during off peak hours via the on-board HMI.

### Generator Housing

To protect operators from a pressure event that may occur within the cell, the Mid-Series and Large-Series systems are housed in an aluminum frame structure combined with rotational-molded, double-walled, linear polyethylene close-out panels that are

Rotational-molded, double-walled, linear polyethylene close-out panel

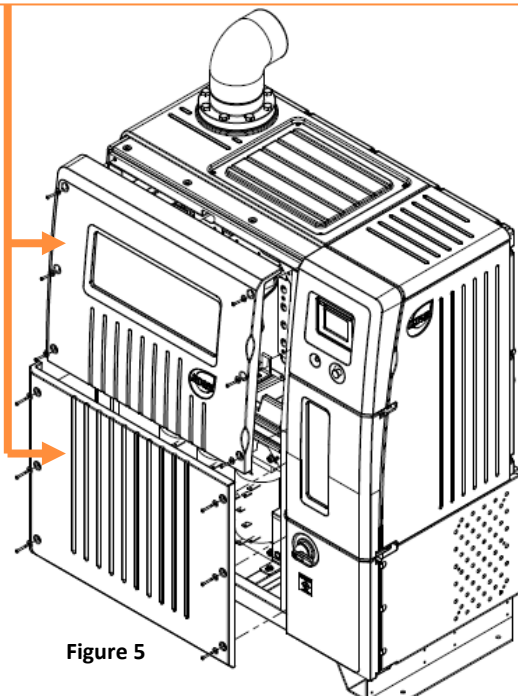


Figure 5

attached on all sides using ¼-20 stainless-steel fasteners, as shown in Figure 5. No latches are employed on the cell compartment access panels. The cell is positioned on a rotational-molded tray that provides downward impact resistance due to the material flexibility. The panels are configured to be hollow with 1/8 inch thick wall sections that are spaced variously (wall to wall spacing) up to 3.00 inches providing flexibility and overpressure expansion allowance to contain any loose components that may be ejected from a ruptured cell. The panels not only provide double wall flexible impact resistance, but the windows in the cell compartment are polycarbonate (Lexan) to provide additional flexibility and safety, and are adhesive bonded to the inner window frame section. The upper cell close-out panel includes a vented window that is attached from the outside with nylon cap-head screws to provide an immediate blow-out path. The removable panels incorporate vent holes within the panels to exhaust gases that may be ejected in a cell detonation event. To verify the integrity of this design concept, the system was rigorously safety tested.

### Chloride (Salt) Attack on Stainless Steels

With the request for all tanks to be located within the buildings, it is important to understand the effect of chloride (salt) on stainless steels.

Any compound capable of donating free chlorine ions ( $\text{Cl}^-$ ) to water or moist air has the potential for causing failure in stainless steels. The chlorine ion is extremely electronegative, and therefore very reactive with certain compounds and elements. This reactivity is part of its usefulness in certain situations, but becomes a double-edged sword where stainless steel is concerned. Chlorine can be introduced into the air, but the most common seen in food industry applications are as salt (sodium chloride) and in chlorine-based sterilising solutions such as bleach (sodium hypochlorite.) Salt water (brine) is known to corrode stainless steel, as is bleach. Evidence of severe corrosion in seawater applications is frequently found in textbooks dealing with corrosion.

Chloride-induced corrosion is not bulk corrosion. We are all familiar with one of the most common forms of bulk corrosion: rust. When iron rusts, the attack is fairly uniform over the surface exposed to the corrosive environment. Chloride attack of stainless steel is exactly the opposite crevices and pits form and grow perpendicularly to the surface being attacked, rather than spreading out evenly as rust does. Some areas may appear essentially untouched by the corrosion, while others will be severely attacked. This means that thicker stainless steel will not necessarily last much longer than thin ones before failing due to chloride induced corrosion.

Since corrosion resistance is a primary reason for the use of stainless steels, a basic understanding of the types of corrosion and how they occur is important.

**Definition:**

***Corrosion is the degradation of a metal by its environment--it literally means to "gnaw away". Most metals do not exist as a solid metal piece of material. In their natural state, they exist in the form of oxides. These metal oxides (or other metal compounds) must be refined to create the pure metals or alloys which become useful structural materials that can be used to build things.***

Pure metals and alloys have a much higher energy state and there is a natural tendency to return to their lower energy state. Corrosion is the process nature uses to return metals to their original state. The rate of corrosion depends upon the environment and the type of material. It can be very rapid in a highly corrosive environment or take thousands of years in a slightly corrosive environment.

Corrosion, whether in the atmosphere, underwater, or underground, is caused by the flow of electricity from one metal to another metal, or from one part of the surface of a piece of metal to another part of the same metal where conditions permit the flow of electricity. For this to occur there must be a moist conductor or electrolyte present for the flow of energy to take place.

**Different types:**

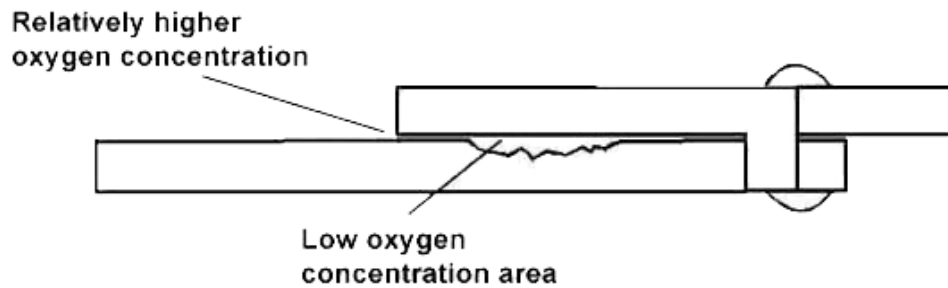
There are many types of corrosion that can affect metals. They include: general, pitting, crevice, impingement, erosion, stress, and intergranular.

The most likely are:

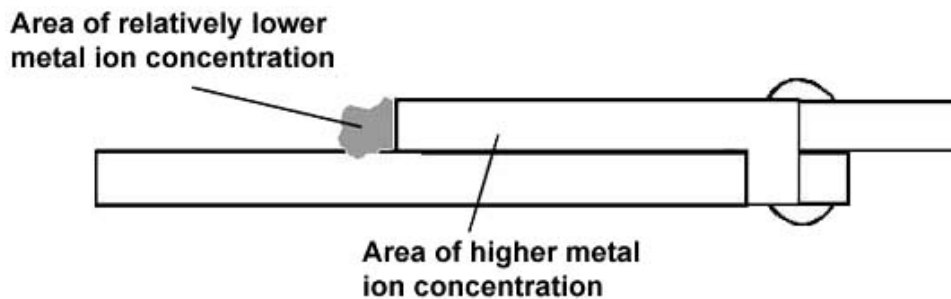
**Pitting and Crevice**

These localised attacks on stainless steel can produce surface pitting and crevice corrosion. Most pits form when there is an inclusion or there has been a breakdown of the passive film. Crevice corrosion occurs at locations where crevices exist, such as threads, machining grooves, tears, metal lap joints, etc.

The illustration below shows how corrosion occurs at a crevice created by a lap joint. At the edge of the lap joint, movement of water or moist air (electrolyte) flushes away metal ions resulting in a lower metal ion concentration. The space between the two pieces of metal is stagnant and there is a higher concentration of metal ions, allowing corrosion to occur at the edge of the mechanical joint.



An oxygen concentration cell may also form if there is a depletion of oxygen in the dead space in the lap joint. If the material is stainless steel and there are high levels of chloride in the water or moist air, the chloride will attack metal in the dead space between the two pieces of metal, breaking down the passive film.



Since there isn't any oxygen available to regenerate the passive film, the stainless becomes active (anodic) in this cell and the rest of the stainless stays passive (cathodic) because the passive film remains intact. With this lap joint in water or moist air (electrolyte) conditions are right for current to flow and corrosion occurs in the crevices formed in the lap joint.

### Intergranular

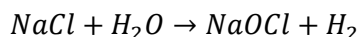
This type of corrosion may occur next to a weld if the carbon content of the stainless steel is too high. When stainless steel is welded, material next to the weld reaches a temperature of only 800° to 1500°F. At these temperatures, the chromium and carbon form chromium carbides. Chromium carbides deplete the chromium at the weld interface and sensitise the material, making it subject to corrosion.

If a weld interface is deficient, it cannot maintain the passive film. This area becomes anodic, while the rest of the material is cathodic. When the material is in water or moist air (the electrolyte), current will flow, resulting in corrosion (rusting) at the weld interface. By reducing the carbon content, we can prevent carbides from forming.



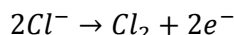
## Electrolytic Cells Chemistry

The electrolytic cell, where the oxidants are actually produced, is central to the OSG. Electrolytic cells consist of two electrodes, the anode and cathode, arranged so that both make contact with the mixed water and brine solution. When the OSG is activated, a voltage is applied to the cell so that current flows through the cell, causing chemical reactions to take place at the surfaces of both electrodes that eventually produce the disinfectants. The overall chemical equation for reaction of salt (NaCl) and water (H<sub>2</sub>O) to form sodium hypochlorite (NaOCl) is shown in Equation 1:



Equation 1

Oxidation reactions are carried out at the anode where two chloride ions (Cl<sup>-</sup>) are stripped of one electron each to produce chlorine gas as shown in Equation 2:



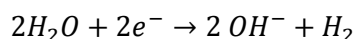
Equation 2

Depending on the physical and working parameters of the cell (e.g., electrode to electrode spacing, cell applied potential, etc.), it is also possible to produce oxidants other than chlorine, which can provide enhanced removal of microbiological contaminants from water and other benefits. After it is produced, the chlorine gas dissolves in water to produce hypochlorous acid (HOCl) in the same way that bulk chlorine gas from cylinders acts as shown in Equation 3:



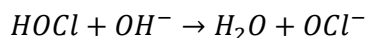
Equation 3

Chlorine production is balanced by the reduction reactions that occur at the cathode where water (H<sub>2</sub>O) is converted into hydroxide ions (OH<sup>-</sup>) and hydrogen gas (H<sub>2</sub>) as shown Equation 4:



Equation 4

During electrolysis, the hydrogen gas is produced as bubbles that must later be removed from the OSG and oxidant storage tanks to prevent buildup of the gas. The hydroxide ions produced at the cathode then react with the hypochlorous acid produced at the anode, producing the hypochlorite anion (OCl<sup>-</sup>), which is charge balanced with sodium cation (Na<sup>+</sup>) that originally came from the salt as shown in Equation 5:



Equation 5

Typically, the pH of oxidants that OSGs produce is around nine. The addition of these solutions often does not alter the pH of the water that is to be treated.

## External Dilution Air Ventilation System

An external force hydrogen dilution system is not required with the MaximOS system proposed. The passive hydrogen venting system using a drop-tube assembly has no moving parts and do not require any electricity. Reference

## Additional Features

The Mid-Series is capable of producing up to 600 ppd of 0.8% sodium hypochlorite solution within a footprint that is only 3' deep x 5' wide x 5" tall. This is the most compact footprint available on the market for a generator with this much capacity. New air cooled transformer/rectifier has replaced the old water cooled systems, thus simplifying the generation of power within the OSG. Other key features are:

- Compact and ergonomically sound design that allows all equipment to be neatly placed in a single cabinet.
- Clean-in-place design which allows for quick and easy cleaning of electrolytic cells without removing them from the cabinet.
- Much improved salt and energy efficiencies.
- The MaximOS™ units incorporate an energy savings mode. The power save mode tells the OSG when to make oxidant and keep the oxidant tank full during the stipulated time frames. The power saver mode can be reached via the main menu on the HMI. In the event that the oxidant tank level is low outside of the stipulated time frame, the OSG will automatically turn on and fill the tank with oxidant, regardless of mode. This is a standard feature and no special instruments are required to utilize the energy savings mode.

MIOX RIO GRANDE		1:20:39 PM	3/12/2013
TIME SETUP MENU			MAIN MENU
12AM: NORM	8AM: NORM	4PM: NORM	TOTAL HOURS 0
1AM: NORM	9AM: NORM	5PM: NORM	
2AM: NORM	10AM: NORM	6PM: NORM	
3AM: NORM	11AM: NORM	7PM: NORM	
4AM: NORM	12PM: NORM	8PM: NORM	
5AM: NORM	1PM: NORM	9PM: NORM	
6AM: NORM	2PM: NORM	10PM: NORM	
7AM: NORM	3PM: NORM	11PM: NORM	

- The MaximOS™ OSG has several additional systems to accurately anticipate when the electrolytic cells need replacement; The MaximOS™ unit monitors the data and trends of the brine pump voltage that can be downloaded to plant SCADA. With the constant voltage/varying amperage scheme, the brine pump voltage is monitored so that when



an upward trend is experienced, an alarm will occur. The MaximOS™ unit also monitors amp (current) draw across the cell. Again, this can be monitored and trended through SCADA but when the system sees a 20% variance in amp (current) draw across the cell, an alarm will occur. Data can be visually monitored at each OSG HMI.

- Feed water and oxidant temperatures are also monitored to accurately anticipate when the efficiency in the cell is dropping. When there is a temperature differential greater than 50 degrees, and alarm will occur and maintenance attention would be required. This is also trended and this data can also be downloaded to plant SCADA.
- Design metric for cabinet was is ease of use/usability for 5<sup>th</sup> percentile woman to the 95<sup>th</sup> percentile man.
- Windows are designed to make it easy to check on what is going on in the wetted cabinets.
- Epoxy coated aluminum to ensure good performance in difficult conditions.
- Transparent windows on top of cabinet allow natural lighting to wetted compartments for ease of inspection.
- Removable frame section on all sides of the generator to enable the cell to be easily removed.
- Front enclosure panels are easily removable thus allowing for complete access for service/maintenance.



### Maintenance activity

Feeding water with a hardness of greater than 1 grain/gallon (17.1 mg/L as  $\text{CaCO}_3$ ) in to any generator will coat the plates within the cell with solid impurities such as calcium carbonate. Calcium Carbonate ( $\text{CaCO}_3$ ) is usually white in color but can be other colors depending on dissolved salts in the water. If there is a problem,  $\text{CaCO}_3$  will most likely be found on the cathode side of the cell. At first,  $\text{CaCO}_3$  will form a thin hard film and over time, a coating within the cell will grow and flakes will break off and affect system performance.  $\text{CaCO}_3$  will obstruct, or “blind” the current path and cause a decrease in chlorine production. If uncorrected, the cell can be damaged.

Operator input was incorporated in the redesign of the Mid-Series in 2005. As operators often complained about the removal of heavy electrolytic cells into acid cleaning carts, Parkson designed this maintenance activity so that acid cleaning could be performed in place without the removal of the cell. The MaximOS™ electrolytic cell has only 1 connection for the inlet and 1 connection for the outlet.

Some current designs could have as many as 20 to 30 connections and intermediate support brackets between electrolytic cells which are areas of potential leaking and tedious task to remove and reinstall all the fittings. MaximOS™ offers you the ability to easily disconnect the discharge going to the solution tank to eliminate the possibility of acid fumes getting in the product tank and form chlorine gas. Others recommend that each cell be taken out to acid clean it to manage this. If you do clean the cell in the unit, you have to be very careful to not put too much acid that fumes or acid gets into the solution tank, as it will cause formation of chlorine gas.

Because of our efficient cell design, there are communities like Newport, TN and Crossville, TN that have 6000 hours and 2000 hours respectively without an acid wash. This can be validated by contacting the end user directly.



### Daily Maintenance

- Check the Salt Level - There must always be ample salt in the brine generator for OSG use, as well as water softener regeneration. Parkson Corporation recommends keeping a minimum of 1 foot (0.3 meters) of salt in the brine generator at all times.

- Record Operation Parameters – the MaximOS™ System Log Sheet that is provided in the O&M manual records the date, name of operator, appropriate water system parameters, hours on the Parkson OSG, cell voltage, amperage, inlet water temperature, oxidant temperature, pump voltage and pounds of salt added, if any.
- During the first few weeks of operation, it is critical to check the Parkson OSG more frequently to identify and solve site-specific problems, fine tune the injection rate, and tighten any connections that may have loosened during shipping.

### Weekly Maintenance

- Check Feed Water Pressure (35 to 100 PSI)
- Check for Leaks – Ensure that hoses and fittings are tight and leak-free. Correct any leaks with Teflon tape. Do not use any type of Teflon paste since excess could potentially break free and gum up the brine proportion pump or water softener.
- Check perimeter cell bolt torque ft/lbs. Bolts are to be at a torque of 25 ft/lbs.
- Check the brine proportioning pump fittings regularly for seepage and check the connections to verify that there is no salt around the flange sealing area.
- Check for Loose Connections/Corrosion – Check cell leads and lugs for corrosion. For light corrosion, clean cell leads and lugs with a fine sandpaper or a wire brush. If severe corrosion is present, replace the cell lead. Torque cell lead connections to 40 ft/lbs.
- Check Chlorine (FAC) Production – Check and note chlorine production on the MaximOS™ OSG Log Sheet to identify trends over time.
- Check Water Softener (< 1 grain) – Test water flow from the water softener with a hardness test kit to ensure that the softener is functioning properly. Water should be less than 1 grain (17.1 mg/l as CaCO<sub>3</sub>) hardness.

### Monthly Maintenance

- Check Power – Verify that AC supply voltage is within 480 VAC +/-10%.
- Check Flows – Test the flow from the oxidant discharge by measuring how much of a container is filled within a specified time period. If flow varies  $\pm 5\%$  from 375 gph, adjust the flow using the flow control valve. Repeat this procedure until flows are within range.

### Quarterly Maintenance

- Clean or Replace the Brine Filter and Water Filter – The brine and water filters are the same 5-micron standard type unit for removal of particulate matter. The brine filter and water filter are located prior to the water softener or OSG. Visually inspect the filter for clogging and debris. If flow is restricted, the filter should be replaced. Reinstall the filter. Discard the old filters according to local environmental codes.

- Check Controls Wiring Connections – Electrical heating and cooling cycles may loosen connections. After turning OSG power off, check all connections for tightness by gently tugging on them. Tighten any loose screws or bolts. Wires should be clean, dry, and corrosion-free.

### Yearly Maintenance

- Drain and clean the brine generator every year to remove build-up that can be up to several inches thick. Drain and clean the oxidant solution tank annually to remove particulates. Avoid any ignition sources in the vicinity of the oxidant solution tank.

## Self-Cleaning OPTION

MaximOS provides the City of Richland the flexibility to consider the option of self-cleaning electrolytic cell technology. This technology has been around since 2008 with one of the first systems installed in Colville, WA. This offers additional ease of use to plant staff as well as providing a cleaning cycle every 700 hours without the need of muriatic acid. With the successful reversal of polarity, all the active area of the electrolytic cell is cleaned of calcium carbonate deposits ensuring that power and salt efficiencies are always at optimum levels. This technology further minimizes operator interface and removes the subjectivity of determining if the cell needs to be cleaned or not.

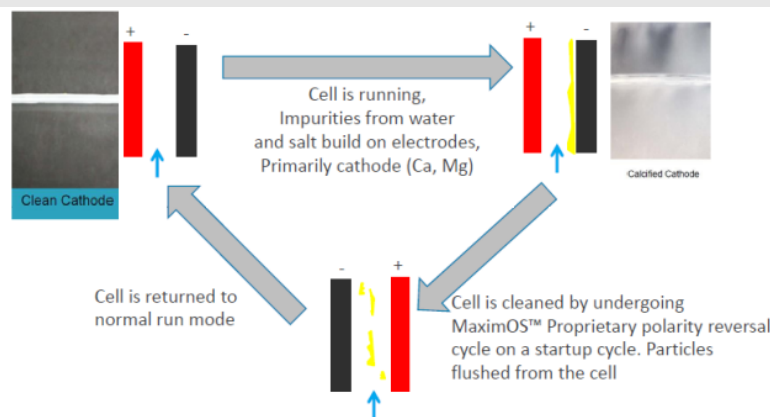
### Self Cleaning vs. Acid Cleaning



- Automatically occurs every 720 hours
- Duration is approximately 5 minutes per cell
- Electrodes can be uniformly cleaned without the need for muriatic acid
- Minimal particles accumulate in cell with proper flushing
- Automatic proactive maintenance program ensures the most consistent salt and energy efficiencies without regular operator interaction



- Make the necessary observation and initiate OM task activity
- PPE and safety review
- Take the unit off line
- Mix muriatic acid and water
- Recirculate, flush, repeat if required
- Unit is offline minimum of 2-4 hours
- Acid waste disposal



MaximOS™ is the only OSG that offers this self cleaning technology

## 5. WWTF (Base Proposal) - Basis of Design

WWTF (Customer supplied information and design assumptions)		
Type of treatment process:	<b>Wastewater</b>	
Peak Feed Rate:	<b>1200 lbs/day (FAC)</b>	
Average Feed Rate:	130 lbs/day (FAC)	
Design Feed Rate:	800 lbs/day (FAC)	
Salt Storage Capacity:	30 days at average use	
Brine Tank Size:	10 Ton minimum	
Solution Storage capacity:	72 hours minimum	
Solution Storage tank Size:	6,000 gallons minimum	
Supply Water to MaximOS™ System:	Potable Water	Assumed
Maximum Feed Water Temperature:	50 °F	Assumed
Minimum Feed Water Temperature:	80 °F	Assumed
Minimum Feed Water Pressure:	35 PSI	Assumed
Maximum Feed Water Pressure:	100 PSI	Assumed
mg/L hardness, Ca:	170 mg/L	Assumed

### WWTF OSG and Tank Design Considerations

The maximum and minimum flow and dosage needs to be taken into consideration in the design of the Sodium Hypochlorite system. Typical plant flow for is 130 lbs/day FAC. Maximum design requirement is based on Peak plant flow using the available tank capacity in combination with the OSG units. This calculation equates to a minimum tank capacity of 400 lbs/day of FAC.

The specification requires redundancy for the generation system. In order to comply with this requirement, the manufacturer can either supply multiple smaller units and/or single unit with supplied spare parts for key components. This is done by having two (2) identical generators installed in parallel. Only one (1) generator running at less than 33% capacity is required to meet the average chlorine demand. Both units are required when demand gets over 400 lbs/day, up to 800 lbs/day.

When demand is over 800 lbs/day, up to 1,200 lbs/day, the oversized solution storage tanks are required to meet the plant demand. These tanks contain the equivalent of a full 400 lbs/day generator. At average demand, this is equivalent to 72 hours of storage capacity.

In this design, the plant has complete control of their OSG units and is able to rotate them in and out of service in order to expand their life expectancy when demand is 400 lbs/day or less.

Here are the calculations to show how this system has been design and how it will meet the typical and maximum requirements:

- Design Production Capacity:
  - Two (2) X MH-400 unit at rated production capacity = 800 lbs/day FAC.
- Peak demand: 1,200 lbs/day equivalent
- Storage capacity difference = Maximum requirement (72h) – Production capacity
  - 1,200 lbs/day – 800 lbs/day = 400 lbs/day
- Solution storage volume required to meet maximum requirement for 24 hours:

Daily Feed rate X hours of storage X  $\frac{\text{Time unit}}{\text{Conversion}}$  X  $\frac{\text{Mass unit}}{\text{Conversion}}$  X Solution concentration X  $\frac{\text{Volume unit}}{\text{Conversion}}$

$$400 \frac{\text{lbs}}{\text{day}} \times 24 \text{ hours} \times \frac{1 \text{ day}}{24 \text{ hours}} \times \frac{1 \text{e}06 \text{ mg}}{2.20462 \text{ lbs}} \times \frac{1 \text{ L}}{8000 \text{ mg}} \times \frac{264.17 \text{ gal}}{1000 \text{ L}}$$

**Volume required** = 5,992 gallons... so about 6,000 gallon storage capacity.

This system also has a bulk dilution panel as a backup solution in the event of a complete electrical power failure provided to the Disinfection system.

## WWTF (Base Proposal) - Equipment Description

### i. On-Site Generated Sodium Hypochlorite Generator (OSG)

Two (2) MaximOS™ MH-400 Sodium Hypochlorite Generator(s).

Total Capacity:	800 PPD FAC
Generator Capacity:	400 PPD FAC each
Salt consumption (max.):	3 lb salt/lb FAC
Energy consumption (max.):	2 kW-hr/lb FAC
FAC Concentration:	8,000 mg/L (+/- 1,000)

### ii. Controls

Each unit is equipped with an Allen Bradley Micro Logix 1400 PLC with 6" Panelview Plus colored touch screen.

The fully automated Allen Bradley control system takes care of all normal operation automatically without the need for direct operator interface.

Self-diagnostic capabilities allow the operator to monitor performance and predictively maintain the system.

### iii. Feed Water Filter

One (1) Dual 20 inWall mounted cartridge filters.

- Filter Cartridge are 5 micron, pleated disposable cartridge
- Filters are mounted in parallel dual filtration arrangement
- Pressure gauge on each side to measure pressure loss through filters

### iv. Feed Water Softener

One (1) Kinetico CP213s dual tank, non-electric automatic water softening system

- Pressure gauge on each side to measure pressure loss through softener
- Isolation valves
- Non electric

### v. Feed Water Heater(s)

One (1) **58kW** Water Heater with integrated tank

- Isolation and bypass valves
- 480VAC, 3 ph, 60 hz each
- Dimensions:
  - Width X Dept X Height: **24in X 23in X 32in**



#### **vi. Brine Saturator/Tank (Brine Generator)**

One (1) FRP 10 Tons Silo including internal piping assembly  
Liquid level monitoring system.

- Inside Diameter X straight shell height: 8ft X 8ft
- Flat bottom, Flat Top design with split hinge cover
- Overall height: 12ft

#### **vii. Feed Brine Filter**

One (1) 20 inWall mounted cartridge filter.

- Filter Cartridge are 5 micron, pleated disposable cartridge
- Pressure gauge on each side to measure pressure loss through filters
- Pressure gauge isolators

#### **viii. Feed Brine Booster Pump**

Two (2) Brine Boost Pump(s) in a Duty / Standby arrangement

- Pump(s) each require a motor starter (by others) to receive a 24 volt control signal from the MaximOS™ generator.
- Isolation valves for each pump
- One (1) Pressure regulator valve per dual arrangement
- 115VAC, 1ph, 0.066 HP, 60 hz each

#### **ix. Oxidant Storage Tank(s)**

Two (2) 3,000 gallons XLHDPE Oxidant Storage Tank With liquid level monitoring system using pressure transducers and controller and a selector box

- Diameter X Height: 85in X 140in

One (1) Internal Liquid Barrier Hydrogen Vent System per tank, comprised of 6" CPVC down tube in each of the tank(s), with a Tee at the top of the down tube connected to a 4" CPVC vent pipe to outside of building. This item requires no electricity, fans, blowers or controls.

#### **x. Bulk Hypo Dilution Panel**

One (1) Bulk Hypo Dilution Panel to dilute 12.5% Sodium Hypochlorite to 0.8%

#### **xi. Hydrogen Detection System**

One (1) ATI, 120V, Hydrogen Detection Room Monitor with alarm

**xii. Spare parts**

- One (1) Brine dilution pump Assembly
- Six (6) pleated 5 micron water filter cartridges - 20" Standard
- Six (6) pleated 5 micron brine filter cartridges - 20" Standard
- One (1) Thermowell analog assembly
- One (1) Water solenoid
- One (1) Brine solenoid
- Five (5) Teflon Rupture Disks
- One (1) Lot(s) of assorted fuses

**xiii. Oxidant Injection Feed System(s)**

- Three (3) Dual Pump Injection System
  - 10 gpm – 30 psi
  - 460-230/3ph/60hz
  - Peristaltic type with VFD
  - Back pressure relief valve(s)
  - Pressure relief valve(s)
  - Pressure gauges and isolators
  - Calibration Column
  - Pulsation dampener
  - Isolation Valve
  - Local Basic Control and junction box

## 6. UV WTP (Base Proposal) - Basis of Design

UV WTP (Customer supplied information and design assumptions)		
Type of treatment process:	<b>Potable Water</b>	
Peak Feed Rate:	<b>160 lbs/day (FAC)</b>	
Average Feed Rate:	65 lbs/day (FAC)	
Design Feed Rate:	200 lbs/day (FAC)	
Salt Storage Capacity:	30 days at average use	
Brine Tank Size:	5 tons / 1,100 gallons minimum	
Solution Storage capacity:	72 hours minimum	
Solution Storage tank Size:	3,000 gallons minimum	
Supply Water to MaximOS™ System:	Potable Water	Assumed
Maximum Feed Water Temperature:	50 °F	Assumed
Minimum Feed Water Temperature:	80 °F	Assumed
Minimum Feed Water Pressure:	35 PSI	Assumed
Maximum Feed Water Pressure:	100 PSI	Assumed
mg/L hardness, Ca:	170 mg/L	Assumed

### UV WTP OSG and Tank Design Considerations

The maximum and minimum flow and dosage needs to be taken into consideration in the design of the Sodium Hypochlorite system. Typical plant flow for is 65 lbs/day FAC. Peak demand is 160 lbs/day. The OSG system is design to be able to provide 200 lbs/day FAC. Injection system has been sized to be able to provide at least 200 lbs/day FAC into the main pipe at 75 psi.

The specification requires redundancy for the generation system. In order to comply with this requirement, the manufacturer can either supply multiple smaller units and/or single unit with supplied spare parts for key components. This is done by having two (2) identical generators installed in parallel. Only one (1) generator running at less than 65% capacity is required to meet the average chlorine demand. Both units are required when demand gets over 100 lbs/day, up to 160 lbs/day.

In this design, the plant has complete control of their OSG units and is able to rotate them in and out of service in order to expand their life expectancy when demand is 100 lbs/day or less.

Here are the calculations to show how this system has been design and how it will meet the typical and maximum requirements:

- Design Production Capacity:
  - Two (2) X SH-100 unit at rated production capacity = 200 lbs/day FAC.
- Peak demand: 160 lbs/day FAC
- Storage capacity = 72 h at average demand
- Solution storage volume required to meet maximum requirement for 24 hours:

$$\text{Daily Feed rate X hours of storage X } \frac{\text{Time unit}}{\text{Conversion}} \text{ X } \frac{\text{Mass unit}}{\text{Conversion}} \text{ X Solution concentration X } \frac{\text{Volume unit}}{\text{Conversion}}$$

$$160 \frac{\text{lbs}}{\text{day}} \text{ X } 24 \text{ hours X } \frac{1 \text{ day}}{24 \text{ hours}} \text{ X } \frac{1 \text{e}06 \text{ mg}}{2.20462 \text{ lbs}} \text{ X } \frac{1 \text{ L}}{8000 \text{ mg}} \text{ X } \frac{264.17 \text{ gal}}{1000 \text{ L}}$$

**Volume required** = 2,397 gallons... so about 3,000 gallon storage capacity.

This system also has a bulk dilution panel as a backup solution in the event of a complete electrical power failure provided to the Disinfection system.

## UV WTP (Base Proposal) - Equipment Description

### i. On-Site Generated Sodium Hypochlorite Generator (OSG)

Two (2) MaximOS™ SH-100 Sodium Hypochlorite Generator(s).

Total Capacity:	100 PPD FAC
Generator Capacity:	100 PPD FAC each
Salt consumption (max.):	3 lb salt/lb FAC
Energy consumption (max.):	2 kW-hr/lb FAC
FAC Concentration:	8,000 mg/L (+/- 1,000)

### ii. Controls

Each unit is equipped with an Allen Bradley Micro Logix 1400 PLC with 6" Panelview Plus colored touch screen.

The fully automated Allen Bradley control system takes care of all normal operation automatically without the need for direct operator interface.

Self-diagnostic capabilities allow the operator to monitor performance and predictively maintain the system.

### iii. Feed Water Filter

One (1) Dual 10 inWall mounted cartridge filters.

- Filter Cartridge are 5 micron, pleated disposable cartridge
- Filters are mounted in parallel dual filtration arrangement
- Pressure gauge on each side to measure pressure loss through filters

### iv. Feed Water Softener

One (1) Kinetico CP208s dual tank, non-electric automatic water softening system

- Pressure gauge on each side to measure pressure loss through softener
- Isolation valves
- Non electric

### v. Brine Saturator/Tank (Brine Generator)

One (1) Polyethylene **1,150 gallons** Brine Saturator/Tank including internal piping assembly

- Diameter X Height: 73in X 67in

**vi. Oxidant Storage Tank(s)**

Two (2) 1,550 gallons XLHDPE Oxidant Storage Tank With liquid level monitoring system using pressure transducers and controller and a selector box

- Diameter X Height: 61in X 141in

**vii. Bulk Hypo Dilution Panel**

One (1) Bulk Hypo Dilution Panel to dilute 12.5% Sodium Hypochlorite to 0.8%

**viii. Hydrogen Detection System**

One (1) ATI, 120V, Hydrogen Detection Room Monitor with alarm

**ix. Oxidant Injection Feed System(s)**

One (1) Skid mounted Dual Pump Injection System

- 2.1 gpm – 75 psi
- 115-230/1ph/60hz
- Diaphragm type with VFD
- Back pressure relief valve(s)
- Pressure relief valve(s)
- Pressure gauges and isolators
- Calibration Column
- Pulsation dampener
- Isolation Valve
- Local Basic Control and junction box

**x. Spare parts**

One (1) Brine dilution pump Assembly

Six (6) pleated 5 micron water filter cartridges - 10" Standard

Six (6) pleated 5 micron brine filter cartridges - 10" Standard

One (1) Flow Sensor

Two (2) PVDF Adaptors

Five (5) Teflon Rupture Disks

One (1) Lot(s) of assorted fuses

## 7. WTP (Proposal Additive) – Basis of Design

WTP (Customer supplied information and design assumptions)		
Type of treatment process:	<b>Potable Water</b>	
Peak Feed Rate:	<b>825 lbs/day (FAC)</b>	
Average Feed Rate:	370 lbs/day (FAC)	
Design Feed Rate:	800 lbs/day (FAC)	
Salt Storage Capacity:	30 days at average use	
Brine Tank Size:	20 tons / 5,000 gallons minimum	
Solution Storage capacity:	72 hours minimum	
Solution Storage tank Size:	17,000 gallons minimum	
Supply Water to MaximOS™ System:	Potable Water	Assumed
Maximum Feed Water Temperature:	50 °F	Assumed
Minimum Feed Water Temperature:	80 °F	Assumed
Minimum Feed Water Pressure:	35 PSI	Assumed
Maximum Feed Water Pressure:	100 PSI	Assumed
mg/L hardness, Ca:	170 mg/L	Assumed

### WTP OSG and Tank Design Considerations

The maximum and minimum flow and dosage needs to be taken into consideration in the design of the Sodium Hypochlorite system. Typical plant flow for is 370 lbs/day FAC. Maximum design requirement is based on Peak plant flow using the available tank capacity in combination with the OSG units.

The specification requires redundancy for the generation system. In order to comply with this requirement, the manufacturer can either supply multiple smaller units and/or single unit with supplied spare parts for key components. This is done by having two (2) identical generators installed in parallel. Only one (1) generator running at less than 90% capacity is required to meet the average chlorine demand. Both units are required when demand gets over 400 lbs/day, up to 800 lbs/day.

When demand is over 800 lbs/day, up to 825 lbs/day, the OSG units can actually provide the extra 25 lbs/day required using the current design. But, since the solution storage tanks have been oversized to be able to supply solution for 72 hours, the extra 25 lbs/day can be provided from these tanks for over 45 days with both units running. Even with one unit down for maintenance or just turned off by the operator, the oversized 17,000 gallons

tanks will be able to supply the required amount of solution during peak demand for more than 2.5 days.

In this design, the plant has complete control of their OSG units and is able to rotate them in and out of service in order to expand their life expectancy when demand is 400 lbs/day or less.

Here are the calculations to show how this system has been design and how it will meet the typical and maximum requirements:

- Design Production Capacity:
  - Two (2) X MH-400 unit at rated production capacity = 800 lbs/day FAC.
- Peak demand: 825 lbs/day equivalent
- Storage capacity: 17,000 gallons = 1134 lbs FAC equivalent.
- Storage capacity difference = Maximum requirement (24h) – Production capacity
  - 825 lbs/day – 800 lbs/day = 25 lbs/day
- Solution storage volume required to meet maximum requirement for 24 hours:

$$\text{Daily Feed rate X hours of storage X } \frac{\text{Time unit}}{\text{Conversion}} \text{ X } \frac{\text{Mass unit}}{\text{Conversion}} \text{ X Solution concentration X } \frac{\text{Volume unit}}{\text{Conversion}}$$

$$25 \frac{\text{lbs}}{\text{day}} \text{ X } 24 \text{ hours X } \frac{1 \text{ day}}{24 \text{ hours}} \text{ X } \frac{1\text{e}06 \text{ mg}}{2.20462 \text{ lbs}} \text{ X } \frac{1 \text{ L}}{8000 \text{ mg}} \text{ X } \frac{264.17 \text{ gal}}{1000 \text{ L}}$$

**Volume required** = 374.5 gallons... so about the 17,000 gallons of storage capacity will cover it for more than 40 days

This system also has a bulk dilution panel as a backup solution in the event of a complete electrical power failure provided to the Disinfection system.



## WTP (Proposal Additive) - Equipment Description

### i. On-Site Generated Sodium Hypochlorite Generator (OSG)

Two (2) MaximOS™ MH-400 Sodium Hypochlorite Generator(s).

Total Capacity:	800 PPD FAC
Generator Capacity:	400 PPD FAC each
Salt consumption (max.):	3 lb salt/lb FAC
Energy consumption (max.):	2 kW-hr/lb FAC
FAC Concentration:	8,000 mg/L (+/- 1,000)

### ii. Controls

Each unit is equipped with an Allen Bradley Micro Logix 1400 PLC with 6" Panelview Plus colored touch screen.

The fully automated Allen Bradley control system takes care of all normal operation automatically without the need for direct operator interface.

Self-diagnostic capabilities allow the operator to monitor performance and predictively maintain the system.

### iii. Feed Water Filter

One (1) Dual 20 inWall mounted cartridge filters.

- Filter Cartridge are 5 micron, pleated disposable cartridge
- Filters are mounted in parallel dual filtration arrangement
- Pressure gauge on each side to measure pressure loss through filters

### iv. Feed Water Softener

One (1) Kinetico CP213s dual tank, non-electric automatic water softening system

- Pressure gauge on each side to measure pressure loss through softener
- Isolation valves
- Non electric

### v. Feed Water Heater(s)

One (1) **58kW** Water Heater with integrated tank

- Isolation and bypass valves
- 480VAC, 3 ph, 60 hz each
- Dimensions:
  - Width X Dept X Height: **24in X 23in X 32in**

#### **vi. Brine Saturator/Tank (Brine Generator)**

Two (2) FRP 10 Tons Silo including internal piping assembly and Salt and Liquid level monitoring system.

- Inside Diameter X straight shell height: 7ft X 10ft
- Flat bottom, Flat Top design with split hinge cover
- Overall height: 10ft

#### **vii. Feed Brine Filter**

One (1) 20 inWall mounted cartridge filter.

- Filter Cartridge are 5 micron, pleated disposable cartridge
- Pressure gauge on each side to measure pressure loss through filters
- Pressure gauge isolators

#### **viii. Feed Brine Booster Pump**

Two (2) Brine Boost Pump(s) in a Duty / Standby arrangement

- Pump(s) each require a motor starter (by others) to receive a 24 volt control signal from the MaximOS™ generator.
- Isolation valves for each pump
- One (1) Pressure regulator valve per dual arrangement
- 115VAC, 1ph, 0.066 HP, 60 hz each

#### **ix. Oxidant Storage Tank(s)**

Two (2) 7,119 gallons FRP Horizontal Oxidant Storage Tank with liquid level monitoring system using pressure transducers and controller and a selector box

- Diameter X Height X Length: 90in X 96in X 270in

One (1) Internal Liquid Barrier Hydrogen Vent System per tank, comprised of 6" CPVC down tube in each of the tank(s), with a Tee at the top of the down tube connected to a 4" CPVC vent pipe to outside of building. This item requires no electricity, fans, blowers or controls.

#### **x. Bulk Hypo Dilution Panel**

- One (1) Bulk Hypo Dilution Panel to dilute 12.5% Sodium Hypochlorite to 0.8%
- One (1) Water Filter
- One (1) Water Softener

#### **xi. Solution Transfer Pumps**

Two (2) Solution transfer Pumps in a Duty / Standby arrangement

- Pump(s) each require a motor starter (by others) to receive a 24 volt control signal from the SCADA and a local Switchbox for AOM selection.
- Isolation valves for each pump
- One (1) Pressure regulator valve per dual arrangement
- 600 gph minimum

#### **xii. Solution Storage Day Tank**

Two (2) 1,400 gallons HDPE Oxidant Storage Tank with an ultrasonic level sensor for controlling the solution transfer pumps from the Chlorine Storage room.

- Diameter X Height: 66in X 81in

#### **xiii. Hydrogen Detection System**

One (1) ATI, 120V, Hydrogen Detection Room Monitor with alarm

#### **xiv. Spare parts**

One (1) Brine dilution pump Assembly  
Six (6) pleated 5 micron water filter cartridges - 20" Standard  
Six (6) pleated 5 micron brine filter cartridges - 20" Standard  
One (1) Thermowell analog assembly  
One (1) Water solenoid  
One (1) Brine solenoid  
Five (5) Teflon Rupture Disks  
One (1) Lot(s) of assorted fuses

#### **xv. Oxidant Injection Feed System(s)**

Two (2) Dual Pump Injection System

- |                             |                           |
|-----------------------------|---------------------------|
| — 6 gpm – 30 psi            | — Pressure gauges and     |
| — 460-230/3ph/60hz          | isolators                 |
| — Peristaltic type with VFD | — Calibration Column      |
| — Back pressure relief      | — Pulsation dampener      |
| valve(s)                    | — Isolation Valve         |
| — Pressure relief valve(s)  | — Local Basic Control and |
|                             | junction box              |

## 8. Services

### Drawings and Installation, Operation and Maintenance

Approval Drawings:	One (1) electronic included.
Certified Drawings:	One (1) electronic included.
IO&M Manuals:	Three (3) included.

Additional manuals are available for \$75 USD at time of order.

### Start-up Assistance

Parkson will furnish one factory representative for the specified amount of days during the specified amount of trips to assist in installation inspection, start-up supervision, and operator training. Dates of service to be scheduled upon Buyer's written request.

- WWTF: 3 days during 1 trip
- UV WTP: 2 days during 1 trip
- WTP: 4 days during 1 trip

### Mechanical Warranty

Parkson Standard Conditions of Sale, as stated on the attached, shall apply except that the warranty period is replaced with the following:

- a. On-site generator enclosure for the period of two (2) years from the date of original manufacture.
- b. Electrolytic cell for the period of five (5) years from the date of original manufacture.
- c. All other items specified on the face hereof for one year from shipment confirmation from Parkson.

**Warranty is based on use of recommended salt quality/specification.**

## 9. Purchase Price

WWTF (Base Proposal):..... **\$488,767** USD

F.O.B. Point of Manufacture, freight included, taxes are included in Exhibit B.

UV WTP (Base Proposal):..... **\$217,010** USD

F.O.B. Point of Manufacture, freight included, taxes are included in Exhibit B.

WTP (Proposal Additive):..... **\$560,544** USD

F.O.B. Point of Manufacture, freight included, taxes are included in Exhibit B.

### Validity

Purchase Price is valid for sixty (60) calendar days from Quotation date, for shipment of Equipment within the timetable stated below.

### Payment Terms

90% net 30, 10% upon startup, not to exceed 180 days after shipment

### Installation Services

#### i. WWTF (Base Proposal):

- Demo of (2) existing 6' x 6' square concrete housekeeping pads and associated tank scale equipment.
- Demo of (2) existing 18' x 6' taxes are included in Exhibit B housekeeping pads and associated tank roller stands, removal of rebar dowels.
- Application of grout for a smooth floor surface at concrete demo areas.
- Miscellaneous demo of existing equipment needed for the installation of new equipment and piping.
- Installation of OSG units, water filters, water softener unit, water heater, 1550 gal brine tank, brine filter, brine booster pumps, 3,000 gal solution tanks, differential pressure sensor controller, and chemical injection pumps with associated valves/accessories.
- Provide and install of the PVC 80 and CPVC 80 pipe, fittings, and supports for a complete point to point system. PVC will be provided up to the OSG units and then CPVC will be provided downstream from there to the final connection points.
- Mount reactors and associated instruments.

- Install conduits to reactors, tanks and associated pumps.
- Pull and terminate wires.

WWTF (Base Proposal):..... **\$142,000** USD

F.O.B. Point of Manufacture, freight included, taxes are included in Exhibit B.

**ii. UV WTP (Base Proposal):**

- Demo of the existing chlorine room drywall/stud wall as required for the installation of the new equipment.
- Modifications to the required opening for a safe and finished/trimmed out opening when completed.
- Installation of OSG units, water filters, water softener unit, water heater, brine tank, brine filter, brine booster pumps, solution tanks, differential pressure sensor controller, Bulk Dilution panel, and chemical injection pumps with associated valves/accessories.
- Provide approximately 41 lf of 2' high x 8" thick concrete containment walls in the equipment room build
- Provide approximately 55 lf of 2' high x 8" thick concrete containment walls in the storage building and approximately 22 lf of 2' high x 8" thick concrete containment walls in the Main WTP
- Provide and install of the PVC 80 and CPVC 80 pipe, fittings, and supports for a complete point to point system. PVC will be provided up to the OSG units and then CPVC will be provided downstream from there to the final connection points.
- Mount reactors and associated instruments.
- Install conduits to reactors, tanks and associated pumps.
- Pull and terminate wires.

UV WTP (Base Proposal):..... **\$84,000** USD

F.O.B. Point of Manufacture, freight included, taxes are included in Exhibit B.

**iii. WTP (Proposal Additive):**

- Demo of the container scale equipment, demo of tank roller floor stands/trunnions, and miscellaneous demo of existing equipment and piping needed for the installation of new equipment and piping.

- Installation of OSG units, water filters, water softener unit, water heater, brine tank, brine filter, brine booster pumps, solution tanks, differential pressure sensor controller, dilution panel, and chemical injection pumps with associated valves/accessories.
- Provide approximately 55 lf of 2' high x 8" thick concrete containment walls in the storage building and approximately 22 lf of 2' high x 8" thick concrete containment walls in the Main WTP building.
- Provide and install of the PVC 80 and CPVC 80 pipe, fittings, and supports for a complete point to point system. PVC will be provided up to the OSG units and then CPVC will be provided downstream from there to the final connection points.
- Mount reactors and associated instruments.
- Install conduits to reactors, tanks and associated pumps.
- Pull and terminate wires.

WTP (Proposal Additive):..... **\$205,000** USD

F.O.B. Point of Manufacture, freight included, taxes are included in Exhibit B.

### Timetable Guideline

Within ten (10) business days of receiving a written Purchase Order in Parkson's office, if necessary, Parkson will submit a written Request for Additional Information requesting items including, but not limited to, full-scale drawings, specification sections, amendments and other documents necessary for Parkson to begin work on this Project. No work can be done on this Project until all Additional Information is received by Parkson, thus beginning the Submittal Phase. If you do not receive such a Request for Additional Information within the stated ten (10) business days, then the Submittal Phase will begin on the eleventh (11<sup>th</sup>) business day following receipt of the written Purchase Order in Parkson's office. The Shipment Phase is thereafter contingent upon your final approval of all submitted Approval Drawings. Once said final approval is received in Parkson's offices, the Shipment Phase will begin.

Submittal Phase: Approval drawings will be submitted 6-8 weeks from receipt of all requested Additional Information if necessary, or if not necessary, from the eleventh (11<sup>th</sup>) business day following receipt of a written Purchase Order in Parkson's office.

Shipment Phase: 14-16 weeks following receipt of final approval of all submitted Approval Drawings in Parkson's office.

If the Submittal Phase is waived, the Shipment Phase will begin on receipt of all requested Additional Information if necessary, or if not necessary, on the eleventh (11<sup>th</sup>) business day following receipt of a written Purchase Order in Parkson's offices.

**Dates are subject to confirmation upon receipt of written Purchase Order.**

### Terms and Conditions

Parkson's Standard Conditions of Sale, as stated on the attached, shall apply, except for warranty as noted above.

### Patents

The Equipment and/or process quoted herein may operate under one or more U.S. patents. The Purchase Price includes a one-time royalty payment (if any), which provides the Buyer with immunity to operate the Equipment specified in the Quotation under any applicable patents.



## 10. Clarifications and Exceptions

NO.	Comments and/or Exceptions
1	Parkson Corporation is not a Washington State licensed contractor. All installation will be performed by Apollo which is a licensed Washington State contractor.
2	All inside building interconnecting electrical piping, material, labor for OSG units, and electrical equipment provided in this proposal are included in our installation proposal.
3	All SCADA and/or PLC programming, other than the integrated controller inside the OSG units, shall be by others than Parkson Corporation.

## 11. Buyer/Owner Responsibility

### WWTF (Base Proposal):

- Feed water connection to the MaximOS™ system.
  - Water requirement to the OSG:
    - 600 gallons per hour (25 GPM) at a minimum continuous pressure of 35 PSIG.
- Dedicated 480 volt, 3 phase, 100 amp service for each 400 Lbs/Day cell cabinet.
- Floor drain to accommodate periodic water softener recharge wastewater.
- Consumable items including salt, electrical power, and feed water to MaximOS™ system.
- Electrical wiring & conduit, pipe insulation, and other utilities for complete system, not called out in above installation services.
- Cut, demo & patch of existing buildings, not called out in above installation services.
- Heated/cooled facility or building for enclosure of system. Room temperature requirement is 45 °F – 110°F.
- Does not include installation related items including interconnecting piping, materials, labor, permits, equipment storage, not called out in above installation services.
- Taxes are included in Exhibit B.

### UV WTP (Base Proposal):

- Feed water connection to the MaximOS™ system.
  - Water requirement to the OSG:
    - 168 gallons per hour (7 GPM) at a minimum continuous pressure of 25 PSIG.
- Dedicated 220 volt, 1 phase, 120 amp service for each 100 Lbs/Day cell cabinet.
- Floor drain to accommodate periodic water softener recharge wastewater.
- Consumable items including salt, electrical power, and feed water to MaximOS™ system.

- Electrical wiring & conduit, pipe insulation, and other utilities for complete system, not called out in above installation services.
- Cut, demo & patch of existing buildings, not called out in above installation services.
- Heated/cooled facility or building for enclosure of system (note that the salt storage/brine maker tank can be installed outdoors. Room temperature requirement is 45 °F – 110°F.
- Does not include installation related items including interconnecting piping, materials, labor, permits, equipment storage not called out in above installation services.
- Taxes are included in Exhibit B.

#### WTP (Proposal Additive):

- Feed water connection to the MaximOS™ system.
  - Water requirement to the OSG:
    - 600 gallons per hour (25 GPM) at a minimum continuous pressure of 35 PSIG.
- Dedicated 480 volt, 3 phase, 100 amp service for each 400 Lbs/Day cell cabinet.
- Floor drain to accommodate periodic water softener recharge wastewater.
- Consumable items including salt, electrical power, and feed water to MaximOS™ system.
- Electrical wiring & conduit, pipe insulation, and other utilities for complete system, not called out in above installation services.
- Cut, demo & patch of existing buildings, not called out in above installation services.
- Heated/cooled facility or building for enclosure of system. Room temperature requirement is 45 °F – 110°F.
- Does not include installation related items including interconnecting piping, materials, labor, permits, equipment storage, not called out in above installation services.
- Taxes are included in Exhibit B.

## 12. Acceptance

Please return one signed copy of this Proposal, or your Purchase Order, to Parkson Corporation at the address below. Refer to Proposal No.: BO2600497, date, and related correspondence.

**Issued By:**

**PARKSON CORPORATION**

1401 West Cypress Creek Road  
Fort Lauderdale, FL 33309-1969

**Accepted By:** (Herein called the Buyer)

Purchase Order: \_\_\_\_\_

Name: Luc La Haie

Title: Applications Engineer

Date: Friday, August 01, 2014

Name \_\_\_\_\_

Title: \_\_\_\_\_

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

Enclosures: Standard Conditions of Sale, Quotation Addendum, General Arrangement Drawing, Process Guarantee, Clarifications and Exceptions

Local Rep: Mike Reilly

William H. Reilly & Company  
910 Southwest 18th Avenue  
Portland, OR 97205  
Phone: (503) 223-6197  
Fax: (503) 223-0845

cc: Steve Young, Randy Otts & John Deogracias

## 13. Proposal Addendum

As a result of dramatic cost increases in the cost of both stainless and carbon steel, please be advised that the following provisions shall be strictly enforced pursuant to the Equipment advertised in this Quotation:

1. The Quotation's Purchase Price shall be firm for thirty (30) calendar days unless stated otherwise in the Quotation. Any Purchase Order issued beyond this timeframe may result in a Purchase Price review by Parkson Corporation whereby the Purchase Price may be increased to cover the increases in material costs. This Purchase Price review shall be at Parkson Corporation's sole discretion.
2. For those customers that have requested a firm Purchase Price commitment in excess of thirty (30) calendar days, Parkson has utilized an escalation clause tied to an appropriate commodity index to determine the Purchase Price.
3. All Purchase Orders that have a delivery schedule stretching beyond six (6) months from the time a Purchase Order is placed will be subject to price escalation tied to a proportionate increase in total material costs as a result of either stainless or carbon steel surcharges in effect at the time Parkson Corporation places its orders for any fabricated steel components for the Equipment. Parkson Corporation will notify you of any changes in prices once all orders for said components have been completed.

JCG  
Effective 4/27/04

## Standard Conditions of Sale

**I. GENERAL:** All references to Parkson (or any derivative thereof) shall mean Parkson Corporation and all references to Buyer shall mean the customer named in a purchase order, quotation or proposal (collectively referred to herein as "quotation"). All quotations from Parkson shall be considered solicitations of offers and all purchase orders placed by Buyer shall be considered offers, which can only be accepted in writing by Parkson. Buyer shall either sign Parkson's quotation, or in the alternative, issue a non-conflicting purchase order containing necessary information, such as site name, price schedule, type and quantity of product, requested delivery date and delivery instructions. Parkson hereby objects to and rejects any and all additional or different terms proposed by Buyer, whether contained in Buyer's request for quotation, purchase order, purchasing or shipping release forms. Notwithstanding any terms or conditions that may be included in Buyer's purchase order form or other communications, Parkson's acceptance is conditional upon Buyer's assent to the terms and conditions set forth herein. It is agreed that sales are made only on the terms and conditions herein and any other terms or conditions shall not become a part of the agreement unless expressly agreed to in writing by Parkson. Parkson's failure to object to any terms or conditions contained in Buyer's purchase order or other communication shall not be deemed to be acceptance of such terms or conditions. These terms and conditions shall be deemed incorporated (as though set forth in full) into any agreement entered into between Parkson and Buyer unless otherwise noted in writing. Parkson reserves the right, without any increase in price, to modify the design and specifications of Parkson products, provided that the modification does not adversely affect the original performance specifications as specified by Parkson or as requested by Buyer. Shipments, deliveries and performance of work shall at all times be subject to the approval of Parkson's Credit Department. Parkson may at any time decline to make any shipment or delivery or perform any work except upon receipt of payment or security or upon terms and conditions satisfactory to Parkson.

**II. PRICES, TERMS OF PAYMENT & TAXES:** (a) **PRICES:** Unless expressly stated to be firm for a definite period, Parkson's offers are subject to change without notice, and in all cases are subject to withdrawal at any time before acknowledgment by Buyer. Quoted prices are firm for only thirty (30) days. Orders placed after thirty (30) days are subject to price increases in Parkson's sole discretion. Prices on acknowledged orders are firm for the agreed upon delivery time. Customer requests to extend originally agreed upon delivery date(s) will be subject to price escalation. If a price is stated in the quotation, it is based upon shipment of the quantities and quality requested by Buyer and on the basis of Parkson's internal delivery schedule at the time of preparation of said quotation. (b) **TERMS OF PAYMENT:** Payments against invoices shall be due and payable thirty (30) days from the date of delivery to a carrier, or upon receipt of an invoice from Parkson, whichever first occurs. If in Parkson's opinion, Buyer's financial condition does not justify continuation of production or shipment on the terms of payment specified, Parkson may, upon written notice to Buyer, cancel or suspend any outstanding order or part thereof, unless Buyer shall promptly pay for all goods delivered or shall make advance payments to Parkson as it, at its option, shall determine. If Buyer delays shipment for any reason, date of readiness for shipment shall be deemed to be the date of shipment for payment purposes. If Buyer delays manufacture for any reason, a payment shall be made based on purchase price and percentage of completion, with the balance payable in accordance with the terms as stated. If payments are not made in conformance with the terms stated herein, the contract price shall, without prejudice to Parkson's right to immediate payment, be increased by 1½% per month on the unpaid balance, not to exceed the maximum amount permitted by law. If at any time in Parkson's judgment Buyer may be or may become unable or unwilling to meet the terms specified herein, Parkson may require satisfactory assurance or full or partial payment as a condition to commencing, or continuing manufacture, or in advance of shipment. (c) **TAXES:** Except for the amount, if any, of tax stated in a Parkson quotation, the prices set forth therein are exclusive of any amount for federal, state, local, excise, sales, use, property, in-country, import, VAT or similar taxes or duties. Such prices also exclude permit, license, customs and similar fees levied upon shipment of Parkson products.

**III. SHIPMENT/STORAGE:** (a) **SHIPMENT:** The anticipated shipment date(s) set forth in the quotation is/are approximate and subject to change. Notwithstanding other limitations set forth by Parkson, Parkson shall not be liable for any delays in shipment which are caused by events beyond the control of Parkson including, but not limited to, delays caused by inaccurate or incomplete data, changes or revisions in the work to be performed, tardy approval of drawings by Buyer, acts of Buyer or Buyer's agent, Force Majeure, accidents, strikes, inability to obtain labor or materials, or delay in transportation. Parkson shall have the right to extend the anticipated shipment date for up to ten (10) business days, for any reason, provided Parkson shall give Buyer written notice of such delay prior to the scheduled shipping date. Buyer's order will be crated for domestic truck shipment and Parkson assumes no responsibility for loss of, or damage to, the equipment following delivery to a carrier, who shall be deemed to be acting as agent for Buyer, and the equipment shall thereafter be at the Buyer's sole risk. It is Parkson's policy to ship its equipment "Bill Collect," and the carrier will mail its invoice(s) directly to Buyer's billing address, unless otherwise agreed to in writing. (b) **STORAGE:** Once Buyer has been notified that its order is ready for shipment, if Buyer requests that the order (in whole or in part) not be shipped until a later date, the equipment will be segregated from other inventory and Buyer shall execute Parkson's Transfer of Title form evidencing transfer of title and transfer of risk of loss from Parkson to Buyer pursuant to Section IV below. In the event that Buyer shall refuse to execute Parkson's Transfer of Title form and/or if the fabricator is unable to withstand storage of the equipment, Parkson shall have the right, at its sole discretion, to transfer the equipment to an intermediate storage facility, all at Buyer's cost, whereby transfer of title and risk of loss will be deemed to pass, pursuant to Section IV below, when the products are delivered to the carrier at the factory. All costs associated with shipping the equipment to said storage facility or from said storage facility to the job site (or any other site requested by Buyer) shall be the responsibility of Buyer. Buyer shall reimburse Parkson upon demand for any costs incurred by Parkson in connection with said storage, including without limitation, steps taken to protect the equipment from the elements, transport, storage facility fees, insurance, etc. Any delay in shipment requested or caused by Buyer or its agents will not affect the Terms of Payment above.

**IV. TITLE & RISK OF LOSS:** Parkson's prices are F.O.B. Parkson's Factory and are exclusive of taxes, shipping, handling and insurance. Title to all equipment and risk of loss, deterioration or damage shall pass to Buyer upon delivery to a carrier; except that a security interest in the equipment or any replacement shall remain in Parkson's name, regardless of mode of attachment to realty or other property, until the full purchase price has been received by Parkson. Buyer agrees to do all acts necessary to perfect and maintain said security interest, and to protect Parkson's interest by adequately insuring the products against loss or damage from any external cause, including during any storage or transport, with Parkson named as insured or co-insured.



Any claim by Buyer against Parkson for shortage or damage occurring prior to delivery must be made in writing within ten (10) calendar days after receipt of shipment and accompanied by an original transportation bill signed by the carrier noting that carrier received goods from Parkson in the condition claimed. Parkson shall have the right to ship all goods at one time or in portions, within the time for shipping provided in such order, unless specifically requested in writing by the Buyer that these shipments be made in total. Any shipments returned to Parkson as a result of Buyer's unexcused delay or failure to accept delivery will require Buyer to pay all additional costs incurred by Parkson, including any storage costs as set forth in Section III above.

**V. ERECTION:** Unless otherwise agreed in writing, products are assembled, installed and/or erected by and at the full expense of Buyer.

**VI. CANCELLATION & BREACH:** Buyer agrees that Parkson products are specially manufactured goods that are not suitable for sale to others in the ordinary course of business. Therefore, purchase orders placed with Parkson cannot be canceled without recourse, nor shipments of goods made up, or in process, be deferred beyond the original shipment dates specified, except with Parkson's written consent and upon terms which shall indemnify Parkson against all loss. In the event of cancellation or the substantial breach of the agreement between Buyer and Parkson, including without limitation, failing to make payment when due, Buyer agrees that Parkson will suffer serious and substantial damage which will be difficult, if not impossible, to measure, both at the time of entering the agreement and as of the time of such cancellation or breach. Therefore, the parties agree that upon such cancellation or breach, the Buyer shall pay to Parkson the sums set forth below which Parkson and Buyer do hereby agree shall constitute agreed and liquidated damages in such event:

- a. If cancellation or breach shall occur after the acceptance of the purchase order but prior to mailing of general arrangement drawings by Parkson to Buyer, liquidated damages shall be 10% of the selling price.
- b. If cancellation or breach shall occur within thirty (30) days from the mailing of general arrangement drawings by Parkson to Buyer, the liquidated damages shall be 30% of the selling price.
- c. If the cancellation or breach occurs after thirty (30) days from the mailing of general arrangement drawings by Parkson to Buyer, but prior to notification that the order is ready for shipment, the liquidated damages shall be the total of 30% of the selling price plus the expenses incurred, cost of material, and reasonable value of the work expended to fill the respective order by Parkson's engineers and other employees, agents and representatives after the mailing of general arrangement drawings by Parkson to Buyer. All sums will be determined at the sole reasonable discretion of Parkson provided, however, that the total liquidated damages under this provision shall not exceed the total selling price.
- d. If cancellation or breach shall occur after Parkson has notified Buyer that the order is ready for shipment, then the liquidated damages shall be the total selling price.

**VII. DRAWINGS & SPECIFICATIONS:** In the event that drawings are sent to Buyer for approval after an order is placed, the drawings must be returned marked "Approved" or "Approved As Noted" within twenty (20) calendar days after receipt unless otherwise noted. In the event that Buyer's written comments are not given within the twenty (20) day period, Parkson shall deem the items approved.

**VIII. CORRECTIVE WORK & "BACK CHARGES":** In no event shall any work be done, or services or material be purchased or expense otherwise incurred by the Buyer for the account of Parkson until after full and complete particulars (including an estimate of material cost) have been submitted in writing and approved in writing by Parkson. Parkson must be given the opportunity to discuss and research alternative methods to lower the costs involved in such corrective work. Unless agreed-upon in writing by Parkson, Parkson will not be liable for labor costs, overhead, administrative costs, interest or any other consequential or indirect costs Buyer incurs. Returned items will not be accepted unless Parkson has previously agreed to such return in writing and supplied written return-shipping instructions to Buyer.

**IX. SELECTION OF MATERIALS:** Because all Parkson products are specially manufactured products, the material make-up of many of Parkson's products varies from project to project. The determination of the materials' suitability and adaptability (including without limitation, paints and/or coatings) to the specific needs of the Buyer is solely the Buyer's choice and responsibility.

**X. CONFIDENTIAL INFORMATION & IMPROVEMENTS:** The design, construction, application and operation of Parkson's products, services and relevant documentation embody proprietary and confidential information; therefore, Buyer will maintain this information in strict confidence, will not disclose it to others, and will only use this information in connection with the use of the products or to facilitate the provision of services sold by Parkson. Buyer will not copy or reproduce any written or printed materials or drawings furnished to Buyer by Parkson. Buyer agrees to immediately return all confidential material to Parkson if requested in writing by Parkson. Buyer will not copy any information provided by Parkson or make any design drawings of Parkson's equipment and will not permit others to copy or make any design drawings of the equipment. Parkson shall have a royalty-free license to make, use and sell, any changes or improvements in the products invented or suggested by Buyer or its employees. Buyer acknowledges that a remedy at law for any breach or attempted breach of this Section will result in a harm to Parkson for which monetary damages alone will not be adequate. Buyer covenants and agrees that neither it nor any of its affiliates will oppose any demand for specific performance and injunctive and other equitable relief in case of any such breach or attempted breach. Notwithstanding anything to the contrary herein, Parkson may seek enforcement of any breach of this Section without the necessity of complying with the provisions regarding resolution of disputes herein.

**XI. FIELD SERVICE:** Field Service included in the quotation will only be scheduled upon written request and may be subject to credit approval. Should the Buyer have outstanding balances due Parkson, no startup / field service will be scheduled until such payments are received by Parkson. The Buyer assumes all responsibility for the readiness of the system when it requests startup service. Should Parkson's Field Service Engineer arrive at the jobsite



and determine that the system cannot be started up within a reasonable time, Parkson shall have the option to bring the Field Service Engineer home and bill the Buyer for time, travel and living expenses. Additional field service is available from Parkson at the prevailing per-diem rate at the time of the request for service plus all travel and living expenses, portal-to-portal. A purchase order or change order will be required prior to scheduling this additional service.

**XII. LIMITATION OF LIABILITY:** Unless expressly agreed to in writing by Parkson, all damages not direct and actual in nature, including without limitation, consequential, incidental, indirect, exemplary and punitive damages, shall be expressly prohibited damages. Such prohibited damages include, but are not limited to, lost rent or revenue; rental payments; costs (increased or not) of administration or supervision; costs or delays suffered by others unable to commence work or provide services as previously scheduled for which a party to this contract may be liable; increased costs of borrowing funds devoted to the project (including interest); delays in selling all or part of the project upon completion; damages caused by reason of Force Majeure or acts of God (with the broadest statutory or court of law definition possible); termination of agreements to lease or buy all or part of the project, whether or not suffered before completion of services or work; forfeited bonds, deposits, or other monetary costs or penalties due to delay of the project; interest for any reason assessed to Buyer; increased taxes (federal, state, local, or international) due to delay or recharacterization of the project; lost tax credits or deductions due to delay; impairment of security; attorney and other legal fees for any reason assessed to Buyer, loss of use of the Equipment or any associated Equipment, costs of substitute Equipment, facilities or services, down time costs, claims of customers of Buyer for such other damages; or any other indirect loss arising from the conduct of the parties. Parkson only agrees to responsibility for damages from proven negligent and willful acts of its direct employees only.

**XIII. APPLICABLE LAWS & GOVERNING LAW:** To the best of Parkson's knowledge, Parkson products comply with most laws, regulations and industrial practices; however, Parkson does not accept responsibility for any state, city or other local law not specifically brought to Parkson's attention. For OSHA compliance, (1) Parkson is only liable for those OSHA standards that are in effect as of the date of the quotation, and to the extent they are applicable to the performance of Parkson. (2) Parkson is only responsible for the physical characteristics of the product(s) and not for the circumstances of the use of the product(s). (3) Parkson's liability through any noncompliance to OSHA shall be limited to the cost of modifying the product(s) or replacing the non-complying product(s) or component(s) after receipt of prompt written notice of noncompliance. The rights and obligations of Buyer and Parkson shall be governed by and interpreted in accordance with the substantive laws of the state of Florida including the uniform commercial code of Florida, excluding conflicts of law and choice of law principles.

**XIV. DISPUTE RESOLUTION:** Any issue, difference, claim or dispute ("Action") that may arise out of or in connection with the project referenced in the quotation, including these terms and conditions, shall be first resolved by negotiation at the highest executive levels between the Buyer and Parkson. If said negotiation is unsuccessful, any said Action or any transactions contemplated hereby or in the Quotation shall be finally settled under BINDING ARBITRATION in Broward County, Florida. Any such arbitration shall be governed by the Commercial Arbitration Rules of the American Arbitration Association and shall be overseen by one (1) single arbitrator. Buyer and Parkson shall agree upon a single arbitrator or, if Buyer and Parkson cannot agree upon an arbitrator within thirty (30) days, then the Buyer and Parkson agree that the American Arbitration Association shall appoint a single arbitrator. In the event that an Action is brought, the prevailing party shall be entitled to be reimbursed for, and/or have judgment entered with respect to, all of its costs and expenses, including reasonable attorney's fees' and legal expenses. The award of the arbitrator shall be binding and may be entered as a judgment in any court of competent jurisdiction.

**XV. PATENTS:** Parkson shall indemnify Buyer against any judgment for damages and costs which may be rendered against Buyer in a suit brought on account of the alleged infringement of any United States patent by any product supplied by Parkson, unless (a) the alleged infringement occurs as a result of any alteration or modification to the product or the use of the product in combination with the products or services of any party other than Parkson, or (b) the product was made in accordance with materials, designs or specifications furnished or designated by Buyer, in which case Buyer shall indemnify Parkson against any judgment for damages and costs which may be rendered against Parkson in any suit brought on account of the alleged infringement of any United States patent by such product or by such materials, designs or specifications; provided that prompt written notice be given to the party from whom indemnity is sought of the bringing of the suit and an opportunity be given to such party to settle or defend it as that party may see fit and that every reasonable assistance in settling or defending it shall be rendered. Parkson shall in no event be liable to Buyer for special, indirect, incidental or consequential damages arising out of allegation of patent infringement.

**XVI. MECHANICAL WARRANTY:** For a period of one (1) year following the Equipment shipment date ("Warranty Period"), Parkson's Equipment is limitedly warranted to be free from defective material and workmanship, under normal use and service and when installed, operated and maintained in accordance with installation instructions, this policy and maintenance/operating procedures. To make claim under this Warranty, Buyer must notify Parkson within ten (10) business days after the date of discovery of any nonconformity and make the affected Equipment immediately available for inspection by Parkson or its service representative. Parkson Equipment may be deemed nonconforming only by an authorized Parkson representative. **Returns will not be accepted unless Parkson has authorized said return in writing.** If Parkson's inspection indicates nonconforming materials and/or workmanship, the Equipment will, at Parkson's option, either be repaired or replaced without charge. Upon receipt of Parkson's written consent, Equipment may be promptly returned to Parkson, F.O.B. its factory. However, under certain circumstances, Parkson may decide, in its sole discretion, to repair or replace the Equipment at the Project site. Buyer hereby agrees to provide Parkson, its employees and/or representatives, free of charge, on-site access to the Project site, and any necessary utilities and plant personnel needed by Parkson for the purpose of repairing and/or replacing nonconforming Equipment per this Warranty.

**The following will void this Warranty:**

- (A) Equipment is used for purposes other than those for which it was designed;





- (B) Equipment is not used in accordance with generally approved practices;
- (C) Disasters, whether natural or manmade, such as fire, flood, wind, earthquake, cave-in, lightning, war, or vandalism;
- (D) Unauthorized alterations to or modifications of the Equipment not approved by Parkson, in writing;
- (E) Abuse, neglect or misuse of Equipment, including without limitation, operation of Equipment after a defect is discovered;
- (F) Operation of Equipment by persons not properly trained for that purpose;
- (G) Failure to operate the Equipment in accordance with Parkson's specifications, O&M manuals or other written guidelines; and/or
- (H) Failure to perform regular cleaning, inspection, adjustment and/or preventative maintenance.

**BE ADVISED:** Parkson is not liable for any corrective work or expenditure that has not been authorized by Parkson in writing prior to the commencement of such work and prior to committing to such expenditures. Inspection service calls, requested by Buyer, where no evidence of nonconforming materials and/or workmanship is found, will be invoiced to the Buyer at Parkson's current per diem, plus all travel and living expenses. Onsite labor and freight are not covered by this Warranty. This Warranty does not cover normal wear and tear. Following a Warranty claim, verification of proper operation and maintenance is required. Physical damage due to external forces and/or accident is not covered by this Warranty. The effects of corrosion and unforeseeable influent characteristics are excluded from this Warranty. Actions by 3<sup>rd</sup> parties in causing nonconformity of the Equipment are not covered under this Warranty.

**THE FOREGOING LIMITED WARRANTY IS EXCLUSIVE AND IN LIEU OF ALL OTHER GUARANTEES AND WARRANTIES OF ANY KIND WHATSOEVER, WRITTEN, ORAL OR IMPLIED; ALL OTHER WARRANTIES INCLUDING WITHOUT LIMITATION ANY WARRANTY OF MERCHANTABILITY AND/OR FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED.**

**XVII. INDEMNIFICATION:** Buyer shall comply and require its employees to comply with all instructions given by Parkson regarding installation, use and maintenance of the Equipment sold by Parkson and shall require its employees to use reasonable care and all safety devices in the operation and maintenance of said Equipment. Buyer shall not remove or permit removal or modification of any safety device, warning sign or label. Buyer shall immediately give Parkson written notice of any personal injury or property damage arising out of the use of the Equipment and cooperate with Parkson in investigating any such accident or malfunction. Buyer agrees to indemnify and hold Parkson and its suppliers harmless from any and all claims, demands, liabilities, causes of action, suits, costs and expenses of any kind and nature (including attorney's fees) for personal injury or property damage arising from or in any way connected with the operations, activities or use of the Equipment sold by Parkson if Buyer fails to fulfill any of the foregoing obligations. Buyer agrees to indemnify and hold Parkson and its suppliers harmless from any and all claims, demands, liabilities, causes of action, suits, costs and expenses of any kind or nature (including attorney's fees) which may be asserted against Parkson and its suppliers by any person relating to any portion of the Equipment which includes Buyer's existing equipment or equipment furnished by Buyer and to defend Parkson and its suppliers at Buyer's expense against any suit which may be commenced relating to the foregoing. Buyer agrees to indemnify and hold Parkson and its suppliers harmless from any and all claims, demands, liabilities, causes of action, suits, costs and expenses of any kind or nature (including attorney's fees) for loss or damage to persons or property, other than the Equipment sold hereby or Buyer's possession or use of said Equipment.

**XVIII. MISCELLANEOUS:** Parkson does not assume responsibility for nor warrant the performance or accuracy of Buyer's furnished design, design criteria, or specifications. The parties agree that the foregoing terms and conditions constitute the entire terms and conditions between Buyer and Parkson and that there are no other agreements, terms or conditions, expressed or implied, unless otherwise agreed to in writing by Parkson. The terms and conditions herein shall supersede any terms and conditions of any other document that may apply to the transaction between the Buyer and Parkson. This document may not be modified or superseded other than by an instrument in writing signed by both Buyer and Parkson. This document shall be binding upon and inure to the benefit of Buyer and Parkson and their heirs, assignees, legal representatives and the project Owner for the project referenced in the quotation. The invalidity or non-enforceability of any particular provision of this document shall not affect the other provisions hereof, and this document shall be construed in all respects as if such invalid or unenforceable provisions were omitted.

System: MaximOS MH-400  
 Project Name: WWTF - Design  
 Project Location: Richland, WA  
 Proposal Number: BO2600497  
 Proposal Date: Friday, August 01, 2014

Type: Sodium Hypochlorite

Proposed No. of Generators for System: 2  
 Proposed System Capacity (PPD FAC): 400 lb (FAC)/day  
 Chlorine Demand (PPD FAC): 800 lb (FAC)/day  
 Percent Utilization of Installed Capacity: 100.00%

**Evaluation**

Average Daily Chlorine Demand: 800 lb (FAC)/day  
 Annual Chlorine Demand: 292,000 lb(FAC)/yr  
 Chlorine Demand over Evaluation Period: 4,672,000 lb(FAC)/EP  
 Evaluation Period: 16  
 Interest Rate: 6.00%  
 Inflation Rate: 4.00%

Equipment Cost: \$ 488,767

**Total Capital Cost: \$ 488,767**

Engineering Services: \$ -  
 Other Capital Cost #1: \$ -  
 Other Capital Cost #2: \$ -  
 General Contractor (including installation): \$ -

**Cash Flow**

Year	Capitol Cost	Operating Cost			Maintenance Cost		Cash Flow
		Power (Gen)	Power (temp.)	Salt	Replacement Item(s)	PM	
0	\$ 488,767						\$ (488,767)
1		\$ 24,294	\$ 1,933	\$ 91,104		\$ 6,399	\$ (123,730)
2		\$ 25,266	\$ 2,010	\$ 94,748		\$ 6,655	\$ (128,680)
3		\$ 26,277	\$ 2,091	\$ 98,538		\$ 6,921	\$ (133,827)
4		\$ 27,328	\$ 2,174	\$ 102,480		\$ 7,198	\$ (139,180)
5		\$ 28,421	\$ 2,261	\$ 106,579	\$ 1,843	\$ 7,486	\$ (146,590)
6		\$ 29,558	\$ 2,352	\$ 110,842		\$ 7,786	\$ (150,537)
7		\$ 30,740	\$ 2,446	\$ 115,276		\$ 8,097	\$ (156,558)
8		\$ 31,970	\$ 2,544	\$ 119,887		\$ 8,421	\$ (162,821)
9		\$ 33,249	\$ 2,645	\$ 124,682		\$ 8,758	\$ (169,334)
10		\$ 34,579	\$ 2,751	\$ 129,669	\$ 37,768	\$ 9,108	\$ (213,875)
11		\$ 35,962	\$ 2,861	\$ 134,856		\$ 9,472	\$ (183,151)
12		\$ 37,400	\$ 2,976	\$ 140,250		\$ 9,851	\$ (190,477)
13		\$ 38,896	\$ 3,095	\$ 145,860		\$ 10,245	\$ (198,096)
14		\$ 40,452	\$ 3,218	\$ 151,695		\$ 10,655	\$ (206,020)
15		\$ 42,070	\$ 3,347	\$ 157,763	\$ 2,728	\$ 11,081	\$ (216,989)
16		\$ 43,753	\$ 3,481	\$ 164,073		\$ 11,524	\$ (222,832)
NPV	\$ 488,767	\$ 319,117	\$ 25,389	\$ 1,196,687	\$ 23,606	\$ 84,055	\$ 2,137,620
NPV/EP	\$ 0.10	\$ 0.07	\$ 0.01	\$ 0.26	\$ 0.01	\$ 0.02	\$ 0.46

Cash Flow table data is based on data on page two(2).

**Cost per lb. over life**

**Operation & Maintenance Costs**
**Power**
**Power to Generate**

Cost of Power:	\$ 0.040	per kWh
Generator Power Efficiency:	2.00	KWh/lb <sub>FAC</sub>
<b>Annual Power Cost (Gen.):</b>	<b>\$ 23,360</b>	

**Power Used for Water Temperature Adjustment**

	° F	Days/Yr	DT	Equipment	Draw (kW)
Minimum Plant Water Temp.:	40	121	10	Heater	16.00
Average Plant Water Temp.:	61	123	0	None	0.00
Maximum Plant Water Temp.:	80	121	0	None	0.00
<b>Annual Power Cost (Temp.):</b>	<b>\$ 1,859</b>				

Minimum Acceptable Water Temperature:	50	° F
Maximum Acceptable Water Temperature:	80	° F

**Chemicals**

Cost of Salt	\$ 0.100
Generator Salt Efficiency	3.00
<b>Annual Salt Cost</b>	<b>\$ 87,600</b>

**Preventive Maintenance**

Cost of Labor (per hour):	\$ 50.00
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**Maintenance Labor**

Daily (annual hours)	6.00
Weekly (annual hours)	48.00
Monthly (annual hours)	30.00
Annual (annual hours)	8.00
<b>Total Hours Annually</b>	<b>92.00</b>

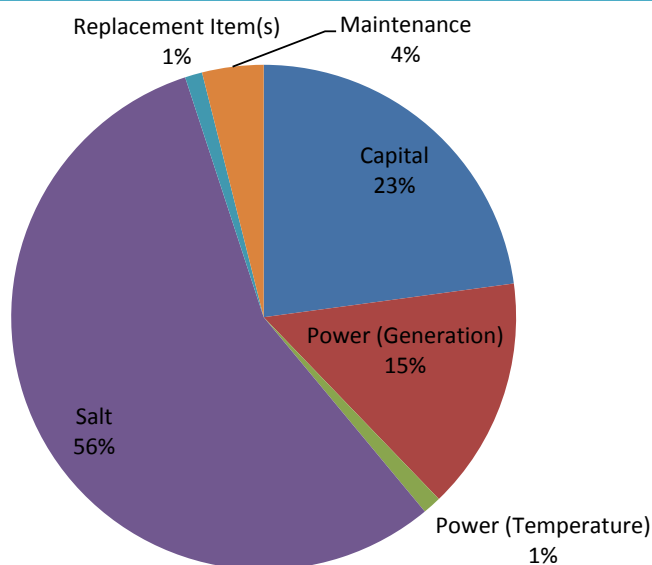
**Parts & Consumables**

Cleaning Chemicals	\$ 333
Filters	\$ 720
Valves and Fittings	\$ 500
<b>Total Parts &amp; Consumables:</b>	<b>\$ 1,553</b>

<b>Preventive Maintenance Cost:</b>	<b>\$ 6,153</b>
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**Replacement Item(s)**

	Year	Cost	Running Units	Ext Cost
Brine Pump	5	\$ 1,515	1	\$ 1,515
Switchgear and Controls	10	\$ 3,000	1	\$ 3,000
Cell	10	\$ 21,000	1	\$ 21,000

**Cost Distribution**


System: MaximOS MH-400  
 Project Name: WWTF - Average  
 Project Location: Richland, WA  
 Proposal Number: BO2600497  
 Proposal Date: Friday, August 01, 2014

Type: Sodium Hypochlorite

Proposed No. of Generators for System: 2  
 Proposed System Capacity (PPD FAC): 400 lb (FAC)/day  
 Chlorine Demand (PPD FAC): 130 lb (FAC)/day  
 Percent Utilization of Installed Capacity: 16.25%

**Evaluation**

Average Daily Chlorine Demand: 130 lb (FAC)/day  
 Annual Chlorine Demand: 47,450 lb(FAC)/yr  
 Chlorine Demand over Evaluation Period: 759,200 lb(FAC)/EP  
 Evaluation Period: 16  
 Interest Rate: 6.00%  
 Inflation Rate: 4.00%

Equipment Cost: \$ 488,767

**Total Capital Cost: \$ 488,767**

Engineering Services: \$ -  
 Other Capital Cost #1: \$ -  
 Other Capital Cost #2: \$ -  
 General Contractor (including installation): \$ -

**Cash Flow**

Year	Capitl Cost	Operating Cost			Maintenance Cost		Cash Flow
		Power (Gen)	Power (temp.)	Salt	Replacement Item(s)	PM	
0	\$ 488,767						\$ (488,767)
1		\$ 3,948	\$ 314	\$ 14,804		\$ 6,399	\$ (25,465)
2		\$ 4,106	\$ 327	\$ 15,397		\$ 6,655	\$ (26,484)
3		\$ 4,270	\$ 340	\$ 16,012		\$ 6,921	\$ (27,543)
4		\$ 4,441	\$ 353	\$ 16,653		\$ 7,198	\$ (28,645)
5		\$ 4,618	\$ 367	\$ 17,319	\$ 1,843	\$ 7,486	\$ (31,634)
6		\$ 4,803	\$ 382	\$ 18,012		\$ 7,786	\$ (30,983)
7		\$ 4,995	\$ 397	\$ 18,732		\$ 8,097	\$ (32,222)
8		\$ 5,195	\$ 413	\$ 19,482		\$ 8,421	\$ (33,511)
9		\$ 5,403	\$ 430	\$ 20,261		\$ 8,758	\$ (34,851)
10		\$ 5,619	\$ 447	\$ 21,071	\$ 37,768	\$ 9,108	\$ (74,014)
11		\$ 5,844	\$ 465	\$ 21,914		\$ 9,472	\$ (37,695)
12		\$ 6,078	\$ 484	\$ 22,791		\$ 9,851	\$ (39,203)
13		\$ 6,321	\$ 503	\$ 23,702		\$ 10,245	\$ (40,771)
14		\$ 6,573	\$ 523	\$ 24,650		\$ 10,655	\$ (42,402)
15		\$ 6,836	\$ 544	\$ 25,636	\$ 2,728	\$ 11,081	\$ (46,826)
16		\$ 7,110	\$ 566	\$ 26,662		\$ 11,524	\$ (45,862)
NPV	\$ 488,767	\$ 51,856	\$ 4,126	\$ 194,462	\$ 23,606	\$ 84,055	<b>\$ 846,871</b>
NPV/EP	\$ 0.64	\$ 0.07	\$ 0.01	\$ 0.26	\$ 0.03	\$ 0.11	<b>\$ 1.12</b>

Cash Flow table data is based on data on page two(2).

**Cost per lb. over life**

**Operation & Maintenance Costs**
**Power**
**Power to Generate**

Cost of Power:	\$ 0.040	per kWh
Generator Power Efficiency:	2.00	KWh/lb <sub>FAC</sub>
<b>Annual Power Cost (Gen.):</b>	<b>\$ 3,796</b>	

**Power Used for Water Temperature Adjustment**

	° F	Days/Yr	DT	Equipment	Draw (kW)
Minimum Plant Water Temp.:	40	121	10	Heater	2.60
Average Plant Water Temp.:	61	123	0	None	0.00
Maximum Plant Water Temp.:	80	121	0	None	0.00
<b>Annual Power Cost (Temp.):</b>	<b>\$</b>	<b>302</b>			

Minimum Acceptable Water Temperature:	50	° F
Maximum Acceptable Water Temperature:	80	° F

**Chemicals**

Cost of Salt	\$ 0.100
Generator Salt Efficiency	3.00
<b>Annual Salt Cost</b>	<b>\$ 14,235</b>

**Preventive Maintenance**

Cost of Labor (per hour):	\$ 50.00
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**Maintenance Labor**

Daily (annual hours)	6.00
Weekly (annual hours)	48.00
Monthly (annual hours)	30.00
Annual (annual hours)	8.00
<b>Total Hours Annually</b>	<b>92.00</b>

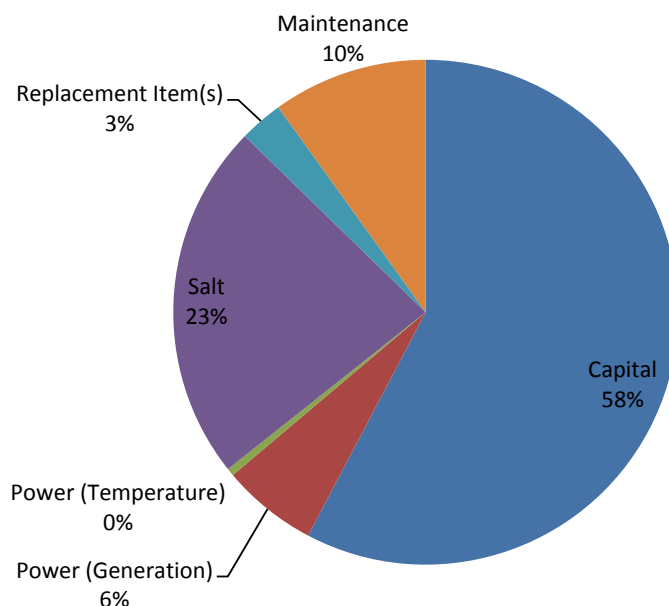
**Parts & Consumables**

Cleaning Chemicals	\$ 333
Filters	\$ 720
Valves and Fittings	\$ 500
<b>Total Parts &amp; Consumables:</b>	<b>\$ 1,553</b>

<b>Preventive Maintenance Cost:</b>	<b>\$ 6,153</b>
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**Replacement Item(s)**

	Year	Cost	Running Units	Ext Cost
Brine Pump	5	\$ 1,515	1	\$ 1,515
Switchgear and Controls	10	\$ 3,000	1	\$ 3,000
Cell	10	\$ 21,000	1	\$ 21,000

**Cost Distribution**


System: MaximOS SH-100  
 Project Name: UV WTP - Design  
 Project Location: Richland, WA  
 Proposal Number: BO2600497  
 Proposal Date: Friday, August 01, 2014

Type: Sodium Hypochlorite

Proposed No. of Generators for System: 2  
 Proposed System Capacity (PPD FAC): 100 lb (FAC)/day  
 Chlorine Demand (PPD FAC): 200 lb (FAC)/day  
 Percent Utilization of Installed Capacity: 100.00%

**Evaluation**

Average Daily Chlorine Demand: 200 lb (FAC)/day  
 Annual Chlorine Demand: 73,000 lb(FAC)/yr  
 Chlorine Demand over Evaluation Period: 1,168,000 lb(FAC)/EP  
 Evaluation Period: 16  
 Interest Rate: 6.00%  
 Inflation Rate: 4.00%

Equipment Cost: \$ 217,010

**Total Capital Cost: \$ 217,010**

Engineering Services: \$ -  
 Other Capital Cost #1: \$ -  
 Other Capital Cost #2: \$ -  
 General Contractor (including installation): \$ -

**Cash Flow**

Year	Capitla Cost	Operating Cost			Maintenance Cost		Cash Flow
		Power (Gen)	Power (temp.)	Salt	Replacement Item(s)	PM	
0	\$ 217,010						\$ (217,010)
1		\$ 6,074		\$ 22,776		\$ 3,846	\$ (32,696)
2		\$ 6,317		\$ 23,687		\$ 4,000	\$ (34,003)
3		\$ 6,569		\$ 24,635		\$ 4,160	\$ (35,363)
4		\$ 6,832		\$ 25,620		\$ 4,326	\$ (36,778)
5		\$ 7,105		\$ 26,645	\$ 4,015	\$ 4,499	\$ (42,264)
6		\$ 7,389		\$ 27,710		\$ 4,679	\$ (39,779)
7		\$ 7,685		\$ 28,819		\$ 4,866	\$ (41,370)
8		\$ 7,992		\$ 29,972		\$ 5,061	\$ (43,025)
9		\$ 8,312		\$ 31,171		\$ 5,263	\$ (44,746)
10		\$ 8,645		\$ 32,417	\$ 38,930	\$ 5,474	\$ (85,466)
11		\$ 8,990		\$ 33,714		\$ 5,693	\$ (48,397)
12		\$ 9,350		\$ 35,063		\$ 5,921	\$ (50,333)
13		\$ 9,724		\$ 36,465		\$ 6,157	\$ (52,347)
14		\$ 10,113		\$ 37,924		\$ 6,404	\$ (54,440)
15		\$ 10,518		\$ 39,441	\$ 5,943	\$ 6,660	\$ (62,561)
16		\$ 10,938		\$ 41,018		\$ 6,926	\$ (58,883)
NPV	\$ 217,010	\$ 79,779		\$ 299,172	\$ 27,219	\$ 50,518	<b>\$ 673,697</b>
NPV/EP	\$ 0.19	\$ 0.07		\$ 0.26	\$ 0.02	\$ 0.04	<b>\$ 0.58</b>

Cash Flow table data is based on data on page two(2).

**Cost per lb. over life**

**Operation & Maintenance Costs**
**Power**
**Power to Generate**

Cost of Power:	\$ 0.040	per kWh
Generator Power Efficiency:	2.00	KWh/lb <sub>FAC</sub>
<b>Annual Power Cost (Gen.):</b>	<b>\$ 5,840</b>	

**Power Used for Water Temperature Adjustment**

	° F	Days/Yr	DT	Equipment	Draw (kW)
Minimum Plant Water Temp.:	50	121	0	None	0.00
Average Plant Water Temp.:	61	123	0	None	0.00
Maximum Plant Water Temp.:	80	121	0	None	0.00
<b>Annual Power Cost (Temp.):</b>	<b>\$ -</b>				

Minimum Acceptable Water Temperature:	50	° F
Maximum Acceptable Water Temperature:	80	° F

**Chemicals**

Cost of Salt	\$ 0.100
Generator Salt Efficiency	3.00
<b>Annual Salt Cost</b>	<b>\$ 21,900</b>

**Preventive Maintenance**

Cost of Labor (per hour):	\$ 50.00
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**Maintenance Labor**

Daily (annual hours)	6.00
Weekly (annual hours)	31.00
Monthly (annual hours)	9.00
Annual (annual hours)	8.00
<b>Total Hours Annually</b>	<b>54.00</b>

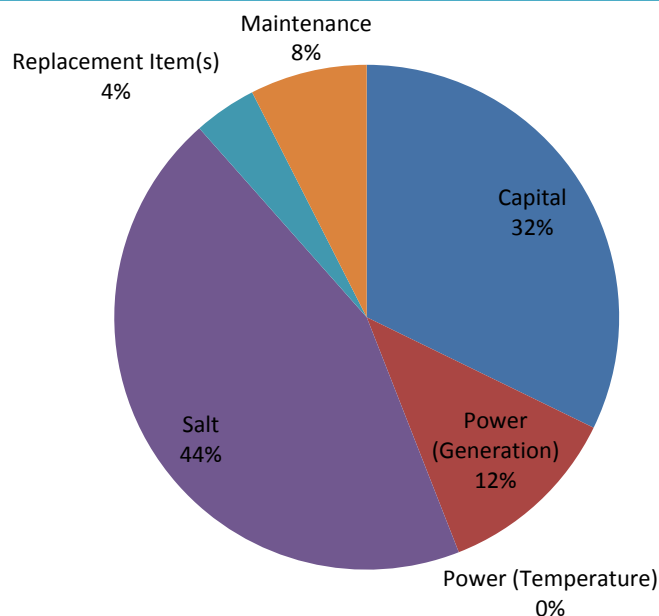
**Parts & Consumables**

Cleaning Chemicals	\$ 100
Filters	\$ 648
Valves and Fittings	\$ 250
<b>Total Parts &amp; Consumables:</b>	<b>\$ 998</b>

<b>Preventive Maintenance Cost:</b>	<b>\$ 3,698</b>
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**Replacement Item(s)**

	Year	Cost	Running Units	Ext Cost
Brine Pump	5	\$ 1,650	2	\$ 3,300
Switchgear and Controls	10	\$ 1,000	2	\$ 2,000
Cell	10	\$ 10,500	2	\$ 21,000

**Cost Distribution**


System: MaximOS SH-100  
 Project Name: UV WTP - AVG  
 Project Location: Richland, WA  
 Proposal Number: BO2600497  
 Proposal Date: Friday, August 01, 2014

Type: Sodium Hypochlorite

Proposed No. of Generators for System: 2  
 Proposed System Capacity (PPD FAC): 100 lb (FAC)/day  
 Chlorine Demand (PPD FAC): 65 lb (FAC)/day  
 Percent Utilization of Installed Capacity: 32.50%

**Evaluation**

Average Daily Chlorine Demand: 65 lb (FAC)/day  
 Annual Chlorine Demand: 23,725 lb(FAC)/yr  
 Chlorine Demand over Evaluation Period: 379,600 lb(FAC)/EP  
 Evaluation Period: 16  
 Interest Rate: 6.00%  
 Inflation Rate: 4.00%

Equipment Cost: \$ 217,010

**Total Capital Cost: \$ 217,010**

Engineering Services: \$ -  
 Other Capital Cost #1: \$ -  
 Other Capital Cost #2: \$ -  
 General Contractor (including installation): \$ -

**Cash Flow**

Year	Capitl Cost	Operating Cost			Maintenance Cost		Cash Flow
		Power (Gen)	Power (temp.)	Salt	Replacement Item(s)	PM	
0	\$ 217,010						\$ (217,010)
1		\$ 1,974		\$ 7,402		\$ 3,846	\$ (13,222)
2		\$ 2,053		\$ 7,698		\$ 4,000	\$ (13,751)
3		\$ 2,135		\$ 8,006		\$ 4,160	\$ (14,301)
4		\$ 2,220		\$ 8,326		\$ 4,326	\$ (14,873)
5		\$ 2,309		\$ 8,660	\$ 2,007	\$ 4,499	\$ (17,475)
6		\$ 2,402		\$ 9,006		\$ 4,679	\$ (16,087)
7		\$ 2,498		\$ 9,366		\$ 4,866	\$ (16,730)
8		\$ 2,598		\$ 9,741		\$ 5,061	\$ (17,399)
9		\$ 2,701		\$ 10,130		\$ 5,263	\$ (18,095)
10		\$ 2,810		\$ 10,536	\$ 19,465	\$ 5,474	\$ (38,284)
11		\$ 2,922		\$ 10,957		\$ 5,693	\$ (19,572)
12		\$ 3,039		\$ 11,395		\$ 5,921	\$ (20,355)
13		\$ 3,160		\$ 11,851		\$ 6,157	\$ (21,169)
14		\$ 3,287		\$ 12,325		\$ 6,404	\$ (22,016)
15		\$ 3,418		\$ 12,818	\$ 2,972	\$ 6,660	\$ (25,868)
16		\$ 3,555		\$ 13,331		\$ 6,926	\$ (23,812)
NPV	\$ 217,010	\$ 25,928		\$ 97,231	\$ 13,609	\$ 50,518	\$ 404,296
NPV/EP	\$ 0.57	\$ 0.07		\$ 0.26	\$ 0.04	\$ 0.13	\$ 1.07

Cash Flow table data is based on data on page two(2).

**Cost per lb. over life**



**Operation & Maintenance Costs**
**Power**
**Power to Generate**

Cost of Power:	\$ 0.040	per kWh
Generator Power Efficiency:	2.00	KWh/lb <sub>FAC</sub>
<b>Annual Power Cost (Gen.):</b>	<b>\$ 1,898</b>	

**Power Used for Water Temperature Adjustment**

	° F	Days/Yr	DT	Equipment	Draw (kW)
Minimum Plant Water Temp.:	50	121	0	None	0.00
Average Plant Water Temp.:	61	123	0	None	0.00
Maximum Plant Water Temp.:	80	121	0	None	0.00
<b>Annual Power Cost (Temp.):</b>	<b>\$ -</b>				

Minimum Acceptable Water Temperature:	50	° F
Maximum Acceptable Water Temperature:	80	° F

**Chemicals**

Cost of Salt	\$ 0.100
Generator Salt Efficiency	3.00
<b>Annual Salt Cost</b>	<b>\$ 7,118</b>

**Preventive Maintenance**

Cost of Labor (per hour):	\$ 50.00
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**Maintenance Labor**

Daily (annual hours)	6.00
Weekly (annual hours)	31.00
Monthly (annual hours)	9.00
Annual (annual hours)	8.00
<b>Total Hours Annually</b>	<b>54.00</b>

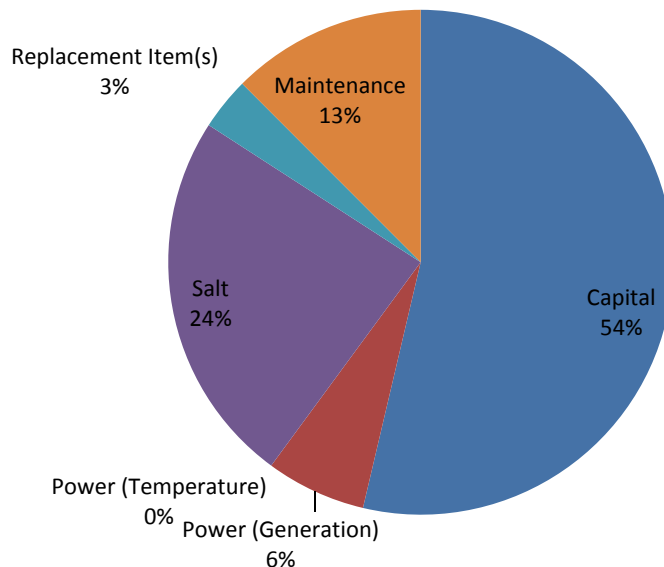
**Parts & Consumables**

Cleaning Chemicals	\$ 100
Filters	\$ 648
Valves and Fittings	\$ 250
<b>Total Parts &amp; Consumables:</b>	<b>\$ 998</b>

<b>Preventive Maintenance Cost:</b>	<b>\$ 3,698</b>
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**Replacement Item(s)**

	Year	Cost	Running Units	Ext Cost
Brine Pump	5	\$ 1,650	1	\$ 1,650
Switchgear and Controls	10	\$ 1,000	1	\$ 1,000
Cell	10	\$ 10,500	1	\$ 10,500

**Cost Distribution**


System: MaximOS MH-400  
 Project Name: WTP - Design  
 Project Location: Richland, WA  
 Proposal Number: BO2600497  
 Proposal Date: Friday, August 01, 2014

Type: Sodium Hypochlorite

Proposed No. of Generators for System: 2  
 Proposed System Capacity (PPD FAC): 400 lb (FAC)/day  
 Chlorine Demand (PPD FAC): 800 lb (FAC)/day  
 Percent Utilization of Installed Capacity: 100.00%

**Evaluation**

Average Daily Chlorine Demand: 800 lb (FAC)/day  
 Annual Chlorine Demand: 292,000 lb(FAC)/yr  
 Chlorine Demand over Evaluation Period: 4,672,000 lb(FAC)/EP  
 Evaluation Period: 16  
 Interest Rate: 6.00%  
 Inflation Rate: 4.00%

Equipment Cost: \$ 560,544

**Total Capital Cost: \$ 560,544**

Engineering Services: \$ -  
 Other Capital Cost #1: \$ -  
 Other Capital Cost #2: \$ -  
 General Contractor (including installation): \$ -

**Cash Flow**

Year	Capitl Cost	Operating Cost			Maintenance Cost		Cash Flow
		Power (Gen)	Power (temp.)	Salt	Replacement Item(s)	PM	
0	\$ 560,544						\$ (560,544)
1		\$ 24,294		\$ 91,104		\$ 6,399	\$ (121,798)
2		\$ 25,266		\$ 94,748		\$ 6,655	\$ (126,669)
3		\$ 26,277		\$ 98,538		\$ 6,921	\$ (131,736)
4		\$ 27,328		\$ 102,480		\$ 7,198	\$ (137,006)
5		\$ 28,421		\$ 106,579	\$ 3,686	\$ 7,486	\$ (146,172)
6		\$ 29,558		\$ 110,842		\$ 7,786	\$ (148,185)
7		\$ 30,740		\$ 115,276		\$ 8,097	\$ (154,113)
8		\$ 31,970		\$ 119,887		\$ 8,421	\$ (160,277)
9		\$ 33,249		\$ 124,682		\$ 8,758	\$ (166,688)
10		\$ 34,579		\$ 129,669	\$ 75,537	\$ 9,108	\$ (248,893)
11		\$ 35,962		\$ 134,856		\$ 9,472	\$ (180,290)
12		\$ 37,400		\$ 140,250		\$ 9,851	\$ (187,502)
13		\$ 38,896		\$ 145,860		\$ 10,245	\$ (195,002)
14		\$ 40,452		\$ 151,695		\$ 10,655	\$ (202,802)
15		\$ 42,070		\$ 157,763	\$ 5,457	\$ 11,081	\$ (216,371)
16		\$ 43,753		\$ 164,073		\$ 11,524	\$ (219,350)
NPV	\$ 560,544	\$ 319,117		\$ 1,196,687	\$ 47,211	\$ 84,055	\$ 2,207,614
NPV/EP	\$ 0.12	\$ 0.07		\$ 0.26	\$ 0.01	\$ 0.02	\$ 0.47

Cash Flow table data is based on data on page two(2).

**Cost per lb. over life**

**Operation & Maintenance Costs**
**Power**
**Power to Generate**

Cost of Power:	\$ 0.040	per kWh
Generator Power Efficiency:	2.00	KWh/lb <sub>FAC</sub>
<b>Annual Power Cost (Gen.):</b>	<b>\$ 23,360</b>	

**Power Used for Water Temperature Adjustment**

	° F	Days/Yr	DT	Equipment	Draw (kW)
Minimum Plant Water Temp.:	50	121	0	None	0.00
Average Plant Water Temp.:	61	123	0	None	0.00
Maximum Plant Water Temp.:	80	121	0	None	0.00
<b>Annual Power Cost (Temp.):</b>	<b>\$ -</b>				

Minimum Acceptable Water Temperature:	50	° F
Maximum Acceptable Water Temperature:	80	° F

**Chemicals**

Cost of Salt	\$ 0.100
Generator Salt Efficiency	3.00
<b>Annual Salt Cost</b>	<b>\$ 87,600</b>

**Preventive Maintenance**

Cost of Labor (per hour):	\$ 50.00
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**Maintenance Labor**

Daily (annual hours)	6.00
Weekly (annual hours)	48.00
Monthly (annual hours)	30.00
Annual (annual hours)	8.00
<b>Total Hours Annually</b>	<b>92.00</b>

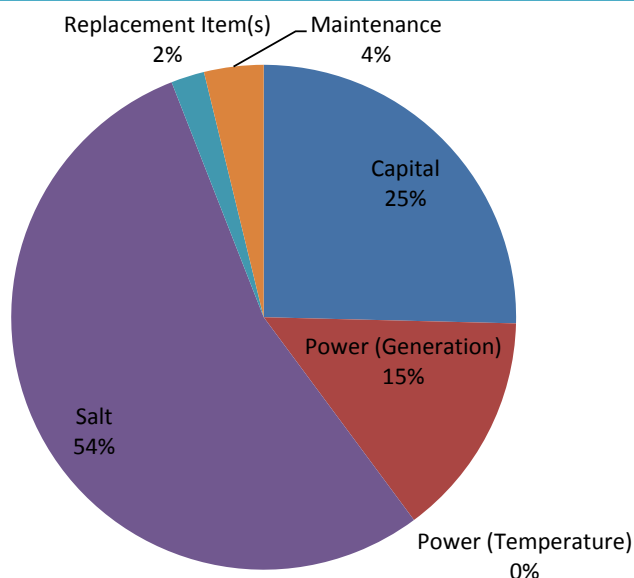
**Parts & Consumables**

Cleaning Chemicals	\$ 333
Filters	\$ 720
Valves and Fittings	\$ 500
<b>Total Parts &amp; Consumables:</b>	<b>\$ 1,553</b>

<b>Preventive Maintenance Cost:</b>	<b>\$ 6,153</b>
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**Replacement Item(s)**

	Year	Cost	Running Units	Ext Cost
Brine Pump	5	\$ 1,515	2	\$ 3,030
Switchgear and Controls	10	\$ 3,000	2	\$ 6,000
Cell	10	\$ 21,000	2	\$ 42,000

**Cost Distribution**


System: MaximOS MH-400  
 Project Name: WTP - Avg  
 Project Location: Richland, WA  
 Proposal Number: BO2600497  
 Proposal Date: Friday, August 01, 2014

Type: Sodium Hypochlorite

Proposed No. of Generators for System: 2  
 Proposed System Capacity (PPD FAC): 400 lb (FAC)/day  
 Chlorine Demand (PPD FAC): 370 lb (FAC)/day  
 Percent Utilization of Installed Capacity: 46.25%

**Evaluation**

Average Daily Chlorine Demand: 370 lb (FAC)/day  
 Annual Chlorine Demand: 135,050 lb(FAC)/yr  
 Chlorine Demand over Evaluation Period: 2,160,800 lb(FAC)/EP  
 Evaluation Period: 16  
 Interest Rate: 6.00%  
 Inflation Rate: 4.00%

Equipment Cost: \$ 560,544

**Total Capital Cost: \$ 560,544**

Engineering Services: \$ -  
 Other Capital Cost #1: \$ -  
 Other Capital Cost #2: \$ -  
 General Contractor (including installation): \$ -

**Cash Flow**

Year	Capitl Cost	Operating Cost			Maintenance Cost		Cash Flow
		Power (Gen)	Power (temp.)	Salt	Replacement Item(s)	PM	
0	\$ 560,544						\$ (560,544)
1		\$ 11,236		\$ 42,136		\$ 6,399	\$ (59,771)
2		\$ 11,686		\$ 43,821		\$ 6,655	\$ (62,162)
3		\$ 12,153		\$ 45,574		\$ 6,921	\$ (64,648)
4		\$ 12,639		\$ 47,397		\$ 7,198	\$ (67,234)
5		\$ 13,145		\$ 49,293	\$ 1,843	\$ 7,486	\$ (71,767)
6		\$ 13,671		\$ 51,264		\$ 7,786	\$ (72,720)
7		\$ 14,217		\$ 53,315		\$ 8,097	\$ (75,629)
8		\$ 14,786		\$ 55,448		\$ 8,421	\$ (78,654)
9		\$ 15,377		\$ 57,665		\$ 8,758	\$ (81,801)
10		\$ 15,993		\$ 59,972	\$ 37,768	\$ 9,108	\$ (122,841)
11		\$ 16,632		\$ 62,371		\$ 9,472	\$ (88,476)
12		\$ 17,298		\$ 64,866		\$ 9,851	\$ (92,015)
13		\$ 17,989		\$ 67,460		\$ 10,245	\$ (95,695)
14		\$ 18,709		\$ 70,159		\$ 10,655	\$ (99,523)
15		\$ 19,457		\$ 72,965	\$ 2,728	\$ 11,081	\$ (106,232)
16		\$ 20,236		\$ 75,884		\$ 11,524	\$ (107,644)
NPV	\$ 560,544	\$ 147,591		\$ 553,468	\$ 23,606	\$ 84,055	\$ 1,369,264
NPV/EP	\$ 0.26	\$ 0.07		\$ 0.26	\$ 0.01	\$ 0.04	\$ 0.63

Cash Flow table data is based on data on page two(2).

**Cost per lb. over life**

**Operation & Maintenance Costs**
**Power**
**Power to Generate**

Cost of Power:	\$ 0.040	per kWh
Generator Power Efficiency:	2.00	KWh/lb <sub>FAC</sub>
<b>Annual Power Cost (Gen.):</b>	<b>\$ 10,804</b>	

**Power Used for Water Temperature Adjustment**

	° F	Days/Yr	DT	Equipment	Draw (kW)
Minimum Plant Water Temp.:	50	121	0	None	0.00
Average Plant Water Temp.:	61	123	0	None	0.00
Maximum Plant Water Temp.:	80	121	0	None	0.00
<b>Annual Power Cost (Temp.):</b>	<b>\$ -</b>				

Minimum Acceptable Water Temperature:	50	° F
Maximum Acceptable Water Temperature:	80	° F

**Chemicals**

Cost of Salt	\$ 0.100
Generator Salt Efficiency	3.00
<b>Annual Salt Cost</b>	<b>\$ 40,515</b>

**Preventive Maintenance**

Cost of Labor (per hour):	\$ 50.00
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**Maintenance Labor**

Daily (annual hours)	6.00
Weekly (annual hours)	48.00
Monthly (annual hours)	30.00
Annual (annual hours)	8.00
<b>Total Hours Annually</b>	<b>92.00</b>

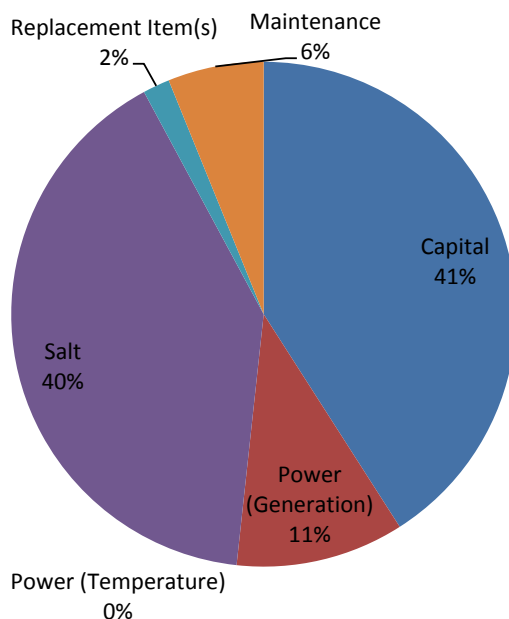
**Parts & Consumables**

Cleaning Chemicals	\$ 333
Filters	\$ 720
Valves and Fittings	\$ 500
<b>Total Parts &amp; Consumables:</b>	<b>\$ 1,553</b>

<b>Preventive Maintenance Cost:</b>	<b>\$ 6,153</b>
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**Replacement Item(s)**

	Year	Cost	Running Units	Ext Cost
Brine Pump	5	\$ 1,515	1	\$ 1,515
Switchgear and Controls	10	\$ 3,000	1	\$ 3,000
Cell	10	\$ 21,000	1	\$ 21,000

**Cost Distribution**


# MaximOS™ Liquid Barrier Hydrogen Vent System

## 1. GENERAL HYDROGEN FACTS

Hydrogen has flammability limits which are considerably wider than for most other flammable gasses. The lower explosive limit (LEL) of hydrogen is 4.1% by volume in air. A concentration of hydrogen in air less than 4.1% will not be explosive because it is too “lean” in fuel. Likewise, the upper explosive limit (UEL) of hydrogen is 74.2% by volume in air. Therefore a mixture of air containing greater than 74.2% hydrogen will not be explosive, it is too “rich” in fuel. The energy to ignite hydrogen in air is also very low at .017 mJ.

Hydrogen gas (H<sub>2</sub>) is the lightest of the gases with a vapor density of 0.069 (relative to that of air taken to be 1.0), and smallest in molecular size, making hydrogen gas difficult to contain. As such, hydrogen gas will tend to rise rapidly in a normal room atmosphere, seek the highest point in a room or container, and tend to diffuse through most materials of building construction.

For an electrolytic cell, the calculated hydrogen generation rate is 6.96 milliliter per amp-minute for each active anode electrode at standard temperature (0 °C) and pressure (1 atmosphere pressure).

## 2. CELL DESIGN MITIGATES HYDROGEN RISK

Parkson Corporation's electrolytic cells are designed for minimum cell dead volume. Excess space in the cell provides space for hydrogen gas to accumulate. By keeping the available gas volume to a minimum, the risk of creating an explosive condition is minimized. Figure 1 shows the relative gas volumes available in MaximOS™ cells versus conventional circular cell design configurations.

All MaximOS™ cells are designed for low rupture pressure. The cells are typically operated at 15 psi or less and each cell is leak tested to 25 psi. By keeping the rupture pressure of the cell relatively low, less pressure can develop before a cell breach occurs should a hydrogen incident happen. To ensure a low pressure system, a rupture disk is located on the cell inlet. When cell pressure exceeds 28 psi the rupture disk will fail and the system will fault. This failure provides a release path for built up pressure in the cell, greatly decreasing the severity of an overpressure event in the cell.

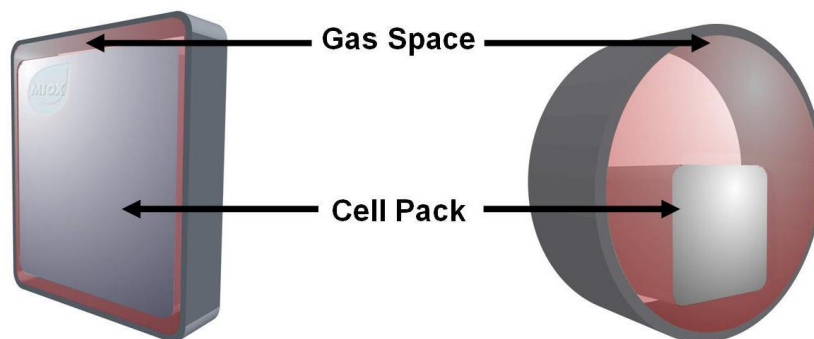


Figure 1

### 3. LIQUID BARRIER HYDROGEN VENT SYSTEM

The Liquid Barrier Hydrogen Vent (LBS) system (see Figure 2) uses a gas trap system to prevent hydrogen gas produced during the electrolysis process from entering the oxidant storage tank. Each oxidant tank is equipped with a drop tube in the oxidant tank that hydraulically locks the oxidant solution similar to a “P-trap” system in household plumbing. The hydraulic lock creates a liquid barrier preventing hydrogen gas from entering the oxidant storage tank.

The materials of construction for Oxidant Tank Vent and the Liquid Barrier Hydrogen Vent must be CPVC piping as specified by Parkson, and they should be run at least 12” clear of any heat or electrical sources, such as overhead lights or control boxes. No metal piping material may be used for these vents.

The generally accepted limit for hydrogen accumulation is 25% of the LEL, or 1% hydrogen by volume. These limits are easily maintained with the Liquid Barrier Hydrogen Vent System, and have been validated through rigorous testing.

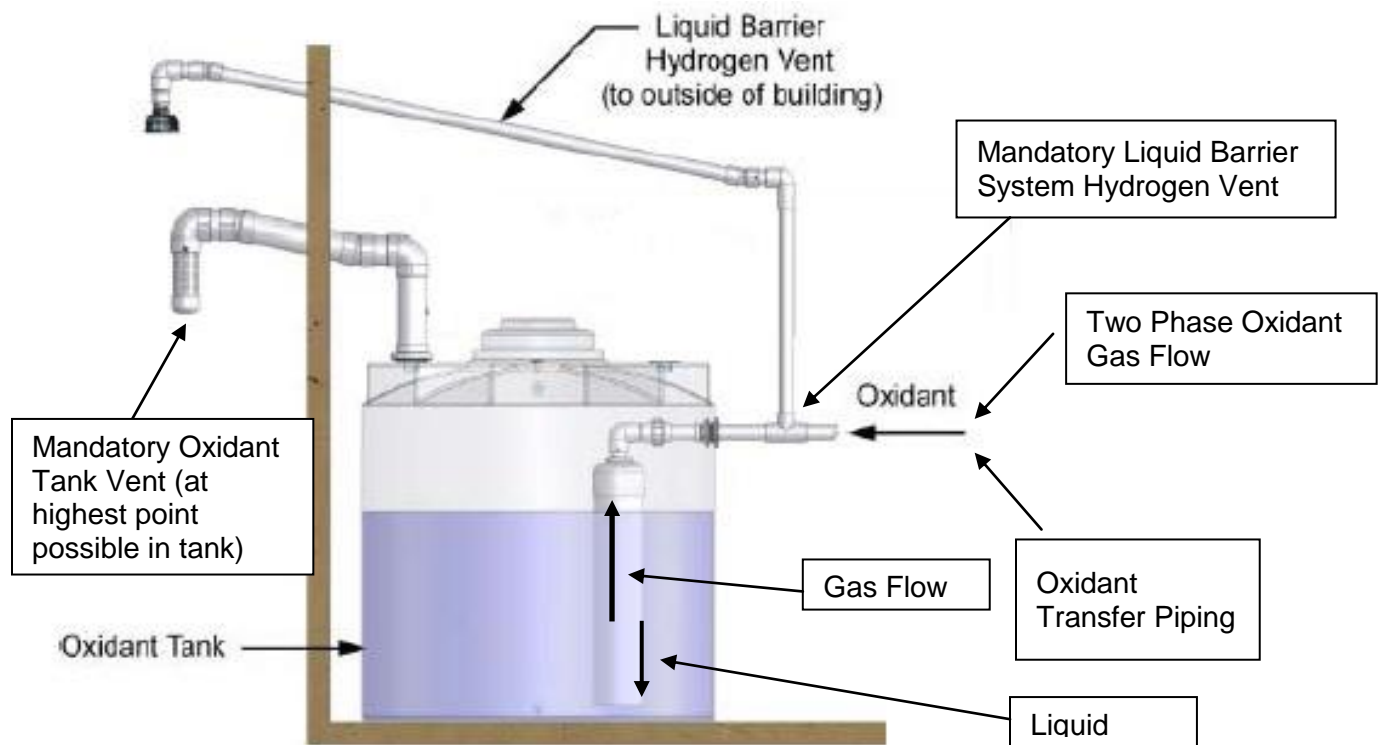


Figure 2

Figure 2 Liquid Barrier Vent System

Figure 3 shows testing results of the Liquid Barrier System over time and the final results show that Parkson's Liquid Barrier System was less than 2.4% of the 4.1% Hydrogen LEL.

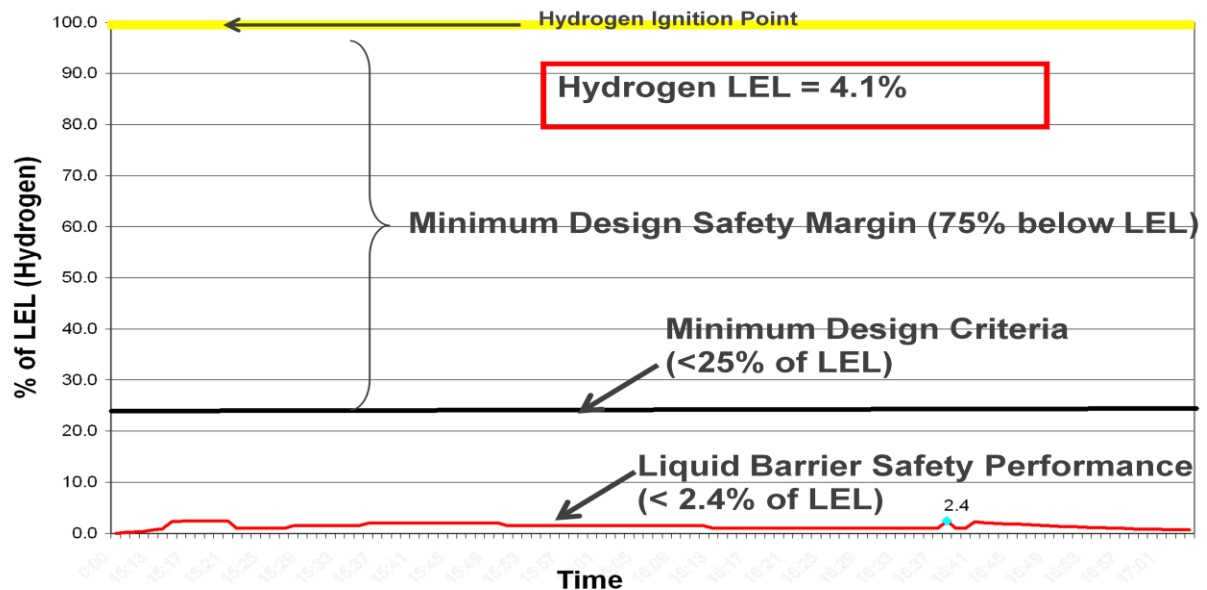


Figure 3 %LEL in Oxidant Tank vs. Time System Running

### Optional Storage Tank Dilution Blowers

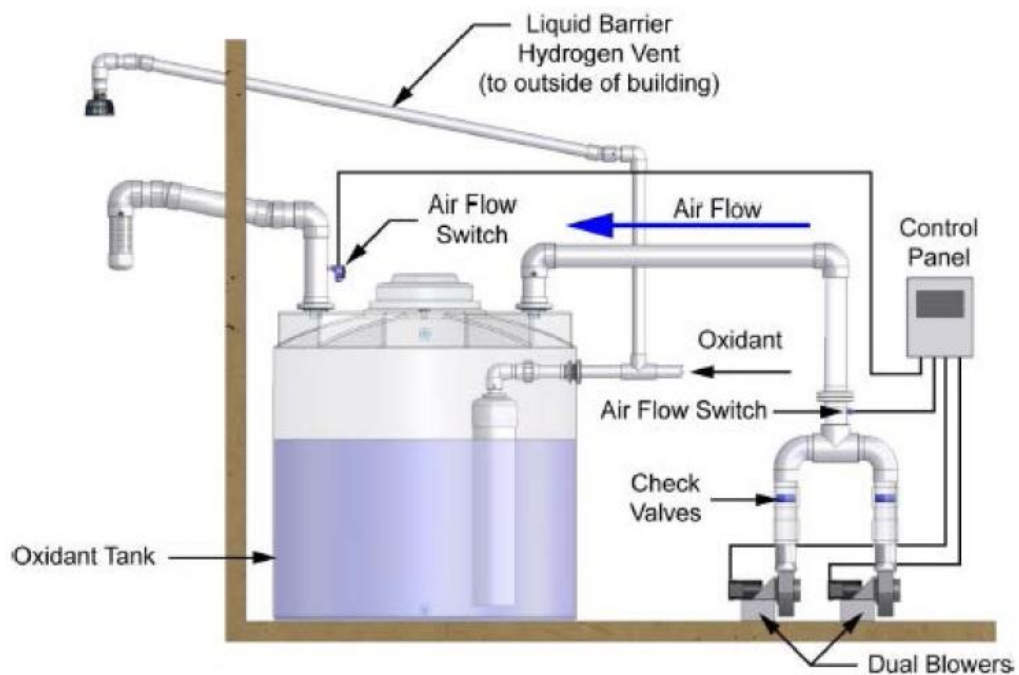


Figure 4



# MaximOS™ Medium Series Acid Washing Procedure

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## 1. Guidelines

- Every 6 months is a good conservative but safe timeframe to keep the cell in good shape. Parkson has had sites that have had calcium buildup without substantial increase in brine pump speed control voltage.
- When brine pump voltage increases by 0.5 VDC. This will indicate that the cell is needing more brine to generate to maintain the current necessary to generate the 0.8% hypo – also reference first bullet point above.
- There are sensors on the electrolytic cell that are monitoring the cell current variation. The system will fault when the cell current variation exceeds 20%. Different parts of the cell are working at different rates when the cell plates get coated – which can make it difficult to predict the variances. However, if you see a pattern develop over time – for example after 3 months of operation, the system starts to alarm for cell current variation, you acid wash the cell – operation returns to normal – then 3 months later you get a cell current variation alarm.....you now have a repeatable pattern. We suggest you not wait 3 months next time and acid wash at 2 months for example. If this process is followed (examples of timing) your cell will last much longer.

## 2. Acid Washing Cell

Water with a hardness of greater than 1 grain/gallon (17.1 mg/L as CaCO<sub>3</sub>), feeding water to the MaximOS™ generator will coat the plates within the cell with solid impurities such as calcium carbonate. Calcium Carbonate (CaCO<sub>3</sub>) is usually white in color but can be other colors depending on dissolved salts in the water. If there is a problem, CaCO<sub>3</sub> will most likely be found in the cathode side of the cell. At first, CaCO<sub>3</sub> will form a thin hard film and over time, a coating within the cell will grow and flakes will break off and effect system performance. CaCO<sub>3</sub> will obstruct, or “blind” the current path and cause a decrease in mixed oxidant (chlorine) production. If uncorrected, the cell can be damaged.

### A. Actions

1. Acid wash the cell according to the procedure written below.
2. Ensure that the water supplied to the cell meets hardness and purity requirements.

### B. Procedure

1. Acid Wash Kit (Supplied by Parkson)
  - a. Acid wash cell union assembly
    - Union, ¾” CPVC (Female half)
    - Reducer, ¾” X ½” S/T, CPVC
    - ½” MT X 3/8” TB, JG Adapter, PVDF
    - 3/8” X 3/8” JG Swivel Elbow, PVDF
  - b. 3/8” polyethylene (PE) tubing (9-ft), (7-ft), (5-ft)
  - c. EI, JG 3/8” Push X 3/8” Push, Acetal
2. Equipment Needed (Not supplied by Parkson)

- a. (2x) 10 Gallon buckets or similar container.  
(5 – Gallon buckets are sufficient for MM-60 – MM-180 and MH-100 – MH-300)
- b. Latex “acid” gloves
- c. Face Shield
- d. Apron
- e. Paper towels or rags – 1 Roll
- f. Acid (hydrochloric acid, muriatic acid, citric acid)

#### C. Note

The quantity of acid and water needed will be determined by the size of the cell you are washing and quantity of cells you are washing. These quantities are examples and show the proper ratio of acid to water when mixing 37% Hydrochloric acid with water.

#### D. Warning

**The system must be shut down and in stand-by mode prior to beginning acid wash procedure.**

### 3. Step 1 – Draining the Cell

#### A. Tools/Parts Required: 10-gallon bucket, paper towels, 9-ft of 3/8” PE tubing:

- Place system into Stand-by mode by pressing the red-mushroom switch. **Do not cut off all power to the OSG.** Wait for water purge cycle to complete. Fan will continue to operate until system is cooled. It is OK to perform maintenance on system while fan is running.
- Remove front and rear cell panels and open plumbing door.
- Close cell inlet plumbing isolation valve (red-handle valve on plumbing line) (Figure 1).
- Isolate the cell module by setting the oxidant discharge 3-way valve to the sample port position. This will redirect the discharge from the solution storage tank to the sample line and will isolate the solution header from the OSG.
- Attach 9-ft of 3/8” PE tubing from end of drain valve (white valve with blue handle) to 10-gallon bucket.
- Drain the cell by opening the blue handle drain valve on the inlet manifold (Figure 1). Allow for cell to drain for 20-30 seconds then crack open the 3/4” female union at the top of cell. Once the union and drain lines are opened, water will begin to drain from the cell and oxidant plumbing line. Discard drained water from cell.
- Capture or soak up any drained water that may have spilled onto cell tray.

#### B. Note

Ensure that all spilled liquid is cleaned up immediately. The fluid can corrode electrical fittings and also leak into the transformer cabinet causing electrical problems. Capture or soak up any drained water that may have spilled onto cell tray.

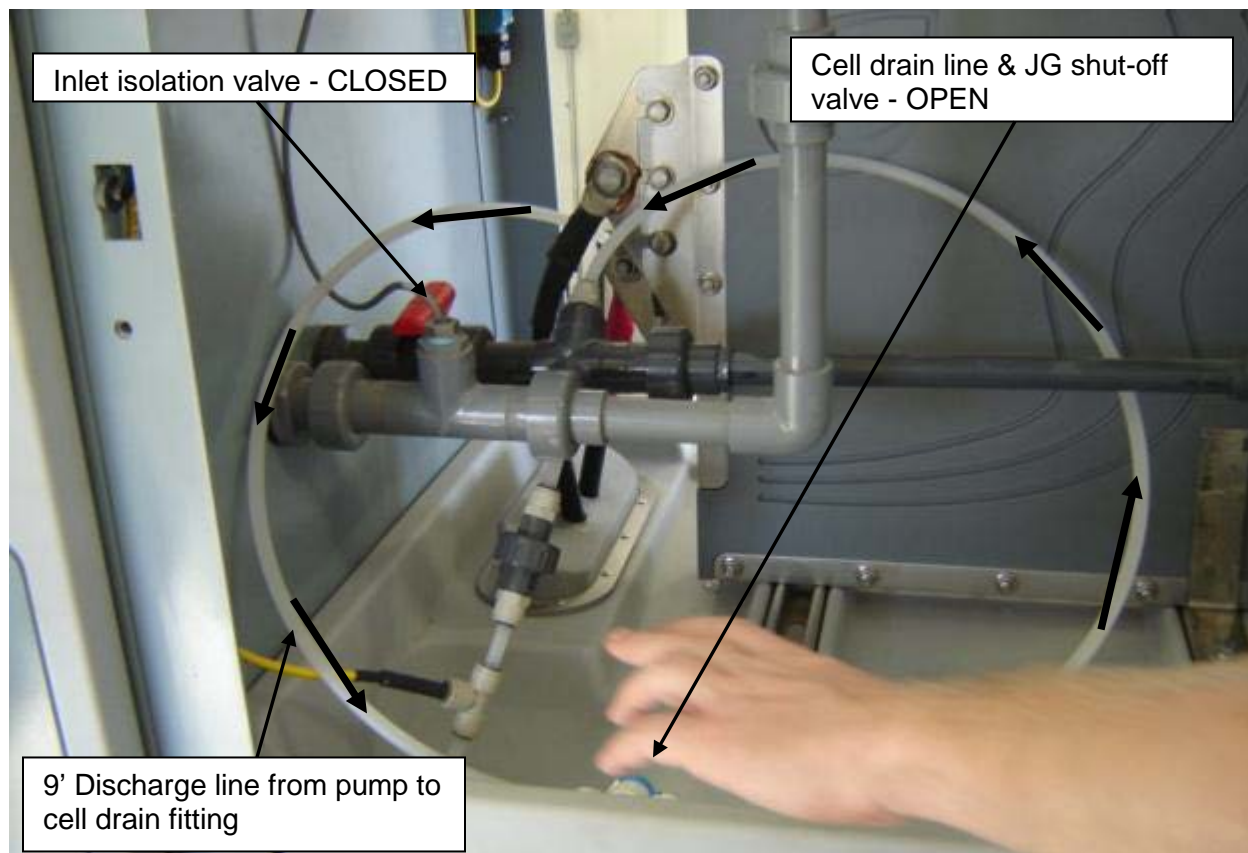
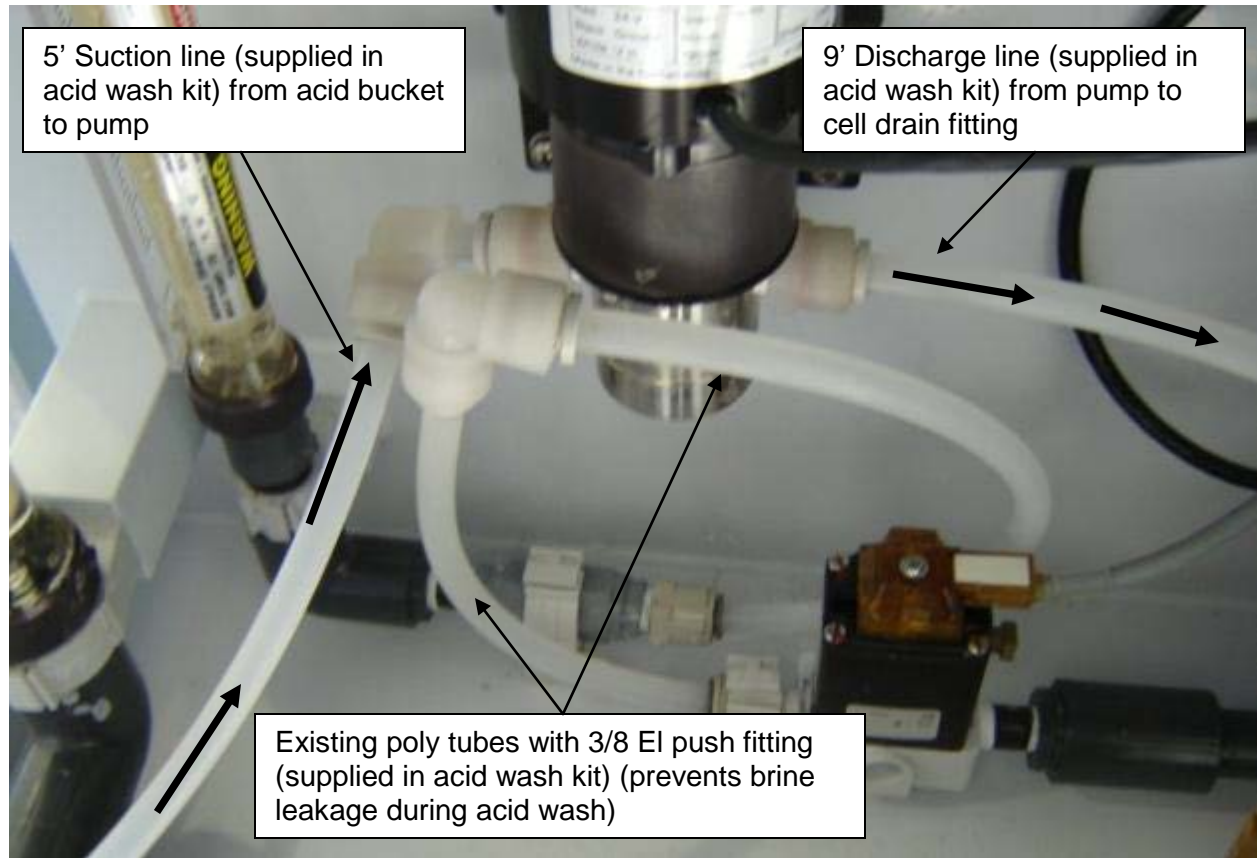


Figure 1 Cell Drain and Inlet Isolation Valve

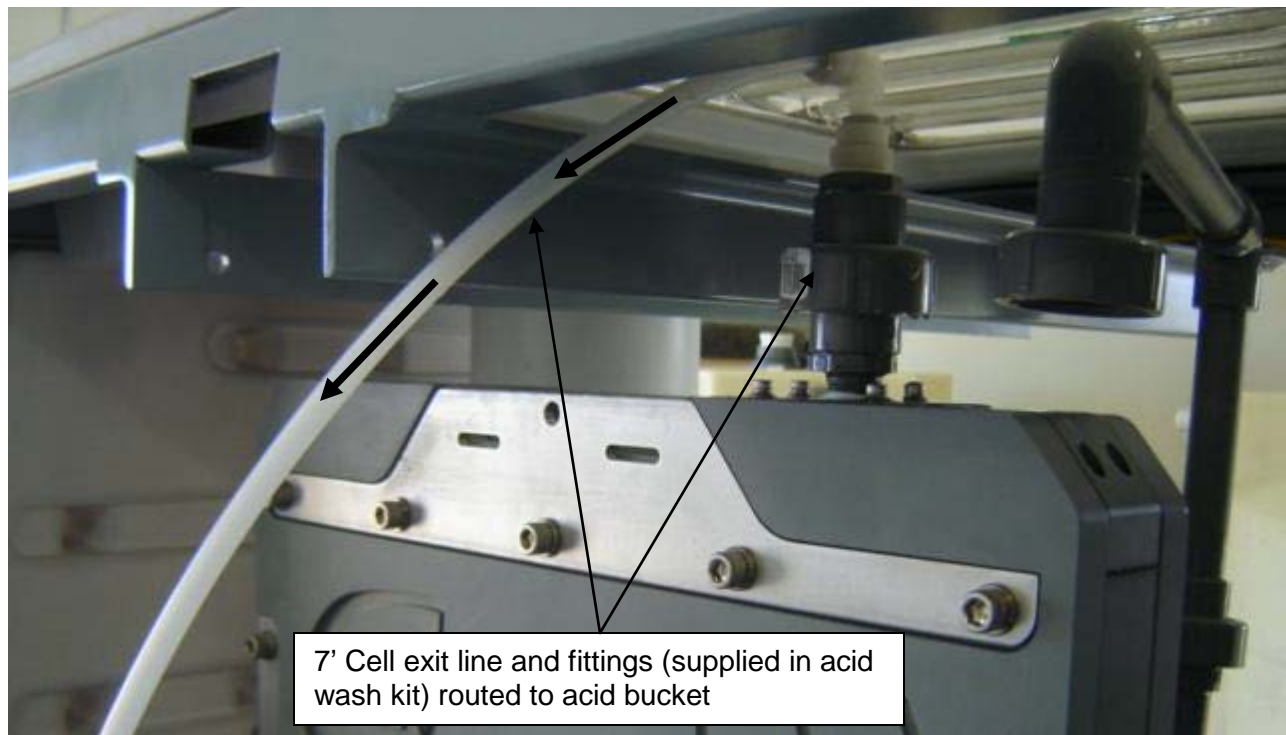
#### 4. Step 2 – Preparing the Brine Pump Acid Recirculation

A. Tools/Parts Required: 9-ft, 7-ft and 3-ft 3/8" PE tubing, acid wash cell union assembly, 10-gallon bucket, EI JG 3/8" Push x 3/8" Push

- Disconnect PE tubing from both brine pump fittings inside plumbing enclosure (note orientation of inlet and outlet fittings for reconnection, JG swivel elbow is on the inlet side of the brine pump). Connect the loose tube ends together-other via EI, JG 3/8" Push x 3/8" Push fitting to prevent any excess brine from leaking into plumbing enclosure (Figure 2).
- Utilizing 9-ft long PE tube from cell drain valve, connect opposite end to brine pump outlet (non-swivel fitting side) (Figure 2).
- Install acid wash cell union assembly (female half) to male union half on top of cell. Route 7-ft long PE tube from acid wash cell union assembly to the 10-gallon bucket.
- Install 5-ft long PE tubing from brine pump inlet (swivel side) fitting to 10-gallon bucket.
- Capture or soak up the drained water that may have spilled onto cell tray.



**Figure 2 Connection to Brine Proportion Pump**



**Figure 3 Acid Wash Cell Union Connection**



## 5. Step 3 – Preparing the Acid/Water Mixture

A. Tools/Parts Required: acid, water, latex 'acid' gloves, apron, face shield

B. Warning

**Follow the manufacturer's safety instructions when handling acids. NEVER ADD WATER TO ACID. ALWAYS ADD ACID TO WATER.**

The drain on the cell will not permit complete drainage of a cell. Therefore the residual water remaining in the cell is utilized for diluting the acid for a 50/50 mixture. In a 10-gallon bucket or similar container prepare one of the following acid solutions.

C. Note

Refer to Table 1 for determining appropriate volumes of acid and water to generate a 6N HCl acid solution (50/50 mixture) depending on cell size.

If weaker acid solutions are chosen, they are still effective. They will sufficiently clean the cell if allowed to sit longer.

	MM-60 MH-100	MM-120 MH-200	MM-180 MH-300	MM-240 MH-400	MM-300 MH-500
Total Cell Volume (L)	6.0	12.0	18.0	24.0	30.0
Cell Residual Drain Volume (L)	0.2	0.4	0.6	0.8	1.0
Acid Volume (L)	3.0	6.0	9.0	12.0	15.0
Water added Volume (L)	2.8	5.6	8.4	11.2	14.0

**Table 1 Volumes for 6N HCl Acid Solution**

To make a 6N HCl acid solution, using a MM-160/MH-200 cell as an example, add 6.0 liters of 37% hydrochloric acid into 5.6 liters of water. The 0.4 liters of water that remain in the cell, when mixed with the acid, will provide the proper dilution ratio.

Muriatic acid (31% hydrochloric acid) can be mixed in the same ratio as above. However this is a weaker acid solution than 6N HCl (equivalent to a 5N HCl Solution).

Citric acid is a weaker acid solution than 6N HCl or 6N muriatic acid.

D. Caution

**Follow the manufacturer and local area disposal requirements for proper safety precautions and procedures for handling and disposal of acid.**

**ALWAYS ADD ACID TO WATER. NEVER ADD WATER TO ACID.**

## 6. Step 4 – Starting the Acid Wash Recirculation

A. Tools/Parts Required: latex 'acid' gloves, safety glasses, apron, face shield.

The system is now ready to begin the acid washing cycle (Figure 4).

- Enter diagnostic mode by pressing on the DIAGNOSTIC button on the display.

- Toggle on the BRINE PUMP button.
- Utilizing the brine pump speed control arrows, raise the brine pump voltage to 2.0.
- Raise bucket level above brine pump level – this allows for flooded suction of pump. Once pump is flooded (i.e. no inlet air bubbles present) the bucket can be returned to floor level.
- Allow cell to circulate acid and water mixture for about 25-30 minutes (50-60 minutes if using a weaker acid solution or if cell is heavily calcified.)
- Toggle off the BRINE PUMP button.

#### B. Note

The required duration of acid recirculation within the cell will vary depending on the type of acid solution, the amount of mineral build-up on the cell components and the particular mineral buildup being removed. When finished acid washing, properly dispose of remaining mixture.

If cell components still have a mineral build-up on them, it may be necessary to repeat step 4.



Figure 4 Acid Wash Recirculation Set Up

## 7. Step 5 – Acid Removal

### A. Tool/Parts Required: 2nd 10-gallon bucket, latex 'acid' gloves, safety glasses, apron, face shield

- Remove brine pump suction line from 10-gallon bucket with acid/water mixture
- Place suction line in 2nd 10-gallon bucket filled with clean water to begin cell/pump rinse cycle.
- Toggle on BRINE PUMP button, maintain pump speed at 2.0 control voltage. Keep pump on until 1st 10-gallon bucket is full.
- Toggle off BRINE PUMP button.
- Discard acid/water mixture from 1st bucket per local area disposal requirements and manufacturer's recommendation for proper disposal.
- Re-fill 2nd 10-gallon bucket with clean water and repeat above process for rinsing cell/pump.
- After 2nd rinse cycle, toggle off BRINE PUMP button.

## 8. Step 6 – Cell and Pump Reconnection

### A. Tools Required: 10-gallon bucket, paper towels.

- Disconnect plumbing lines to and from brine pump. Reconnect brine inlet/outlet lines to pump by removing temporary EI, JG 3/8" Push x 3/8" Push.
- Place drain line into 10-gallon bucket, open drain valve. Open acid wash cell union assembly.
- After cell is drained, remove acid wash cell union assembly and reconnect oxidant exit plumbing union.
- Close cell drain valve.
- Remove 9-ft drain line from system. After 2nd rinse cycle, toggle off BRINE PUMP button.

## 9. Step 7 – Cell Water Purge

### A. Note

Parkson Corporation recommends purged water be disposed in drain rather than oxidant tank. The three way sample port and a flexible drain hose can be used to route purge water from cell to drain.

### B. Tools Required: None

- Open cell inlet plumbing isolation valve (red-handle valve).
- Toggle on MANUAL PURGE button within DIGANOSTICS menu
- Allow for system to purge cell with water for 10 minutes to remove any residual acid that may remain in cell.
- Toggle off MANUAL PURGE button. Exit DIAGNOSTIC menu.
- Return oxidant discharge 3-way valve to the tank position. This will redirect the solution from the sample line to the solution storage tank.

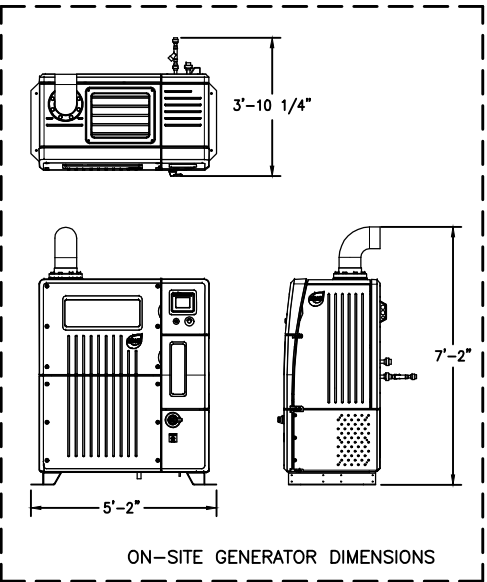
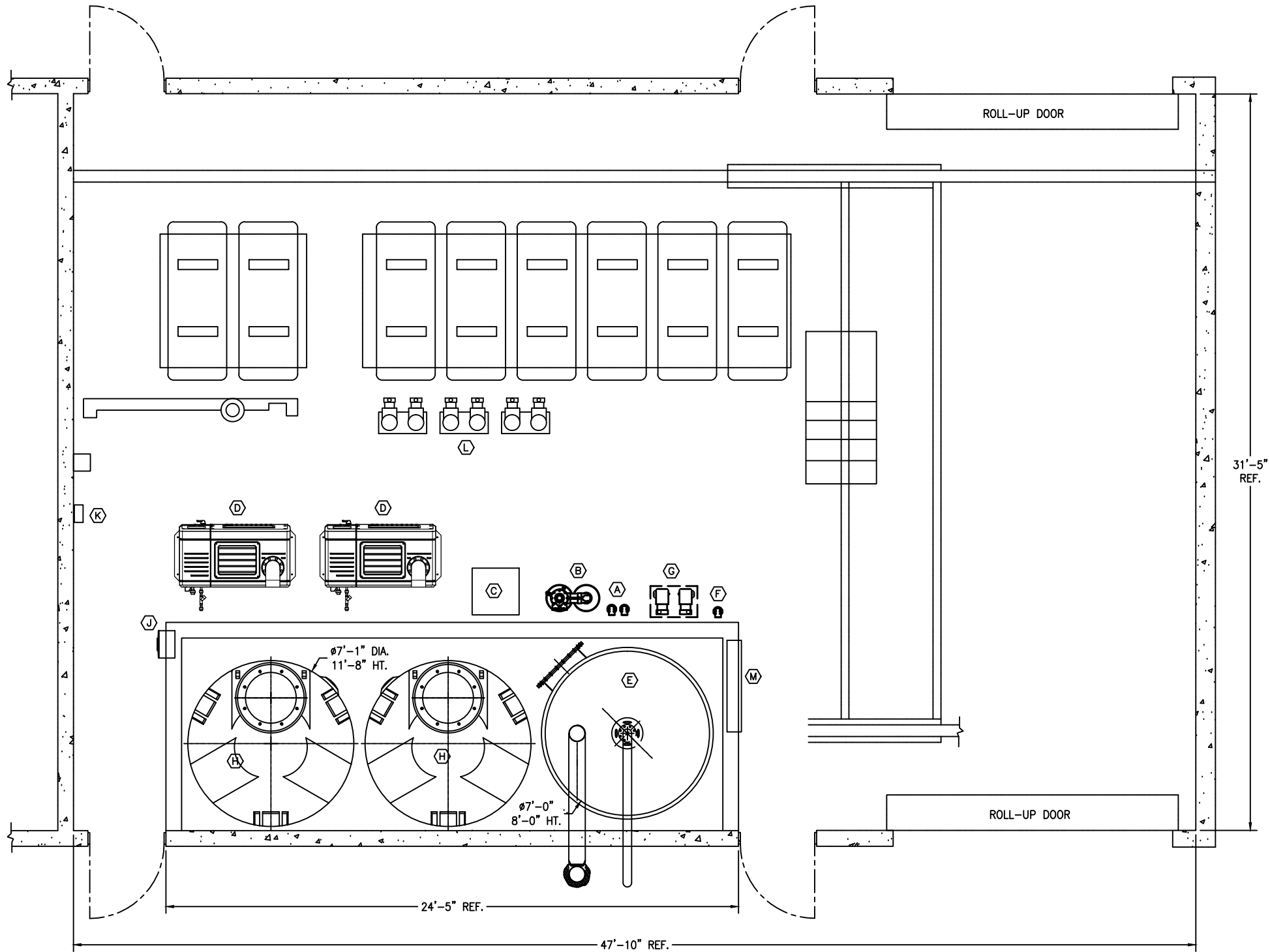




## 10. Step 8 – System Re-start

### A. Tools Required: None

- Re-start the system in accordance with the operations and maintenance manual.
- Allow the system to operate and stabilize for 15 to 20 minutes.
- Check for leaks.



LEGEND:

- (A) WATER FILTERS (20")
- (B) WATER SOFTENER (CP213s)
- (C) WATER HEATER
- (D) MAXIMOS ON-SITE GENERATOR (MH-400)
- (E) BRINE GENERATOR (6 TON)
- (F) BRINE FILTER
- (G) BRINE BOOSTER PUMPS
- (H) SOLUTION TANKS (3000 GAL.)
- (J) DIFFERENTIAL PRESSURE SENSOR CONTROLLER (GF SIGNET)
- (K) HYDROGEN ALARM (HIGHEST POINT ON CEILING)
- (L) INJECTION SYSTEM
- (M) BULK DILUTION PANEL

NOTES:

- REPRESENTATIVE DRAWING ONLY. EQUIPMENT SHOWN IS BASIC FOR A FUNCTIONING SYSTEM. ADDITIONAL EQUIPMENT MAY BE REQUIRED DEPENDING ON SPECIFIC ON-SITE GENERATION EQUIPMENT.
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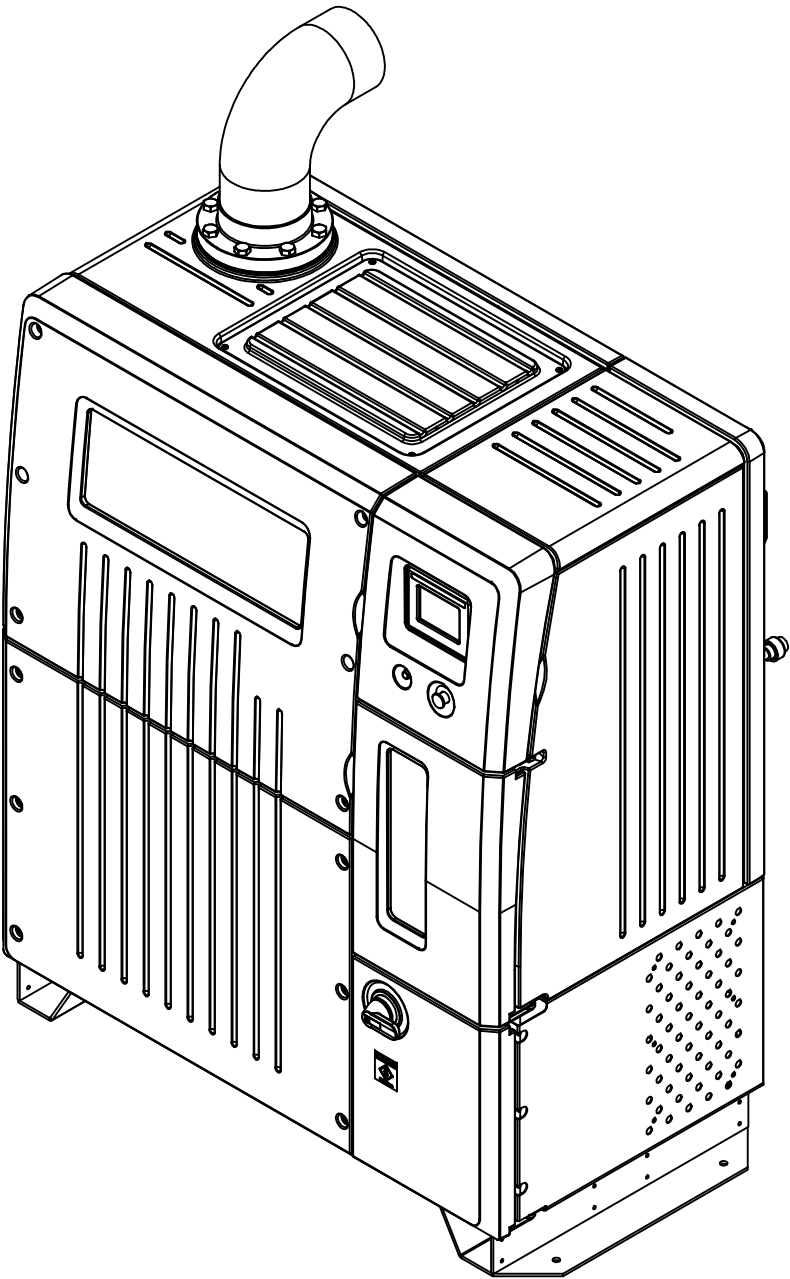
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SCALE	SIZE
NTS	B



PROJECT NAME	P02600XXX RICHLAND, WA WWTF
REFERENCE INFORMATION	

TITLE	ON-SITE SODIUM HYPOCHLORITE GENERATOR MAXIMOS MH-400 ROOM LAYOUT
DRAWING NO	P02600XXX50-02
REV	0

# PARKSON SODIUM HYPOCHLORITE GENERATION EQUIPMENT



## INDEX

P02600XXX04-01	TITLE PAGE & INDEX
P02600XXX04-02	LEGEND & SYMBOLS
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P02600XXX04-04	PROCESS AND PIPING DIAGRAM - 2
P02600XXX04-05	PROCESS AND INSTRUMENTATION DIAGRAM - 1
P02600XXX04-06	PROCESS AND INSTRUMENTATION DIAGRAM - 2
P02600XXX04-07	PROCESS AND INSTRUMENTATION DIAGRAM - 3

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PROJECT NAME
P02600XXX WWTF RICHLAND, WA
REFERENCE INFORMATION

TITLE
MAXIMOS SERIES ON-SITE GENERATOR MH-400 TITLE PAGE & INDEX
DRAWING NO
P02600XXX04-01
REV
0

PROCESS & INSTRUMENTATION DIAGRAM SYMBOLOGY

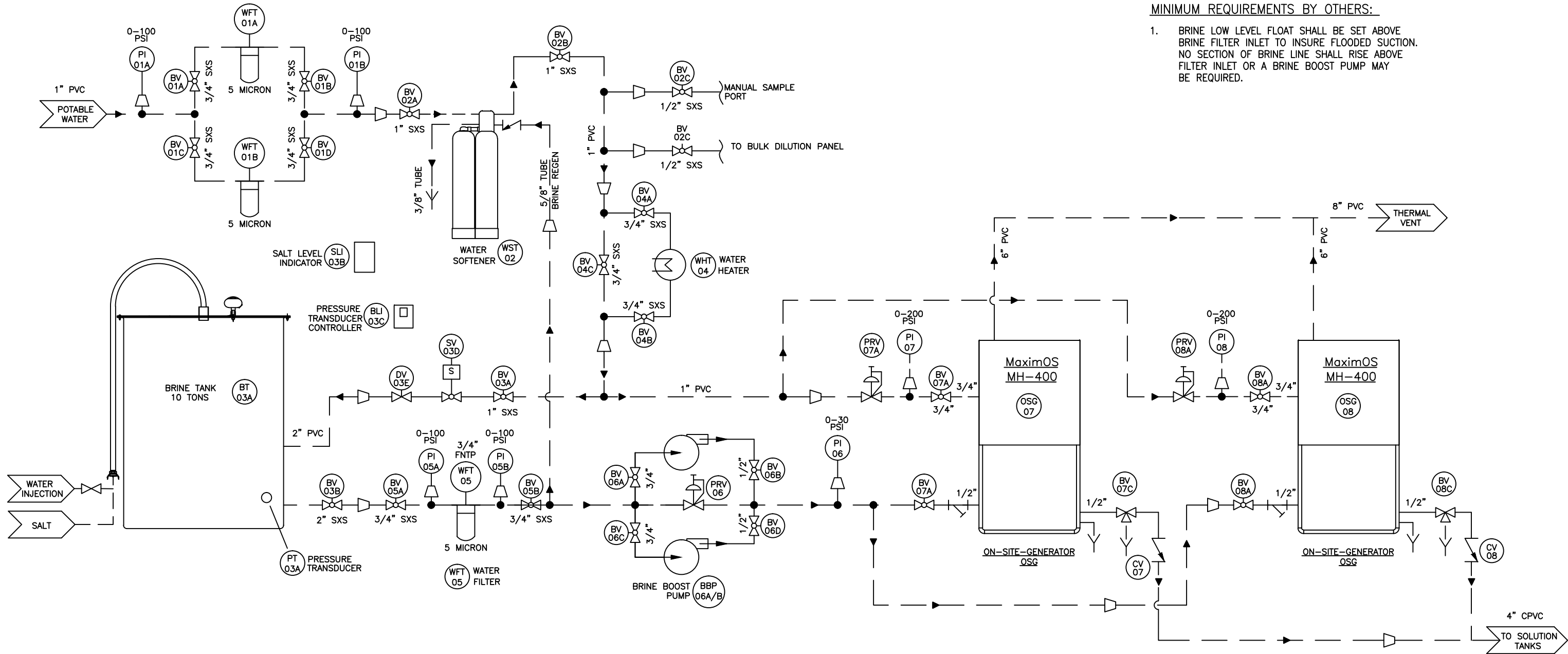
VALVE SYMBOLS	
	BALL
	GATE
	BUTTERFLY
	GLOBE
	PLUG
	DIAPHRAGM
	PINCH
	NON SPECIFIC
	MANUAL THROTTLING
	NEEDLE
	3 WAY
	4 WAY
	ANGLE
	SAMPLE TAP
	KNIFEGATE
	CHECK
	WEIGHTED CHECK
	BALL CHECK
	SAFETY RELIEF
	FLOAT ACTUATED
	SAFETY RELIEF 3-WAY VALVE
PIPING NOMENCLATURE/MATERIAL	
ACH = HYDROCHLORIC ACID	
AB = AIR BLOW/AIR BURST	
BR = BRASS	
BW = BACKWASH	
CA = CAUSTIC	
CI = CAST IRON	
CO = COAGULANT	
CPVC = CHLORINATED POLY VINYL CHLORIDE	
CS = CARBON STEEL	
CU = COPPER	
CW = CITY WATER	
DE = DIATOMACEOUS EARTH	
DI = DUCTILE IRON	
FA = FERRIC ACID H2FE04	
FLOC = FLOCULANT	
FRP = FIBERGLASS	
GCS = GALVANIZED CARBON STEEL	
PAC = POWDERED ACTIVATED CARBON	
PE = POLYETHYLENE	
PVC = POLY VINYL CHLORIDE	
PYS = POLYMER SLURRY	
RW = RAW WATER	
SL = SLUDGE	
SH = SODIUM HYPOCHLORITE	
SS = STAINLESS STEEL	
TR = TREATED WATER	
UTW = UNTREATED WATER	
WAS = WASTE ACTIVATED SLUDGE	
WS = WASTE SUPPLY	
WW = WASTE WATER	

PROCESS COMPONENTS	
	Y STRAINER
	DIFFUSER
	STATIC MIXER
	PRIMING BULB
	WEIR
	VENT W/SCREEN
	DIAPHRAGM SEAL
	RUPTURE DISK
	VENTURI
	PULSATION DAMPENER
	FLOW ORIFICE
	FLOW NOZZLE
	SPRAY NOZZLE
	PRESSURE INDICATOR
	AIR FILTER
	PRESSURE REGULATOR
	FILTER/STRAINER
	CALIBRATION COLUMN
	OPEN DRAIN
PIPING CONNECTIONS/COMPONENTS	
	FLANGE
	TEE
	COUPLING
	WELDED JOINT
	BLIND FLANGE
	REDUCER
	UNION
	FLEXIBLE
MISC. COMPONENTS	
	ELECTRIC MIXER & IMPELLER
	AIR DRIVEN MIXER & IMPELLER
	AIR COMPRESSOR

VALVE ACTUATORS & SYMBOLS	
	ELECTRICALLY ACTUATED SOLENOID
	AIR ACTUATED SOLENOID
	AIR ACTUATED DIAPHRAGM
	SINGLE AIR ACTUATED
	DUAL AIR ACTUATED W/POSITION INDICATOR
	MOTORIZED
	MANUAL THROTTLED
	ENERGIZED/DE-ENERGIZED FLOW PATH
	DE-ENERGIZED FLOW PATH
	NORMALLY CLOSED NON ACTUATED
	NORMALLY OPEN NON ACTUATED
	FAILED CLOSED
	FAILED OPEN
PUMP SYMBOLS	
	HORIZONTAL CENTRIFUGAL
	VERTICAL LIFT
	VERTICAL CENTRIFUGAL
	VERTICAL INLINE
	DIAPHRAGM CHEMICAL DOSING
	SUMP
	PROGRESSIVE CAVITY
	NON SPECIFIC PUMP
	AIR ACTUATED DIAPHRAGM
	POSITIVE DISPLACEMENT

PUMPS, BLOWERS & OTHER SYMBOLS	
	PERISTALTIC PUMP
	CENTRIFUGAL BLOWER
	POSITIVE DISPLACEMENT BLOWER
	HEATER
	CHILLER
	ELECTRIC MOTOR
	AIR MOTOR
	AC VARIABLE FREQUENCY
	DC FREQUENCY INVERTER
	MECHANICAL SPEED ADJUST
INSTRUMENT/CONTROL ABBREVIATIONS	
AS = AIR SUPPLY	
C = CURRENT (AMPS)	
COND = CONDUCTIVITY	
DP = DELTA PRESSURE	
HOA = HAND/OFF/AUTO	
I/P = CURRENT TO PRESSURE	
IS = INSTRUMENT AIR	
O/I = ON/OFF	
ORP = OXIDATION REDUCTION POTENTIAL	
RES = RESISTIVITY	
TURB = TURBIDITY	
ZSC = LIMIT SWITCH CLOSED	
ZSO = LIMIT SWITCH OPEN	
PIPE LINE NOMENCLATURE	
LINE SIZE - PIPE MATERIAL - PROCESS	
EXAMPLE: 2"- SS - WS	
2" STAINLESS STEEL WATER SUPPLY	
DIVIDERS & EXTENSIONS	
PARKSON/OTHERS	FROM TO LINE
SUPPLIED BY DIVIDER	DENOTES LINE EXTENSIONS

INSTRUMENTATION IDENTIFIERS				
	FIELD MOUNTED DEVICE LOCAL	FRONT ENC. DEVICE NORMALLY ACCESSIBLE	INSIDE ENC. DEVICE NORMALLY INACCESSIBLE	EXAMPLES
DISCRETE INSTRUMENTS I.E., SWITCHES, SENSORS, INDICATORS				ANALOG FLOW INDICATING DISPLAY  FID 1 DESIGNATOR LOCAL FLOW TRANSMITTER REMOTE  FT 1 FLOW ELEMENT  FE 1
INDICATING LIGHTS ALARMS, & SIREN				ANALOG INDICATING TRANSMITTER  AIT 1 DESIGNATOR REMOTE  AE 1 ANALYSIS ELEMENT INSTRUMENT TYPE pH
DISTRIBUTED CONTROL/SHARED DISPLAY OR SCREEN				
PROGRAMMABLE LOGIC CONTROLLER, DISCRETE, ANALOG, INPUTS OUTPUT POINTS				
COMPUTER CONTROLLED FUNCTION. SUPERVISORY CONTROL AND DATA ACQUISITION				
INSTRUMENTATION EXAMPLES				
LETTERS	FIRST LETTER	SUCCEEDING LETTERS		
	MEASURED OR INITIATING VARIABLE	MODIFIER (FIRST LETTER)	READOUT OR PASSIVE FUNCTION	OUTPUT FUNCTION
A	ANALYSIS		ALARM	
B	BURNER, COMBUSTION		USER CHOICE	USER CHOICE
C	USER CHOICE	CONTROL		CONTROL
D	DENSITY	DIFFERENTIAL		
E	VOLTAGE		ELEMENT/SENSOR	
F	FLOW RATE	RATIO (FRACTION)		
G	USER CHOICE		GLASS/VIEWING	
H	HAND			HIGH
I	CURRENT		INDICATE	
J	POWER	SCAN		
K	TIME, TIME SCHEDULE	TIME RATE OF CHANGE		CONTROL STATION
L	LEVEL		LIGHT	LOW
M	MOISTURE, HUMIDITY	MOMENTARY		MIDDLE/INTERMEDIATE
N	HYDROGEN		INDICATE	USER CHOICE
O	OPTICAL		ORIFICE, RESTRICTION	
P	PRESSURE, VACUUM		POINT, CONNECTION	
Q	QUANTITY, EVENT	INTEGRATE, TOTALIZE		
R	RADIATION	RELIEF, REDUCING	RECORD	
S	SPEED, FREQUENCY	SAFETY		SWITCH
T	TEMPERATURE			TRANSMIT
U	MULTIVARIABLE		MULTIFUNCTION	MULTIFUNCTION
V	VIBRATION, VISCOSITY	VACUME		VALVE, DAMPER, OR LOUVER
W	WEIGHT		WELL	
X	UNCLASSIFIED	X-AXIS	ASME TURBINE TEST	UNCLASSIFIED
Y	PRESENCE, STATE	Y-AXIS		RELAY, COMPUTE, FINAL
Z	POSITION	Z-AXIS		CONTROL ELEMENT



MINIMUM REQUIREMENTS BY OTHERS:

- BRINE LOW LEVEL FLOAT SHALL BE SET ABOVE BRINE FILTER INLET TO INSURE FLOODED SUCTION. NO SECTION OF BRINE LINE SHALL RISE ABOVE FILTER INLET OR A BRINE BOOST PUMP MAY BE REQUIRED.

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REV	DESCRIPTION	DATE	BY

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<input checked="" type="checkbox"/> INFORMATION	<input type="checkbox"/> CERTIFIED
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chinmayv	07/23/14
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SCALE	SIZE
NTS	B

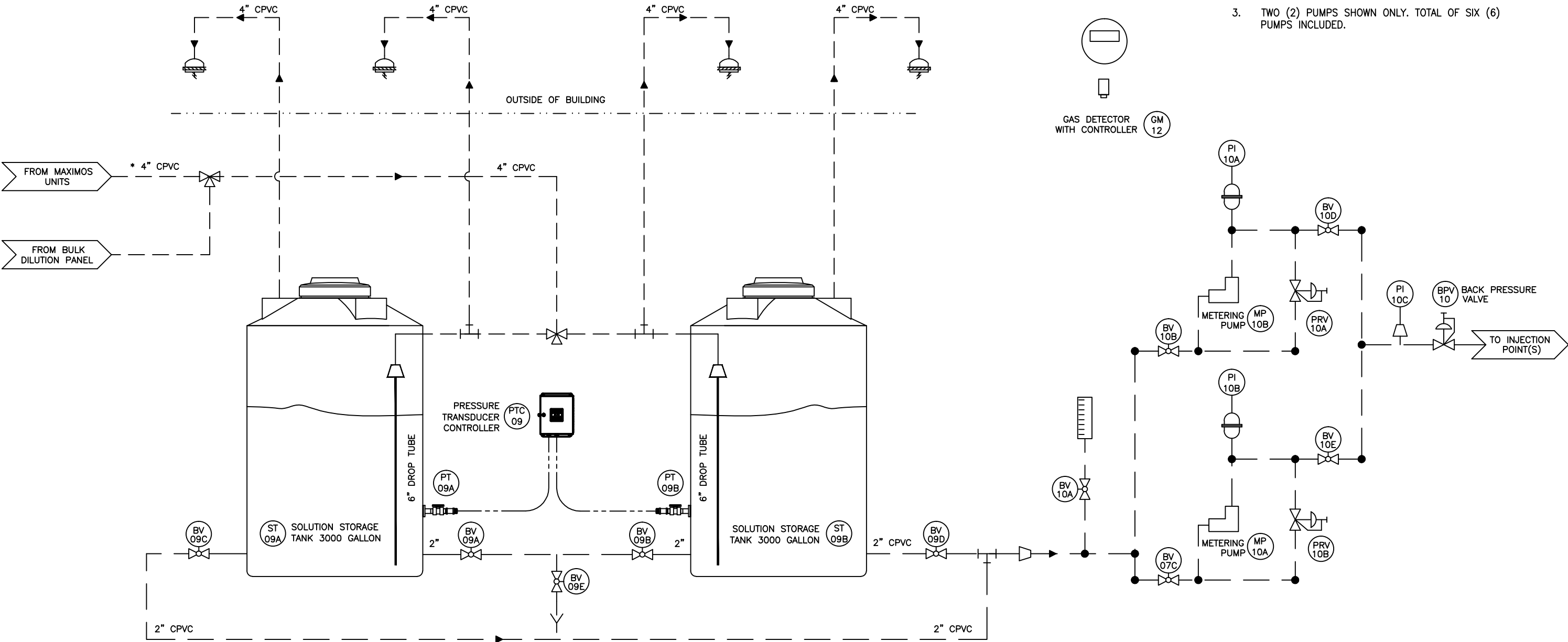


PROJECT NAME	P02600XXX WWTF RICHLAND, WA
REFERENCE INFORMATION	

TITLE	MAXIMOS SERIES ON-SITE GENERATOR MH-400 PROCESS & PIPING DIAGRAM - 1
DRAWING NO	P02600XXX04-03
REV	1

NOTES:

1. RECOMMENDED PIPE SCHEDULE FOR ALL PLUMBING:  
SCHEDULE 80 PVC OR CPVC  
\* REQUIRES SCHEDULE 80 CPVC
2. INTERCONNECTING PIPING INCLUDING BUT NOT LIMITED TO TEES, ELBOWS, AND REDUCERS ARE TO BE SUPPLIED BY INSTALLING CONTRACTOR(S)
3. TWO (2) PUMPS SHOWN ONLY. TOTAL OF SIX (6) PUMPS INCLUDED.



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\_\_\_ APPROVAL

X INFORMATION

\_\_\_ CERTIFIED

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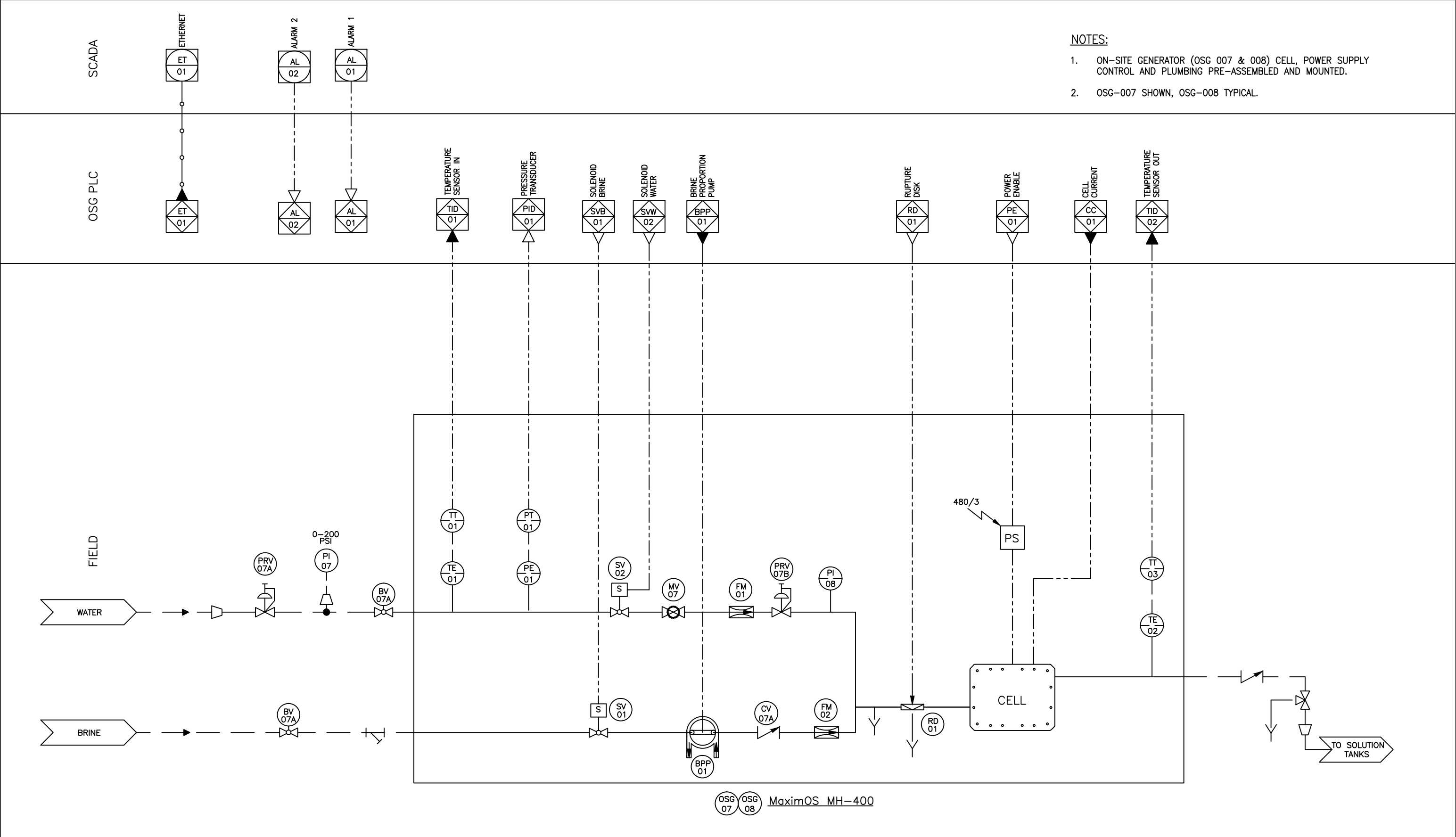
DRAWN BY	DATE
chinmayv	07/23/14
CHECKED BY	DATE
-	-
SCALE	SIZE
NTS	B



PROJECT NAME
P02600XXX WWTF RICHLAND, WA
REFERENCE INFORMATION

TITLE
MAXIMOS SERIES ON-SITE GENERATOR MH-400 PROCESS & PIPING DIAGRAM - 2
DRAWING NO
P02600XXX04-04
REV
1

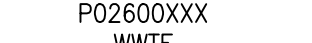




NOTES:

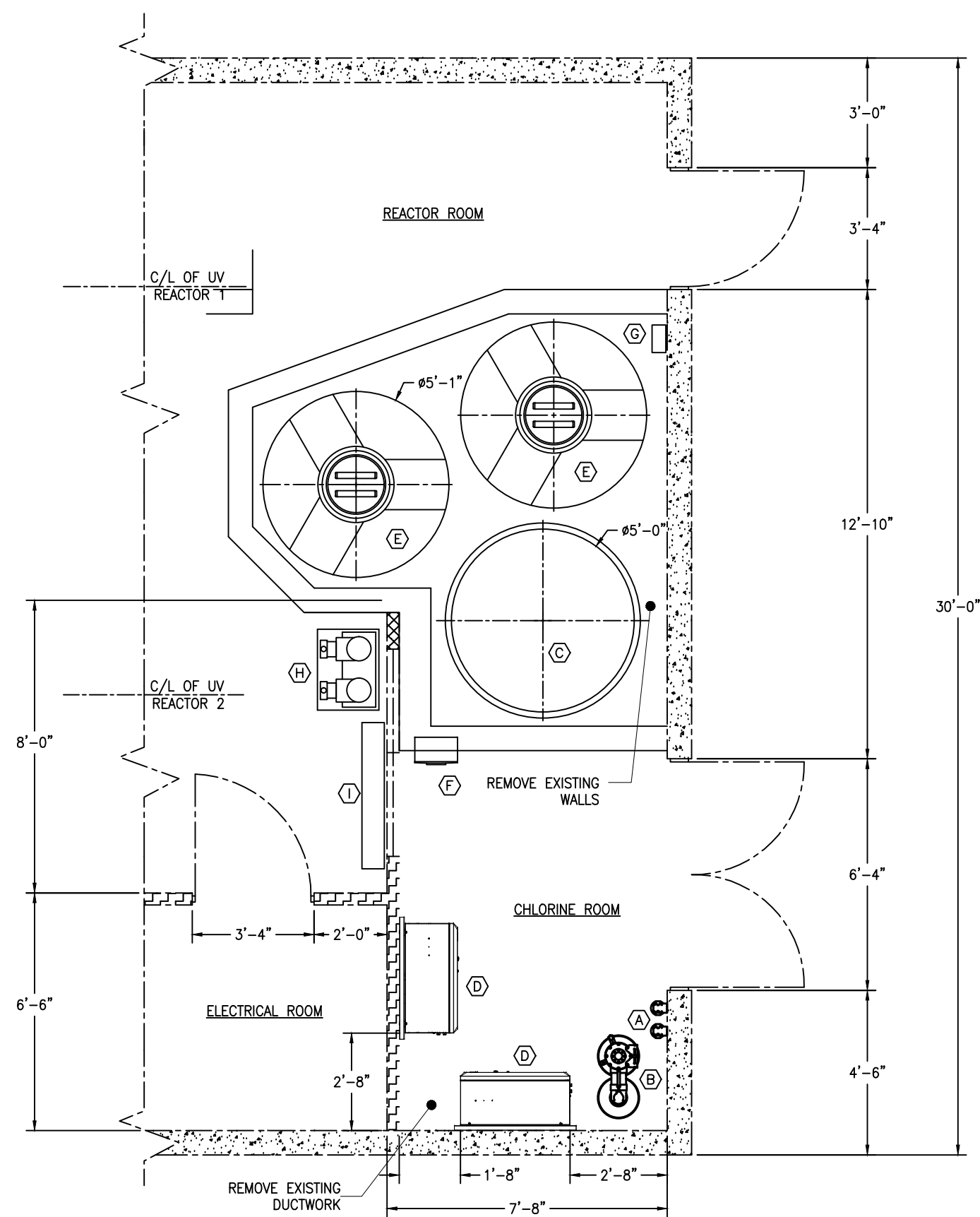
1. ON-SITE GENERATOR (OSG 007 & 008) CELL, POWER SUPPLY CONTROL AND PLUMBING PRE-ASSEMBLED AND MOUNTED.

2. OSG-007 SHOWN, OSG-008 TYPICAL.

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					<input checked="" type="checkbox"/> INFORMATION <input type="checkbox"/> CERTIFIED		chinmayv	07/23/14							
							CHECKED BY	DATE		REFERENCE INFORMATION		DRAWING NO P02600XXX04–06 SHEET 6 OF 7		REV 1	
							–	–							
							SCALE	SIZE							
REV	DESCRIPTION	DATE	BY	THIS DRAWING IS LIMITED TO FUNCTIONAL DESIGN, GENERAL ARRANGEMENT AND CLEARANCE. NO RESPONSIBILITY IS ACCEPTED BY PARKSON CORPORATION FOR OTHER DIMENSIONS, QUANTITIES, OR COORDINATION WITH OTHER EQUIPMENT OR DRAWINGS EXCEPT AS STATED IN PURCHASE ORDER.		NTS	B								





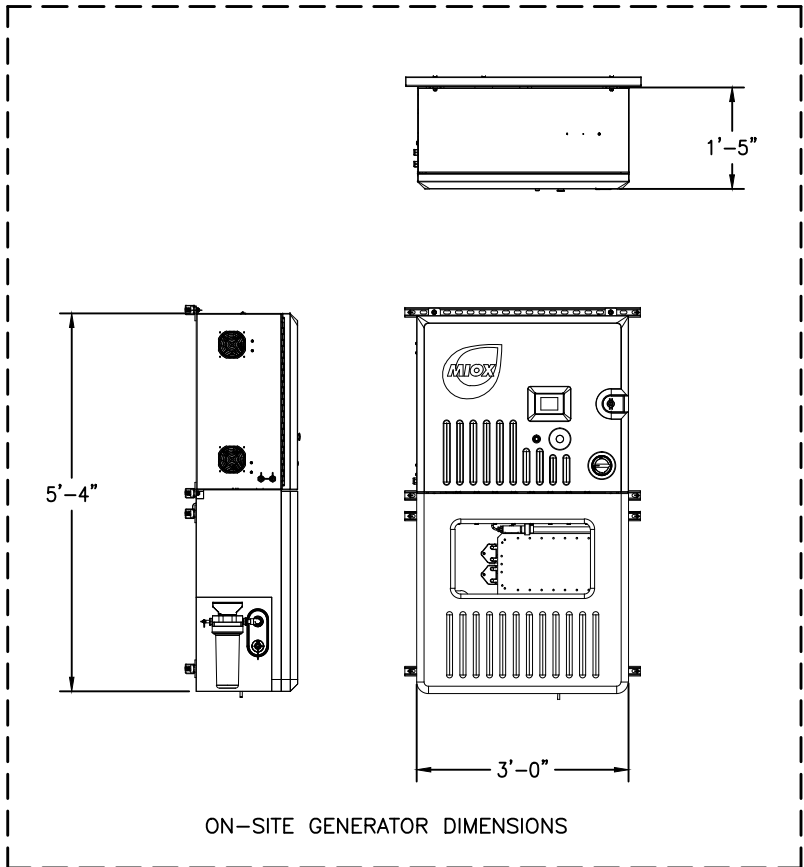


LEGEND:

- A WATER FILTERS (10")
- B WATER SOFTENER (CP213s)
- C BRINE GENERATOR (1150 GAL.)
- D MAXIMOS ON-SITE GENERATOR (SH100)
- E SOLUTION TANKS (1550 GAL.)
- F DIFFERENTIAL PRESSURE SENSOR CONTROLLER (GF SIGNET)
- G HYDROGEN ALARM (HIGHEST POINT ON CEILING)
- H INJECTION SYSTEM
- I BULK DILUTION PANEL

NOTES:

1. REPRESENTATIVE DRAWING ONLY. EQUIPMENT SHOWN IS BASIC FOR A FUNCTIONING SYSTEM. ADDITIONAL EQUIPMENT MAY BE REQUIRED DEPENDING ON SPECIFIC ON-SITE GENERATION EQUIPMENT.
2. THIS ROOM LAYOUT IS FOR INFORMATIONAL USE ONLY. FINAL INSTALLATION DRAWINGS ARE NOT PROVIDED BY PARKSON CORP.



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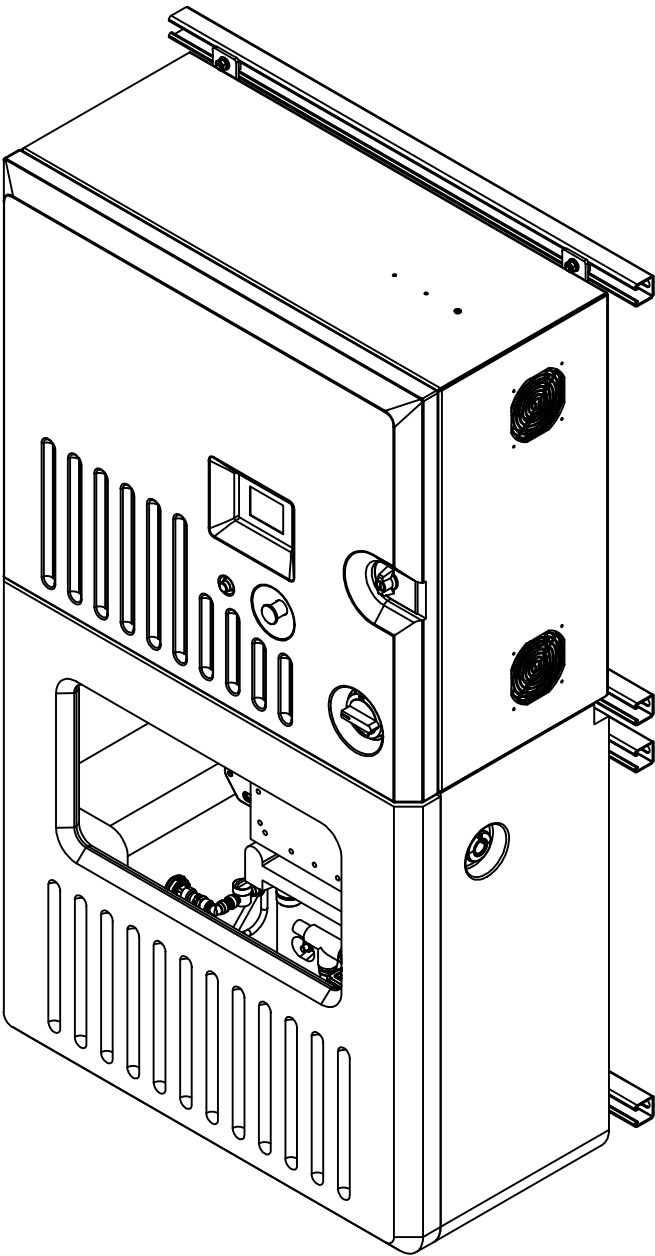
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chinmayv	07/22/14
CHECKED BY	DATE
-	-
SCALE	SIZE
NTS	B



PROJECT NAME
P02600XXX RICHLAND, WA UV WTP
REFERENCE INFORMATION

TITLE
ON-SITE SODIUM HYPOCHLORITE GENERATOR MAXIMOS SH-100 ROOM LAYOUT
DRAWING NO
P02600XXX50-01
REV
2

# PARKSON SODIUM HYPOCHLORITE GENERATION EQUIPMENT



## INDEX

P02600XXX02-01	TITLE PAGE & INDEX
P02600XXX02-02	LEGEND & SYMBOLS
P02600XXX02-03	PROCESS AND PIPING DIAGRAM - 1
P02600XXX02-04	PROCESS AND PIPING DIAGRAM - 2
P02600XXX02-05	PROCESS AND INSTRUMENTATION DIAGRAM - 1
P02600XXX02-06	PROCESS AND INSTRUMENTATION DIAGRAM - 2

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-	-
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NTS	B



PROJECT NAME	P02600XXX UV WTP RICHLAND, WA
REFERENCE INFORMATION	

TITLE	MAXIMOS SERIES ON-SITE GENERATOR SH-100 TITLE PAGE & INDEX
DRAWING NO	P02600XXX02-01
REV	0

PROCESS & INSTRUMENTATION DIAGRAM SYMBOLOGY

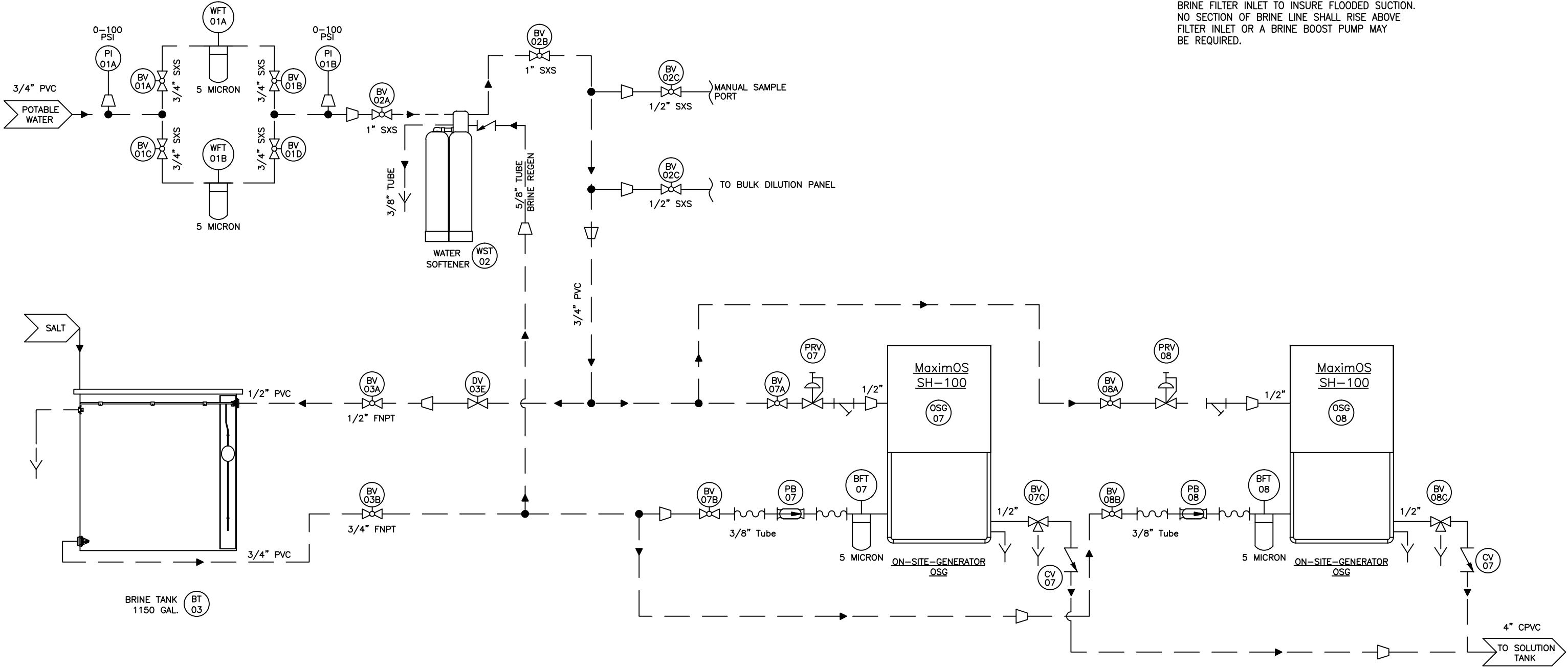
VALVE SYMBOLS	
	BALL
	GATE
	BUTTERFLY
	GLOBE
	PLUG
	DIAPHRAGM
	PINCH
	NON SPECIFIC
	MANUAL THROTTLING
	NEEDLE
	3 WAY
	4 WAY
	ANGLE
	SAMPLE TAP
	KNIFEGATE
	CHECK
	WEIGHTED CHECK
	BALL CHECK
	SAFETY RELIEF
	FLOAT ACTUATED
	SAFETY RELIEF 3-WAY VALVE
PIPING NOMENCLATURE/MATERIAL	
ACH = HYDROCHLORIC ACID	
AB = AIR BLOW/AIR BURST	
BR = BRASS	
BW = BACKWASH	
CA = CAUSTIC	
CI = CAST IRON	
CO = COAGULANT	
CPVC = CHLORINATED POLY VINYL CHLORIDE	
CS = CARBON STEEL	
CU = COPPER	
CW = CITY WATER	
DE = DIATOMACEOUS EARTH	
DI = DUCTILE IRON	
FA = FERRIC ACID H2FE04	
FLOC = FLOCULANT	
FRP = FIBERGLASS	
GCS = GALVANIZED CARBON STEEL	
PAC = POWDERED ACTIVATED CARBON	
PE = POLYETHYLENE	
PVC = POLY VINYL CHLORIDE	
PYS = POLYMER SLURRY	
RW = RAW WATER	
SL = SLUDGE	
SH = SODIUM HYPOCHLORITE	
SS = STAINLESS STEEL	
TR = TREATED WATER	
UTW = UNTREATED WATER	
WAS = WASTE ACTIVATED SLUDGE	
WS = WASTE SUPPLY	
WW = WASTE WATER	

PROCESS COMPONENTS	
	Y STRAINER
	DIFFUSER
	STATIC MIXER
	PRIMING BULB
	WEIR
	VENT W/SCREEN
	DIAPHRAGM SEAL
	RUPTURE DISK
	VENTURI
	PULSATION DAMPENER
	FLOW ORIFICE
	FLOW NOZZLE
	SPRAY NOZZLE
	PRESSURE INDICATOR
	AIR FILTER
	PRESSURE REGULATOR
	FILTER/STRAINER
	CALIBRATION COLUMN
	OPEN DRAIN
PIPING CONNECTIONS/COMPONENTS	
	FLANGE
	TEE
	COUPLING
	WELDED JOINT
	BLIND FLANGE
	REDUCER
	UNION
	FLEXIBLE
MISC. COMPONENTS	
	ELECTRIC MIXER & IMPELLER
	AIR DRIVEN MIXER & IMPELLER
	AIR COMPRESSOR

VALVE ACTUATORS & SYMBOLS	
	ELECTRICALLY ACTUATED SOLENOID
	AIR ACTUATED SOLENOID
	AIR ACTUATED DIAPHRAGM
	SINGLE AIR ACTUATED
	DUAL AIR ACTUATED W/POSITION INDICATOR
	MOTORIZED
	MANUAL THROTTLED
	ENERGIZED/DE-ENERGIZED FLOW PATH
	DE-ENERGIZED FLOW PATH
	NORMALLY CLOSED NON ACTUATED
	NORMALLY OPEN NON ACTUATED
	FAILED CLOSED
	FAILED OPEN
PUMP SYMBOLS	
	HORIZONTAL CENTRIFUGAL
	VERTICAL LIFT
	VERTICAL CENTRIFUGAL
	VERTICAL INLINE
	DIAPHRAGM CHEMICAL DOSING
	SUMP
	PROGRESSIVE CAVITY
	NON SPECIFIC PUMP
	AIR ACTUATED DIAPHRAGM
	POSITIVE DISPLACEMENT

PUMPS, BLOWERS & OTHER SYMBOLS	
	PERISTALTIC PUMP
	CENTRIFUGAL BLOWER
	POSITIVE DISPLACEMENT BLOWER
	HEATER
	CHILLER
	ELECTRIC MOTOR
	AIR MOTOR
	AC VARIABLE FREQUENCY
	DC FREQUENCY INVERTER
	MECHANICAL SPEED ADJUST
INSTRUMENT/CONTROL ABBREVIATIONS	
AS = AIR SUPPLY	
C = CURRENT (AMPS)	
COND = CONDUCTIVITY	
DP = DELTA PRESSURE	
HOA = HAND/OFF/AUTO	
I/P = CURRENT TO PRESSURE	
IS = INSTRUMENT AIR	
O/I = ON/OFF	
ORP = OXIDATION REDUCTION POTENTIAL	
RES = RESISTIVITY	
TURB = TURBIDITY	
ZSC = LIMIT SWITCH CLOSED	
ZSO = LIMIT SWITCH OPEN	
PIPE LINE NOMENCLATURE	
LINE SIZE - PIPE MATERIAL - PROCESS	
EXAMPLE: 2"- SS - WS	
2" STAINLESS STEEL WATER SUPPLY	
DIVIDERS & EXTENSIONS	
PARKSON/OTHERS	FROM TO LINE
SUPPLIED BY DIVIDER	DENOTES LINE EXTENSIONS

INSTRUMENTATION IDENTIFIERS				
	FIELD MOUNTED DEVICE LOCAL	FRONT ENC. DEVICE NORMALLY ACCESSIBLE	INSIDE ENC. DEVICE NORMALLY INACCESSIBLE	EXAMPLES
DISCRETE INSTRUMENTS I.E., SWITCHES, SENSORS, INDICATORS				ANALOG FLOW INDICATING DISPLAY FID 1 DESIGNATOR LOCAL FT 1 FLOW TRANSMITTER FE 1 FLOW ELEMENT
INDICATING LIGHTS ALARMS, & SIREN				
DISTRIBUTED CONTROL/SHARED DISPLAY OR SCREEN				
PROGRAMMABLE LOGIC CONTROLLER, DISCRETE, ANALOG, INPUTS OUTPUT POINTS				ANALOG INDICATING TRANSMITTER AIT 1 READOUT DESIGNATOR AE 1 ANALYSIS ELEMENT pH INSTRUMENT TYPE
COMPUTER CONTROLLED FUNCTION. SUPERVISORY CONTROL AND DATA ACQUISITION				
INSTRUMENTATION EXAMPLES				
LETTERS	FIRST LETTER	SUCCEEDING LETTERS		
	MEASURED OR INITIATING VARIABLE	MODIFIER (FIRST LETTER)	READOUT OR PASSIVE FUNCTION	OUTPUT FUNCTION
A	ANALYSIS		ALARM	
B	BURNER, COMBUSTION		USER CHOICE	USER CHOICE
C	USER CHOICE	CONTROL		CONTROL
D	DENSITY	DIFFERENTIAL		
E	VOLTAGE		ELEMENT/SENSOR	
F	FLOW RATE	RATIO (FRACTION)		
G	USER CHOICE		GLASS/VIEWING	
H	HAND			HIGH
I	CURRENT		INDICATE	
J	POWER	SCAN		
K	TIME, TIME SCHEDULE	TIME RATE OF CHANGE		CONTROL STATION
L	LEVEL		LIGHT	LOW
M	MOISTURE, HUMIDITY	MOMENTARY		MIDDLE/INTERMEDIATE
N	HYDROGEN		INDICATE	USER CHOICE
O	OPTICAL		ORIFICE, RESTRICTION	
P	PRESSURE, VACUUM		POINT, CONNECTION	
Q	QUANTITY, EVENT	INTEGRATE, TOTALIZE		
R	RADIATION	RELIEF, REDUCING	RECORD	
S	SPEED, FREQUENCY	SAFETY		SWITCH
T	TEMPERATURE			TRANSMIT
U	MULTIVARIABLE		MULTIFUNCTION	MULTIFUNCTION
V	VIBRATION, VISCOSITY	VACUME		VALVE, DAMPER, OR LOUVER
W	WEIGHT		WELL	
X	UNCLASSIFIED	X-AXIS	ASME TURBINE TEST	UNCLASSIFIED
Y	PRESENCE, STATE	Y-AXIS		RELAY, COMPUTE, FINAL
Z	POSITION	Z-AXIS		CONTROL ELEMENT



MINIMUM REQUIREMENTS BY OTHERS:

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SCALE	SIZE
NTS	B

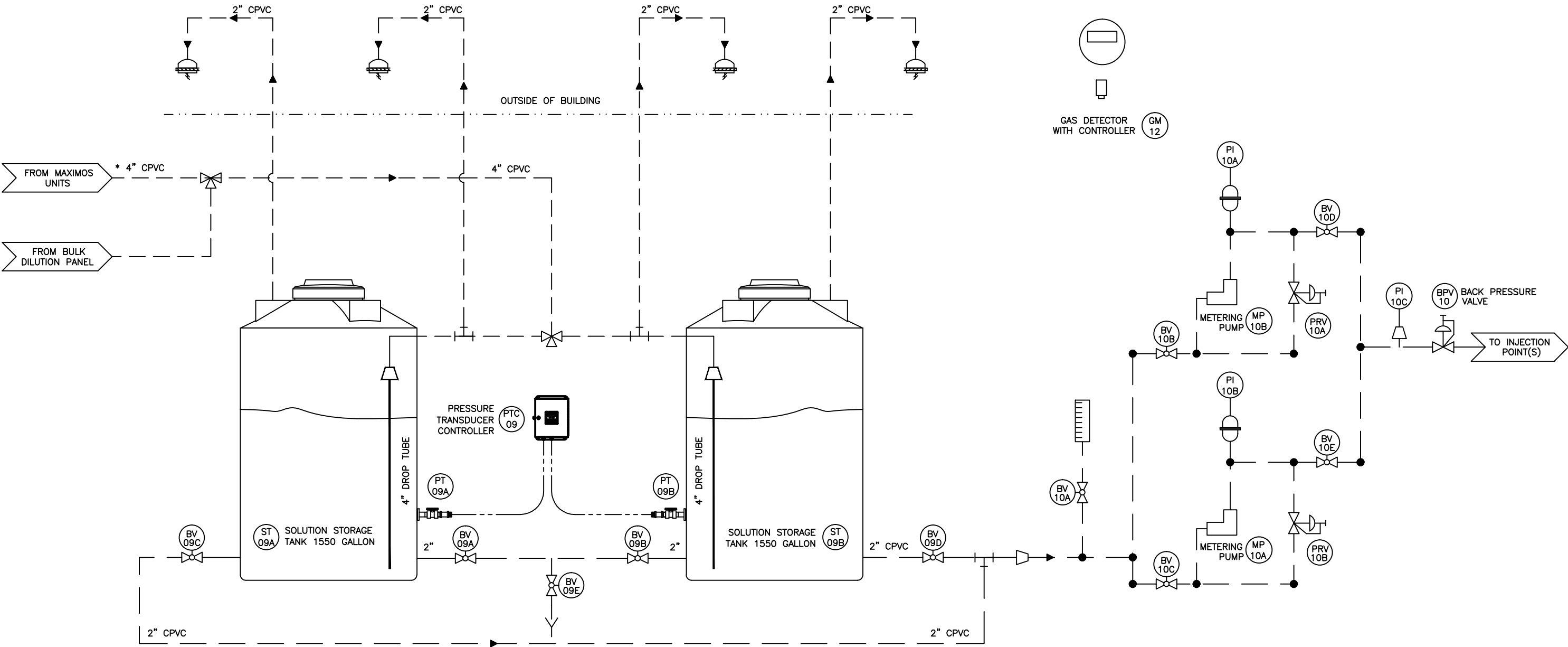


PROJECT NAME
P02600XXX UV WTP RICHLAND, WA
REFERENCE INFORMATION

TITLE
MAXIMOS SERIES ON-SITE GENERATOR SH-100 PROCESS & PIPING DIAGRAM - 1
DRAWING NO
P02600XXX02-03
REV
1

NOTES:

1. RECOMMENDED PIPE SCHEDULE FOR ALL PLUMBING:  
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X INFORMATION

— CERTIFIED

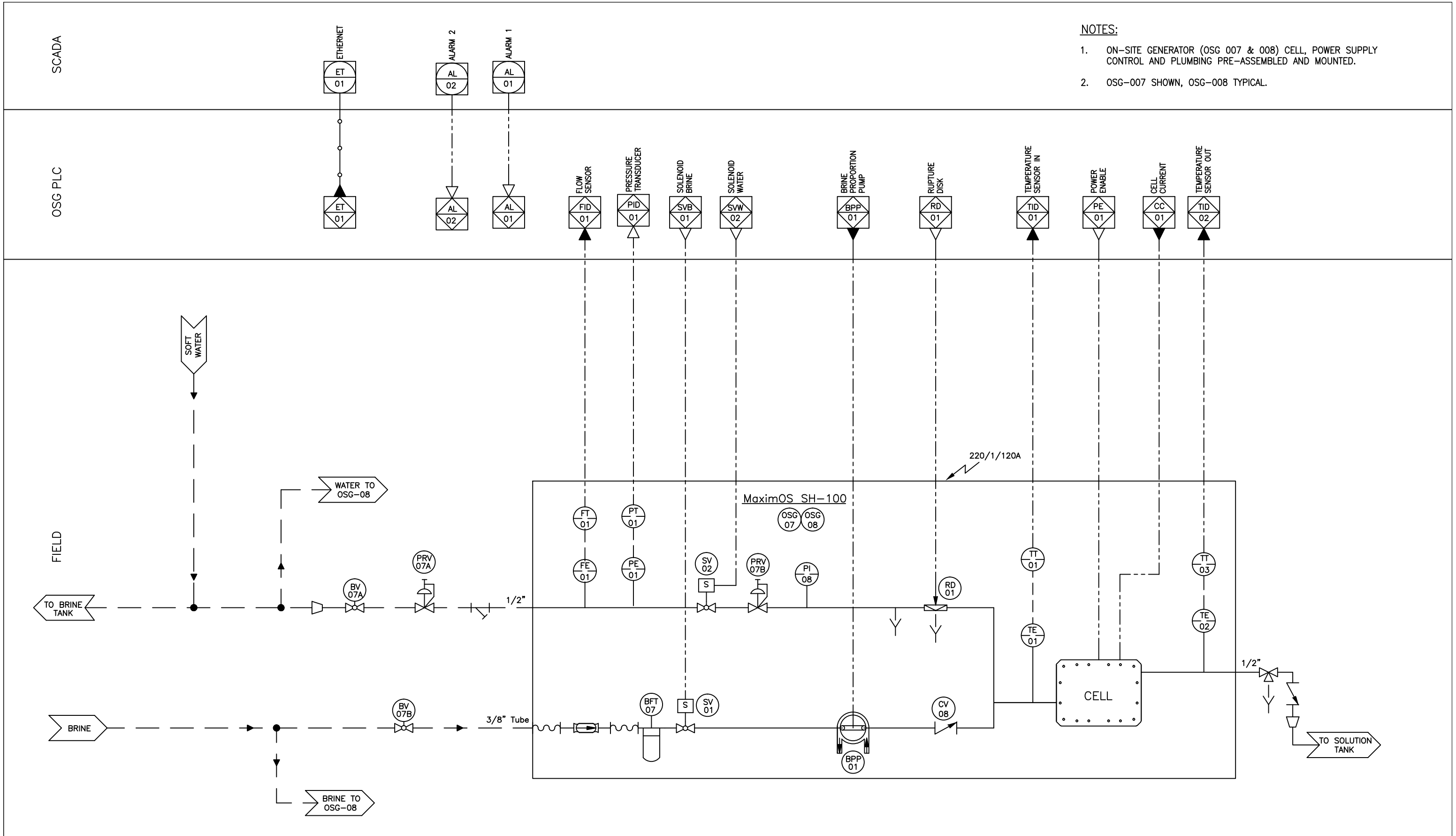
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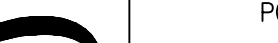
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chinmayv	07/23/14
CHECKED BY	DATE
-	-
SCALE	SIZE
NTS	B



PROJECT NAME
P02600XXX UV WTP RICHLAND, WA
REFERENCE INFORMATION

TITLE
MAXIMOS SERIES ON-SITE GENERATOR SH-100 PROCESS & PIPING DIAGRAM - 2
DRAWING NO
P02600XXX02-04
REV
1



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								<div><input checked="" type="checkbox"/> INFORMATION <input type="checkbox"/> CERTIFIED</div>	chinmayv	07/23/14							
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REV	DESCRIPTION	DATE	BY		NTS	B	P02600XXX02–05		1								
															SHEET 5 OF 6		





LEGEND:

- A

WATER FILTERS (20")

B

WATER SOFTENER (CP213s)

C

WATER HEATER

D

MAXIMOS ON-SITE GENERATOR (MH-400)

E

BRINE GENERATORS (10 TON)

F

BRINE FILTER
- G

BRINE BOOSTER PUMPS

H

SOLUTION TANKS (7119 GAL.)

J

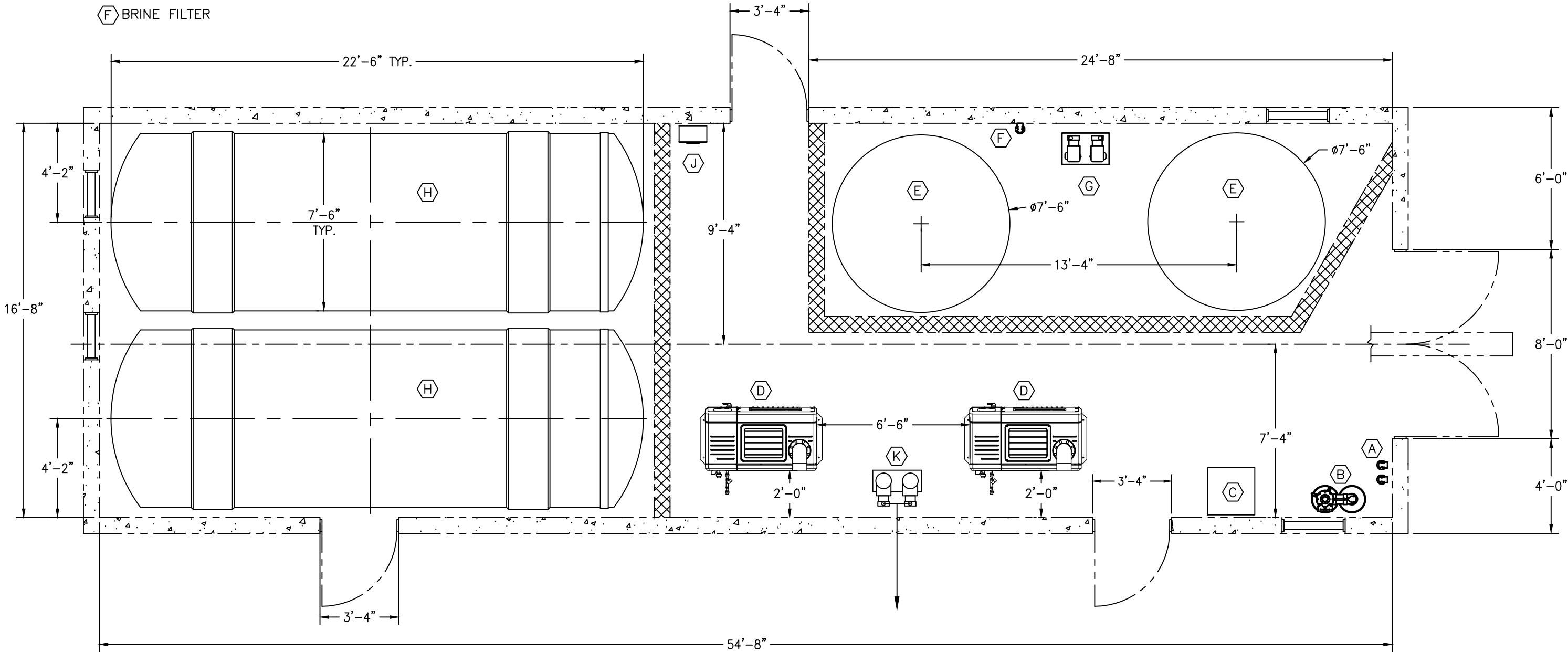
DIFFERENTIAL PRESSURE SENSOR CONTROLLER (GF SIGNET)

K

SOLUTION TRANSFER PUMPS

NOTES:

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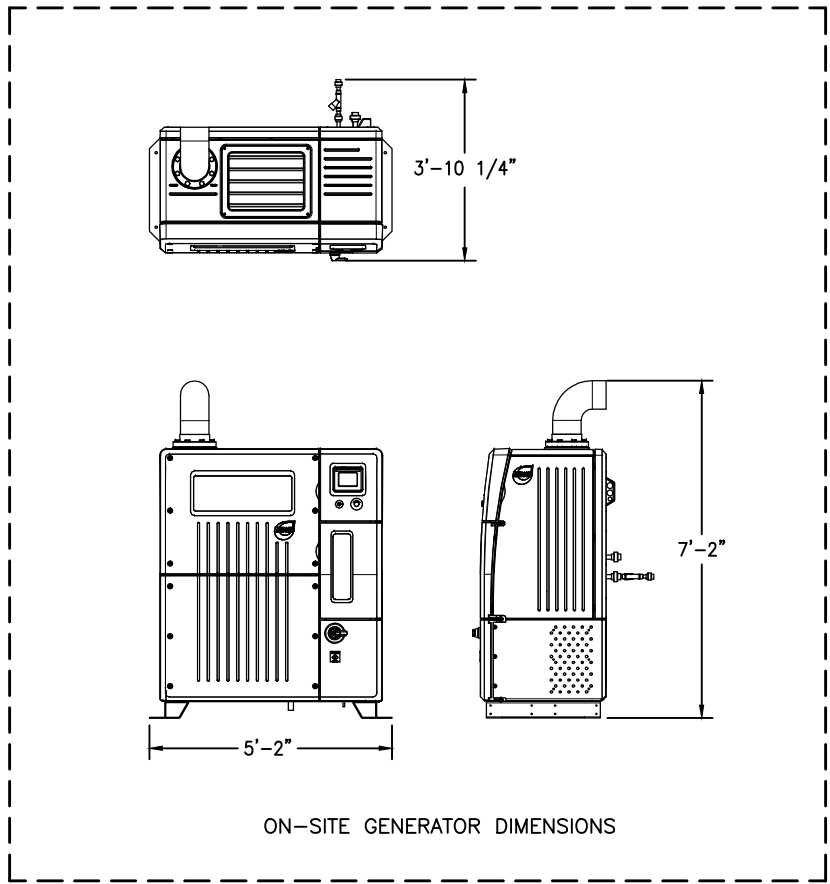
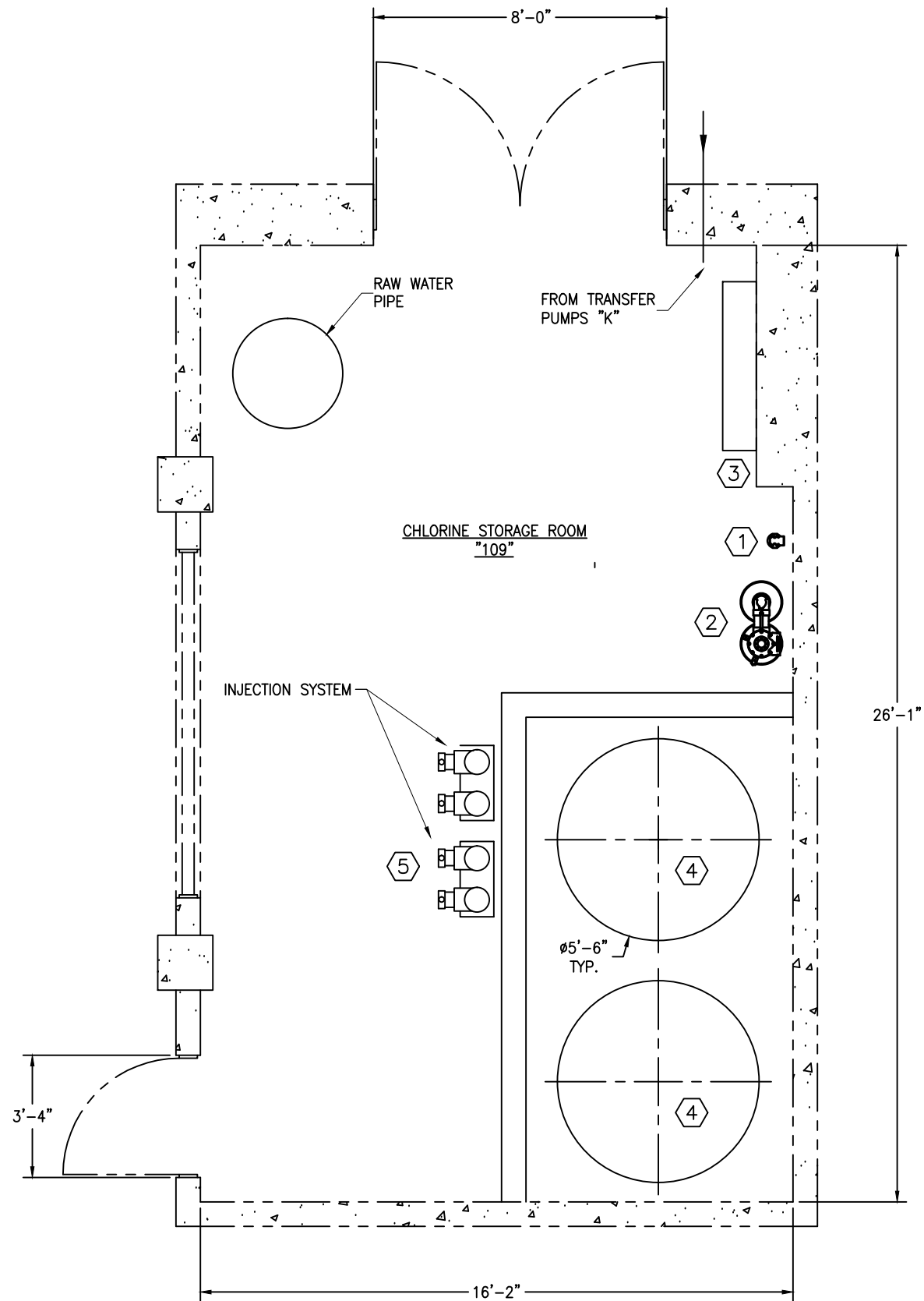
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chinmayv	07/30/14
CHECKED BY	DATE
-	-
SCALE	SIZE
NTS	B



PROJECT NAME
P02600XXX RICHLAND, WA WTP
REFERENCE INFORMATION

TITLE
ON-SITE SODIUM HYPOCHLORITE GENERATOR MAXIMOS MH-400 ROOM LAYOUT
DRAWING NO.
P02600XXX50-03
REV
2



- LEGEND:
- ① WATER FILTER
  - ② WATER SOFTENER
  - ③ DILUTION PANEL
  - ④ DAY STORAGE TANKS (1,400 GAL)
  - ⑤ INJECTION PUMP SYSTEM

- NOTES:
1. REPRESENTATIVE DRAWING ONLY. EQUIPMENT SHOWN IS BASIC FOR A FUNCTIONING SYSTEM. ADDITIONAL EQUIPMENT MAY BE REQUIRED DEPENDING ON SPECIFIC ON-SITE GENERATION EQUIPMENT.
  2. THIS ROOM LAYOUT IS FOR INFORMATIONAL USE ONLY. FINAL INSTALLATION DRAWINGS ARE NOT PROVIDED BY PARKSON CORP.

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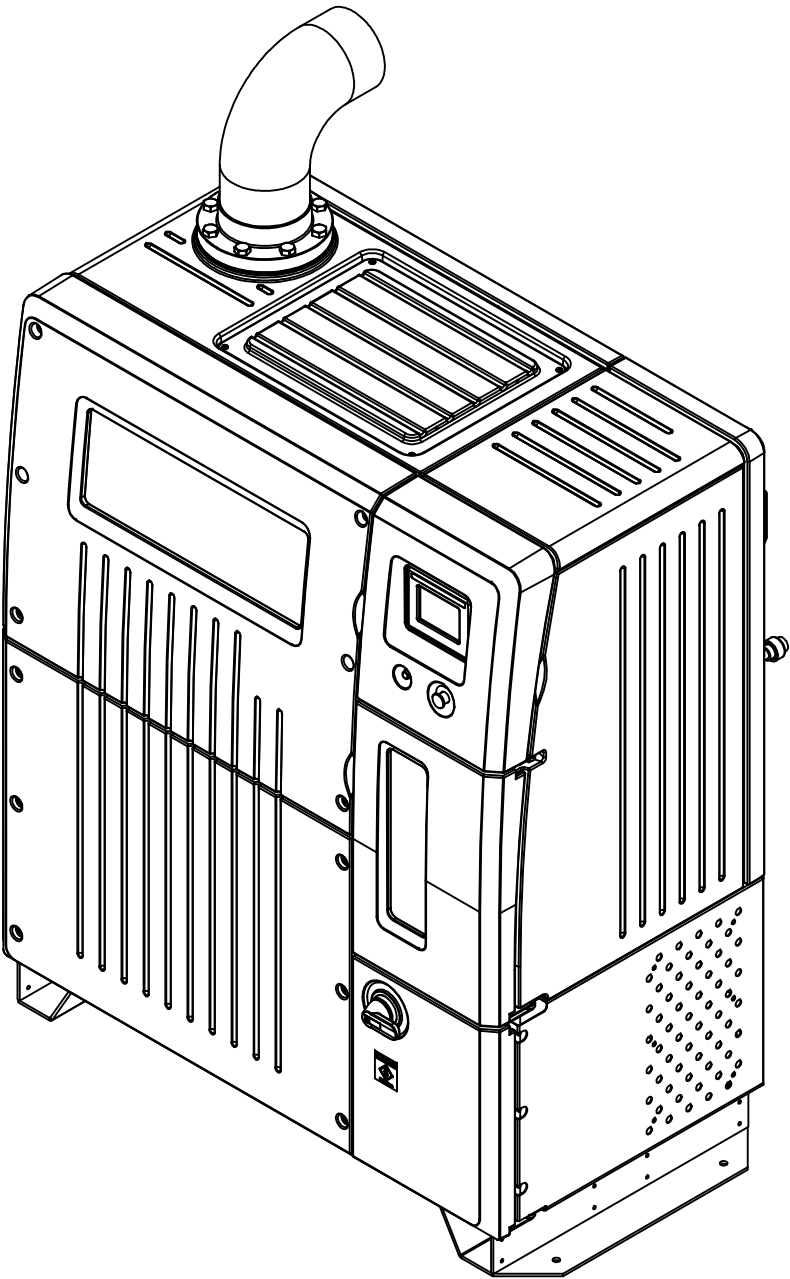
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chinmayv	07/30/14
CHECKED BY	DATE
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SCALE	SIZE
NTS	B



PROJECT NAME
P02600XXX RICHLAND, WA WTP
REFERENCE INFORMATION

TITLE
ON-SITE SODIUM HYPOCHLORITE GENERATOR MAXIMOS MH-400 ROOM LAYOUT
DRAWING NO.
P02600XXX50-03
REV
2

# PARKSON SODIUM HYPOCHLORITE GENERATION EQUIPMENT



## INDEX

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












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SCALE	SIZE
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

















































PROJECT NAME
P02600XXX WTP RICHLAND, WA
REFERENCE INFORMATION













TITLE
MAXIMOS SERIES ON-SITE GENERATOR MH-400 TITLE PAGE & INDEX
DRAWING NO
P02600XXX03-01
REV
1
















PROCESS & INSTRUMENTATION DIAGRAM SYMBOLOGY








VALVE SYMBOLS	
	BALL
	GATE
	BUTTERFLY
	GLOBE
	PLUG
	DIAPHRAGM
	PINCH
	NON SPECIFIC
	MANUAL THROTTLING
	NEEDLE
	3 WAY
	4 WAY
	ANGLE
	SAMPLE TAP
	KNIFEGATE
	CHECK
	WEIGHTED CHECK
	BALL CHECK
	SAFETY RELIEF
	FLOAT ACTUATED
	SAFETY RELIEF 3-WAY VALVE
PIPING NOMENCLATURE/MATERIAL	
ACH = HYDROCHLORIC ACID	
AB = AIR BLOW/AIR BURST	
BR = BRASS	
BW = BACKWASH	
CA = CAUSTIC	
CI = CAST IRON	
CO = COAGULANT	
CPVC = CHLORINATED POLY VINYL CHLORIDE	
CS = CARBON STEEL	
CU = COPPER	
CW = CITY WATER	
DE = DIATOMACEOUS EARTH	
DI = DUCTILE IRON	
FA = FERRIC ACID H2FE04	
FLOC = FLOCULANT	
FRP = FIBERGLASS	
GCS = GALVANIZED CARBON STEEL	
PAC = POWDERED ACTIVATED CARBON	
PE = POLYETHYLENE	
PVC = POLY VINYL CHLORIDE	
PYS = POLYMER SLURRY	
RW = RAW WATER	
SL = SLUDGE	
SH = SODIUM HYPOCHLORITE	
SS = STAINLESS STEEL	
TR = TREATED WATER	
UTW = UNTREATED WATER	
WAS = WASTE ACTIVATED SLUDGE	
WS = WASTE SUPPLY	
WW = WASTE WATER	

PROCESS COMPONENTS	
	Y STRAINER
	DIFFUSER
	STATIC MIXER
	PRIMING BULB
	WEIR
	VENT W/SCREEN
	DIAPHRAGM SEAL
	RUPTURE DISK
	VENTURI
	PULSATION DAMPENER
	FLOW ORIFICE
	FLOW NOZZLE
	SPRAY NOZZLE
	PRESSURE INDICATOR
	AIR FILTER
	PRESSURE REGULATOR
	FILTER/STRAINER
	CALIBRATION COLUMN
	OPEN DRAIN
PIPING CONNECTIONS/COMPONENTS	
	FLANGE
	TEE
	COUPLING
	WELDED JOINT
	BLIND FLANGE
	REDUCER
	UNION
	FLEXIBLE
MISC. COMPONENTS	
	ELECTRIC MIXER & IMPELLER
	AIR DRIVEN MIXER & IMPELLER
	AIR COMPRESSOR

VALVE ACTUATORS & SYMBOLS	
	ELECTRICALLY ACTUATED SOLENOID
	AIR ACTUATED SOLENOID
	AIR ACTUATED DIAPHRAGM
	SINGLE AIR ACTUATED
	DUAL AIR ACTUATED W/POSITION INDICATOR
	MOTORIZED
	MANUAL THROTTLLED
	ENERGIZED/DE-ENERGIZED FLOW PATH
EX	DE-ENERGIZED FLOW PATH
NC	NORMALLY CLOSED NON ACTUATED
NO	NORMALLY OPEN NON ACTUATED
FC	FAILED CLOSED
FO	FAILED OPEN
PUMP SYMBOLS	
	HORIZONTAL CENTRIFUGAL
	VERTICAL LIFT
	VERTICAL CENTRIFUGAL
	VERTICAL INLINE
	DIAPHRAGM CHEMICAL DOSING
	SUMP
	PROGRESSIVE CAVITY
	NON SPECIFIC PUMP
	AIR ACTUATED DIAPHRAGM
	POSITIVE DISPLACEMENT

PUMPS, BLOWERS & OTHER SYMBOLS	
	PERISTALTIC PUMP
	CENTRIFUGAL BLOWER
	POSITIVE DISPLACEMENT BLOWER
	HEATER
	CHILLER
	ELECTRIC MOTOR
	AIR MOTOR
	AC VARIABLE FREQUENCY
	DC FREQUENCY INVERTER
	MECHANICAL SPEED ADJUST
INSTRUMENT/CONTROL ABBREVIATIONS	
AS	= AIR SUPPLY
C	= CURRENT (AMPS)
COND	= CONDUCTIVITY
DP	= DELTA PRESSURE
HOA	= HAND/OFF/AUTO
I/P	= CURRENT TO PRESSURE
IS	= INSTRUMENT AIR
O/I	= ON/OFF
ORP	= OXIDATION REDUCTION POTENTIAL
RES	= RESISTIVITY
TURB	= TURBIDITY
ZSC	= LIMIT SWITCH CLOSED
ZSO	= LIMIT SWITCH OPEN
PIPE LINE NOMENCLATURE	
LINE SIZE – PIPE MATERIAL – PROCESS	
EXAMPLE: 2"– SS – WS	
2" STAINLESS STEEL WATER SUPPLY	
DIVIDERS & EXTENSIONS	
PARKSON/OTHERS	FROM TO LINE
SUPPLIED BY DIVIDER	DENOTES LINE EXTENSIONS
	

INSTRUMENTATION IDENTIFIERS					
	FIELD MOUNTED DEVICE LOCAL	FRONT ENC. DEVICE NORMALLY ACCESSIBLE	INSIDE ENC. DEVICE NORMALLY INACCESSIBLE	EXAMPLES	
DISCRETE INSTRUMENTS I.E., SWITCHES, SENSORS, INDICATORS				ANALOG FLOW INDICATING DISPLAY	
INDICATING LIGHTS ALARMS, & SIREN				ANALOG INDICATING TRANSMITTER	
DISTRIBUTED CONTROL/SHARED DISPLAY OR SCREEN					
PROGRAMMABLE LOGIC CONTROLLER. DISCRETE, ANALOG, INPUTS OUTPUT POINTS					
COMPUTER CONTROLLED FUNCTION. SUPERVISORY CONTROL AND DATA ACQUISITION					
INSTRUMENTATION EXAMPLES					
LETTERS	MEASURED OR INITIATING VARIABLE	MODIFIER (FIRST LETTER)	READOUT OR PASSIVE FUNCTION	OUTPUT FUNCTION	MODIFIER (OR OUTPUT FUNCTION)
A	ANALYSIS		ALARM		
B	BURNER, COMBUSTION		USER CHOICE	USER CHOICE	
C	USER CHOICE	CONTROL		CONTROL	
D	DENSITY	DIFFERENTIAL			
E	VOLTAGE		ELEMENT/SENSOR		
F	FLOW RATE	RATIO (FRACTION)			
G	USER CHOICE		GLASS/VIEWING		
H	HAND				HIGH
I	CURRENT		INDICATE		
J	POWER	SCAN			
K	TIME, TIME SCHEDULE	TIME RATE OF CHANGE		CONTROL STATION	
L	LEVEL		LIGHT		LOW
M	MOISTURE, HUMIDITY	MOMENTARY			MIDDLE/INTERMEDIATE
N	HYDROGEN		INDICATE	USER CHOICE	USER CHOICE
O	OPTICAL		ORIFICE, RESTRICTION		
P	PRESSURE, VACUUM		POINT, CONNECTION		
Q	QUANTITY, EVENT	INTEGRATE, TOTALIZE			
R	RADIATION	RELIEF, REDUCING	RECORD		
S	SPEED, FREQUENCY	SAFETY		SWITCH	
T	TEMPERATURE			TRANSMIT	
U	MULTIVARIABLE		MULTIFUNCTION	MULTIFUNCTION	MULTIFUNCTION
V	VIBRATION, VISCOSITY	VACUME		VALVE, DAMPER, OR LOUVER	
W	WEIGHT		WELL		
X	UNCLASSIFIED	X-AXIS	ASME TURBINE TEST	UNCLASSIFIED	UNCLASSIFIED
Y	PRESENCE, STATE	Y-AXIS		RELAY, COMPUTE, FINAL	
Z	POSITION	Z-AXIS		CONTROL ELEMENT	

LEGEND	
	PARKSON PROVIDED PLUMBING/CONNECTIONS
	FIELD INSTALLED PLUMBING BY OTHERS
	PARKSON PROVIDED BOUNDARIES
	PRESSURIZED AIR SUPPLY LINES
	REMOTE ELECTRICAL CONNECTION
	DOUBLE CONTAINMENT PIPE BY OTHERS
	SOFTWARE LINK OR DATA LINK

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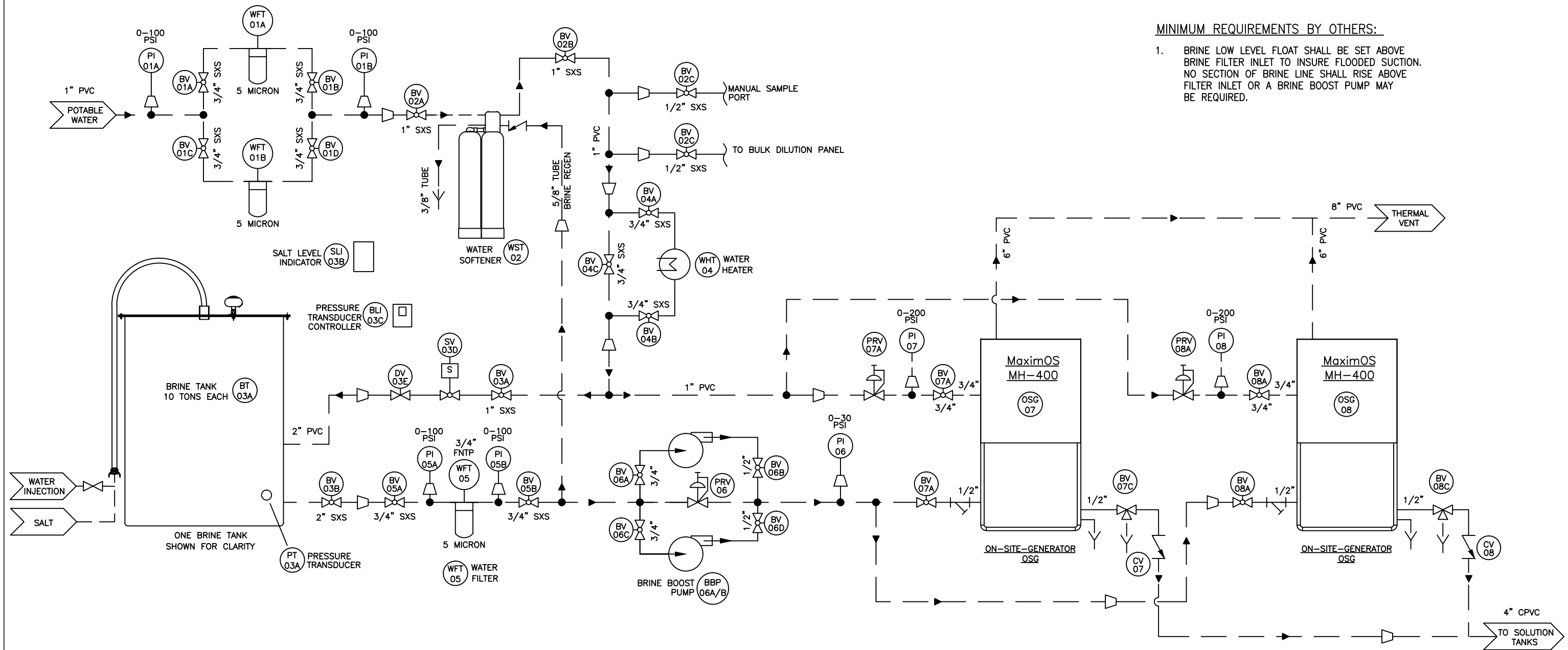
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SCALE	SIZE
NTS	B



PROJECT NAME	P02600XXX WTP RICHLAND, WA		TITLE	MAXIMOS SERIES ON-SITE GENERATOR MH-400 LEGEND AND SYMSBOLS	
REFERENCE INFORMATION	DRAWING NO		P02600XXX03-02		REV 1
SHEET 2 OF 9					



# MINIMUM REQUIREMENTS BY OTHERS:

- BRINE LOW LEVEL FLOAT SHALL BE SET ABOVE BRINE FILTER INLET TO INSURE FLOODED SUCTION. NO SECTION OF BRINE LINE SHALL RISE ABOVE FILTER INLET OR A BRINE BOOST PUMP MAY BE REQUIRED.

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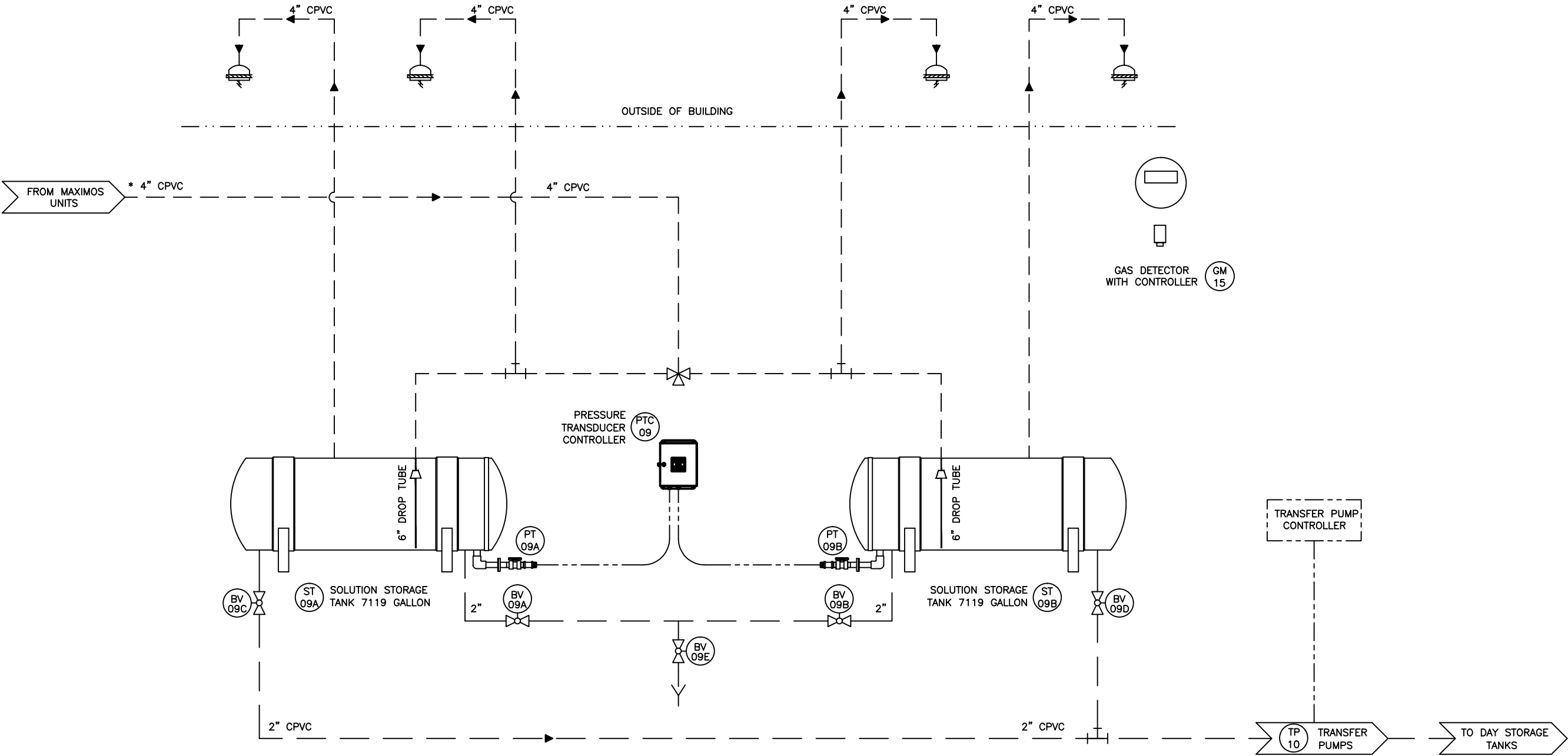


PROJECT NAME
P02600XXX WTP RICHLAND, WA
REFERENCE INFORMATION

TITLE
MAXIMOS SERIES ON-SITE GENERATOR MH-400 PROCESS & PIPING DIAGRAM - 1
DRAWING NO
P02600XXX03-03
REV
1

NOTES:

1. RECOMMENDED PIPE SCHEDULE FOR ALL PLUMBING:  
SCHEDULE 80 PVC OR CPVC  
\* REQUIRES SCHEDULE 80 CPVC
2. INTERCONNECTING PIPING INCLUDING BUT NOT LIMITED TO TEES, ELBOWS, AND REDUCERS ARE TO BE SUPPLIED BY INSTALLING CONTRACTOR(S)



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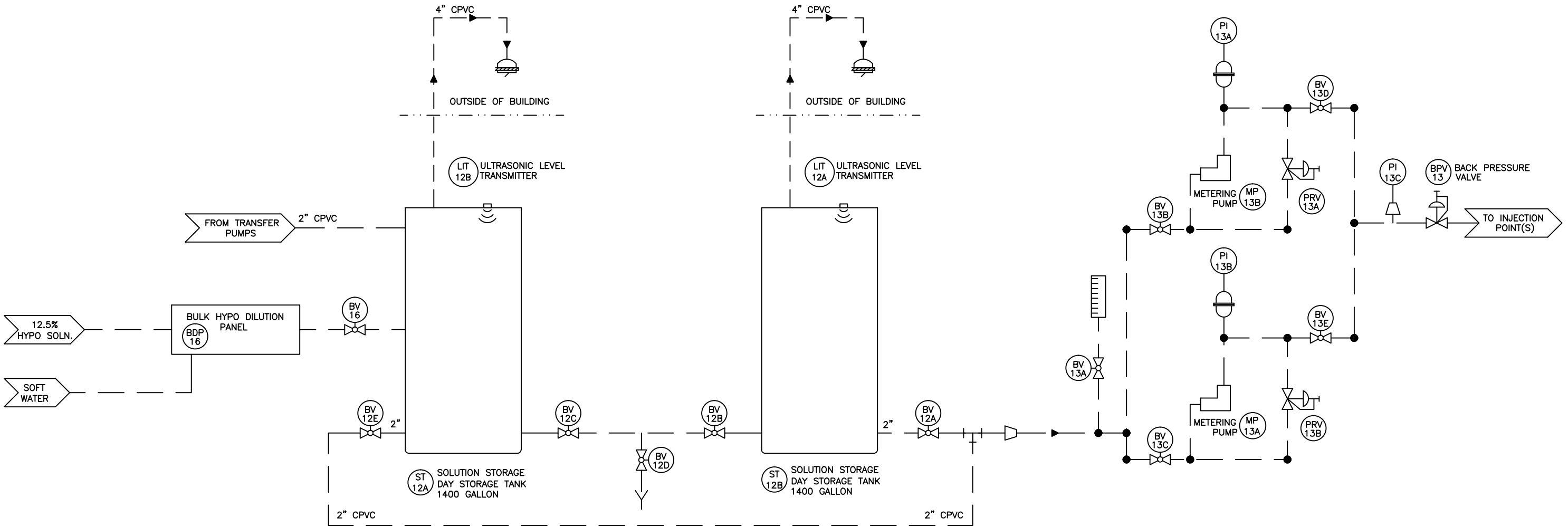


PROJECT NAME
P02600XXX WTP RICHLAND, WA
REFERENCE INFORMATION

TITLE
MAXIMOS SERIES ON-SITE GENERATOR MH-400 PROCESS & PIPING DIAGRAM - 2
DRAWING NO
P02600XXX03-04
REV
1

NOTES:

1. INTERCONNECTING PIPING INCLUDING BUT NOT LIMITED TO TEES, ELBOWS, AND REDUCERS ARE TO BE SUPPLIED BY INSTALLING CONTRACTOR(S)
2. TWO (2) PUMPS SHOWN ONLY. TOTAL OF FOUR (4) PUMPS INCLUDED.



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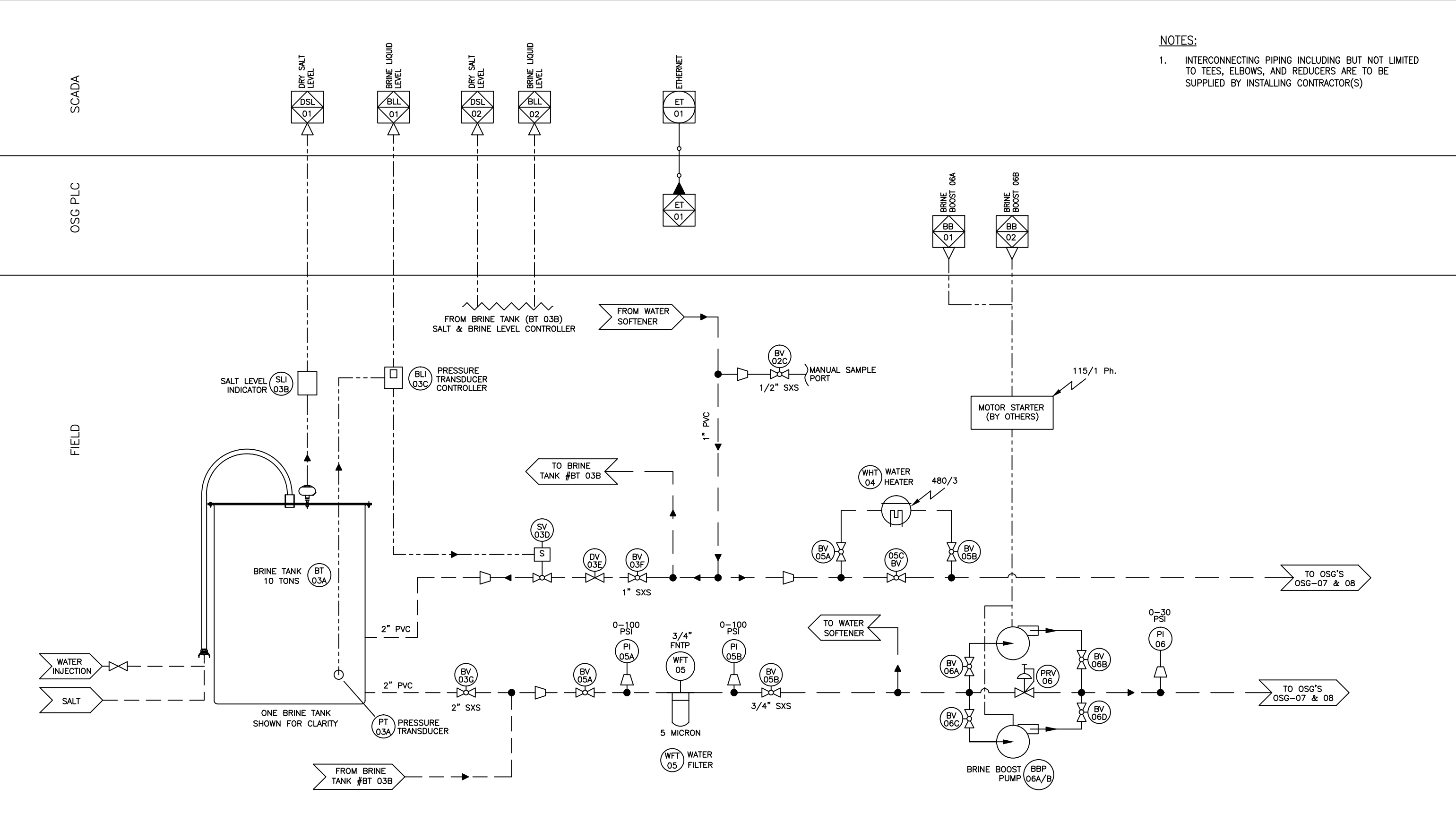
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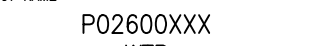


PROJECT NAME
P02600XXX WTP RICHLAND, WA
REFERENCE INFORMATION

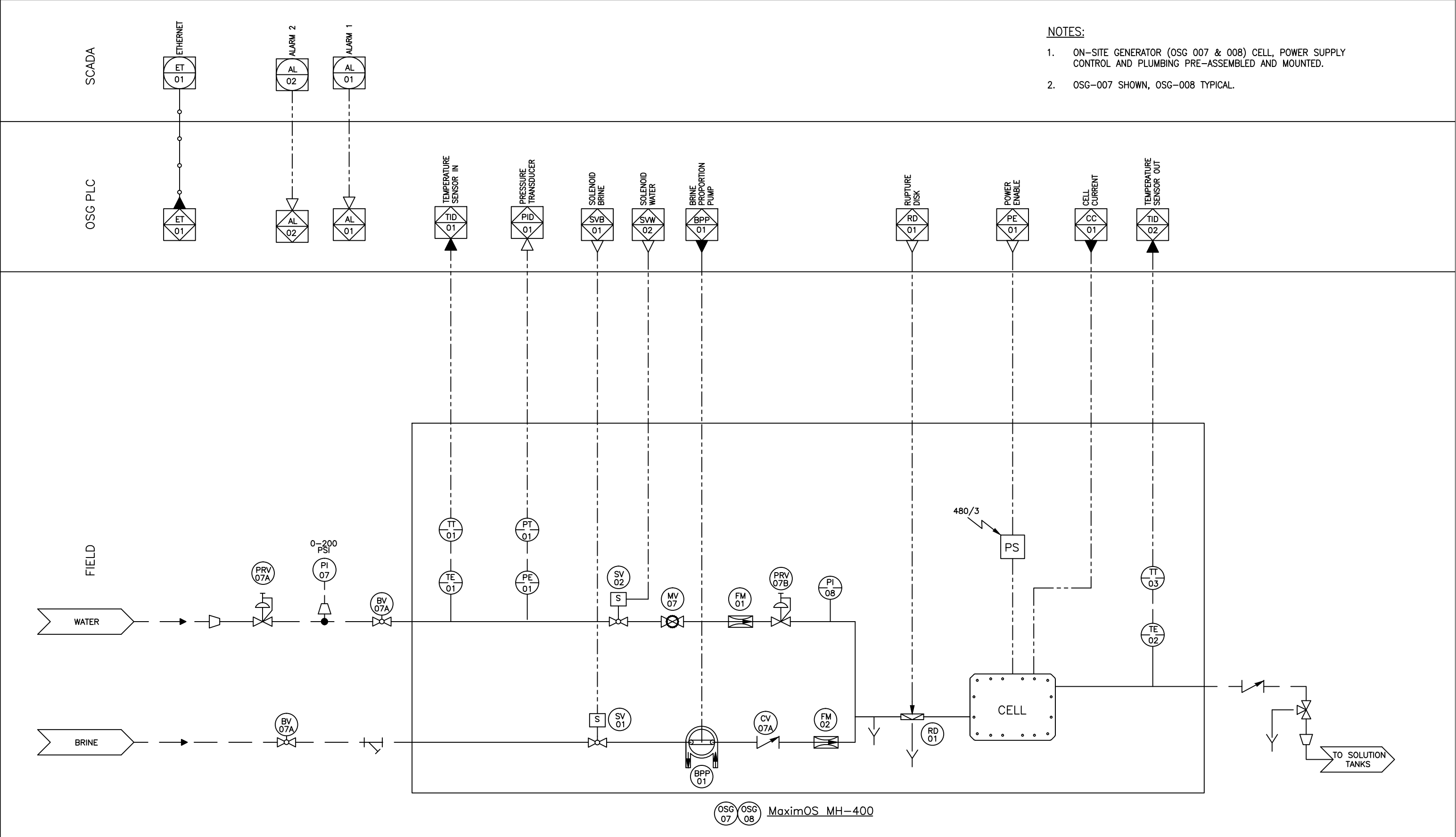
TITLE
MAXIMOS SERIES ON-SITE GENERATOR MH-400 PROCESS & PIPING DIAGRAM - 3
DRAWING NO
P02600XXX03-05
REV
1



- NOTES:
1. INTERCONNECTING PIPING INCLUDING BUT NOT LIMITED TO TEES, ELBOWS, AND REDUCERS ARE TO BE SUPPLIED BY INSTALLING CONTRACTOR(S)

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								<input checked="" type="checkbox"/> INFORMATION <input type="checkbox"/> CERTIFIED	chinmayv	07/30/14			
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									SCALE	SIZE			
REV	DESCRIPTION	DATE	BY	THIS DRAWING IS LIMITED TO FUNCTIONAL DESIGN, GENERAL ARRANGEMENT AND CLEARANCE. NO RESPONSIBILITY IS ACCEPTED BY PARKSON CORPORATION FOR OTHER DIMENSIONS, QUANTITIES, OR COORDINATION WITH OTHER EQUIPMENT OR DRAWINGS EXCEPT AS STATED IN PURCHASE ORDER.				NTS	B	REFERENCE INFORMATION	DRAWING NO P02600XXX03-06 SHEET 6 OF 9	REV 1	




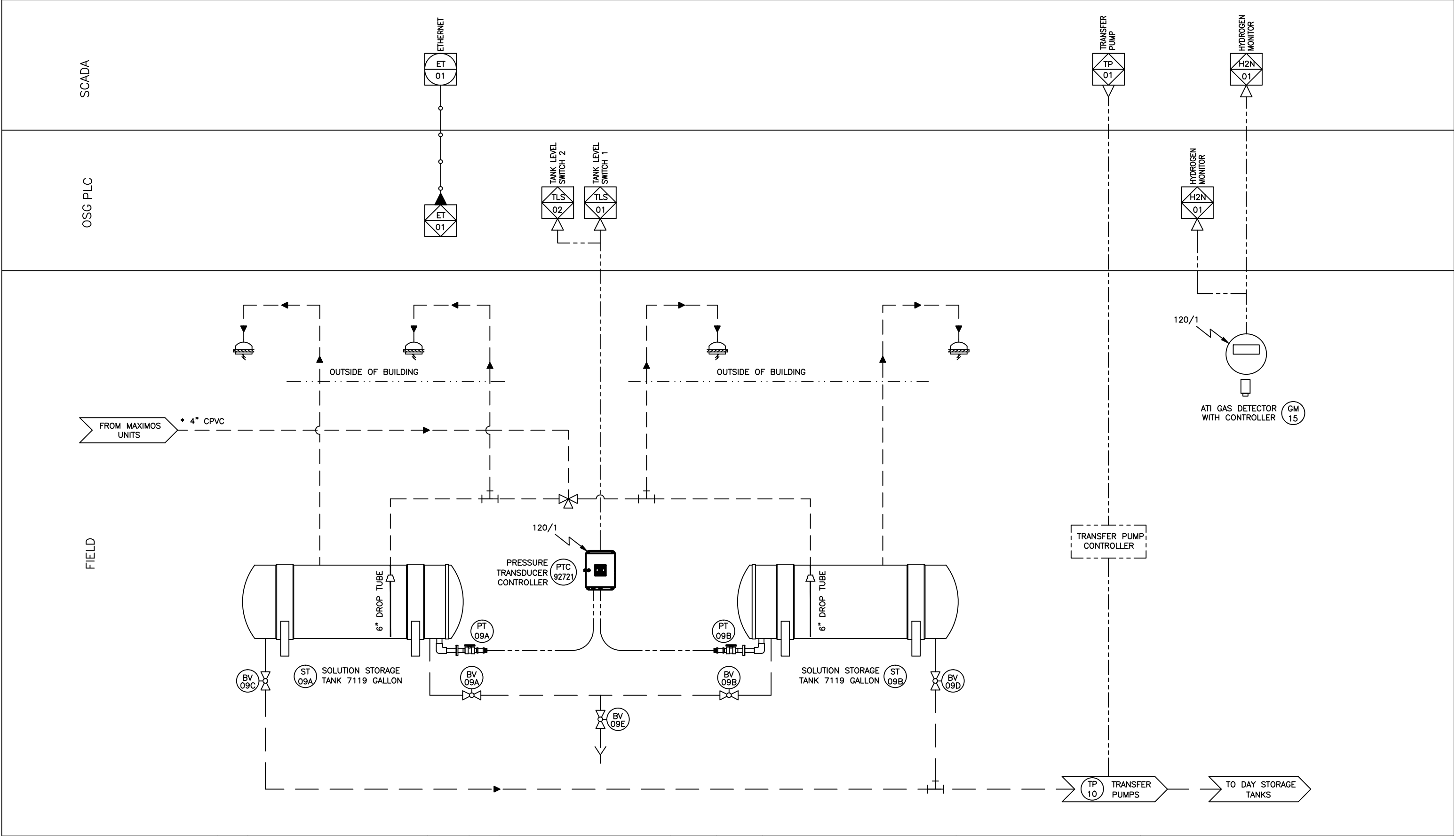


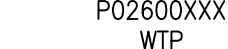
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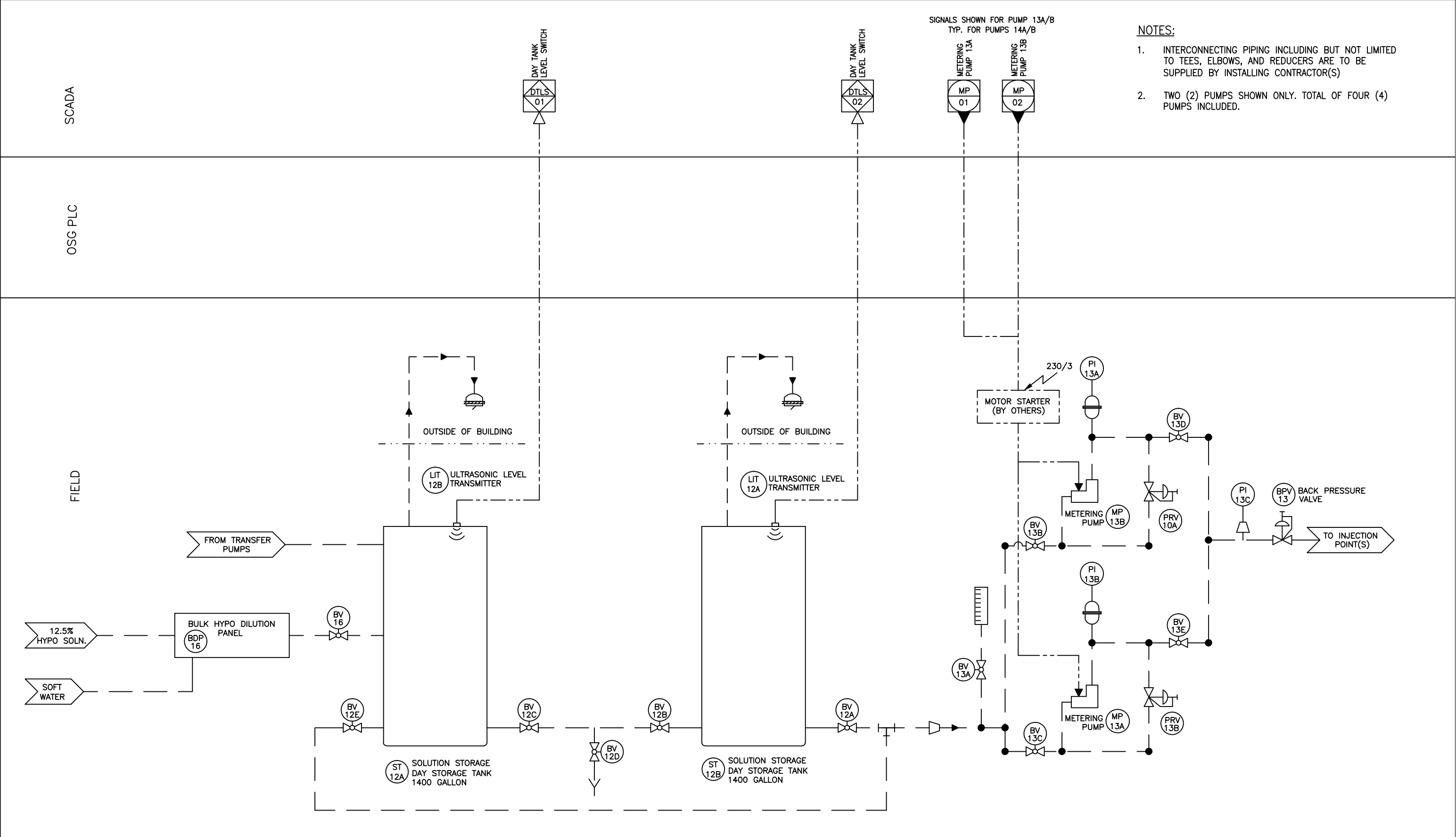
1. ON-SITE GENERATOR (OSG 007 & 008) CELL, POWER SUPPLY CONTROL AND PLUMBING PRE-ASSEMBLED AND MOUNTED.

2. OSG-007 SHOWN, OSG-008 TYPICAL.


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					<input checked="" type="checkbox"/> INFORMATION <input type="checkbox"/> CERTIFIED		chinmayv	07/30/14					
							CHECKED BY	DATE		REFERENCE INFORMATION		DRAWING NO P02600XXX03–07	REV 1
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							SCALE	SIZE		SHEET 7 OF 9			
REV	DESCRIPTION			DATE	BY	NTS	B						
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								X INFORMATION ___ CERTIFIED	chinmayv	07/30/14					
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												SHEET 8 OF 9			



- NOTES:
1. INTERCONNECTING PIPING INCLUDING BUT NOT LIMITED TO TEES, ELBOWS, AND REDUCERS ARE TO BE SUPPLIED BY INSTALLING CONTRACTOR(S)
  2. TWO (2) PUMPS SHOWN ONLY. TOTAL OF FOUR (4) PUMPS INCLUDED.

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					<input checked="" type="checkbox"/> INFORMATION <input type="checkbox"/> CERTIFIED		CHECKED BY	DATE						
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					THIS DRAWING IS LIMITED TO FUNCTIONAL DESIGN, GENERAL ARRANGEMENT AND CLEARANCE. NO RESPONSIBILITY IS ACCEPTED BY PARKSON CORPORATION FOR OTHER DIMENSIONS, QUANTITIES, OR COORDINATION WITH OTHER EQUIPMENT OR DRAWINGS EXCEPT AS STATED IN PURCHASE ORDER.		SCALE	SIZE						
REV	DESCRIPTION	DATE	BY		NTS	B			REFERENCE INFORMATION	DRAWING NO	P02600XXX03-09 SHEET 9 OF 9		REV 1	



## ON-SITE GENERATED Sodium Hypochlorite EQUIPMENT

Richland, WA

Proposal: BO2600497 - Amendment No1

Monday, September 29, 2014

To:	Jay Marlow	Date:	Monday, September 29, 2014
Company:	City of Richland, WA	From:	Luc La Haie
Tel.:	Phone	Tel.:	(954) 917-1859
cc:	Randy Otts, Steve Young, Mike Reilly & John Deogracias		
Subject:	Parkson's MaximOS™ On-site water disinfection technology, Design Proposal for Richland, WA		

Dear Mr. Marlow,

Thank you for this opportunity to present our revised options for Parkson's MaximOS™ On-site Generated Sodium Hypochlorite Equipment for RFP 2014-28 PW. Option 1 for all facilities will remain the original bid amount proposed with the slight changes in design. We have included Option 2 and Option 3 as outline below

- Wastewater Treatment facility (WWTP)
  - Option 1: OSG System **(Original BID)**
  - Option 2: Upgrade to 1,000 PPD OSG System (500 PPD OSG ea.)
  - Option 3: Upgrade to Self-Cleaning OSG Design
- UV Water treatment Plant (UV WTP)
  - Option 1: OSG System **(Original BID)**
  - Option 3: Upgrade to Self-Cleaning OSG Design
- Water Treatment Plant (WTP)
  - Option 1: OSG System **(Original BID)**
  - Option 2: Upgrade to 1,000 PPD OSG System (500 PPD OSG ea.)
  - Option 3: Upgrade to Self-Cleaning OSG Design

**Pricing Notes:**

- Wastewater Treatment facility (WWTF)
  - Option 1: OSG System **(Original BID)**
    - **\$488,767 Equipment**
    - **\$142,000 Installation and Start-up**
  - Option 2: Upgrade to 1,000 PPD OSG System
    - Upgrade from 400 to 500 PPD OSG in each unit. Adder pricing is due to increased system capacity, which requires more Titanium plate and RuO<sub>2</sub> coating
    - **\$19,686**
  - Option 3: Upgrade to Self-Cleaning OSG Design
    - Adder pricing is due to the increase of added one OSG, piping and additional oxidant storage tanks at the WWTF.
    - **\$126,616 Equipment & Installation**

- UV Water treatment Plant (UV WTP)
  - Option 1: OSG System (**Original BID**)
    - **\$217,010 Equipment**
    - **\$84,000 Installation and Start-up**
  - Option 3: Upgrade to Self-Cleaning OSG Design
    - **\$2,460 Equipment & Installation**
- Water Treatment Plant (WTP)
  - Option 1: OSG System (**Original BID**)
    - **\$560,544 Equipment**
    - **\$205,000 Installation and Start-up**
  - Option 2: Upgrade from 400 to 500 PPD OSG in each unit.
    - Adder pricing is due to increased system capacity, which requires more Titanium plate and RuO2 coating
    - **\$19,686 Equipment & Installation**
  - Option 3: Upgrade to Self-Cleaning OSG Design
    - Adder pricing is due to the increase of added one OSG, piping.
    - **\$122,116 Equipment & Installation**

Based upon the data provided for this project, we developed the MaximOS™ design described in this proposal. Parkson hopes you consider the self cleaning alternative for each site. This the state of the art onsite generation technology provides the most efficient and reliable system in the market place. Additional benefits include:

- Automatically self cleaning without operator interface and subjectivity every 720 hours
- Duration is approximately 5 minutes per cell
- Electrodes can be uniformly cleaned and the active area of the cell is cleaned without the need for operators to handle muriatic acid for routine maintenance
- Minimal particles accumulate in cell with proper flushing
- Automatic proactive maintenance program ensures the most consistent salt and energy efficiencies without regular operator interaction

Proposal: BO2600497 - Amendment No1  
Monday, September 29, 2014



Parkson is looking forward to further developing this public private partnership with the City of Richland, WA, and we believe this proposal outlines the value required by the City of Richland, WA in order to meet the ongoing needs.

Should you have any questions or need clarifications, please do not hesitate to contact me at (954) 917-1859.

Sincerely,

PARKSON CORPORATION  
An Axel Johnson, Inc. Company

Luc La Haie  
Applications Engineer  
llahaie@parkson.com

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## 1. WWTP - Basis of Design

WWTP (Customer supplied information and design assumptions)		
<b>Type of treatment process:</b>	<b>Wastewater</b>	
<b>Peak Feed Rate:</b>	<b>1200 lbs/day (FAC)</b>	
<b>Average Feed Rate:</b>	<b>130 lbs/day (FAC)</b>	
<b>Design Feed Rate:</b>	<b>800 lbs/day (FAC)</b>	
<b>Salt Storage Capacity:</b>	<b>30 days at average use</b>	
<b>Brine Tank Size:</b>	<b>10 Ton minimum</b>	
<b>Solution Storage capacity:</b>	<b>72 hours minimum</b>	
<b>Solution Storage tank Size:</b>	<b>6,000 gallons minimum</b>	
<b>Supply Water to MaximOS™ System:</b>	Potable Water	Assumed
<b>Maximum Feed Water Temperature:</b>	50 °F	Assumed
<b>Minimum Feed Water Temperature:</b>	80 °F	Assumed
<b>Minimum Feed Water Pressure:</b>	35 PSI	Assumed
<b>Maximum Feed Water Pressure:</b>	100 PSI	Assumed
<b>mg/L hardness, Ca:</b>	170 mg/L	Assumed

## WWTP (Option 1) - Equipment Description

### On-Site Generated Sodium Hypochlorite Generator (OSG)

Two (2) MaximOS™ MH-400 Sodium Hypochlorite Generator(s).

Total Capacity:	800 PPD FAC
Generator Capacity:	400 PPD FAC each
Salt consumption (max.):	3 lb salt/lb FAC
Energy consumption (max.):	2 kW-hr/lb FAC
FAC Concentration:	8,000 mg/L (+/- 1,000)

### Controls

Each unit is equipped with an Allen Bradley Micro Logix 1400 PLC with 6" Panelview Plus colored touch screen.

The fully automated Allen Bradley control system takes care of all normal operation automatically without the need for direct operator interface.

Self-diagnostic capabilities allow the operator to monitor performance and predicatively maintain the system.

### Feed Water Filter

One (1) Dual 20 inWall mounted cartridge filters.

- Filter Cartridge are 5 micron, pleated disposable cartridge
- Filters are mounted in parallel dual filtration arrangement
- Pressure gauge on each side to measure pressure loss through filters

### Feed Water Softener

One (1) Kinetico CP213s dual tank, non-electric automatic water softening system

- Pressure gauge on each side to measure pressure loss through softener
- Isolation valves
- Non electric

### Feed Water Heater(s)

Two (2) **27kW** TanklessWater Heater

- Isolation and bypass valves
- 480VAC, 3 ph, 60 hz each
- Dimensions:
  - Width X Dept X Height: **16in X 4in X 17in**

### **Brine Saturator/Tank (Brine Generator)**

One (1) FRP 10 Tons Silo including internal piping assembly  
Liquid level monitoring system.

- Inside Diameter X straight shell height: 8ft X 8ft
- Flat bottom
- Overall height: 12ft

### **Feed Brine Filter**

One (1) 20 inWall mounted cartridge filter.

- Filter Cartridge are 5 micron, pleated disposable cartridge
- Pressure gauge on each side to measure pressure loss through filters
- Pressure gauge isolators

### **Oxidant Storage Tank(s)**

Two (2) 3,000 gallons XLHDPE Oxidant Storage Tank With liquid level monitoring system using pressure transducers and controller and a selector box

- Diameter X Height: 85in X 140in
- Two (2) Internal Liquid Barrier Hydrogen Vent System, one per tank, comprised of 6" CPVC down tube in each of the tank(s), with a Tee at the top of the down tube connected to a 4" CPVC vent pipe to outside of building. This item requires no electricity, fans, blowers or controls.

### **Bulk Hypo Dilution Panel**

- One (1) Bulk Hypo Dilution Panel to dilute 12.5% Sodium Hypochlorite to 0.8%
- One (1) Water Filter
- One (1) Water Softener

### **Hydrogen Detection System**

One (1) ATI, 120V, Hydrogen Detection Room Monitor with alarm

### **Spare parts**

One (1) Brine dilution pump Assembly  
Six (6) pleated 5 micron water filter cartridges - 20" Standard  
Six (6) pleated 5 micron brine filter cartridges - 20" Standard  
One (1) Thermowell analog assembly  
One (1) Water solenoid



One (1) Brine solenoid  
Five (5) Teflon Rupture Disks  
One (1) Lot(s) of assorted fuses

### **Oxidant Injection Feed System(s)**

Three (3) Dual Pump Injection System

- 10 gpm – 30 psi
- 460-230/3ph/60hz
- Peristaltic type with VFD
- Back pressure relief valve(s)
- Pressure relief valve(s)
- Pressure gauges and isolators
- Calibration Column
- Pulsation dampener
- Isolation Valve
- Local Basic Control and junction box

## WWTP (Option 2) - Equipment Description

### On-Site Generated Sodium Hypochlorite Generator (OSG)

Two (2) MaximOS™ MH-500 Sodium Hypochlorite Generator(s).

Total Capacity:	1000 PPD FAC
Generator Capacity:	500 PPD FAC each
Salt consumption (max.):	3 lb salt/lb FAC
Energy consumption (max.):	2 kW-hr/lb FAC
FAC Concentration:	8,000 mg/L (+/- 1,000)

### Controls

Each unit is equipped with an Allen Bradley Micro Logix 1400 PLC with 6" Panelview Plus colored touch screen.

The fully automated Allen Bradley control system takes care of all normal operation automatically without the need for direct operator interface.

Self-diagnostic capabilities allow the operator to monitor performance and predicatively maintain the system.

### Feed Water Filter

One (1) Dual 20 inWall mounted cartridge filters.

- Filter Cartridge are 5 micron, pleated disposable cartridge
- Filters are mounted in parallel dual filtration arrangement
- Pressure gauge on each side to measure pressure loss through filters

### Feed Water Softener

One (1) Kinetico CP213s dual tank, non-electric automatic water softening system

- Pressure gauge on each side to measure pressure loss through softener
- Isolation valves
- Non electric

### Feed Water Heater(s)

Two (2) **27kW** TanklessWater Heater

- Isolation and bypass valves
- 480VAC, 3 ph, 60 hz each
- Dimensions:
  - Width X Dept X Height: **16in X 4in X 17in**

### **Brine Saturator/Tank (Brine Generator)**

One (1) FRP 10 Tons Silo including internal piping assembly  
Liquid level monitoring system.

- Inside Diameter X straight shell height: 8ft X 8ft
- Flat bottom
- Overall height: 12ft

### **Feed Brine Filter**

One (1) 20 inWall mounted cartridge filter.

- Filter Cartridge are 5 micron, pleated disposable cartridge
- Pressure gauge on each side to measure pressure loss through filters
- Pressure gauge isolators

### **Oxidant Storage Tank(s)**

Two (2) 3,000 gallons XLHDPE Oxidant Storage Tank With liquid level monitoring system using pressure transducers and controller and a selector box

- Diameter X Height: 85in X 140in
- Two (2) Internal Liquid Barrier Hydrogen Vent System, one per tank, comprised of 6" CPVC down tube in each of the tank(s), with a Tee at the top of the down tube connected to a 4" CPVC vent pipe to outside of building. This item requires no electricity, fans, blowers or controls.

### **Bulk Hypo Dilution Panel**

- One (1) Bulk Hypo Dilution Panel to dilute 12.5% Sodium Hypochlorite to 0.8%
- One (1) Water Filter
- One (1) Water Softener

### **Hydrogen Detection System**

One (1) ATI, 120V, Hydrogen Detection Room Monitor with alarm

### **Spare parts**

One (1) Brine dilution pump Assembly  
Six (6) pleated 5 micron water filter cartridges - 20" Standard  
Six (6) pleated 5 micron brine filter cartridges - 20" Standard  
One (1) Thermowell analog assembly  
One (1) Water solenoid

One (1) Brine solenoid  
Five (5) Teflon Rupture Disks  
One (1) Lot(s) of assorted fuses

### **Oxidant Injection Feed System(s)**

Three (3) Dual Pump Injection System

- 10 gpm – 30 psi
- 460-230/3ph/60hz
- Peristaltic type with VFD
- Back pressure relief valve(s)
- Pressure relief valve(s)
- Pressure gauges and isolators
- Calibration Column
- Pulsation dampener
- Isolation Valve
- Local Basic Control and junction box

## WWTP (Option 3) - Equipment Description

### On-Site Generated Sodium Hypochlorite Generator (OSG)

Three (3) MaximOS™ MM-300 Self Cleaning Sodium Hypochlorite Generator(s).

Total Capacity:	1080 PPD FAC
Generator Capacity:	360 PPD FAC each
Salt consumption (max.):	2.5 lb salt/lb FAC
Energy consumption (max.):	3.5 kW-hr/lb FAC
FAC Concentration:	4,500 mg/L (+/- 1,000)

### Controls

Each unit is equipped with an Allen Bradley Micro Logix 1400 PLC with 6" Panelview Plus colored touch screen.

The fully automated Allen Bradley control system takes care of all normal operation automatically without the need for direct operator interface.

Self-diagnostic capabilities allow the operator to monitor performance and predicatively maintain the system.

### Feed Water Filter

One (1) Dual 20 inWall mounted cartridge filters.

- Filter Cartridge are 5 micron, pleated disposable cartridge
- Filters are mounted in parallel dual filtration arrangement
- Pressure gauge on each side to measure pressure loss through filters

### Feed Water Softener

One (1) Kinetico CP216s dual tank, non-electric automatic water softening system

- Pressure gauge on each side to measure pressure loss through softener
- Isolation valves
- Non electric

### Feed Water Heater(s)

Two (2) **27kW** TanklessWater Heater

- Isolation and bypass valves
- 480VAC, 3 ph, 60 hz each
- Dimensions:
  - Width X Dept X Height: **16in X 4in X 17in**

### **Brine Saturator/Tank (Brine Generator)**

One (1) FRP 10 Tons Silo including internal piping assembly  
Liquid level monitoring system.

- Inside Diameter X straight shell height: 8ft X 8ft
- Flat bottom
- Overall height: 12ft

### **Feed Brine Filter**

One (1) 20 inWall mounted cartridge filter.

- Filter Cartridge are 5 micron, pleated disposable cartridge
- Pressure gauge on each side to measure pressure loss through filters
- Pressure gauge isolators

### **Oxidant Storage Tank(s)**

Two (2) 5,300 gallons XLHDPE Oxidant Storage Tank With liquid level monitoring system using pressure transducers and controller and a selector box

- Diameter X Height: 120in X 154in
- Two (2) Internal Liquid Barrier Hydrogen Vent System, one per tank, comprised of 6" CPVC down tube in each of the tank(s), with a Tee at the top of the down tube connected to a 4" CPVC vent pipe to outside of building. This item requires no electricity, fans, blowers or controls.

### **Bulk Hypo Dilution Panel**

- One (1) Bulk Hypo Dilution Panel to dilute 12.5% Sodium Hypochlorite to 0.8%
- One (1) Water Filter
- One (1) Water Softener

### **Hydrogen Detection System**

One (1) ATI, 120V, Hydrogen Detection Room Monitor with alarm

### **Spare parts**

One (1) Brine dilution pump Assembly  
Six (6) pleated 5 micron water filter cartridges - 20" Standard  
Six (6) pleated 5 micron brine filter cartridges - 20" Standard  
One (1) Thermowell analog assembly  
One (1) Water solenoid

One (1) Brine solenoid  
Five (5) Teflon Rupture Disks  
One (1) Lot(s) of assorted fuses

### **Oxidant Injection Feed System(s)**

Three (3) Dual Pump Injection System

- 10 gpm – 30 psi
- 460-230/3ph/60hz
- Peristaltic type with VFD
- Back pressure relief valve(s)
- Pressure relief valve(s)
- Pressure gauges and isolators
- Calibration Column
- Pulsation dampener
- Isolation Valve
- Local Basic Control and junction box

## 2. UV WTP – Basis of Design

UV WTP (Customer supplied information and design assumptions)		
<b>Type of treatment process:</b>	<b>Potable Water</b>	
<b>Peak Feed Rate:</b>	<b>160 lbs/day (FAC)</b>	
<b>Average Feed Rate:</b>	<b>65 lbs/day (FAC)</b>	
<b>Design Feed Rate:</b>	<b>200 lbs/day (FAC)</b>	
<b>Salt Storage Capacity:</b>	<b>30 days at average use</b>	
<b>Brine Tank Size:</b>	<b>5 tons / 1,100 gallons minimum</b>	
<b>Solution Storage capacity:</b>	<b>72 hours minimum</b>	
<b>Solution Storage tank Size:</b>	<b>3,000 gallons minimum</b>	
<b>Supply Water to MaximOS™ System:</b>	Potable Water	Assumed
<b>Maximum Feed Water Temperature:</b>	50 °F	Assumed
<b>Minimum Feed Water Temperature:</b>	80 °F	Assumed
<b>Minimum Feed Water Pressure:</b>	35 PSI	Assumed
<b>Maximum Feed Water Pressure:</b>	100 PSI	Assumed
<b>mg/L hardness, Ca:</b>	170 mg/L	Assumed



## UV WTP (Option 1) - Equipment Description

### On-Site Generated Sodium Hypochlorite Generator (OSG)

Two (2) MaximOS™ SH-100 Sodium Hypochlorite Generator(s).

Total Capacity:	200 PPD FAC
Generator Capacity:	100 PPD FAC each
Salt consumption (max.):	3 lb salt/lb FAC
Energy consumption (max.):	2 kW-hr/lb FAC
FAC Concentration:	8,000 mg/L (+/- 1,000)

### Controls

Each unit is equipped with an Allen Bradley Micro Logix 1400 PLC with 6" Panelview Plus colored touch screen.

The fully automated Allen Bradley control system takes care of all normal operation automatically without the need for direct operator interface.

Self-diagnostic capabilities allow the operator to monitor performance and predicatively maintain the system.

### Feed Water Filter

One (1) Dual 10 inWall mounted cartridge filters.

- Filter Cartridge are 5 micron, pleated disposable cartridge
- Filters are mounted in parallel dual filtration arrangement
- Pressure gauge on each side to measure pressure loss through filters

### Feed Water Softener

One (1) Kinetico CP213s dual tank, non-electric automatic water softening system

- Pressure gauge on each side to measure pressure loss through softener
- Isolation valves
- Non electric

### Feed Water Heater(s)

Two (2) **8kW** TanklessWater Heater

- Isolation and bypass valves
- 208VAC, 1 ph, 60 hz each
- Dimensions:
  - Width X Dept X Height: **16in X 4in X 17in**

### Brine Saturator/Tank (Brine Generator)

One (1) Polyethylene **1,100 gallons** Brine Saturator/Tank including internal piping assembly

- Diameter X Height: 61in X 92in

### Feed Brine Booster Pump

One (1) Brine Boost Pump in a Duty

- Pump each require a motor starter (by others) to receive a 24 volt control signal from the MaximOS™ generator.
- Isolation valves for each pump
- One (1) Pressure regulator valve per dual arrangement
- 115VAC, 1ph, 0.066 HP, 60 hz each

### Oxidant Storage Tank(s)

Two (2) 1,550 gallons XLHDPE Oxidant Storage Tank With liquid level monitoring system using pressure transducers and controller and a selector box

- Diameter X Height: 61in X 141in
- Two (2) Internal Liquid Barrier Hydrogen Vent System, one per tank, comprised of 4" CPVC down tube in each of the tank(s), with a Tee at the top of the down tube connected to a 3" CPVC vent pipe to outside of building. This item requires no electricity, fans, blowers or controls.

### Bulk Hypo Dilution Panel

One (1) Bulk Hypo Dilution Panel to dilute 12.5% Sodium Hypochlorite to 0.8%

### Hydrogen Detection System

One (1) ATI, 120V, Hydrogen Detection Room Monitor with alarm

### Oxidant Injection Feed System(s)

One (1) Dual Pump Injection System (Wall mounted system)

- 2.1 gpm – 75 psi
- 115-230/1ph/60hz
- Diaphragm type with VFD
- Back pressure relief valve(s)
- Pressure relief valve(s)
- Pressure gauges and isolators
- Calibration Column

- Pulsation dampener
- Isolation Valve
- Local Basic Control and junction box

### **Spare parts**

One (1) Brine dilution pump Assembly  
One (1) Brine Boost Pump  
Six (6) pleated 5 micron water filter cartridges - 10" Standard  
Six (6) pleated 5 micron brine filter cartridges - 10" Standard  
One (1) Flow Sensor  
Two (2) PVDF Adaptors  
Five (5) Teflon Rupture Disks  
One (1) Lot(s) of assorted fuses

## UV WTP (Option 3) - Equipment Description

### On-Site Generated Sodium Hypochlorite Generator (OSG)

Two (2) MaximOS™ SCH-100 Self Cleaning Sodium Hypochlorite enerator(s).

Total Capacity:	100 PPD FAC
Generator Capacity:	100 PPD FAC each
Salt consumption (max.):	3 lb salt/lb FAC
Energy consumption (max.):	2 kW-hr/lb FAC
FAC Concentration:	6,500 mg/L (+/- 1,000)

### Controls

Each unit is equipped with an Allen Bradley Micro Logix 1400 PLC with 6" Panelview Plus colored touch screen.

The fully automated Allen Bradley control system takes care of all normal operation automatically without the need for direct operator interface.

Self-diagnostic capabilities allow the operator to monitor performance and predicatively maintain the system.

### Feed Water Filter

One (1) Dual 10 inWall mounted cartridge filters.

- Filter Cartridge are 5 micron, pleated disposable cartridge
- Filters are mounted in parallel dual filtration arrangement
- Pressure gauge on each side to measure pressure loss through filters

### Feed Water Softener

One (1) Kinetico CP213s dual tank, non-electric automatic water softening system

- Pressure gauge on each side to measure pressure loss through softener
- Isolation valves
- Non electric

### Feed Water Heater(s)

Two (2) **8kW** TanklessWater Heater

- Isolation and bypass valves
- 208VAC, 1 ph, 60 hz each
- Dimensions:
  - Width X Dept X Height: **16in X 4in X 17in**

### Brine Saturator/Tank (Brine Generator)

One (1) Polyethylene **1,100 gallons** Brine Saturator/Tank including internal piping assembly

- Diameter X Height: 61in X 92in

### Feed Brine Booster Pump

One (1) Brine Boost Pump in a Duty

- Pump(s) each require a motor starter (by others) to receive a 24 volt control signal from the MaximOS™ generator.
- Isolation valves for each pump
- One (1) Pressure regulator valve per dual arrangement
- 115VAC, 1ph, 0.066 HP, 60 hz each

### Oxidant Storage Tank(s)

Two (2) 1,550 gallons XLHDPE Oxidant Storage Tank With liquid level monitoring system using pressure transducers and controller and a selector box

- Diameter X Height: 61in X 141in
- Two (2) Internal Liquid Barrier Hydrogen Vent System, one per tank, comprised of 4" CPVC down tube in each of the tank(s), with a Tee at the top of the down tube connected to a 3" CPVC vent pipe to outside of building. This item requires no electricity, fans, blowers or controls.

### Bulk Hypo Dilution Panel

One (1) Bulk Hypo Dilution Panel to dilute 12.5% Sodium Hypochlorite to 0.8%

### Hydrogen Detection System

One (1) ATI, 120V, Hydrogen Detection Room Monitor with alarm

### Oxidant Injection Feed System(s)

One (1) Dual Pump Injection System (Wall mounted system)

- 2.1 gpm – 75 psi
- 115-230/1ph/60hz
- Diaphragm type with VFD
- Back pressure relief valve(s)
- Pressure relief valve(s)
- Pressure gauges and isolators
- Calibration Column

- Pulsation dampener
- Isolation Valve
- Local Basic Control and junction box

### **Spare parts**

One (1) Brine dilution pump Assembly  
One (1) Brine Boost Pump  
Six (6) pleated 5 micron water filter cartridges - 10" Standard  
Six (6) pleated 5 micron brine filter cartridges - 10" Standard  
One (1) Flow Sensor  
Two (2) PVDF Adaptors  
Five (5) Teflon Rupture Disks  
One (1) Lot(s) of assorted fuses

### 3. WTP – Basis of Design

WTP (Customer supplied information and design assumptions)		
<b>Type of treatment process:</b>	<b>Potable Water</b>	
<b>Peak Feed Rate:</b>	<b>825 lbs/day (FAC)</b>	
<b>Average Feed Rate:</b>	<b>370 lbs/day (FAC)</b>	
<b>Design Feed Rate:</b>	<b>800 lbs/day (FAC)</b>	
<b>Salt Storage Capacity:</b>	<b>30 days at average use</b>	
<b>Brine Tank Size:</b>	<b>20 tons / 5,000 gallons minimum</b>	
<b>Solution Storage capacity:</b>	<b>72 hours minimum</b>	
<b>Solution Storage tank Size:</b>	<b>17,000 gallons minimum</b>	
<b>Supply Water to MaximOS™ System:</b>	Potable Water	Assumed
<b>Maximum Feed Water Temperature:</b>	50 °F	Assumed
<b>Minimum Feed Water Temperature:</b>	80 °F	Assumed
<b>Minimum Feed Water Pressure:</b>	35 PSI	Assumed
<b>Maximum Feed Water Pressure:</b>	100 PSI	Assumed
<b>mg/L hardness, Ca:</b>	170 mg/L	Assumed

## WTP (Option 1) - Equipment Description

### On-Site Generated Sodium Hypochlorite Generator (OSG)

Two (2) MaximOS™ MH-400 Sodium Hypochlorite generator(s).

Total Capacity:	800 PPD FAC
Generator Capacity:	400 PPD FAC each
Salt consumption (max.):	3 lb salt/lb FAC
Energy consumption (max.):	2 kW-hr/lb FAC
FAC Concentration:	8,000 mg/L (+/- 1,000)

### Controls

Each unit is equipped with an Allen Bradley Micro Logix 1400 PLC with 6" Panelview Plus colored touch screen.

The fully automated Allen Bradley control system takes care of all normal operation automatically without the need for direct operator interface.

Self-diagnostic capabilities allow the operator to monitor performance and predicatively maintain the system.

### Feed Water Filter

One (1) Dual 20 inWall mounted cartridge filters.

- Filter Cartridge are 5 micron, pleated disposable cartridge
- Filters are mounted in parallel dual filtration arrangement
- Pressure gauge on each side to measure pressure loss through filters

### Feed Water Softener

One (1) Kinetico CP213s dual tank, non-electric automatic water softening system

- Pressure gauge on each side to measure pressure loss through softener
- Isolation valves
- Non electric

### Feed Water Heater(s)

One (1) **58kW** Water Heater with integrated tank

- Isolation and bypass valves
- 480VAC, 3 ph, 60 hz each
- Dimensions:
  - Width X Dept X Height: **24in X 23in X 32in**



### **Brine Saturator/Tank (Brine Generator)**

Two (2) FRP 10 Tons Flat Top Silo including internal piping assembly  
Liquid level monitoring system.

- Inside Diameter X straight shell height: 7ft X 9ft
- Flat bottom

### **Feed Brine Filter**

One (1) 20 inWall mounted cartridge filter.

- Filter Cartridge are 5 micron, pleated disposable cartridge
- Pressure gauge on each side to measure pressure loss through filters
- Pressure gauge isolators

### **Feed Brine Booster Pump**

Two (2) Brine Boost Pump(s) in a Duty / Standby arrangement

- Pump(s) each require a motor starter (by others) to receive a 24 volt control signal from the MaximOS™ generator.
- Isolation valves for each pump
- One (1) Pressure regulator valve per dual arrangement
- 115VAC, 1ph, 0.066 HP, 60 hz each

### **Oxidant Storage Tank(s)**

Five (5) 3,000 gallons XLHDPE Oxidant Storage Tank With liquid level monitoring system using pressure transducers and controller and a selector box

- Diameter X Height: 90in X 120in
- Five (5) Internal Liquid Barrier Hydrogen Vent System, one per tank, comprised of 6" CPVC down tube in each of the tank(s), with a Tee at the top of the down tube connected to a 4" CPVC vent pipe to outside of building. This item requires no electricity, fans, blowers or controls.

### **Oxidant Transfer Pump**

Two (2) Oxidant Transfer Pump(s) in a Duty / Standby arrangement

- Pump(s) each require a motor starter (by others) to receive a 24 volt control signal from the MaximOS™ generator.
- Isolation valves for each pump
- 115VAC, 1ph, 0.066 HP, 60 hz each

### **Oxidant Storage Day Tank(s)**

One (1) 3,000 gallons XLHDPE Oxidant Storage Tank With liquid level monitoring system using an ultrasonic sensor

- Diameter X Height: 90in X 120in

### **Bulk Hypo Dilution Panel**

One (1) Bulk Hypo Dilution Panel to dilute 12.5% Sodium Hypochlorite to 0.8%

### **Hydrogen Detection System**

One (1) ATI, 120V, Hydrogen Detection Room Monitor with alarm

### **Spare parts**

One (1) Brine dilution pump Assembly  
Six (6) pleated 5 micron water filter cartridges - 20" Standard  
Six (6) pleated 5 micron brine filter cartridges - 20" Standard  
One (1) Thermowell analog assembly  
One (1) Water solenoid  
One (1) Brine solenoid  
Five (5) Teflon Rupture Disks  
One (1) Lot(s) of assorted fuses

### **Oxidant Injection Feed System(s)**

Two (2) Dual Pump Injection System

- 10 gpm – 30 psi
- 460-230/3ph/60hz
- Peristaltic type with VFD
- Back pressure relief valve(s)
- Pressure relief valve(s)
- Pressure gauges and isolators
- Calibration Column
- Pulsation dampener
- Isolation Valve
- Local Basic Control and junction box

## WTP (Option 2) - Equipment Description

### On-Site Generated Sodium Hypochlorite Generator (OSG)

Two (2) MaximOS™ MH-500 Sodium Hypochlorite Generator(s).

Total Capacity:	1000 PPD FAC
Generator Capacity:	500 PPD FAC each
Salt consumption (max.):	3 lb salt/lb FAC
Energy consumption (max.):	2 kW-hr/lb FAC
FAC Concentration:	8,000 mg/L (+/- 1,000)

### Controls

Each unit is equipped with an Allen Bradley Micro Logix 1400 PLC with 6" Panelview Plus colored touch screen.

The fully automated Allen Bradley control system takes care of all normal operation automatically without the need for direct operator interface.

Self-diagnostic capabilities allow the operator to monitor performance and predicatively maintain the system.

### Feed Water Filter

One (1) Dual 20 inWall mounted cartridge filters.

- Filter Cartridge are 5 micron, pleated disposable cartridge
- Filters are mounted in parallel dual filtration arrangement
- Pressure gauge on each side to measure pressure loss through filters

### Feed Water Softener

One (1) Kinetico CP213s dual tank, non-electric automatic water softening system

- Pressure gauge on each side to measure pressure loss through softener
- Isolation valves
- Non electric

### Feed Water Heater(s)

One (1) **58kW** Water Heater with integrated tank

- Isolation and bypass valves
- 480VAC, 3 ph, 60 hz each
- Dimensions:
  - Width X Dept X Height: **24in X 23in X 32in**

### **Brine Saturator/Tank (Brine Generator)**

Two (2) FRP 10 Tons Silo including internal piping assembly  
Liquid level monitoring system.

- Inside Diameter X straight shell height: 7ft X 9ft
- Flat bottom
- Overall height: 12ft

### **Feed Brine Filter**

One (1) 20 inWall mounted cartridge filter.

- Filter Cartridge are 5 micron, pleated disposable cartridge
- Pressure gauge on each side to measure pressure loss through filters
- Pressure gauge isolators

### **Feed Brine Booster Pump**

Two (2) Brine Boost Pump(s) in a Duty / Standby arrangement

- Pump(s) each require a motor starter (by others) to receive a 24 volt control signal from the MaximOS™ generator.
- Isolation valves for each pump
- One (1) Pressure regulator valve per dual arrangement
- 115VAC, 1ph, 0.066 HP, 60 hz each

### **Oxidant Storage Tank(s)**

Five (5) 3,000 gallons XLHDPE Oxidant Storage Tank With liquid level monitoring system using pressure transducers and controller and a selector box

- Diameter X Height: 90in X 120in
- Five (5) Internal Liquid Barrier Hydrogen Vent System, one per tank, comprised of 6" CPVC down tube in each of the tank(s), with a Tee at the top of the down tube connected to a 4" CPVC vent pipe to outside of building. This item requires no electricity, fans, blowers or controls.

### **Oxidant Transfer Pump**

Two (2) Oxidant Transfer Pump(s) in a Duty / Standby arrangement

- Pump(s) each require a motor starter (by others) to receive a 24 volt control signal from the MaximOS™ generator.
- Isolation valves for each pump
- 115VAC, 1ph, 0.066 HP, 60 hz each

### **Oxidant Storage Day Tank(s)**

One (1) 3,000 gallons XLHDPE Oxidant Storage Tank With liquid level monitoring system using an ultrasonic sensor

- Diameter X Height: 90in X 120in

### **Bulk Hypo Dilution Panel**

One (1) Bulk Hypo Dilution Panel to dilute 12.5% Sodium Hypochlorite to 0.8%

### **Hydrogen Detection System**

One (1) ATI, 120V, Hydrogen Detection Room Monitor with alarm

### **Spare parts**

- One (1) Brine dilution pump Assembly
- Six (6) pleated 5 micron water filter cartridges - 20" Standard
- Six (6) pleated 5 micron brine filter cartridges - 20" Standard
- One (1) Thermowell analog assembly
- One (1) Water solenoid
- One (1) Brine solenoid
- Five (5) Teflon Rupture Disks
- One (1) Lot(s) of assorted fuses

### **Oxidant Injection Feed System(s)**

Two (2) Dual Pump Injection System

- 10 gpm – 30 psi
- 460-230/3ph/60hz
- Peristaltic type with VFD
- Back pressure relief valve(s)
- Pressure relief valve(s)
- Pressure gauges and isolators
- Calibration Column
- Pulsation dampener
- Isolation Valve
- Local Basic Control and junction box

## WTP (Option 3) - Equipment Description

### On-Site Generated Sodium Hypochlorite Generator (OSG)

Three (3) MaximOS™ MM-300 Self Cleaning Sodium Hypochlorite Generator(s).

Total Capacity:	1080 PPD FAC
Generator Capacity:	360 PPD FAC each
Salt consumption (max.):	2.5 lb salt/lb FAC
Energy consumption (max.):	3.5 kW-hr/lb FAC
FAC Concentration:	4,500 mg/L (+/- 1,000)

### Controls

Each unit is equipped with an Allen Bradley Micro Logix 1400 PLC with 6" Panelview Plus colored touch screen.

The fully automated Allen Bradley control system takes care of all normal operation automatically without the need for direct operator interface.

Self-diagnostic capabilities allow the operator to monitor performance and predicatively maintain the system.

### Feed Water Filter

One (1) Dual 20 inWall mounted cartridge filters.

- Filter Cartridge are 5 micron, pleated disposable cartridge
- Filters are mounted in parallel dual filtration arrangement
- Pressure gauge on each side to measure pressure loss through filters

### Feed Water Softener

One (1) Kinetico CP213s dual tank, non-electric automatic water softening system

- Pressure gauge on each side to measure pressure loss through softener
- Isolation valves
- Non electric

### Feed Water Heater(s)

Three (3) **58kW** Water Heater with integrated tank

- Isolation and bypass valves
- 480VAC, 3 ph, 60 hz each
- Dimensions:
  - Width X Dept X Height: **24in X 23in X 32in**

### **Brine Saturator/Tank (Brine Generator)**

Two (2) FRP 10 Tons Silo including internal piping assembly  
Liquid level monitoring system.

- Inside Diameter X straight shell height: 7ft X 9ft
- Flat bottom
- Overall height: 12ft

### **Feed Brine Filter**

One (1) 20 inWall mounted cartridge filter.

- Filter Cartridge are 5 micron, pleated disposable cartridge
- Pressure gauge on each side to measure pressure loss through filters
- Pressure gauge isolators

### **Feed Brine Booster Pump**

Two (2) Brine Boost Pump(s) in a Duty / Standby arrangement

- Pump(s) each require a motor starter (by others) to receive a 24 volt control signal from the MaximOS™ generator.
- Isolation valves for each pump
- One (1) Pressure regulator valve per dual arrangement
- 115VAC, 1ph, 0.066 HP, 60 hz each

### **Oxidant Storage Tank(s)**

Five (5) 3,000 gallons XLHDPE Oxidant Storage Tank With liquid level monitoring system using pressure transducers and controller and a selector box

- Diameter X Height: 90in X 120in
- Five (5) Internal Liquid Barrier Hydrogen Vent System, one per tank, comprised of 6" CPVC down tube in each of the tank(s), with a Tee at the top of the down tube connected to a 4" CPVC vent pipe to outside of building. This item requires no electricity, fans, blowers or controls.

### **Oxidant Transfer Pump**

Two (2) Oxidant Transfer Pump(s) in a Duty / Standby arrangement

- Pump(s) each require a motor starter (by others) to receive a 24 volt control signal from the MaximOS™ generator.
- Isolation valves for each pump
- 115VAC, 1ph, 0.066 HP, 60 hz each

### **Oxidant Storage Day Tank(s)**

One (1) 3,000 gallons XLHDPE Oxidant Storage Tank  
With liquid level monitoring system using an ultrasonic sensor  
— Diameter X Height: 90in X 120in

### **Bulk Hypo Dilution Panel**

One (1) Bulk Hypo Dilution Panel to dilute 12.5% Sodium Hypochlorite to 0.8%

### **Hydrogen Detection System**

One (1) ATI, 120V, Hydrogen Detection Room Monitor with alarm

### **Spare parts**

One (1) Brine dilution pump Assembly  
Six (6) pleated 5 micron water filter cartridges - 20" Standard  
Six (6) pleated 5 micron brine filter cartridges - 20" Standard  
One (1) Thermowell analog assembly  
One (1) Water solenoid  
One (1) Brine solenoid  
Five (5) Teflon Rupture Disks  
One (1) Lot(s) of assorted fuses

### **Oxidant Injection Feed System(s)**

Two (2) Dual Pump Injection System  
— 10 gpm – 30 psi  
— 460-230/3ph/60hz  
— Peristaltic type with VFD  
— Back pressure relief valve(s)  
— Pressure relief valve(s)  
— Pressure gauges and isolators  
— Calibration Column  
— Pulsation dampener  
— Isolation Valve  
— Local Basic Control and junction box



## 4. Services

### Drawings and Installation, Operation and Maintenance

Approval Drawings:	One (1) electronic included.
Certified Drawings:	One (1) electronic included.
IO&M Manuals:	Three (3) included.

Additional manuals are available for \$75 USD at time of order.

### Start-up Assistance

Parkson will furnish one factory representative for the specified amount of days during the specified amount of trips to assist in installation inspection, start-up supervision, and operator training. Dates of service to be scheduled upon Buyer's written request.

—	WWTF:	3 days during 1 Trip
—	UV WTP:	2 days during 1 Trip
—	WTP:	4 days during 1 trip

### Mechanical Warranty

Parkson Standard Conditions of Sale, as stated on the attached, shall apply except that the warranty period is replaced with the following:

- a. On-site generator enclosure for the period of two (2) years from the date of original manufacture.
- b. Electrolytic cell for the period of five (5) years from the date of original manufacture.
- c. All other items specified on the face hereof for one year from shipment confirmation from Parkson.

**Warranty is based on use of recommended salt quality/specification.**

## 5. Purchase Price

See cover page for pricing break out

### Validity

Purchase Price is valid for sixty (60) calendar days from Quotation date, for shipment of Equipment within the timetable stated below.

### Payment Terms

90% net 30, 10% upon startup, not to exceed 180 days after shipment

### Installation Services

#### WWTP:

- Demo of (2) existing 6' x 6' square concrete housekeeping pad and associated tank scale equipment, demo of (2) existing 18' x 6' tank storage housekeeping pad and associated tank roller stands, removal of rebar dowels and application of grout for a smooth floor surface at concrete demo areas, and miscellaneous demo of existing equipment needed for the installation of new equipment and piping.
- Installation of Parkson provided equipment to include OS Generator units, water filters, water softener units, water heaters, 3,000 gal brine tank, brine filter, 5,300 gal solution tanks, differential pressure sensor controller, bulk dilution panel, and chemical injection pumps with associated valves/accessories. Apollo, Inc. will provide approximately 65 lf of 2' high x 6" thick concrete containment walls in the equipment room building per the Parkson layout drawings provided to Apollo dated 09/25/14. Equipment installation based on Parkson provided drawings dated 9/25/14 and equipment being able to fit thru existing openings/doorways and over containment walls.
- Provide and install of the PVC 80 and CPVC 80 pipe, fittings, and supports for a complete point to point system. PVC will be provided up to the OS Generator units and then CPVC will be provided downstream from there to the final connection points. Wall /roof penetrations will be included in Apollo, Inc.'s scope, but termination caps are to be by Parkson

- Mount reactors and associated instruments.
- Install conduits to reactors, tanks and associated pumps.
- Pull and terminate wires between scope of supply

#### UV WTP:

- Demo of the ceiling area in the existing chlorine gas room, demo the existing Mop Sink and associated piping, interior north wall equipment & pipe demo, and chlorine room duct and piping demo as required for the installation of the new equipment.
- Installation of Parkson provided equipment to include OS Generator units, water filters, water softener unit, 1150 gal brine tank, 1,550 gal solution tanks, differential pressure sensor controller, bulk dilution panels, brine booster pump, (2) water heater units, chemical injection pumps, and associated valves/accessories.,
- Apollo, Inc. will provide approximately 29 LF of 2' high x 6" thick concrete containment walls in the chlorine room per the Parkson layout drawings provided to Apollo dated 09/23/14. Equipment installation based on Parkson provided drawings dated 9/23/14 and equipment being able to fit thru existing openings/doorways and over containment walls.
- Provide and install of the PVC 80 and CPVC 80 pipe, fittings, and supports for a complete point to point system. PVC will be provided up to the OS Generator units and then CPVC will be provided downstream from there to the final connection points. Wall /roof penetrations will be included in Apollo, Inc.'s scope, but termination caps are to be by Parkson.
- Mount reactors and associated instruments.
- Install conduits to reactors, tanks and associated pumps.
- Pull and terminate wires between scope of supply.

#### WTP:

- Demo of the container scale equipment, demo of tank roller floor stands/trunnions, and miscellaneous demo of existing equipment and piping needed for the installation of new equipment and piping.
- Installation of OSG units, water filters, water softener unit, water heater, brine silos, brine filter, brine booster pumps, solution tanks, differential

pressure sensor controller, dilution panel, and chemical injection pumps with associated valves/accessories.

- Provide approximately 55 lf of 2' high x 8" thick concrete containment walls in the storage building and approximately 22 lf of 2' high x 8" thick concrete containment walls in the Main WTP building.
- Provide and install of the PVC 80 and CPVC 80 pipe, fittings, and supports for a complete point to point system. PVC will be provided up to the OSG units and then CPVC will be provided downstream from there to the final connection points.
- Mount reactors and associated instruments.
- Install conduits to reactors, tanks and associated pumps.
- Pull and terminate wires.

### Timetable Guideline

Within ten (10) business days of receiving a written Purchase Order in Parkson's office, if necessary, Parkson will submit a written Request for Additional Information requesting items including, but not limited to, full-scale drawings, specification sections, amendments and other documents necessary for Parkson to begin work on this Project. No work can be done on this Project until all Additional Information is received by Parkson, thus beginning the Submittal Phase. If you do not receive such a Request for Additional Information within the stated ten (10) business days, then the Submittal Phase will begin on the eleventh (11<sup>th</sup>) business day following receipt of the written Purchase Order in Parkson's office. The Shipment Phase is thereafter contingent upon your final approval of all submitted Approval Drawings. Once said final approval is received in Parkson's offices, the Shipment Phase will begin.

Submittal Phase: Approval drawings will be submitted 6-8 weeks from receipt of all requested Additional Information if necessary, or if not necessary, from the eleventh (11<sup>th</sup>) business day following receipt of a written Purchase Order in Parkson's office.

Shipment Phase: 14-16 weeks following receipt of final approval of all submitted Approval Drawings in Parkson's office.

If the Submittal Phase is waived, the Shipment Phase will begin on receipt of all requested Additional Information if necessary, or if not necessary, on the eleventh (11<sup>th</sup>) business day following receipt of a written Purchase Order in Parkson's offices.

**Dates are subject to confirmation upon receipt of written Purchase Order.**

## Terms and Conditions

Parkson's Standard Conditions of Sale, as stated on the attached, shall apply, except for warranty as noted above.

## 6. Patents

The Equipment and/or process quoted herein may operate under one or more U.S. patents. The Purchase Price includes a one-time royalty payment (if any), which provides the Buyer with immunity to operate the Equipment specified in the Quotation under any applicable patents.

## 7. Clarifications and Exceptions

Clarification:	Comments and/or Exceptions
1	Parkson Corporation is not a Washington State licensed contractor. All installation will be performed by Apollo which is a licensed Washington State contractor.
2	All SCADA and/or PLC programming, other than the integrated controller inside the OSG units, shall be by others than Parkson Corporation.

## 8. Buyer/Owner Responsibility

### WWTF:

- Feed water connection to the MaximOS™ system.
  - Water requirement to the OSG:
    - 600 gallons per hour (25 GPM) at a minimum continuous pressure of 35 PSIG.
- Dedicated 480 volt, 3 phase, 100 amp service for each 400 Lbs/Day cell cabinet.
- Floor drain to accommodate periodic water softener recharge wastewater.
- Consumable items including salt, electrical power, and feed water to MaximOS™ system.
- Electrical wiring & conduit, pipe insulation, and other utilities for complete system, not called out in above installation services.
- Cut, demo & patch of existing buildings, not called out in above installation services.
- Heated/cooled facility or building for enclosure of system. Room temperature requirement is 45 °F – 110°F.
- Does not include installation related items including interconnecting piping, materials, labor, permits, equipment storage, not called out in above installation services.
- Taxes are included in Exhibit B.

### UV WTP:

- Feed water connection to the MaximOS™ system.

- Water requirement to the OSG:
  - 168 gallons per hour (7 GPM) at a minimum continuous pressure of 25 PSIG.
- Dedicated 220 volt, 1 phase, 120 amp service for each 100 Lbs/Day cell cabinet.
- Floor drain to accommodate periodic water softener recharge wastewater.
- Consumable items including salt, electrical power, and feed water to MaximOS™ system.
- Electrical wiring & conduit, pipe insulation, and other utilities for complete system, not called out in above installation services.
- Cut, demo & patch of existing buildings, not called out in above installation services.
- Heated/cooled facility or building for enclosure of system (note that the salt storage/brine maker tank can be installed outdoors. Room temperature requirement is 45 °F – 110°F.
- Does not include installation related items including interconnecting piping, materials, labor, permits, equipment storage not called out in above installation services.
- Taxes are included in Exhibit B.

#### WTP:

- Feed water connection to the MaximOS™ system.
  - Water requirement to the OSG:
    - 600 gallons per hour (25 GPM) at a minimum continuous pressure of 35 PSIG.
- Dedicated 480 volt, 3 phase, 100 amp service for each 400 Lbs/Day cell cabinet.
- Floor drain to accommodate periodic water softener recharge wastewater.
- Consumable items including salt, electrical power, and feed water to MaximOS™ system.
- Electrical wiring & conduit, pipe insulation, and other utilities for complete system, not called out in above installation services.
- Cut, demo & patch of existing buildings, not called out in above installation services.

- Heated/cooled facility or building for enclosure of system. Room temperature requirement is 45 °F – 110°F.
- Does not include installation related items including interconnecting piping, materials, labor, permits, equipment storage, not called out in above installation services.
- Taxes are included in Exhibit B.

## 9. Acceptance

**Please return one signed copy of this Proposal, or your Purchase Order, to Parkson Corporation at the address below. Refer to Proposal No.: BO2600497 - Amendment No1, date, and related correspondence.**

**Issued By:**

**PARKSON CORPORATION**  
1401 West Cypress Creek Road  
Fort Lauderdale, FL 33309-1969

**Accepted By:** (Herein called the Buyer)

Purchase Order: \_\_\_\_\_

Name: Luc La Haie  
Title: Applications Engineer  
Date: Monday, September 29, 2014

Name  
Title:  
Date:

Enclosures: Standard Conditions of Sale, Quotation Addendum, General Arrangement Drawing, Process Guarantee, Clarifications and Exceptions

Local Rep: Mike Reilly  
  
William H. Reilly & Company  
910 Southwest 18th Avenue  
Portland, OR 97205  
Phone: (503) 223-6197  
Fax: (503) 223-0845

cc: Steve Young, Randy Otts & John Deogracias



## 10. Proposal Addendum

As a result of dramatic cost increases in the cost of both stainless and carbon steel, please be advised that the following provisions shall be strictly enforced pursuant to the Equipment advertised in this Quotation:

1. The Quotation's Purchase Price shall be firm for thirty (30) calendar days unless stated otherwise in the Quotation. Any Purchase Order issued beyond this timeframe may result in a Purchase Price review by Parkson Corporation whereby the Purchase Price may be increased to cover the increases in material costs. This Purchase Price review shall be at Parkson Corporation's sole discretion.
2. For those customers that have requested a firm Purchase Price commitment in excess of thirty (30) calendar days, Parkson has utilized an escalation clause tied to an appropriate commodity index to determine the Purchase Price.
3. All Purchase Orders that have a delivery schedule stretching beyond six (6) months from the time a Purchase Order is placed will be subject to price escalation tied to a proportionate increase in total material costs as a result of either stainless or carbon steel surcharges in effect at the time Parkson Corporation places its orders for any fabricated steel components for the Equipment. Parkson Corporation will notify you of any changes in prices once all orders for said components have been completed.

JCG  
Effective 4/27/04

## 11. Standard Conditions of Sale

## 12. Responsibility Matrixs

## 13. Drawings

# WATER & WASTEWATER CHLORINATION UPGRADES

## BUDGET SUMMARY

### PROJECT FUNDING IS PROPOSED AS FOLLOWS:

WWTF RENEWAL & REPLACEMENT	\$ 273,077.00	\$355,401 available	2014 CIP pg 117
COLLECTION SYSTEM RENEWAL & REPLMT	261,000.00	\$520,186 available	2014 CIP pg 112
WASTEWATER PROJECT CONTINGENCY	380,406.00	\$380,406 available	move to WWTF R&R
WTP PUMPING & STORAGE RENEWAL & REPLMT	117,800.00	\$373,195 available	2014 CIP pg 107
DISTRIBUTION SYSTEM REPAIRS & REPLMT	241,325.88	\$543,036 available	2014 CIP pg 102
MEADOW HILLS TANK - project savings	48,217.00	\$48,217 available	move to WTP R&R
BADGER MNT INTERTIE IMPRV - project savings	7,847.12	\$7,847.12 available	move to WTP R&R
E-WELL EQUIPMENT RETROFIT-project savings	1,780.00	\$1,780 available	move to WTP R&R
<b>TOTAL PROJECT COSTS</b>	<b>\$1,331,453.00</b>		

### PROJECT EXPENSES ARE ESTIMATED AS FOLLOWS:

DESIGN & CNST MGMT - PW ENG	\$ 10,000.00
WWTF CHLORINATION UPGRADE	757,383.00
UV FACILITY CHLORINATION UPGRADE	303,470.00
ELECTRICAL UPGRADES	210,600.00
CONTINGENCY - WATER	50,000.00
<b>TOTAL PROJECT COSTS</b>	<b>\$1,331,453.00</b>



## Council Agenda Coversheet

Council Date: 10/07/2014

Category: Consent Calendar

Agenda Item: C8

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: RESOLUTION NO. 143-14, APPROVAL OF SALE OF SURPLUS EQUIPMENT

Department: Administrative Services

Ordinance/Resolution: 143-14

Reference:

Document Type: Resolution

Recommended Motion:

Adopt Resolution No. 143-14, declaring the described items as surplus and authorizing staff to dispose of the equipment in a manner most advantageous to the City.

Summary:

The City Manager or designee is authorized by ordinance to sell or dispose City property valued up to \$1,000. All City property valued at more than \$1,000 must be declared, by Council, as excess to the present and future needs of the City prior to disposal or sale. The disposal of surplus equipment reflects a continuing effort to improve utilization of the City's fleet and inventory.

The listed equipment on the resolution have been determined to be excess to the City's needs.

Fiscal Impact?

☒ Yes ☐ No

Proceeds from the sale of these surplus items will be deposited into the Equipment Replacement Fund.

Attachments:

1) Proposed Resolution No. 143-14

City Manager Approved:

Johnson, Cindy  
Oct 01, 18:40:45 GMT-0700 2014

RESOLUTION NO. 143-14

A RESOLUTION of the City of Richland declaring certain vehicles and equipment surplus to the City's needs.

WHEREAS, the City Council, as legislative authority of the City of Richland, has determined that certain vehicles and equipment are surplus.

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

Section 1. The City Council finds and declares that certain vehicles and equipment, as listed on the attachment, are no longer needed and therefore are surplus to the City's needs.

Section 2. Staff is hereby authorized to sell or dispose of said vehicles and equipment on behalf of the City.

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 7<sup>th</sup> day of October, 2014.

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

ATTEST:

APPROVED AS TO FORM:

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

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

## 2014 SURPLUS LIST

## Surplus Items

<b>Vehicle No.</b>	<b>Year</b>	<b>Est. Value</b>	<b>Division</b>	<b>Item Description</b>
2319	2002	\$ 2,575	Building Inspection	Chevrolet S-10 Truck
2316	2001	\$ 1,500	Building Inspection	Chevrolet Tahoe
2288	1998	\$ 1,750	Electrical Eng.	Chevrolet Blazer 4x4
N/A	UNK	\$ 250	Equip. Maintenance	FMC-700 Series Brake Lathe
N/A	N/A	\$ 200	Equip. Maintenance	Tires 225/70R 19.5 on wheels, Qty. 2
N/A	N/A	\$ 200	Equip. Maintenance	Tires, P265/75R15 Snow, Studded, Qty. 4
2328	2001	\$ 2,100	Facilities	Suzuki Vitara
3229	2001	\$ 3,000	Grounds	Chevrolet C3500 W/Stellar Hook Lift
3196	1997	\$ 3,500	Grounds	Chevrolet C3500 Flat Bed
N/A	UNK	\$ 500	Meter Shop	Soda Blaster Unit, White, w/2 filters
N/A	UNK	\$ 200	Meter Shop	Lincoln Electric Compressor, 230-480V, 20HP
N/A	N/A	\$ 250	Meter Shop	Pallet, White Soda Blaster Solution, 50 lb. Bags
1374	2005	\$ 3,998	Police	Chevrolet Impala
2225	1992	\$ 600	Policy Management	Ford Ranger Truck
3237	2002	\$ 3,500	Power Operations	Chevrolet C3500 Flat Bed
6416	1991	\$ 500	Power Operations	Sherman Cable Puller
3250	2003	\$ 3,500	Power Operations	Ford F-550 Chassis only
UNK	1992	\$ 750	Power Operations	IMT Model 1014 Crane 2860 lbs capacity
2298	2000	\$ 1,500	Recreation Services	Chevrolet Blazer
3192	1997	\$ 4,500	Sewer Maintenance	Chevrolet C3500 Service Truck
6556	2006	\$ 1,800	Sewer Operations	Husqvarna Utility Vehicle
3263	2004	\$ 5,000	Solid Waste Collection	Chevrolet C3500 W/Stellar Hook Lift
6557	2006	\$ 1,800	Solid Waste Disposal	Husqvarna Utility Vehicle
7121	1996	\$ 33,000	Solid Waste Disposal	Caterpillar D250E Water Wagon
7126	2006	\$ 32,500	Stormwater	Tymco Model 600 Sweeper



<b>Vehicle No.</b>	<b>Year</b>	<b>Est. Value</b>	<b>Division</b>	<b>Item Description</b>
N/A	N/A	\$ 75	Stormwater	Brooms, Used, Elgin, Red, Qty. 3
N/A	2004	\$ 300	Streets	FC-5100-100 Graphtec Vinyl Cutter
2231	1992	\$ 1,000	Technical Services	Chevrolet Blazer
N/A	UNK	\$ 25	Technical Services	Electric Parts Oven (no brand)
2366	2007	\$ 5,275	Water Operations	Chevrolet K2500 Truck



## Council Agenda Coversheet

Council Date: 10/07/2014

Category: Public Hearing

Agenda Item: C9

Key Element: Key 2 - Infrastructure & Facilities

Subject: RESOLUTION NO. 144-14, PUBLIC HEARING FOR DELAWARE AVENUE LID NO. 195 FINAL ASSESSMENT

Department: Public Works

Ordinance/Resolution: 144-14

Reference:

Document Type: Resolution

### Recommended Motion:

Approve Resolution No. 144-14, setting November 4, 2014, as the date of the public hearing for establishing the final assessment roll for Delaware Avenue Local Improvement District No. 195.

### Summary:

On September 4, 2012, Council passed Ordinance 23-12, establishing the Delaware Avenue Local Improvement District (LID) No. 195 preliminary assessment roll. Its construction was completed in May 2014 and consisted of curb, gutter, sidewalks, street lights, storm drainage facilities and street reconstruction. The City Engineer has evaluated the total costs of the completed work and developed proposed final assessments.

State law requires that a public hearing be conducted prior to the adoption of the final property assessments under Local Improvements Districts.

The proposed resolution establishes November 4, 2014, for a public hearing on the Delaware Avenue LID No. 195 as required by state law.

Fiscal Impact?

☐ Yes ☒ No

### Attachments:

1) RES 144-14 Setting Final Hearing Delaware LID

City Manager Approved:

Johnson, Cindy  
Oct 01, 18:49:31 GMT-0700 2014

RESOLUTION NO. 144-14

A RESOLUTION of the City of Richland, Washington, fixing a time and place for hearing on the final assessment roll for Local Improvement District No. 195, known as Delaware Avenue LID No. 195, and directing that notice thereof be given in the manner required by law.

WHEREAS, the final assessment roll for Local Improvement District No. 195, commonly known as Delaware Avenue LID No. 195, which was created and established by Ordinance No. 23-12 passed by the City Council on September 4, 2012, has been prepared as provided by law and is on file with the City Clerk, and it is necessary to fix the date for a hearing thereon before the City Council;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, Washington that a public hearing on the final assessment roll for Local Improvement District No. 195 will be held before the City Council at 7:30 p.m., local time, in the Council Chambers, City Hall, located at 505 Swift Boulevard, in Richland, Washington on November 4, 2014. The City Clerk is instructed to cause notice to be given both by mailing and publication as required by law.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 7<sup>th</sup> day of October, 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



## Council Agenda Coversheet

Council Date: 10/07/2014

Category: Consent Calendar

Agenda Item: C10

Key Element: Key 2 - Infrastructure & Facilities

Subject: RESOLUTION NO. 148-14, CONSULTANT AGREEMENT FOR GEOTECHNICAL ENGINEERING SERVICES

Department: Public Works

Ordinance/Resolution: 148-14

Reference:

Document Type: Resolution

**Recommended Motion:**

Approve Resolution No. 148-14 authorizing the City Manager to sign and execute an agreement with Shannon and Wilson, Inc. for Geotechnical Engineering services for the Stormwater Retrofit projects in the amount of \$26,770.

**Summary:**

The City's National Pollution Discharge Elimination System (NPDES) permit regulating its stormwater programs have as their primary goal reduction in pollutants reaching the Columbia and Yakima Rivers through the City's stormwater system. The vast majority of the City's stormwater system was constructed during a period where water quality was not considered during system design. As a result, the City's system includes many outfalls that discharge untreated stormwater to the rivers. While the NPDES permit does not require water quality treatment capital improvements, Washington State has, for the past several years, allocated funds to grant programs supporting retrofits to existing systems for water quality purposes. The City has been selected and has received several of those grants.

The Washington State Legislature approved a \$900,000 proviso to the City into the state capital budget during the 2013 session for stormwater improvements. As part of that program, City staff has identified several stormwater retrofit projects for development. As part of engineering development and design, geotechnical services are required to determine the soil characteristics and percolation rates.

Shannon and Wilson, Inc. was selected off of the City's professional services roster as the best firm for the proposed work. Approval of the proposed agreement will allow the City to advance the design and review of the proposed projects.

**Fiscal Impact?**

☒ Yes ☐ No

Council approved an agreement with Ecology at the February 18, 2014 meeting providing \$900,000 to the City of which \$675,000 was designated for improvements to the Decant Facility and water quality retrofits in the storm collection system. Staff proposes to fund this agreement amount of \$26,770 from these grant funds. No matching funds are required.

**Attachments:**

- 1) Res. No. 148-14 Shannon Wilson Consultant Agrmt
- 2) Shannon Wilson Stormwater Discharge Geotech Study Agreement

City Manager Approved:

Johnson, Cindy  
Oct 01, 18:45:34 GMT-0700 2014

RESOLUTION NO. 148-14

A RESOLUTION of the City of Richland authorizing the execution of a Consultant Agreement with Shannon & Wilson, Inc. for geotechnical services for Richland Stormwater Projects.

WHEREAS, the City of Richland operates a stormwater utility that is regulated by a National Pollution Discharge Elimination Permit; and

WHEREAS, the City's stormwater conveyance system includes numerous outfalls to area rivers that deliver untreated storm runoff to the rivers; and

WHEREAS, the City has undertaken planning studies to identify opportunities to improve the discharged water quality at these outfalls; and

WHEREAS, the City Council has approved several grant agreements with the Washington State Department of Ecology to plan and construct water quality improvement features on the outfalls; and

WHEREAS, the 2014–2030 Capital Improvement Plan included funding estimated to support stormwater quality retrofits at various locations; and

WHEREAS, staff recommends contracting with Shannon and Wilson to provide geotechnical expertise; and

WHEREAS, staff has completed negotiations of a scope of work and budget and recommends proceeding with the proposed contract as the negotiated agreement fulfills the geotechnical expertise needs at a reasonable price.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to sign and execute the Consultant Agreement with Shannon & Wilson, Inc. for geotechnical services for the Richland Stormwater Projects.

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 7<sup>th</sup> day of October, 2014.

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

ATTEST:

APPROVED AS TO FORM:

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

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



## **AGREEMENT BETWEEN CITY AND CONSULTANT**

THIS AGREEMENT, entered into this \_\_\_\_ day of October , 2014 by and between the City of Richland, 505 Swift Ave., Richland, Washington, (hereinafter referred to as the "City"), and Shannon & Wilson, Inc., 2705 Saint Andrews Loop, Suite A, Pasco, WA (hereinafter referred to as the "Consultant").

### **WITNESSETH:**

#### **1) SCOPE OF WORK**

- a) The Consultant shall furnish all services, labor and related equipment necessary to conduct and complete the work as designated in this Agreement. The Consultant shall provide geotechnical characterization study and pavement services for the seven stormwater discharge sites identified for improvements.
- b) The following exhibit is attached hereto and made a part of this Agreement: Exhibit A: *"Proposal for Geotechnical Engineering Study (Rev. 1); City of Richland Stormwater Discharge Improvements, Richland, Washington."*
- c) This Agreement consists of this Agreement, the above referenced Exhibit and other documents listed below. These form the entire Agreement and all are as fully a part of the Agreement as if attached to this Agreement or repeated herein. In the event of a conflict between documents the order of precedence will be the order listed below. An enumeration of the Agreement documents is set forth below:
  - (i) City of Richland Agreement No. \_\_\_\_\_
  - (ii) Exhibit A: Proposal for Geotechnical Engineering Study dated September 18, 2014

#### **2) GENERAL REQUIREMENTS**

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

**3) TIME FOR BEGINNING AND COMPLETION**

The Consultant shall not begin any work under the terms of this Agreement until authorized in writing by the City. Consultant agrees to use best efforts to complete all work described under this Agreement by December 31, 2014.

**4) PAYMENT**

- a) The City shall pay the Consultant an amount not to exceed Twenty-Six Thousand Seven Hundred Seventy dollars, (\$26,770.00) to complete the services rendered under this Agreement. Payment shall be made on a "lump sum" basis. Payment as identified in this section shall be full compensation for all work performed or services rendered, and for all labor, materials, supplies, equipment, and incidentals necessary to complete the work specified in Exhibit A.
- b) Invoices not in dispute by the City will be paid net thirty (30) days and shall reference the contract number and/or purchase order applicable to the work. The invoice shall provide sufficient detail on the work being billed and include detailed receipts for any invoices
- c) Partial payments to cover the percentage of work completed may be requested by the Consultant. These payments shall not be more than one (1) per month.
- d) Pre-approved travel, meals and lodging will be reimbursed at cost and only when consultant travels at least 150 miles per one way trip. Reimbursable expenses are limited to the following: coach airfare, ground transportation (taxi, shuttle, car rental), hotel accommodations at the government rate, personal or company vehicle use at the then-current federal mileage rate, and meals at the current federal per-diem meal allowance or up to the current federal per-diem with detailed receipts, no alcohol, and a 20% maximum gratuity.
- e) Reimbursement for extra services/reimbursable expenses are not authorized under this Agreement unless detailed in the Scope of Work or agreed upon in writing as a modification to this Agreement.
- f) The Consultant will allow access to the City, the State of Washington, the Federal Grantor Agency, the Comptroller General of the United States, or any of their duly authorized representatives to any books, documents, papers, and records which are directly pertinent to the specific contract for the purpose of making audit, examination, excerpts, and transcriptions. Unless otherwise provided, said records must be retained for three years from the date of receipt of final payment. If any litigation, claim, or audit arising out of, in connection with, or relating to this contract is initiated before the expiration of the three-year period, the records shall be retained until such litigation, claim, or audit involving the records is completed.

**5) INDEPENDENT CONTRACTOR**

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



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

**6) OWNERSHIP OF DOCUMENTS**

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

**7) TERMINATION**

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

**8) DISPUTE RESOLUTION**

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

**9) DEBARMENT CERTIFICATION**

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

[www.sam.gov](http://www.sam.gov) and

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

**10) VENUE, APPLICABLE LAW AND PERSONAL JURISDICTION**

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

**11) ATTORNEY'S FEES**

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

**12) INSURANCE**

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

- a) No Limitation. Consultant's maintenance of insurance as required by this Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.
- b) Minimum Scope of Insurance. Consultant shall obtain insurance of the types described below:
  - 1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
  - 2. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City.
  - 3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
  - 4. Professional Liability insurance appropriate to the Consultant's profession.
- c) Minimum Amounts of Insurance. Consultant shall maintain the following insurance limits:
  - 1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
  - 2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.

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

**13) INDEMNIFICATION / HOLD HARMLESS**

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

**14) STANDARD OF CARE**

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

**15) SUCCESSORS OR ASSIGNS**

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

**16) EQUAL OPPORTUNITY AGREEMENT**

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

**17) PARTIAL INVALIDITY**

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

**18) AMENDMENTS**

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

**19) CHANGE IN LAW**

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

**20) CONFIDENTIALITY**

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

**21) CHANGES OF WORK**

a) When required to do so, and without any additional compensation, the Consultant shall make such changes and revisions in the completed work of this Agreement as necessary

to correct or revise any errors, omissions, or other deficiencies in the design, drawings, specifications, reports, and other similar documents which the Consultant is responsible for preparing or furnishing under this Agreement.

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

**22) EXTRA WORK**

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

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

**CITY OF RICHLAND, WASHINGTON**

**SHANNON & WILSON, INC.**

\_\_\_\_\_  
CYNTHIA D. JOHNSON  
City Manager

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name & Title

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
Address

\_\_\_\_\_  
HEATHER D. KINTZLEY  
City Attorney

\_\_\_\_\_  
Phone: \_\_\_\_\_

\_\_\_\_\_  
Email: \_\_\_\_\_

\_\_\_\_\_  
Fax: \_\_\_\_\_



**SHANNON & WILSON, INC.**  
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

Exhibit A

ALASKA  
CALIFORNIA  
COLORADO  
FLORIDA  
MISSOURI  
OREGON  
WASHINGTON  
WISCONSIN

September 18, 2014

Mr. Jay Marlow, PE  
Public Works Capital Projects Manager  
City of Richland  
840 Northgate Drive  
PO Box 190 MS-26  
Richland, Washington 99352

**RE: PROPOSAL FOR GEOTECHNICAL ENGINEERING STUDY (REV. 1); CITY OF RICHLAND STORMWATER DISCHARGE IMPROVEMENTS, RICHLAND, WASHINGTON**

Dear Mr. Marlow;

Shannon & Wilson, Inc. is pleased to present this geotechnical engineering study proposal for the proposed City of Richland Stormwater Discharge Improvements in Richland, Washington.

### BACKGROUND

The City of Richland proposes to complete stormwater discharge improvements at several locations in Richland, Washington. We list the sites and the proposed improvements in the following table.

#### STORMWATER DISCHARGE SITE AND IMPROVEMENT DESCRIPTIONS

Site Name	Site Location	Site Description and Proposed Improvement
SR10	Leslie Road at Columbia Park Trail, southwest intersection quadrant	Currently roadside ditchline area with tall weeds/grasses and sage brush. Proposed Wetpond
NR01	East of 'T' intersection of 6 <sup>th</sup> Street at Richardson Road	Currently discharges directly to Columbia River. Proposed Infiltration Pond.
NR02	East of Sprout Road terminus	Currently discharges directly to Columbia River. Proposed Infiltration Pond or Pre-Treatment with subsurface infiltration.

### STORMWATER DISCHARGE SITE AND IMPROVEMENT DESCRIPTIONS

Site Name	Site Location	Site Description and Proposed Improvement
NR03	East of Ferry Road terminus	Currently discharges directly to Columbia River. Proposed Infiltration Pond or Pre-Treatment with subsurface infiltration.
NR04	Saint Street north side, just east of Harris Avenue 'T' intersection	Currently discharges directly to Columbia River. Proposed Infiltration Pond on west portion of Water Treatment Plant.
NR05	Park Street terminus	Currently discharges directly to Columbia River. Proposed Infiltration Pond or Pre-Treatment with subsurface infiltration in area approx. 200 yards southwest of current outfall in undeveloped area between residential neighborhood and Riverfront Bike Trail.
Columbia Park Trail	Westbound Columbia Park Trail from approx. Columbia Center Blvd to Nevada Ave.	Proposed Roadside Swales and/or Ponds along Columbia Park Trail north side, Pavement Rehabilitation and/or Reconstruction entire width of Columbia Park Trail.

### SCOPE OF SERVICES

The City anticipates all locations, excluding Columbia Park Trail, are accessible by rubber-tire backhoe. The City requests cation exchange and gradation tests of infiltration samples, as well as pavement rehabilitation/reconstruction alternatives along Columbia Park Trail. We present the following scope based on project discussions and preliminary information.

#### Project Administration

Shannon & Wilson will provide project administration for the geotechnical characterization study and pavement services. We will assign an experienced Project Manager who will:

- develop a project schedule;
- track budget and schedule compliance;
- coordinate staff and subcontractor efforts;
- manage field data collection;
- track laboratory testing status;

- work with staff to develop recommendations;
- prepare periodic status reports to City representatives; and
- attend project meetings, as required.

### **Utility Locate**

Shannon & Wilson will mark the ground at each location in accordance with utility locate requirements. We will contact the local utility notification center a minimum three (3) full business days prior to our fieldwork. Shannon & Wilson cannot be responsible for utilities not clearly identified.

### **Explorations**

Columbia Park Trail - Shannon & Wilson will excavate, log, and sample at approximately 900- to 1,200-foot-spacings along Columbia Park Trail north side for stormwater infiltration testing, and within the pavement area, alternating between eastbound and westbound lanes. We estimate up to nine (9) hand-auger borings total along the Columbia Park Trail. We will locate each exploration based on necessary information, traffic patterns, and worker safety. Our subcontractor will core the asphalt surface with a minimum 10-inch diameter core barrel. Below the asphalt corings, our engineer or technician will excavate hand-auger borings to approximately 3 to 5 feet, or practical refusal if coarse gravels are present. We will log the borings and obtain disturbed samples for potential laboratory testing.

We will conduct infiltration field testing within a minimum five (5) hand-auger locations along Columbia Park Trail north side. We will use a provided water source (e.g., fire hose attached to a water truck or fire hydrant) to fill the hand-auger explorations for a minimum one-half hour prior to testing to saturate the surrounding area. At nearly full, we will turn off the water source and measure the water level over time as it infiltrates into the subsurface. We anticipate that the City will provide a water source for infiltration testing.

At completion, we will backfill the borings with subgrade cuttings to approximately 18 inches, baserock to approximately 6 inches, and asphalt cold patch at the surface.

SR10, NR01, NR02, NR03, NR04, NR05 - Shannon & Wilson will observe up to nine (9) test pits at or near the proposed discharge improvement areas. We will extend the test pits a maximum 5 feet below the existing ground surface (bgs). We understand the City will provide backhoe services.



Our field engineer or geologist will log the test pits and obtain disturbed samples as the excavations progress. We will place recovered soil samples in labeled ziplock and/or bulk bags for laboratory identification. We will use a mini-cone penetrometer, where feasible, to assess the soil consistency.

We will conduct infiltration field testing within a minimum five (5) test pits. We will use a provided water source (e.g., fire hose attached to a water truck or fire hydrant) to fill the test pits for a minimum one hour prior to testing to saturate the surrounding area. At nearly full, we will turn off the water source and measure the water level over time as it infiltrates into the subsurface.

At completion, we anticipate the City backhoe operator will loosely backfill the excavations with the excavated soil materials. Shannon & Wilson is not responsible to restore the ground to pre-exploration conditions.

We assume an encroachment permit and/or right of entry permit(s) will not be required, or they will be obtained and provided by the City. We anticipate the work areas have limited traffic and the City does not anticipate full traffic control will be necessary. We anticipate the City will provide limited traffic control during our fieldwork, consisting of cones around our work area. We assume the City will arrange for a greater level of traffic control services, if necessary.

### **Laboratory Testing**

Shannon & Wilson may perform the following laboratory tests, as appropriate, on selected soil samples retrieved from our explorations.

- Moisture Content (ASTM D 2216) for material characterization and soil index properties.
- Particle Distribution (ASTM D 422 and ASTM D 1140) for material characterization and soil index properties.
- Atterberg limits (ASTM D 4318) for material characterization, soil index properties, and engineering parameter correlations.
- Cation Exchange Capacity.
- Modified Proctor (ASTM D 1557) for material compaction characteristics and CBR input parameters.

- California Bearing Ratio (CBR) for pavement assessment and structural pavement section design.

### **Engineering Analysis and Report**

We will prepare a geotechnical engineering report that summarize our observations, explorations, laboratory testing, and engineering analyses. Our consolidated site geotechnical engineering report will include:

- exploration logs and a site exploration plan;
- soil classifications (US Department of Agriculture [USDA]);
- groundwater depth, if encountered;
- field infiltration test results;
- laboratory test results; and
- infiltration rate for each site.

For the Columbia Park Trail pavement surface rehabilitation/reconstruction, we will also include:

- alternative pavement rehabilitation/reconstruction options;
- recommended pavement rehabilitation/reconstruction option;
- rehabilitation/reconstruction pavement structural section; and
- earthwork/subgrade preparation for pavement reconstruction, if necessary.

We will provide three hard copies and one electronic copy of our geotechnical engineering report.

### **Plans and Specifications Review**

Prior to construction, Shannon & Wilson will provide a review of the approximately 90 percent plans and specifications for geotechnical-related items and provide written comments for your consideration. We will summarize our geotechnical review of the plans and specifications in a letter.

### **SCHEDULE**

We are available to begin the field data collection within approximately one (1) week after authorization. We anticipate the fieldwork will be complete in approximately two (2) to four (4)

Mr. Jay Marlow, PE  
City of Richland  
September 18, 2014  
Page 6 of 6

**SHANNON & WILSON, INC.**

days, depending on if sites near the Columbia River require hand-auger explorations or backhoe test pits. Laboratory testing can be completed in approximately two (2) weeks after fieldwork completion. We anticipate the DRAFT geotechnical report will be available approximately three (3) to four (4) weeks after fieldwork completion. We will finalize each report after comment resolution.

### **COST OF SERVICES**

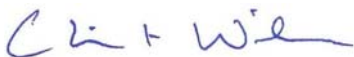
Our fee for the services described in this Scope of Work will be on a time and expense basis in accordance with our Washington State Department of Transportation (WSDOT) recommended rates. The enclosed Exhibit G-1 details our anticipated costs and fees. Our estimated fee for the services described in this Scope of Services will be \$26,770.

Our fee includes the exploration observations, pavement coring subcontractor, engineering analyses, and report preparation for stormwater infiltration and Columbia Park Trail rehabilitation/reconstruction, as described above. Our fee does not include civil plans and/or specifications, or construction phase services.

We appreciate the opportunity to submit this proposal and look forward to working with you on this project. Should you have questions regarding this proposal, please contact our office.

Sincerely,

**SHANNON & WILSON, INC.**



Clinton A. Wilson, PE  
Principal Engineer

CAW:TMG/caw

Enc: Exhibit G-1: Fee Estimate  
Important Information About Your Geotechnical/Environmental Engineering Proposal

**SHANNON & WILSON, INC.**

Geotechnical and Environmental Consultants

Project No.: 22-2-04070-001

9/18/2014

**EXHIBIT G-1****PROJECT: Stormwater Discharge Improvements, Richland, WA****Feature: Geotechnical Study****DIRECT SALARY COST (DSC)**

Classification	Estimated Hours	Average Rate		Estimated Total
Senior Officer	4	\$	74.50	\$ 298.00
Officer		\$	67.30	\$ -
Senior Associate	8	\$	54.60	\$ 436.81
Associate		\$	49.92	\$ -
Sr. Principal Engr./Geol./Hydro	40	\$	43.87	\$ 1,754.77
Principal Engr./Geol./Hydro.		\$	40.58	\$ -
Sr. Professional		\$	34.07	\$ -
Engr./Geol./Hydro.IV		\$	31.47	\$ -
Engr./Geol./Hydro. III (Sampling)	40	\$	29.39	\$ 1,175.57
Engr./Geol./Hydro. II (Lab Testing)		\$	24.03	\$ -
Engr./Geol./Hydro. I		\$	22.88	\$ -
Sr. Technician/Drafter	16	\$	27.72	\$ 443.59
Administrative Asst./Clerical	6	\$	20.52	\$ 123.13

<b>Total DSC</b>		\$		<b>4,231.87</b>
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**OVERHEAD (OH COST -Including Salary Additives)**

OH Rate X DSC	189.44%	\$	<b>8,016.86</b>
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**FIXED FEE (FF)**

FF Rate X DSC	31.00%	\$	<b>1,311.88</b>
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**REIMBURSABLE:**

Subcontracted Services	Estimated Units		Rate	Estimated Total
<b>Pavement Coring</b>				
Cores, per core	9	\$	150.00	\$ 1,350.00
Asphalt patch, per bag	16	\$	25.00	\$ 400.00
<b>Pavement Coring Subtotal</b>			<b>\$</b>	<b>1,750.00</b>

<b>Laboratory Testing</b>				
Cation Exchange	16	\$	35.00	\$ 560.00
Gradation	16	\$	115.00	\$ 1,840.00
California Bearing Ratio (CBR)	2	\$	1,150.00	\$ 2,300.00
<b>Pavement Coring Subtotal</b>			<b>\$</b>	<b>4,700.00</b>

Sales Tax on materials only	8.30%	\$	33.20
Contract Markup		\$	-
<b>Subcontracts Total</b>		<b>\$</b>	<b>12,933.20</b>

<b>Engineering</b>				
Mileage, per mile	300	\$	0.56	\$ 168.00
4WD Vehicle, per day		\$	85.00	\$ -
Per Diem, per day		\$	145.00	\$ -
Reproduction, per copy		\$	0.10	\$ -
Color Copies, each	30	\$	2.00	\$ 60.00
Mail/Courier, lump sum	1	\$	50.00	\$ 50.00
<b>Subtotal Engineering Reimbursibles</b>			<b>\$</b>	<b>278.00</b>

<b>Total Reimbursable</b>		\$	<b>13,211.20</b>
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<b>GRAND TOTAL</b>		\$	<b>26,771.81</b>
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PREPARED BY:

Clinton A. Wilson, PE

DATE:

18-Sep-14



Date: September 18, 2014  
To: Mr. Jay Marlow, PE  
City of Richland  
Re: Stormwater Discharge Improvements,  
Richland, Washington

## **Important Information About Your Geotechnical/Environmental Proposal**

More construction problems are caused by site subsurface conditions than any other factor. The following suggestions and observations are offered to help you manage your risks.

### **HAVE REALISTIC EXPECTATIONS.**

If you have never before dealt with geotechnical or environmental issues, you should recognize that site exploration identifies actual subsurface conditions at those points where samples are taken, at the time they are taken. The data derived are extrapolated by the consultant, who then applies judgment to render an opinion about overall subsurface conditions; their reaction to construction activity; appropriate design of foundations, slopes, impoundments, and recovery wells; and other construction and/or remediation elements. Even under optimal circumstances, actual conditions may differ from those inferred to exist, because no consultant, no matter how qualified, and no subsurface program, no matter how comprehensive, can reveal what is hidden by earth, rock, and time.

### **DEVELOP THE SUBSURFACE EXPLORATION PLAN WITH CARE.**

The nature of subsurface explorations—the types, quantities, and locations of procedures used—in large measure determines the effectiveness of the geotechnical/environmental report and the design based upon it. The more comprehensive a subsurface exploration and testing program, the more information it provides to the consultant, helping reduce the risk of unanticipated conditions and the attendant risk of costly delays and disputes. Even the cost of subsurface construction may be lowered.

Developing a proper subsurface exploration plan is a basic element of geotechnical/environmental design, which should be accomplished jointly by the consultant and the client (or designated professional representatives). This helps the parties involved recognize mutual concerns and makes the client aware of the technical options available. Clients who develop a subsurface exploration plan without the involvement and concurrence of a consultant may be required to assume responsibility and liability for the plan's adequacy.

### **READ GENERAL CONDITIONS CAREFULLY.**

Most consultants include standard general contract conditions in their proposals. One of the general conditions most commonly employed is to limit the consulting firm's liability. Known as a "risk allocation" or "limitation of liability," this approach helps prevent problems at the beginning and establishes a fair and reasonable framework for handling them, should they arise.

Various other elements of general conditions delineate your consultant's responsibilities. These are used to help eliminate confusion and misunderstandings, thereby helping all parties recognize who is responsible for different tasks. In all cases, read your consultant's general conditions carefully, and ask any questions you may have.

### **HAVE YOUR CONSULTANT WORK WITH OTHER DESIGN PROFESSIONALS.**

Costly problems can occur when other design professionals develop their plans based on misinterpretations of a consultant's report. To help avoid misinterpretations, retain your consultant to work with other project design professionals who are affected by the geotechnical/environmental report. This allows a consultant to explain report implications to design professionals affected by them, and to review their plans and specifications so that issues can be dealt with adequately. Although some other design professionals may be familiar with geotechnical/environmental concerns, none knows as much about them as a competent consultant.

## **OBTAIN CONSTRUCTION MONITORING SERVICES.**

Most experienced clients also retain their consultant to serve during the construction phase of their projects. Involvement during the construction phase is particularly important because this permits the consultant to be on hand quickly to evaluate unanticipated conditions, to conduct additional tests if required, and when necessary, to recommend alternative solutions to problems. The consultant can also monitor the geotechnical/environmental work performed by contractors. It is essential to recognize that the construction recommendations included in a report are preliminary, because they must be based on the assumption that conditions revealed through selective exploratory sampling are indicative of actual conditions throughout a site.

Because actual subsurface conditions can be discerned only during earthwork and/or drilling, design consultants need to observe those conditions in order to provide their recommendations. Only the consultant who prepares the report is fully familiar with the background information needed to determine whether or not the report's recommendations are valid. The consultant submitting the report cannot assume responsibility or liability for the adequacy of preliminary recommendations if another party is retained to observe construction.

## **REALIZE THAT ENVIRONMENTAL ISSUES MAY NOT HAVE BEEN ADDRESSED.**

If you have requested only a geotechnical engineering proposal, it will not include services needed to evaluate the likelihood of contamination by hazardous materials or other pollutants. Given the liabilities involved, it is prudent practice to always have a site reviewed from an environmental viewpoint. A consultant cannot be responsible for failing to detect contaminants when the services needed to perform that function are not being provided.

## **ONE OF THE OBLIGATIONS OF YOUR CONSULTANT IS TO PROTECT THE SAFETY, PROPERTY, AND WELFARE OF THE PUBLIC.**

A geotechnical/environmental investigation will sometimes disclose the existence of conditions that may endanger the safety, health, property, or welfare of the public. Your consultant may be obligated under rules of professional conduct, or statutory or common law, to notify you and others of these conditions.

## **RELY ON YOUR CONSULTANT FOR ADDITIONAL ASSISTANCE.**

Your consulting firm is familiar with several techniques and approaches that can be used to help reduce risk exposure for all parties to a construction project, from design through construction. Ask your consultant not only about geotechnical and environmental issues, but others as well, to learn about approaches that may be of genuine benefit.

The preceding paragraphs are based on information provided by the  
ASFE/Association of Engineering Firms Practicing in the Geosciences, Silver Spring, Maryland



## Council Agenda Coversheet

Council Date: 10/07/2014

Category: Consent Calendar

Agenda Item: C11

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: RESOLUTION NO. 149-14, ADOPTING INDIGENT DEFENSE STANDARDS

Department: City Attorney

Ordinance/Resolution: 149-14

Reference:

Document Type: Resolution

Recommended Motion:

Approve Resolution No. 149-14, adopting indigent defense standards pursuant to RCW 10.101.030.

Summary:

RCW 10.101.030 requires the City of Richland to adopt standards for the delivery of public defense services, regardless of whether those services are provided by contract, assigned counsel, or a public defender office. Standards shall include: compensation of counsel, duties and responsibilities of counsel, case load limits and types of cases, responsibility for expert witness fees and other costs associated with representation, administrative expenses, support services, reports of attorney activity and vouchers, training, supervision, monitoring and evaluation of attorneys, substitution of attorneys or assignment of contracts, limitations on private practice of contract attorneys, qualifications of attorneys, disposition of client complaints, cause for termination of contract or removal of attorney, and nondiscrimination.

The City of Richland contracts with the Benton and Franklin Counties Office of Public Defense to provide public defense services to defendants appearing in Benton County District Court on matters prosecuted by the City of Richland. In 2009, Benton County adopted Ordinance 470, relating to public defense standards, covering the requirements identified in RCW 10.101.030.

At this time, in order to comply with RCW 10.101.030, the City of Richland must adopt indigent defense standards. The logical approach, since the City contracts with Benton County for these services, is to adopt standards that are consistent with those enacted and followed by Benton County.

The proposed resolution, if approved, would have the effect of adopting Benton County's indigent defense standards, thereby bringing the City into compliance with RCW 10.101.030 and into alignment with the standards utilized by our contracted services provider.

Benton County Ordinance 470 related to indigent defense standards is attached for Council's review.

Fiscal Impact?

☐ Yes ☒ No

These standards have been in place in Benton County since 2009, and are already being followed, so no immediate impact is anticipated from adopting these standards. If case caps continue to go down, more public defenders will be added to Richland's docket, which will likely increase the cost of contracted services. This outcome, and the related impact on the City's budget, is unknown at this time, and would likely be realized regardless of whether this resolution is approved.

Attachments:

- 1) Proposed Resolution 149-14, Adopting Indigent Defense Standards
- 2) Benton County - Indigent Defense Standards Ordinance

City Manager Approved:

Johnson, Cindy  
Oct 02, 17:23:39 GMT-0700 2014

RESOLUTION NO. 149-14

A RESOLUTION of the City of Richland adopting the Benton and Franklin Counties Office of Public Defense's Indigent Defense Standards as adopted by Benton County Ordinance No. 470.

WHEREAS, RCW 10.101.030 requires cities operating a court to adopt standards for the delivery of public defense services; and

WHEREAS, the City of Richland contracts with the Benton and Franklin Counties Office of Public Defense to provide public defense services to defendants appearing in Benton County District Court on matters prosecuted by the City of Richland; and

WHEREAS, the Benton and Franklin Counties Office of Public Defense has proposed, and Benton County has adopted, an ordinance relating to public defense standards as required by RCW 10.101.030; and

WHEREAS, in order to establish standards consistent with the services provider, the City Council for the City of Richland has determined that it is in the best interest of the City to adopt the same standards as Benton County for the provision of public defense services.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, Washington, that the City of Richland hereby adopts the Benton and Franklin Counties Office of Public Defense's Indigent Defense Standards as adopted by Benton County Ordinance No. 470, a copy of which is on file with the City Clerk.

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 7<sup>th</sup> day of October, 2014.

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

ATTEST:

APPROVED AS TO FORM:

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

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



# RESOLUTION

BENTON COUNTY RESOLUTION NO. 09-435

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON

IN THE MATTER OF ADOPTING AN INDIGENT DEFENSE ORDINANCE

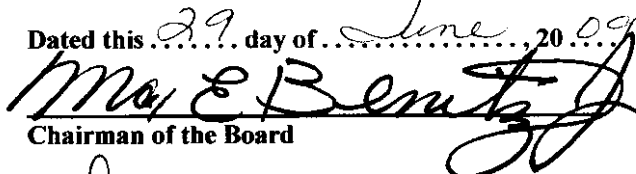
WHEREAS, RCW 10.101.030 requires all Counties in the State of Washington to adopt standards by which they will deliver indigent defense services;

WHEREAS, the standards required by RCW 10.101.030 are addressed by the terms of the annexed ordinance titled "Benton County Indigent Defense Ordinance;"

WHEREAS, a public hearing, required by law, was held on June 29, 2009;

NOW THEREFORE, BE IT RESOLVED THAT the annexed ordinance titled "Benton County Indigent Defense Ordinance" be adopted as law and incorporated into the existing ordinances of Benton County.

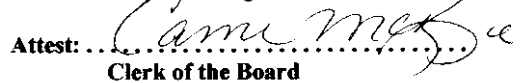
Dated this 29 day of June, 2009

  
Chairman of the Board

  
Chairman Pro-Tem

  
Member

Constituting the Board of County Commissioners,  
Benton County, Washington

Attest:   
Clerk of the Board

cc: Original-Benton County  
Copy-Benton Franklin Counties Office of Public Defense, Rosemary Ozuna

ORDINANCE NO. 470

AN ORDINANCE relating to indigent defense services, adding a new chapter to Title 5 of the Benton County Code.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF BENTON COUNTY, WASHINGTON:

SECTION 1. There is hereby added a new Chapter to Title 5 of the Benton County Code to be entitled "Indigent Defense Services" which shall contain the new sections which follow.

SECTION 2. APPLICABILITY. This Ordinance shall apply to indigent defense services provided in Benton County, Washington.

SECTION 3. PURPOSE. The purpose of this Ordinance is to establish standards and procedures for the selection, employment, and appointment of attorneys to provide indigent defense representation through the Office of Public Defense to indigent persons requiring such representation. This is for the protection of the public health, safety, and general welfare of the residents of Benton County.

SECTION 4. DEFINITIONS. For the purposes of this Ordinance, the following words and phrases shall have the indicated meanings.

(a) "BFOPD" means the Benton and Franklin Counties Office of Public Defense.

(b) "CLE" refers to continuing legal education classes approved for credit by the Washington State Bar Association.

(c) "IDC" means the Indigent Defense Coordinator, appointed by the Boards of County Commissioners of Benton County and Franklin County, who serves as the Coordinator for indigent defense services in the Benton & Franklin Counties Office of Public Defense.

(d) "RALJ Misdemeanor Appeals" refers to appeals handled pursuant to the Limited Jurisdiction Court Appeals rules as promulgated by the Washington State Supreme Court.

(e) "RPC" means the Rules of Professional Conduct.

(f) "SPRC" refers to the Superior Court Special Proceedings-Criminal as promulgated by the Washington State Supreme Court.

(g) "WSBA" means the Washington State Bar Association.

(h) "WSBA Indigent Defense Standards" refers to the document entitled, "Standards for Indigent Defense Services" adopted by the Washington State Bar Association Board of Governors on September 20, 2007.

SECTION 5. ADMINISTRATION. The Indigent Defense Coordinator, appointed by the Boards of County Commissioners of Benton County and Franklin County shall serve as the Coordinator for Indigent Defense Services in the Benton & Franklin Counties Office of Public Defense and shall have responsibility for the administration and enforcement of this Ordinance.

SECTION 6. SELECTION OF ATTORNEYS. The County shall endeavor to maintain a pool of available attorneys for indigent defense cases. The pool of attorneys shall be appropriate for the number and nature of cases anticipated to be filed in District and Superior Court or any specialty dockets or subdivisions existing in such Courts, including the Juvenile Division of Superior Court. The attorneys may be staff attorneys directly employed by the County or they may be independent contractor attorneys contracted to provide services on one or on many cases, as necessary.

Attorneys who are retained by contract shall be selected by the Indigent Defense Coordinator who should solicit input from the Judges of the Court(s) in which such attorneys will primarily be practicing.

The selection process for contract attorneys shall be an open process whereby proposals shall be accepted from all interested and qualified attorneys, and where the availability of contracts shall be advertised by a means reasonably calculated to attract the attention of interested and qualified attorneys in the area or in the State.

Law enforcement officials and prosecutors shall not provide any input into the process of selecting indigent defense attorneys. Furthermore, any input provided by either of such parties shall be specifically disregarded in the process of selecting attorneys.

If the County requires legal advice to do with any aspect of selection of indigent defense attorneys, such advice shall be provided by a special deputy prosecuting attorney, selected and appointed by the Prosecuting Attorney, who is not an employee of the County Prosecuting Attorney's Office.

SECTION 7. SELECTION OF ATTORNEYS--CONTRACTS. (a) All contracts for indigent defense services shall be in writing, shall be executed by the Board of County Commissioners, and, as much as possible, shall be executed either prior to or contemporaneous with the appointment of cases thereunder. In cases where it is not practical or possible to execute such contracts prior to or contemporaneous with the appointment of cases, a written contract should be executed as soon thereafter as possible.

(b) The County shall not contract with attorneys who have been:

(1) on two separate occasions, found by any Court of competent jurisdiction, to have rendered ineffective assistance of counsel to any criminal defendant; or

(2) formally censured, reprimanded, or suspended, under such circumstances as would call into question their fitness to represent criminal defendants.

(c) Contracts for indigent defense services shall address temporary substitution of attorneys in the event of attorney unavailability. All substitute attorneys shall meet the requirements of this Ordinance and must be approved by the Indigent Defense Coordinator. No indigent defense services contract shall be assigned from one attorney to another. Rather, contract privity should be established with all temporary substitute attorneys for substitutions in excess of one week.

(d) Contract attorneys shall be contractually required to ensure that the amount of their private practice is never of such an amount that it interferes with their ability to fulfill their duties under their indigent defense contract. Staff attorneys shall be prohibited from having any sort of private practice.

(e) Attorneys contracted to provide indigent defense services shall maintain a case reporting and management information system that includes the number and types of cases, attorney hours, and disposition for each case served at public expense and paid for by the County. Such system shall be maintained independently from client files so as to disclose no privileged information. Furthermore, data from such system must be available to the County upon request for audit, billing verification or other legitimate purpose.

(f) Neither the County, in its selection of attorneys to provide indigent defense representation, nor the attorneys selected or employed, in their hiring practices or in their representation of clients, shall discriminate on the grounds of race, color, religion, national origin, age, marital status, sex, sexual orientation or handicap. Both the County and the attorneys shall comply with all federal, state, and local non-discrimination requirements.

SECTION 8. COMPENSATION. Attorneys who perform indigent defense services pursuant to a contract with the County should be compensated in an amount and manner reasonable and appropriate to their level of skill and experience, as well as their caseload and other responsibilities pursuant to the contract.

Attorneys shall also be compensated for approved out-of-pocket expenses specifically related to assigned cases.

Attorneys who have a conflict of interest shall not be required to bear the cost of substitute counsel; provided, that notice of the conflict is provided within reasonable time parameters established by contract, County policy, or policies of the Benton and Franklin Counties Office of Public Defense.

SECTION 9. ATTORNEY APPOINTMENT--DUTIES AND RESPONSIBILITIES--CASE LOAD LIMITS AND TYPES OF CASES. (a) The County shall bear the expenses for, and through the Benton and Franklin Counties Office of Public Defense "BFOPD" shall, appoint an indigent defense attorney for all cases or matters where applicable case law, rule or statute requires that such attorney be appointed.

In cases where appointment of an attorney is mandated, an attorney should be afforded to defendants, on a provisional basis if necessary, at the earliest stage of proceedings where defendants may potentially suffer adverse consequences in the form of incarceration, detention, or deportation/denial of citizenship or naturalization.

(b) Defense services shall be provided to all qualified indigent defendants in a professional, skilled manner consistent with standards set forth by the Washington State Bar Association "WSBA" including the Rules of Professional Conduct "RPC", applicable case law, and appropriate Court rules. The Attorney's primary and most

fundamental responsibility in all appointed cases is to promote and protect the best interests of the indigent client.

(c) The caseload of appointed attorneys should allow each such attorney to give each indigent client the time and effort necessary to ensure effective representation. Appointed attorneys should not accept a workload that, by reason of its excessive size, interferes with the rendering of quality representation.

(d) The County, through the BFOPD, shall monitor and ensure that caseloads are reasonable considering types of cases and the recommendations of the WSBA Indigent Defense Standard Three.

SECTION 10. DEFENDANTS--INDIGENCY SCREENING--RECORDS--FEES. Defendants seeking the appointment of an indigent defense attorney shall be screened for indigency pursuant to the provisions of RCW 10.101.020. Screenings shall require a written application completed under oath by the defendant, and the standard form of application as provided by the Washington State Office of Public Defense should constitute the written application.

Records of indigency screening should be retained for the period of time prescribed by applicable statute or administrative rule, including any administrative rule applicable to its existence as a public record.

To the extent possible, indigency screening should be user fee based and should require applicants who are indigent but able to contribute toward the cost of their representation (as provided in RCW 10.101.020(5)) to execute promissory notes at the time counsel is appointed.

SECTION 11. INVESTIGATIVE SERVICES, EXPERT SERVICES, AND OTHER SERVICES--SELECTION--FEES. Investigative services, expert services, and other services are necessary for the preparation and presentation of a defense case.

(a) The County shall provide for access to reasonable numbers of investigators considering the number and complexity of cases being filed, the number of attorneys, logistical considerations, and the recommendations contained in WSBA Indigent Defense Standard Six. Such investigators may be employees of the County, independent contractors, or a reasonable combination thereof.

If independent contractor investigators are provided, then Benton and Franklin Counties Office of Public Defense "BFOPD" shall publish a list of approved investigators or investigation firms and shall execute open contracts with such investigators or firms. Such contracts shall address, at a minimum, the terms and conditions of service, hourly rates, and procedures for billing including the detail necessary in such billings so as to allow the County to maintain accountability for moneys spent on such investigators. Appointed attorneys shall not utilize the services of investigators not on the approved list except upon prior written approval at the sole discretion of the Indigent Defense Coordinator.

(b) Appointed attorneys shall be free to select the expert of their choosing; provided, that such experts are indeed qualified to provide advice or testify in their field of expertise and are willing to agree to charge such fees as are approved by the BFOPD.

(c) Reasonable compensation for investigative services, expert services, or other services necessary for the preparation and presentation of the defense case shall be provided upon application for payment pursuant to rules for such a process promulgated by the BFOPD.

(d) Fees for investigative services, expert services, or other services shall be maintained and allocated from funds separate from those provided for attorney compensation.

SECTION 12. ADMINISTRATIVE EXPENSES AND SUPPORT SERVICES. To the extent it hires staff attorneys to provide indigent defense services, the County shall provide such staff attorneys it employs with administrative and support services comparable to that which is provided to other comparable County departments and offices. Contract attorneys are responsible for their own administrative and support services and such services should be considered in determination of compensation.

SECTION 13. MONITORING OF ATTORNEY CONTRACTS AND SERVICES. The Benton and Franklin Counties Office of Public Defense "BFOPD" through its appointed Indigent Defense Coordinator shall provide contract oversight over contract attorneys, and shall supervise the work of staff attorneys. The Benton and Franklin Counties Office of Public Defense responsibilities shall include, but are not limited to:

- (a) ensuring contract compliance,
- (b) monitoring caseload numbers,
- (c) providing financial support for reimbursement of out-of-pocket expenses, and
- (d) addressing complaints by indigent defendants.

SECTION 14. ATTORNEY QUALIFICATIONS--MINIMUM PROFESSIONAL QUALIFICATIONS. In order to assure that indigent accused persons receive the effective assistance of counsel to which they are constitutionally entitled, attorneys providing defense services should meet the following minimum professional qualifications:

- (a) satisfy the minimum requirements for practicing law in Washington as determined by the Washington Supreme Court;
- (b) be familiar with the statutes, court rules, constitutional provisions, and case law relevant to their practice area; and
- (c) be familiar with the collateral consequences of a conviction, including possible immigration consequences and the possibility of civil commitment proceedings based on a criminal conviction; and
- (d) be familiar with mental health issues and be able to identify the need to obtain expert services; and

(e) complete seven (7) hours of continuing legal education within each calendar year in courses relating to their public defense practice.

SECTION 15. TRAINING. Attorneys providing public defense services shall participate in regular training programs on criminal defense law, including a minimum of seven (7) hours of continuing legal education annually in areas relating to their public defense practice.

Attorneys specializing in particular areas of indigent defense practice such as but not limited to: involuntary treatment act, juvenile law, or drug court, should endeavor, whenever possible, to attend continuing legal education appropriate to their area of specialization.

SECTION 16. ATTORNEY REPRESENTATION IN SPECIFIC CLASSES OF CASES. (a) Attorneys to be appointed to provide representation in special classes of cases should meet the minimum standards prescribed in Section 17 through Section 30 below prior to appointment to such cases. Such specific classes of cases include:

- (1) Death Penalty Cases
- (2) Adult Felony Cases - Class A
- (3) Adult Felony Cases - Class B
- (4) Adult Felony Case - All Other Class B Felonies, Class C Felonies, Probation or Parole Revocation Cases
- (5) Persistent Offender (Life Without Possibility of Release) Cases
- (6) Juvenile Cases - Class A
- (7) Juvenile Cases - Class B and Class C
- (8) Juvenile Status Offenses Cases
- (9) Misdemeanor Cases
- (10) Dependency Cases
- (11) Civil Commitment Cases
- (12) Contempt of Court Cases
- (13) Specialty Court (e.g. mental health court, drug diversion court, homelessness court) Cases
- (14) RALJ Misdemeanor Appeals to Superior Court Cases

(b) In the event that an attorney who does not meet the minimum standards for some class of cases is appointed to such a case, it is that attorney's responsibility to advise the Indigent Defense Coordinator and the Court of that fact and either arrange for mentoring by a more experienced attorney, engage in a free-of-charge case consultation with a State Office of Public Defense Attorney who is qualified for such a case (for cases other than death penalty cases), or ask that the case be re-assigned to a qualified attorney.

SECTION 17. REPRESENTATION IN A DEATH PENALTY CASE--ATTORNEY QUALIFICATIONS AND REQUIREMENTS. Each attorney acting as lead counsel in a death penalty case or an aggravated homicide case in which the decision to seek the death penalty has not yet been made shall meet the following requirements:

- (a) the minimum requirements set forth in Section 14 above; and
- (b) have at least five (5) years criminal trial experience; and

- (c) have prior experience as lead counsel in no fewer than nine (9) jury trials of serious and complex cases which were tried to completion; and
- (d) have served as lead or co-counsel in at least one jury trial in which the death penalty was sought; and
- (e) have experience in preparation of mitigation packages in aggravated homicide or persistent offender cases; and
- (f) have completed at least one death penalty defense seminar within the previous two (2) years; and
- (g) meet the requirements of SPRC 2.

The defense team in a death penalty case should include, at a minimum, the two (2) attorneys appointed pursuant to SPRC 2, a mitigation specialist, and an investigator. Psychiatrists, psychologists, and other experts and support personnel should be added as needed.

SECTION 18. REPRESENTATION IN AN ADULT FELONY CASE - CLASS A-- ATTORNEY QUALIFICATIONS AND REQUIREMENTS. Each attorney representing a defendant accused of a Class A felony as defined in RCW 9A.20.020 shall meet the following requirements:

- (a) the minimum requirements set forth in Section 14 above; and
- (b) either, has served two years as a prosecutor; or
  - (1) has served two (2) years as a public defender, or two (2) years in a private criminal practice; and
  - (2) has been trial counsel alone or with other trial counsel and handled a significant portion of the trial in three (3) felony cases that have been submitted to a jury.

SECTION 19. REPRESENTATION IN AN ADULT FELONY CASE - CLASS B-- ATTORNEY QUALIFICATIONS AND REQUIREMENTS. Violent Offense or Sexual Offense. Each attorney representing a defendant accused of a Class B violent offense or sexual offense as defined in RCW 9A.20.020 shall meet the following requirements:

- (a) the minimum requirements set forth in Section 14 above; and
- (b) either:
  - (1) has served one year as a prosecutor; or
  - (2) has served one year as a public defender, or one year in a private criminal practice; and
- (c) has been trial counsel alone or with other counsel and handled a significant portion of the trial in two (2) Class C felony cases that have been submitted to a jury.

SECTION 20. REPRESENTATION IN AN ADULT FELONY CASE - ALL OTHER CLASS B FELONIES, CLASS C FELONIES, PROBATION OR PAROLE REVOCATION-- ATTORNEY QUALIFICATIONS AND REQUIREMENTS. Each attorney representing



a defendant accused of a Class B felony not defined in Section 19 above or a Class C felony, as defined in RCW 9A.20.020, or involved in a probation or parole revocation hearing shall meet the following requirements:

- (a) the minimum requirements set forth in Section 14 above; and
- (b) either:
  - (1) has served one year as a prosecutor; or
  - (2) has served one year as a public defender, or one year in a private criminal practice; and
- (c) has been trial counsel alone or with other trial counsel and handled a significant portion of the trial in two (2) criminal cases that have been submitted to a jury; and
- (d) each attorney shall be accompanied at his or her first felony trial by a supervisor, if available.

SECTION 21. REPRESENTATION IN A PERSISTENT OFFENDER (LIFE WITHOUT POSSIBILITY OF RELEASE) CASE--ATTORNEY QUALIFICATIONS AND REQUIREMENTS. Each attorney acting as lead counsel in a "two-strikes" or "three strikes" case in which a conviction will result in a mandatory sentence of life in prison without parole shall meet the following requirements:

- (a) the minimum requirements set forth in Section 14 above; and
- (b) have at least
  - (1) four (4) years criminal trial experience; and
  - (2) one year experience as a felony defense attorney; and
  - (3) experience as lead counsel in at least one Class A felony trial; and
  - (4) experience as counsel in cases involving each of the following:
    - (A) mental health issues; and
    - (B) sexual offenses, if the current offense or a prior conviction that is one of the predicate cases resulting in the possibility of life in prison without parole is a sex offense; and
    - (C) expert witnesses; and
    - (D) one year of appellate experience or demonstrated legal writing ability.

SECTION 22. REPRESENTATION IN A JUVENILE CASE - CLASS A--ATTORNEY QUALIFICATIONS AND REQUIREMENTS. Each attorney representing a juvenile accused of a Class A felony shall meet the following requirements:

- (a) the minimum requirements set forth in Section 14 above; and
- (b) either:
  - (1) has served one year as a prosecutor; or
  - (2) has served one year as a public defender; one year in a private criminal practice, and
- (c) has been trial counsel alone of record in five (5) Class B and Class C felony trials; and
- (d) each attorney shall be accompanied at his or her first juvenile trial by a supervisor, if available.

SECTION 23. REPRESENTATION IN A JUVENILE CASE - CLASS B AND CLASS C--ATTORNEY QUALIFICATIONS AND REQUIREMENTS. Each attorney representing a juvenile accused of a Class B or Class C felony shall meet the following requirements:

- (a) the minimum requirements set forth in Section 14 above; and
- (b) either:
  - (1) has served one year as a prosecutor; or
  - (2) has served one year as a public defender, or one year in a private criminal practice, and
  - (3) has been trial counsel alone in five (5) misdemeanor cases brought to final resolution; and
- (c) each attorney shall be accompanied at his or her first juvenile trial by a supervisor, if available.

SECTION 24. REPRESENTATION IN A JUVENILE STATUS OFFENSES CASE--ATTORNEY QUALIFICATIONS AND REQUIREMENTS. Each attorney representing a client in a "BECCA" matter shall meet the following requirements:

- (a) the minimum requirements set forth in Section 14 above; and
- (b) either:
  - (1) have represented clients in at least two (2) similar cases under the supervision of a more experienced attorney or completed at least three (3) hours of CLE training specific to "status offense" cases; or
  - (2) have participated in at least one consultation per case with a more experienced attorney who is qualified under this section.

SECTION 25. REPRESENTATION IN A MISDEMEANOR CASE--ATTORNEY QUALIFICATIONS AND REQUIREMENTS. Each attorney representing a defendant involved in a matter concerning a gross misdemeanor or condition of confinement shall meet the requirements set forth in Section 14 above.

SECTION 26. REPRESENTATION IN A DEPENDENCY CASE--ATTORNEY QUALIFICATIONS AND REQUIREMENTS. Each attorney representing a client in a dependency matter shall meet the following requirements:

- (a) the minimum requirements set forth in Section 14 above; and
- (b) Attorneys handling termination hearings shall have six (6) months dependency experience or have significant experience in handling complex litigation.
- (c) Attorneys in dependency matters should be familiar with expert services and treatment resources for substance abuse.
- (d) Attorneys representing children in dependency matters should have knowledge, training, experience, and ability in communicating effectively with children, or have participated in at least one consultation per case either with a state Office of Public Defense resource attorney or other attorney qualified under this section.

SECTION 27. REPRESENTATION IN A CIVIL COMMITMENT CASE--ATTORNEY QUALIFICATIONS AND REQUIREMENTS. Each attorney representing a respondent in a civil commitment case shall meet the following requirements:

- (a) the minimum requirements set forth in Section 14 above; and
- (b) each attorney shall be accompanied at his or her first 90 or 180 day commitment hearing by a supervisor; and
- (c) shall not represent a respondent in a 90 or 180 day commitment hearing unless he or she has either:
  - (1) served one year as a prosecutor, or
  - (2) served one year as a public defender, or one year in a private civil commitment practice, and
  - (3) been trial counsel in five (5) civil commitment initial hearings; and
- (d) shall not represent a respondent in a jury trial unless he or she has conducted a jury trial as lead counsel; or been co-counsel with a more experienced attorney in a 90 or 180 day commitment hearing.

SECTION 28. REPRESENTATION IN A CONTEMPT OF COURT CASE--ATTORNEY QUALIFICATIONS AND REQUIREMENTS. Each attorney representing a respondent in a contempt of court case shall meet the following requirements:

- (a) the minimum requirements set forth in Section 14 above; and
- (b) each attorney shall be accompanied at his or her first three (3) contempt of court hearings by a supervisor or more experienced attorney, or participate in at least one consultation per case with a state Office of Public Defense resource attorney or other attorney qualified in this area of practice.

SECTION 29. REPRESENTATION IN A SPECIALTY COURT CASE--ATTORNEY QUALIFICATIONS AND REQUIREMENTS. Each attorney representing a client in a specialty court (e.g., mental health court, drug diversion court) shall meet the following requirements:

- (a) the minimum requirements set forth in Section 14 above; and
- (b) the requirements set forth above for representation in the type of practice involved in the specialty court (e.g., felony, misdemeanor, juvenile); and
- (c) be familiar with mental health and substance abuse issues and treatment alternatives.

SECTION 30. REPRESENTATION IN AN RALJ MISDEMEANOR APPEAL TO SUPERIOR COURT CASE--ATTORNEY QUALIFICATIONS AND REQUIREMENTS. Each attorney who is counsel alone for a case on appeal to the Superior Court from a Court of Limited Jurisdiction should meet the following requirements:

- (a) the minimum requirements set forth in Section 14 above; and
- (b) have had significant training or experience in either criminal appeals, criminal motions practice, extensive trial level briefing, clerking for an appellate judge, or assisting a more experienced attorney in preparing and arguing an RALJ appeal.

SECTION 31. COMPLAINTS AGAINST INDIGENT DEFENSE ATTORNEYS-- FORMAL AND INFORMAL COMPLAINTS--GENERAL PROCEDURES. Complaints about the services of indigent defense attorneys shall be addressed within any contracts for such services and/or office policies by which staff attorneys are bound. Specifically, such complaints shall be addressed in the following manner:

(a) The Benton and Franklin Counties Office of Public Defense "BFOPD" shall be the agency charged with receiving, responding to and resolving all complaints by indigent defendants. Complaints received by other County agencies or elected offices, including but not limited to the Courts, and any Prosecutor's Office, in this regard should be forwarded to the BFOPD for disposition.

(b) Complaints shall be regarded as "formal" if they are received in writing, whether electronically or otherwise. Otherwise, complaints shall be regarded as "informal."

(c) The BFOPD shall track and maintain records of the disposition of all formal and informal complaints received.

(d) In the cases of both formal and informal complaints, every effort should be made initially to resolve the complaint by asking the indigent defendant and the attorney to work together and the BFOPD should take all reasonable steps, including contacting the attorney or suggesting that the attorney meet with the indigent defendant, to facilitate such. In the case of informal complaints, if no further communication is received, then the matter shall be regarded as closed.

(e) In the case of informal complaints, if a further complaint is received after step "3" above, then the complainant should be advised that for further action to be taken, a written complaint needs to be filed. Written complaints may be on any form, but the complainant should be advised that the following information needs to be contained on the complaint:

- (1) the complainant's full name (no action shall be taken on any anonymous complaints);
- (2) the case number;
- (3) the type of crime;
- (4) the name of the attorney in question;
- (5) a detailed description of the nature of the complaint.

The complaint should also be submitted via email or, if in writing, should be signed and dated.

SECTION 32. DISPOSITION OF COMPLAINTS BY INDIGENT DEFENDANTS. Complaints about the services of indigent defense attorneys shall be addressed within any contracts for such services and/or office policies by which staff attorneys are bound. Specifically, such complaints shall be addressed in the following manner:

(a) The Benton and Franklin Counties Office of Public Defense (BFOPD) shall be the agency charged with receiving, responding to and resolving all complaints by Indigent Defendants. Complaints received by other County agencies or elected offices, including by not limited to the Courts, and any Prosecutor's Office, in this regard should be forwarded to BFOPD for disposition.

(b) Complaints shall be regarded as "formal" if they are received in writing, whether electronically or otherwise. Otherwise, complaints shall be regarded as "informal."

(c) The Benton and Franklin Counties Office of Public Defense shall track and maintain records of the disposition of all formal and informal complaints received.

(d) In the cases of both formal and informal complaints, every effort should be made initially to resolve the complaint by asking the indigent defendant and the attorney to work together and BFOPD should take all reasonable steps, including contacting the attorney or suggesting that the attorney meet with the indigent defendant, to facilitate such. In the case of informal complaints, if no further communication is received, then the matter shall be regarded as closed.

(e) The Benton and Franklin Counties Office of Public Defense shall devise and publish a procedure for resolving all formal and informal complaints that is expeditious and takes the following factors into consideration:

- (1) The seriousness of the complaint;

- (2) Whether the complaint is against a contractor or employee;
- (3) The need for the defendant to know of the disposition of the complaint;
- (4) The need for the Court to know of complaints in order to ensure the quality of practicing attorneys who may be assigned to indigent defense cases; and
- (5) The County's risk management efforts and needs.

SECTION 33. SEVERABILITY. If any provision of this ordinance is declared unconstitutional, or the applicability thereof to any person or circumstance is held invalid, the constitutionality of the remainder of the ordinance and the applicability thereof to other persons and circumstances shall not be affected thereby.

SECTION 34. EFFECTIVE DATE. This ordinance shall take effect and be in full force upon its passage and adoption.

ADOPTED AND PASSED this 29 day of June, 2009.

  
Chairman of the Board.

  
Chairman Pro-Tem.

  
Member.

Approved as to Form:

Constituting the Board of  
County Commissioners of  
Benton County, Washington

\_\_\_\_\_  
Deputy Prosecuting Attorney

Attest:   
Clerk of the Board



## Council Agenda Coversheet

Council Date: 10/07/2014

Category: Consent Calendar

Agenda Item: C12

Key Element: Key 3 - Economic Vitality

Subject: RESOLUTION NO. 150-14 - SALE OF LOT 1, HORN RAPIDS BUSINESS CENTER TO DULE MEHIC

Department: Community and Development Services

Ordinance/Resolution: 150-14

Reference:

Document Type: Contract/Agreement/Lease

### Recommended Motion:

Adopt Resolution No. 150-14, authorizing the City Manager to sign and execute a Purchase and Sale Agreement with Dule Mehic for the purchase of Lot 1 of Record Survey #3980 in the Horn Rapids Business Center – a 1.238 acre city-owned property at the southeast corner of Logston Blvd. and Robertson Drive.

### Summary:

Dule Mehic is proposing to purchase Lot 1 of Record Survey #3980 – 1.238 acres of city-owned property along at the southeast corner of Logston Blvd. and Robertson Drive in the Horn Rapids Business Center, for the construction of a light industrial facility.

The purchase price is \$1.50 per square foot for 53,935.54 square feet of "Interior Lot" property, amounting to estimated gross proceeds of \$80,903. The proposed price is consistent with the City of Richland's Resolution 35-13, which established pricing within the Horn Rapids Business Center in September 2013.

The City will retain a repurchase right if Dule Mehic has not submitted an application for approval of building plans to the city within 6 months of Closing, and if Dule Mehic 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, who recommended approval at their September 22, 2014 meeting.

### Fiscal Impact?

☒ Yes ☐ No

The Purchaser will pay \$80,903 for the subject property with net proceeds after closing costs deposited in the City's Industrial Development Fund. Since the property was previously sold and then repurchased by the City, all of the normal assessments including payments to Richland Triangle Limited Partners have already been paid. Attached is a financial analysis of this transaction.

### Attachments:

- 1) RES 150-14 Sale of Property to Dule Mehic
- 2) DRAFT PSA - MEHIC
- 3) EXHIBIT A - LEGAL DESCRIPTION
- 4) EXHIBIT B - ADDITIONAL LANDSCAPING
- 5) Financial Analysis - Mehic 2014

City Manager Approved:

Johnson, Cindy  
Oct 01, 18:52:25 GMT-0700 2014

RESOLUTION NO. 150-14

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

WHEREAS, the City of Richland is the record owner of 1.238 acres of city-owned surplus property, described as Lot 1 of Record Survey No. 3980 of the Horn Rapids Business Center; and

WHEREAS, pursuant to Richland Municipal Code (RMC) 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 1.238 acre city-owned Lot 1 of Record Survey No. 3980 is managed by the Economic Development Office and is available for sale; and

WHEREAS, pursuant to Resolution No. 35-13, adopted by City Council on September 17, 2013, setting prices for city-owned surplus property, the 1.238 acre "Interior Lot" property is available for sale at \$1.50 per square foot, for a total price of \$80,903; and

WHEREAS, Dule Mehic has agreed to purchase the property for said amount; and

WHEREAS, at their September 22, 2014 meeting, the Economic Development Committee provided a positive recommendation to City Council for the sale of the 1.238 acre city-owned surplus property in the Horn Rapids Business Center to Dule Mehic; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that City Council finds and declares that the 1.238 acre city-owned Lot 1 of Record Survey No. 3980, located in the Horn Rapids Business Center, be sold to Dule Mehic at the price established by Resolution No. 35-13 for "Interior Lot" property of \$1.50 per square foot, for a total sale price of \$80,903.

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 7<sup>th</sup> day of October, 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 **DULE MEHIC**, a private party ("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 the sum of eighty thousand nine hundred and three dollars (\$80,903.00) for approximately 1.238 acres (53,935.34 square feet), and other good and valuable consideration. Purchaser shall pay for all survey costs, prepare all land transfer documents, and complete all legal transaction documents. The actual purchase price will be based off of: 1) the final acreage mutually agreed upon by Seller and Purchaser as described in Exhibit A and shown on Exhibit B, and 2) one dollar and fifty cents (\$1.50) per square foot.

**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 dollars five hundred (\$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 terminates this Purchase and Sale Agreement after the due diligence period and prior to closing, the costs incurred by Seller for any services rendered for this specific project shall be deducted from the earnest money deposit. The Purchaser shall be entitled to any interest accrued on 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 Seller. 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 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 and Development Standards, as provided in Exhibit C, 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 shall record on the deed the Buyers' agreement to develop within the Development Standards described in the Horn Rapids Master Plan (Exhibit C) 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 or commercial building with office space, and with required landscaping throughout per the Horn Rapids Master Plan, the Horn Rapids Development Standards, the City of Richland's Zoning Ordinance, and per the additional landscaping requirements provided in attached **Exhibit B**. Deviation from this intended use 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, Washington 99352  
Phone: 509.942.7583

TO PURCHASER:

Dule Mehic  
700 N. Hawaii Street  
Kennewick, Washington 99336  
Phone: 509.539.9387

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 or commercial building with office space. 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. Seller shall reclaim this Property by refunding the original Purchase Price of eighty thousand nine hundred and three dollars (\$80,903.00) for approximately 1.238 acres (53,935.34 square feet) 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 re-convey 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. 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. 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**

**PURCHASER**

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

\_\_\_\_\_  
By: Dule Mehic      Date

**APPROVED AS TO FORM:**

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

EXHIBIT A  
Legal Description

**LOT 1, RECORD SURVEY #3980**

A PORTION OF PARCELS 1 AND 2 OF BLOCK 1, OF RECORD SURVEY NO. 2056 (BINDING SITE PLAN), AS RECORDED IN VOL. 1 OF SURVEYS, PAGE 2056, RECORDS OF BENTON COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF LOGSTON BLVD. AND THE SOUTHERLY RIGHT OF WAY LINE OF ROBERTSON DRIVE AS SHOWN ON RECORD SURVEY 3240, AS RECORDED IN VOL. 1 OF SURVEYS PAGE 3240; THENCE SOUTH 54°53'52" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID ROBERTSON DRIVE A DISTANCE OF 30.00 FEET TO THE **TRUE POINT OF BEGINNING**.

THENCE SOUTH 54°53'52" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ROBERTSON DRIVE, A DISTANCE OF 167.06 FEET; THENCE SOUTH 35°06'22" WEST, PARALLEL TO THE CENTERLINE OF SAID LOGSTON BLVD., A DISTANCE OF 322.84 FEET TO THE CENTERLINE OF NORTHWEST-SOUTHEAST PORTION OF A PRIVATE ACCESS EASEMENT CREATED UNDER AUDITOR'S FILE NUMBER 2003-041936; THENCE NORTH 54°54'16" WEST, ALONG SAID CENTERLINE OF SAID EASEMENT, A DISTANCE OF 167.06 FEET; THENCE NORTH 35°06'22" EAST, PARALLEL TO THE CENTERLINE OF SAID LOGSTON BLVD., A DISTANCE OF 322.86 FEET TO THE **TRUE POINT OF BEGINNING**.

TOGETHER WITH AND SUBJECT TO SAID PRIVATE ACCESS EASEMENT, ALSO ALL EASEMENTS, RESERVATIONS, COVENANTS, AND RESTRICTIONS OF RECORD.

CONTAINING 1.23 ACRES

**EXHIBIT B**  
Additional Landscaping Requirements

**Lot 1, Record Survey #3980 – Horn Rapids Business Center**

(1) Laydown yards shall not be located adjacent to the north, west or south property lines of the property of Lot 1, Record Survey #3980.

(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 east, south and west property lines 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 from the adjacent properties to the south, west and east of Lot 1, Record Survey #3980.

**Horn Rapids Business Center - Mehic 2014**

Acres	1.238	Sq. Ft	53927.28
Sale Price	1.5	per sq. ft.	
Gross Proceeds	\$	80,890.92	
Less finders fee	\$	-	0%
Access Road (To City)	\$	-	\$0.62 per square foot
Hold Back for Utility Extension	\$	-	
Closing Costs	\$	750	
Proceeds	\$	80,141	
City's off top	\$	-	\$ - per acre
RTLTP off top	\$	-	\$ - per acre
Proceeds for division	\$	80,141	
City's Share	\$	80,141	100%
RTLTP Share	\$	-	0%
City's Net Proceeds	\$	80,141	
RTLTP Net Proceeds	\$	-	
1988 Recovery Costs			
Electric Fund	\$	-	\$ 0.044 per square foot
Water Fund	\$	-	\$ 0.079 per square foot
Sewer Fund	\$	-	\$ 0.029 per square foot
Industrial Dvlp Fund	\$	80,141	

Property previously sold and therefore not subject to RTLTP fees, access road costs or 1988 recovery costs



## Council Agenda Coversheet

Council Date: 10/07/2014

Category: Consent Calendar

Agenda Item: C13

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: RESOLUTION NO. 151-14, ACCEPTING AN ANNEXATION REQUEST FROM THE WESTCHESTER GROUP

Department: Community and Development Services

Ordinance/Resolution: 151-14

Reference:

Document Type: Resolution

### Recommended Motion:

Adopt Resolution No. 151-14, accepting a request for annexation from the Westchester Group for the annexation of 15.6 acres located east of Dallas Road and south of I-182.

### Summary:

State law requires the proponents of an annexation to meet with the City Council to determine if an annexation proposal is acceptable to the City or not. Council is now facing this question for a proposed annexation of a 15.6 acre parcel located south of I-182 and east of Dallas Road. This property is just within the urban growth boundary and is immediately adjacent to existing City boundaries and so is eligible for annexation. The meeting with the annexation proponents is on the Council agenda as a presentation and fulfills the requirements of RCW 25.13.125. The draft resolution would accept the proposed annexation and allow the annexation process to move forward. Following review by the County Boundary Review Board, determination of appropriate zoning by the Planning Commission and submittal of a formal annexation petition, the Council will have an additional opportunity to consider the annexation through a public hearing and the consideration of an ordinance to annex the subject property.

### Fiscal Impact?

☐ Yes ☒ No

Approval of this resolution to accept the annexation request begins the annexation process and does not in itself have any material fiscal impact. Eventual annexation provides the City with both additional tax revenues and with additional responsibility for the provision of City services to the annexing property. A fiscal impact analysis will be presented to Council later in the annexation process.

### Attachments:

- 1) RES 151-14 Westchester Annexation
- 2) Vicinity Map
- 3) Westchester Annexation Request

City Manager Approved:

Johnson, Cindy  
Oct 01, 18:41:47 GMT-0700 2014

## RESOLUTION NO. 151-14

A RESOLUTION of the City of Richland, accepting a request for annexation of approximately 15.6 acres located east of Dallas Road and south of I-82 in the Southwest ¼ of the Southwest ¼ of Section 20, Township 9 North, Range 28 East W.M., Benton County, Washington (Westchester Group).

WHEREAS, the Westchester Group Investment Management Company, acting on behalf of their clients, Premiere Columbia Properties, LLC has submitted a letter to the City requesting annexation; and

WHEREAS, on September 16, 2014, the City Council was presented with the request for annexation and passed Resolution No. 82-13, establishing October 7, 2014, as the date for the Council to meet with the proponents of the annexation; and

WHEREAS, City Council met with the annexation proponents on October 7, 2014 and has reviewed the proposed annexation, as required by RCW 35.13.125.

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

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

1. That the annexation be accepted as proposed.
2. That simultaneous adoption of the City's Comprehensive Plan for the proposed annexation is required.
3. That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

Section 2 Staff is hereby authorized and directed to submit an application to the Benton County Boundary Review Board requesting that it waive the requirement for a review of the proposed annexation.

Section 3 The Richland Planning Commission is hereby directed to review the proposal and forward a recommendation to City Council as to the most appropriate zoning designation(s) for the area proposed for annexation.

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

PASSED by the City Council of the City of Richland at a regular meeting on the 7<sup>th</sup> day of October, 2014.

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DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

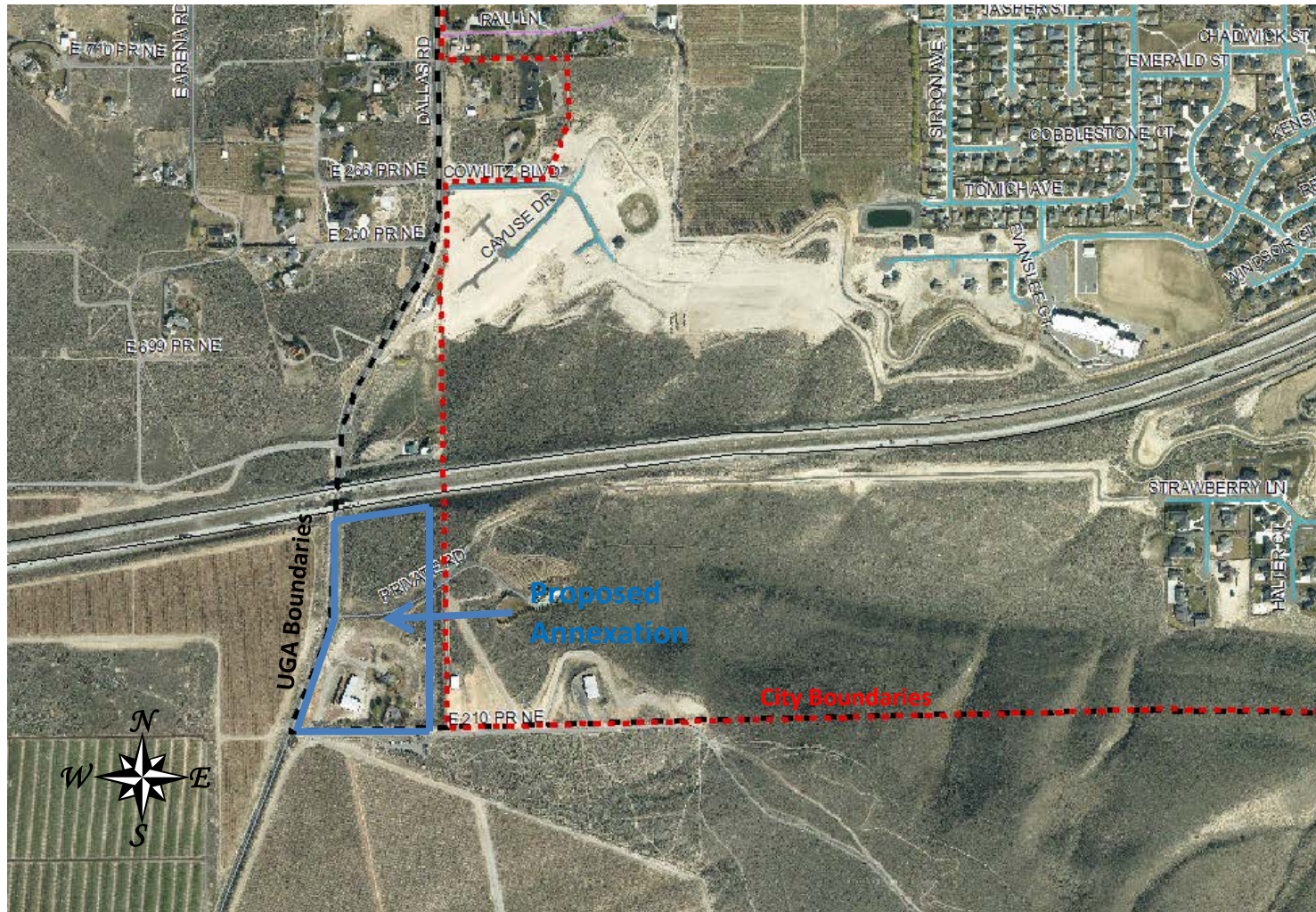
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MARCIA HOPKINS  
City Clerk

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HEATHER KINTZLEY  
City Attorney





## PROPOSED WESTCHESTER ANNEXATION





August 22, 2014

Mr. Rick Simon  
Development Services Manager  
City of Richland  
P.O. Box 190, MS#35  
Richland, WA 99352

Re: Request for Annexation  
Parcel #120983000001001

Dear Rick Simon,

The purpose of this letter is to inform you, on behalf of our clients Premiere Columbia Properties, LLC, we want to express interest in being considered for annexation into the City of Richland. Given our orchard has been surrounded by annexed properties; it is only prudent that we begin this process on behalf of our client.

Let us know if you have any concerns or questions regarding our request.

Sincerely,

Rory Robertson  
Executive Vice President  
Westchester Group Investment Management



## Council Agenda Coversheet

Council Date: 10/07/2014

Category: Consent Calendar

Agenda Item: C14

Key Element: Key 2 - Infrastructure & Facilities

Subject: RESOLUTION NO. 152-14, AUTHORIZING MOU WITH BATTELLE REGARDING PNNL CAMPUS

Department: Energy Services

Ordinance/Resolution: 152-14

Reference:

Document Type: Resolution

### Recommended Motion:

Adopt Resolution No. 152-14, authorizing the City Manager to sign and execute a Memorandum of Understanding with Battelle Memorial Institute Pacific Northwest Division for maintenance of electrical services to Pacific Northwest National Laboratory Campus.

### Summary:

The City's Energy Services Department (RES) plans, designs, and constructs new underground and overhead line extensions and on-site electrical infrastructure to serve expanding and new electrical service. In order to make sure the new service both meets the customer load requirements and does not interfere with the quality of electrical power for existing customers, RES staff works closely with the requesting customer to scope the respective new project and then to prepare detailed cost estimates used to determine the appropriate development fees (aka "facility fees"). This ensures that the expanded or new service is paid for by the requesting customer and not subsidized by existing customers.

The Pacific Northwest National Laboratory (PNNL) operated by Battelle Memorial Institute Pacific Northwest Division (Battelle) has partnered with RES on several expanded/new service projects in the past and anticipates many more in the future as the PNNL Master Development Plan is implemented. Battelle and RES desire to memorialize the associated procedures related to these projects through the proposed Memorandum of Understanding (MOU). This MOU sets forth the underlying principles, including reference to Battelle business standards and authorities specific to operating federal-owned facilities. The conditions set forth in the MOU are consistent with how RES implements City codes and standards for all development projects involving electrical infrastructure.

RES staff recommends adoption of Resolution No. 152-14.

Fiscal Impact?

☐ Yes ☒ No

### Attachments:

- 1) Proposed Resolution
- 2) Proposed Memorandum of Understanding

City Manager Approved:

Johnson, Cindy  
Oct 01, 18:49:13 GMT-0700 2014

RESOLUTION NO. 152-14

A RESOLUTION of the City of Richland authorizing a Memorandum of Understanding with Battelle for maintaining electrical services and utilities to the Pacific Northwest National Laboratory Campus.

WHEREAS, the City of Richland (City) and Battelle Memorial Institute Pacific Northwest Division (Battelle) have a long standing practice of scoping and estimating associated costs for projects involving City electrical infrastructure expansion and/or new City electrical infrastructure construction; and

WHEREAS, once project scoping and estimation has been agreed upon by City and Battelle, City has historically applied its codes, regulations, and procedures to establish the fees payable by Battelle prior to the City initiating associated expansion and/or construction projects; and

WHEREAS, the City and Battelle wish to memorialize this historical practice and the associated governance authorities through execution of a Memorandum of Understanding (MOU), the purpose of which is to establish common goals in the delivery and maintenance of City-provided electrical services/utilities to the Pacific Northwest National Laboratory (PNNL) Campus that is operated by Battelle.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, that the City Manager is authorized to approve and execute the MOU between the City and Battelle for the purpose of establishing common goals in the delivery and maintenance of City-provided electrical services/utilities to the Pacific Northwest National Laboratory (PNNL) Campus that is operated by Battelle.

ADOPTED by the City Council of the City of Richland at a regular meeting on the 7th day of October, 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

# Memorandum of Understanding

Between  
**Battelle Memorial Institute  
Pacific Northwest Division  
("Battelle")**  
and  
**City of Richland, Washington  
("City")**  
(collectively, the "Parties")

## A. PURPOSE

The purpose of this Memorandum of Understanding (hereinafter "MOU") is to establish common goals in the delivery and maintenance of City-provided electrical services/utilities to the Pacific Northwest National Laboratory (PNNL) Campus that is operated by Battelle.

## B. OBJECTIVES

It is envisioned that the Parties will work together to develop the mechanisms and tools that will promote and sustain collaborative efforts, which may include, but not be limited, to the following:

1. All work done on the PNNL campus (apart from minor permit or true "fee" related costs) will be by Purchase Order; minor fees or permit costs can continue to be by Purchasing Card.
2. The City is guided by local ordinances and the Revised Code of Washington. When the City does work on the PNNL campus, they are doing work on their systems in granted easements and/or City-owned rights-of-way. Battelle will not include or impose standard PNNL Terms and Conditions, including safety flow downs, to the Purchase Order.
3. In accordance with PNNL Acquisition Guideline AG-04, advance payment for City work is acceptable.
4. Proposed price shall be determined by the City. Following discussions/negotiations between the parties, a final price will be determined.
  - a. Work under \$150,000 will be documented under the PNNL and Federal Acquisition Regulation (FAR) rules for Simplified Acquisitions. Price reasonableness will be established by comparison of City pricing to Battelle estimates and by technical evaluation. Associated fee amounts charged by the City in accordance with City guidance and regulation are final, and shall not be subject to adjustment at the completion of City-performed work.
  - b. For work exceeding \$150,000, price reasonableness will be established by review of City-competed subcontracts, comparison of City pricing to Battelle estimates, and by technical evaluation. Original City estimates will be adjusted to account for the actual subcontract awards. This agreement does not anticipate adjustments related to fees charged for work performed by City personnel, if the fees are applied in accordance with City guidance and regulation.

To facilitate the objectives identified above, the Parties will establish points-of-contact (POC) to timely communicate and collaborate to address potential business issues of mutual interest as initiated by either Party. The POC's shall be empowered to make business and financial commitments for the Parties. The POC's may, as appropriate, designate others within Battelle and the City to manage technical issues.

## C. FUNDING

This MOU shall not be used to obligate or commit funds. As the need may arise, specific work statements and details of support to be furnished by each of the Parties to this MOU will be developed separately in specific Purchase Order agreements, subject to the availability of funds. No proposal or Purchase Order purporting to commit either Party to perform any work shall be binding upon that Party without the express written approval of Parties who are duly authorized to issue such agreements and contracts.

## D. LIMITATION OF LIABILITY

No rights or limitation of rights will arise from the terms of this MOU. Nothing in this MOU obligates one Party to the other beyond the expressions of understanding contained herein. In the event that a Party is damaged through the actions or inaction of the other Party, the injured Party may pursue any and all rights available to it by law.

## E. POINTS OF CONTACT

Primary points of contact between the Parties under this MOU are as follows:

Battelle (POC) Contractual Issues	Joanne Smith Sr. Contract Specialist	Battelle, Pacific Northwest Division P.O. Box 999 MSIN J2-05 Richland, WA 99352
	Phone: 509-371-7269	E-Mail: <a href="mailto:Joanne.Smith@PNNL.gov">Joanne.Smith@PNNL.gov</a>

Battelle (POC) Technical Issues	Jim Bixler Program Manager, External Interfaces	Battelle, Pacific Northwest Division P.O. Box 999 MSIN J2-05 Richland, WA 99352
	Phone: 509-371-7755	E-Mail: <a href="mailto:Jim.Bixler@PNNL.gov">Jim.Bixler@PNNL.gov</a>

City (POC)	Bob Hammond Energy Services Director	City of Richland
		840 Northgate Drive
		P.O. Box 190, MS-21
		Richland, WA 99352
	Phone: 509-942-7402	E-Mail: <a href="mailto:rhammond@CI.RICHLAND.WA.US">rhammond@CI.RICHLAND.WA.US</a>

## F. TERM OF AGREEMENT

The term of this MOU shall run in perpetuity. This MOU may be terminated at any time by either Party for any reason upon written notice to the nonterminating Party.

## G. ENTIRE UNDERSTANDING

This MOU constitutes the entire understanding of the Parties pertaining to matters contemplated hereunder at this time. The Parties signing this MOU intend that any implementing contract, license, or other agreement entered between the Parties subsequent hereto shall supersede and preempt any conflicting provision in this MOU.

*[Signature page to follow]*

**Battelle Memorial Institute  
Pacific Northwest Division**

By: \_\_\_\_\_  
Bruce Simanton

Title: Manager, Contracts

Date \_\_\_\_\_

**City of Richland**

By: \_\_\_\_\_  
Cynthia D. Johnson

Title: Richland City Manager

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



## Council Agenda Coversheet

Council Date: 10/07/2014

Category: Consent Calendar

Agenda Item: C15

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: RESOLUTION NOS.153-14 AND 154-14 APPRECIATION FOR SERVICE ON THE PLANNING COMMISSION

Department: City Attorney

Ordinance/Resolution: 153-14/154-14

Reference:

Document Type: Resolution

### Recommended Motion:

Adopt Resolution Nos. 153-14 and 154-14, expressing appreciation to Carol Moser and James Utz for their service on the Planning Commission.

### Summary:

Carol Moser was appointed to the Planning Commission March 3, 2009, and served for five years and five months until August 13, 2014.

James Utz was appointed to the Planning Commission April 6, 2010, and serviced for four years and five months until September 25, 2014.

Fiscal Impact?

☐ Yes ☒ No

### Attachments:

- 1) Proposed Resolution No. 153-14
- 2) Proposed Resolution No. 154-14

City Manager Approved:

Johnson, Cindy  
Oct 01, 18:40:58 GMT-0700 2014

RESOLUTION NO. 153-14

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to Carol Moser for the service she rendered to the City as a member of the Planning Commission.

WHEREAS, Carol Moser was first appointed to the Planning Commission in March 2009 and served over five years until August 2014; and

WHEREAS, Ms. Moser served as the vice-chair in 2014; and

WHEREAS, during her tenure, Ms. Moser worked to develop the subarea plan for the Badger Mountain South master planned community that features a unique set of land use and development regulations designed to facilitate the development of a walkable and sustainable community; and

WHEREAS, also during her tenure, Ms. Moser worked to improve the City's downtown area through the development of building design standards for the Central Business District through the adoption and implementation of sidewalk use regulations and through sign code amendments to promote the use of "googie style" signs in the Uptown Shopping Center; and

WHEREAS, Ms. Moser diligently worked with her fellow Commissioners to update the City's Shoreline Master Program and develop hillside development standards; and

WHEREAS, Ms. Moser has faithfully volunteered her time, expertise and talents for the benefit of the citizens of Richland.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, Washington, that the City and its citizens express publicly and formally to Carol Moser, their appreciation for the service she rendered to the City during her tenure as a member of the Planning Commission.

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 7<sup>th</sup> day of October 2014.

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

ATTEST:

APPROVED AS TO FORM:

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

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

RESOLUTION NO. 1354-14

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to James Utz for the service he rendered to the City as a member of the Planning Commission.

BE IT RESOLVED by the City Council of the City of Richland, Washington, that the City and its citizens express publicly and formally to James Utz, their appreciation for the service he rendered to the City during his tenure as a member of the Planning Commission.

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 7<sup>th</sup> day of October 2014.

---

DAVID W. ROSE  
Mayor

ATTEST:

APPROVED AS TO FORM:

---

MARCIA HOPKINS  
City Clerk

---

HEATHER KINTZLEY  
City Attorney



## Council Agenda Coversheet

Council Date: 10/07/2014

Category: Consent Calendar

Agenda Item: C16

Key Element: Key 6 - Community Amenities

Subject: RESOLUTION NO. 157-14, FUNDING RECOMMENDATION FOR USE OF PUBLIC ART FUND RESERVE

Department: Community and Development Services

Ordinance/Resolution: 157-14

Reference:

Document Type: General Business Item

**Recommended Motion:**

Adopt Resolution No. 157-14, approving the Arts Commission's recommendation for allocation of Public Arts Fund reserves in the amount of \$1,200 for the 2014 Rivers of Ink event.

**Summary:**

Rivers of Ink is an annual event that has taken place in Richland since its debut in October 2008. The Richland Arts Commission has acted as a sponsor for the event and provided financial support to cover cost of advertising (\$300), authors reception (\$200), refreshments (\$200) and travel expenses (\$500) for the published authors who conduct workshops and lead discussions. The event has been well attended in the past and continues to grow each year.

Rivers of Ink provides a much needed focus on the literary talent that can be found in the Richland area. The workshops offered guidance to writers of all levels, from beginner to published, in a way that is accessible, both in location and cost, to our residents.

Support of the annual Rivers of Ink event is in line with a Richland Arts Commission's goal as set forth in RMC 2.17.050 (E), to "explore and promote arts-related project, events and businesses that provide an economic benefit and/or beautify and enhance the image of the city".

**Fiscal Impact?**

☒ Yes ☐ No

The recommended \$1,200 is available from the City's Public Art Fund Reserve, leaving a balance of \$11,828.50.

**Attachments:**

- 1) RES 157-14 Art Commission Funding Recommendation - Rivers of Ink
- 2) Arts Commission Budget 2014

City Manager Approved:

Johnson, Cindy  
Oct 03, 08:39:27 GMT-0700 2014

RESOLUTION NO. 157-14

A RESOLUTION of the City of Richland approving the Richland Arts Commission funding recommendation for use of Public Art Fund reserves.

WHEREAS, the Richland Arts Commission is committed to supporting art related events that benefit the image of the city; and

WHEREAS, the Richland Arts Commission has sponsored the Rivers of Ink writers conference since its inception in 2008; and

WHEREAS, the Rivers of Ink event benefits the residents of Richland by bringing published authors to share their experience and expertise; and

WHEREAS, the Rivers of Ink event supports local Literary Arts.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that City Council finds and approves the Richland Arts Commission's recommendation for allocation of Public Arts Fund Reserves in the amount of \$1,200 for the 2014 Rivers of Ink event.

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 7<sup>th</sup> day of October, 2014.

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

ATTEST:

APPROVED AS TO FORM:

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

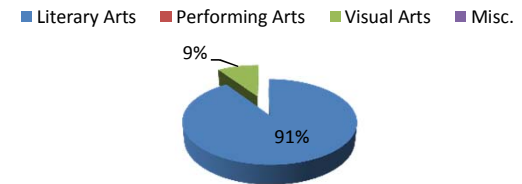
\_\_\_\_\_  
HEATHER KINTZLEY  
City Attorney

Date	Description	Debit	Credit	Balance
1/1/2012	Beginning balance		\$ 8,970.00	\$ 8,970.00
7/25/2012	Repair "Complexity of Youth"	\$ 411.54		\$ 8,558.46
12/4/2012	CVI Project Participation	\$ 500.00		\$ 8,058.46
12/4/2012	Rivers of Ink	\$ 668.49		\$ 7,389.97
12/4/2012	Richland Players Theater - Use Fee	\$ 50.00		\$ 7,339.97
12/4/2012	Mid-Columbia Mastersingers @ Tree Lighting Ceremony	\$ 500.00		\$ 6,839.97
12/4/2012	McBones @ Tree Lighting Ceremony	\$ 150.00		\$ 6,689.97
1/15/2013	Ethos Bakery - JUMP Dedication	\$ 62.16		\$ 6,627.81
3/16/2013	2013 Cavalcade of Authors	\$ 250.00		\$ 6,377.81
3/16/2013	Poetry of Hanford Poet Honorarium	\$ 500.00		\$ 5,877.81
5/1/2013	Trash Can Art Contest Flyers (paper)	\$ 41.52		\$ 5,836.29
6/1/2013	Trash Can Art Contest Prints	\$ 72.03		\$ 5,764.26
6/1/2013	2012 Art Recognition Award Frames	\$ 7.28		\$ 5,756.98
6/1/2013	Trash Can Art - Spray Paint (Can Prep)	\$ 30.17		\$ 5,726.81
6/1/2013	Trash Can Art - Dedication Refreshments	\$ 18.06		\$ 5,708.75
6/1/2013	Trash Can Art - Dedication Decorations	\$ 11.91		\$ 5,696.84
6/1/2013	Trash Can Art - Reprint Images	\$ 43.76		\$ 5,653.08
10/8/2013	Rivers of Ink - Bookmark Printing Costs	\$ 62.20		\$ 5,590.88
11/20/2013	Rivers of Ink Expenses	\$ 985.69		\$ 4,605.19
11/27/2013	McBones @ Tree Lighting Ceremony	\$ 200.00		\$ 4,405.19
11/27/2013	Mid-Columbia Mastersingers @ Tree Lighting Ceremony	\$ 500.00		\$ 3,905.19
11/27/2013	Richland Players Theater - Use Fee	\$ 100.00		\$ 3,805.19
12/27/2013	Kennewick High Band Booster Club (TLC)	\$ 100.00		\$ 3,705.19
1/1/2014	Budget Adjustment		\$ 10,000.00	\$ 13,705.19
3/4/2014	Cavalcade of Authors	\$ 500.00		\$ 13,205.19
8/1/2014	2014 Trash Can Art - Blue Mountain Wildlife	\$ 100.00		\$ 13,105.19
8/20/2014	2014 Trash Can Art Printing	\$ 66.55		\$ 13,038.64
8/20/2014	2014 Trash Can Art Dedication Refreshments	\$ 10.14		\$ 13,028.50
10/7/2014	PROPOSED 2014 Rivers of Ink	\$ 1,200.00		\$ 11,828.50

## 2014

FUND NAME	EXPENDED	BUDGETED	ENCUMBERED	REMAINING
Literary Arts	\$ 1,700.00	\$ 4,111.56	\$ -	\$ 2,411.56
Performing Arts		\$ 4,111.56		\$ 4,111.56
Visual Arts	\$ 176.69	\$ 4,111.56		\$ 3,934.87
Misc.		\$ 1,370.52		\$ 1,370.52

## 2014 Art Fund Expenditures by Type





## Council Agenda Coversheet

Council Date: 10/07/2014

Category: Consent Calendar

Agenda Item: C17

Key Element: Key 2 - Infrastructure & Facilities

Subject: APPROVAL OF DOMESTIC WATER SERVICE TO 5256 AND 5214 E. 210 PR NE

Department: Public Works

Ordinance/Resolution:

Reference:

Document Type: General Business Item

### Recommended Motion:

Approve the extension of City domestic water service to Tract 1 of Record of Survey 2184 (5256 and 5214 E. 210 PR NE) subject to meeting the City requirements for annexation power of attorney, design and construction of infrastructure improvements, and payment of fees.

### Summary:

A request for City of Richland domestic water service has been received from the owner of Tract 1 of Record of Survey 2184 (5256 and 5214 E. 210 PR NE) as shown on the attached map.

The property is located along the East side of Dallas Road just south of I-182 and is within the City's Urban Growth Boundary. The property is also contiguous with City limits. The property owner has submitted a letter requesting annexation into City limits, however that process can take several months. The owner has informed staff that the drinking water well that supplies this property with domestic water is failing and he would like to connect to City domestic water as soon as possible.

A City domestic water main was installed by the developer of the Badger Mountain South development and lies within the roadway immediately adjacent to this property's south boundary.

The property owner have signed a "Utility Connection Annexation Covenant and Power of Attorney" agreement, also commonly referred to as a "Power of Attorney Not to Oppose Annexation Agreement". A signed copy is attached and will be recorded with Benton County.

The applicant has agreed to comply with all the normal requirements for extension of water service to areas outside of the City limits, including paying all normal connection and frontage fees and paying any applicable surcharges.

Staff has determined that the City has domestic water service capacity available for this parcel and that it is appropriate to serve this parcel.

### Fiscal Impact?

☒ Yes ☐ No

There will be minimal fiscal impact to the City as a result of this action. The property owner will pay the construction costs to connect the subject parcel to the water mainline. The property owner will also pay plan review and inspection costs incurred by the City when the Right-of-Way Construction permit is issued. The owner will also pay all required utility connection and monthly charges, including a 50% surcharge on the monthly water utility service given that the service location is still outside of the City limits.

### Attachments:

- 01) Utility Connection Site Map
- 02) Annexation Request Letter
- 03) Utility Connection Power of Attorney

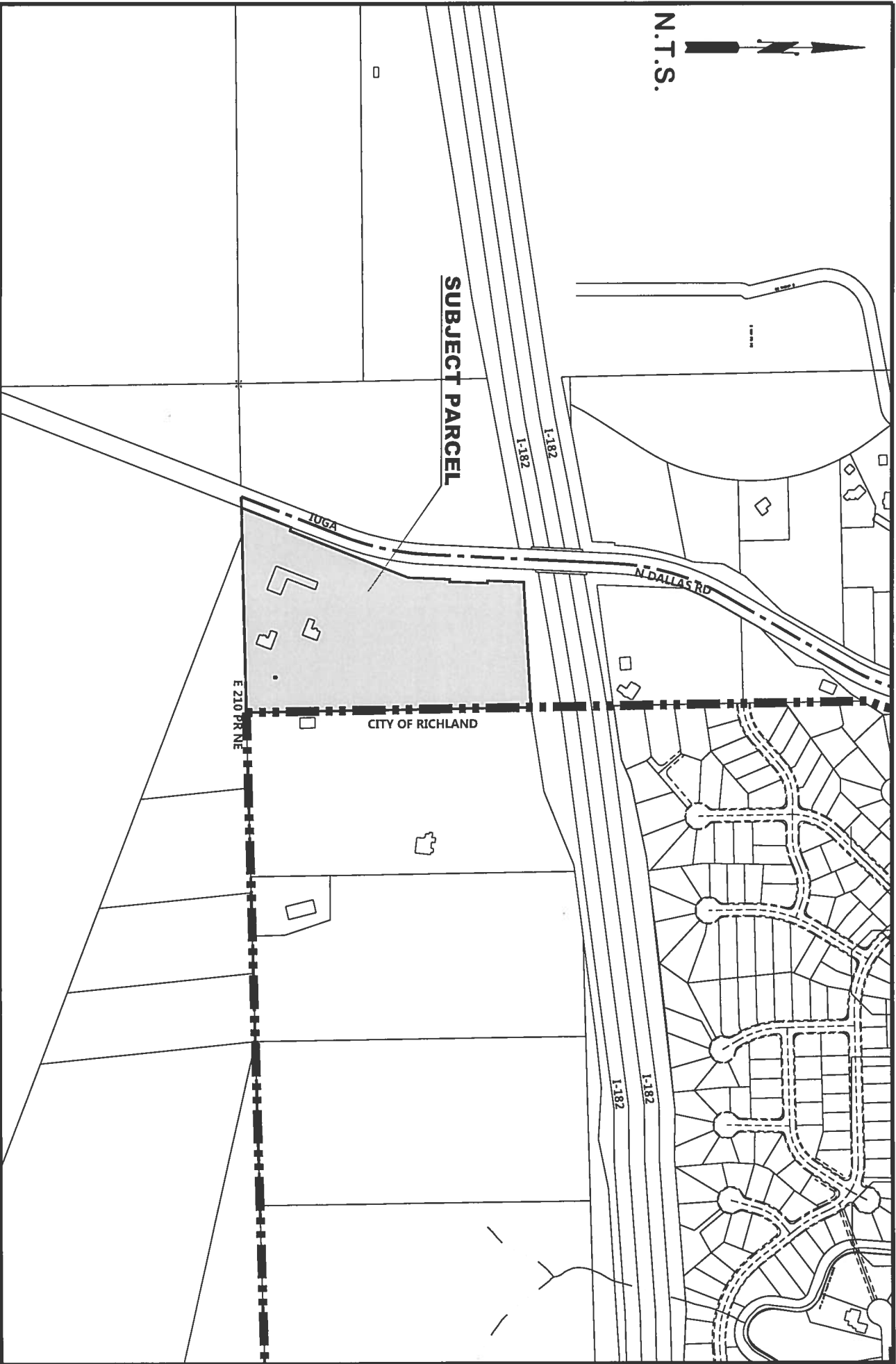
City Manager Approved:

Johnson, Cindy  
Oct 01, 18:43:35 GMT-0700 2014

N.T.S.



**SUBJECT PARCEL**



# APPROVAL OF DOMESTIC WATER SERVICE TO 5256 & 5214 E. 210 PR N.E.



August 22, 2014

Mr. Rick Simon  
Development Services Manager  
City of Richland  
P.O. Box 190, MS#35  
Richland, WA 99352

Re: Request for Annexation  
Parcel #120983000001001

Dear Rick Simon,

The purpose of this letter is to inform you, on behalf of our clients Premiere Columbia Properties, LLC, we want to express interest in being considered for annexation into the City of Richland. Given our orchard has been surrounded by annexed properties; it is only prudent that we begin this process on behalf of our client.

Let us know if you have any concerns or questions regarding our request.

Sincerely,

A handwritten signature in black ink that reads "Rory Robertson".

Rory Robertson  
Executive Vice President  
Westchester Group Investment Management





ASSESSOR

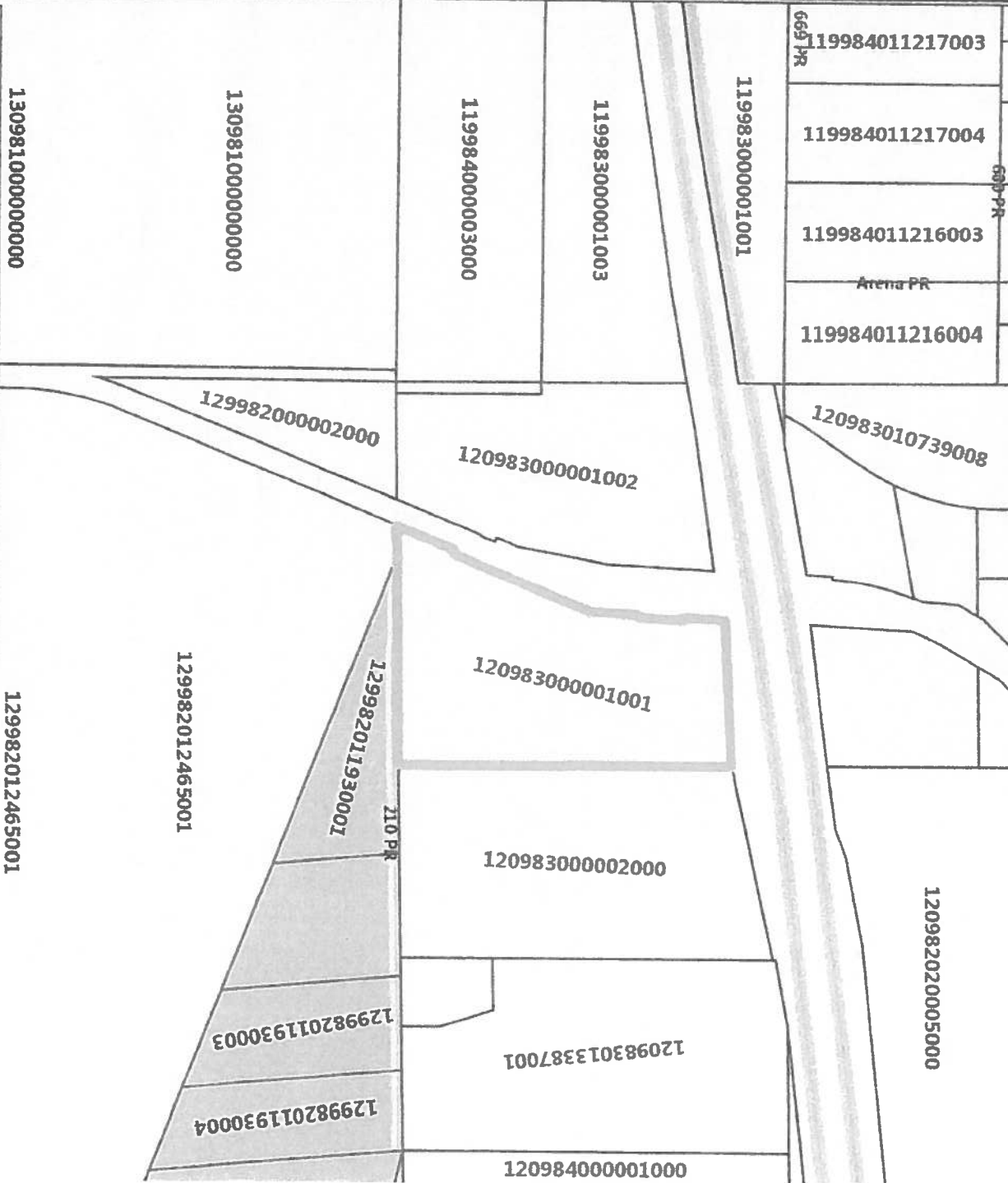
**Benton County**

WASHINGTON

# Map Title



- ☐ Property Parcels
- ☐ County Boundary



8/11/2014



Benton County makes every effort to produce and publish the most current and accurate maps possible. The information provided is for general informational purposes only. The information must be accepted and used by the recipient with the understanding that the data was developed and collected for the purpose of developing property valuations, using the criteria of fair market value, as required by the State of Washington. The Appraised Value and Tax Information are updated at different times during the year and, therefore, may not always reflect same year values. Benton County assumes no liability whatsoever associated with the use or misuse of such data, and disclaims any representation or warranty regarding the completeness or accuracy of the data.

Note: Acreage and Square Footage data shown are approximations and may not be consistent with records maintained for appraisal purposes.

©2013 Benton County, Washington Government

For more maps and information resources, visit us at - <http://bentonpropertytax.governmax.com>

Map Layers Current as of 07/14/2014

Data sources: Benton County, Washington Government.

WHEN RECORDED RETURN TO:

CITY ENGINEER  
CITY OF RICHLAND  
P.O. BOX 190  
RICHLAND, WA 99352

P.I.D.# 1-2098-300-0001-001

**UTILITY CONNECTION ANNEXATION COVENANT AND POWER OF ATTORNEY**

**1. OWNER/PROPERTY**

A. The parties whose names appear below, hereafter "Owner," covenant and warrant that they are the owners of the property to which this document applies, and are fully authorized to execute this document and forever bind themselves, their successors and assigns and the subject property to the terms set forth herein. "City" refers to the City of Richland, Washington.

B. The terms herein are a covenant running with the land as a burden on the subject premises commonly known as 5256 E. 210 PR NE and legally described as follows: TRACT 1 OF RECORD OF SURVEY 2184, SECTION 20, T.9N., R.28E.

C. In general, it is intended that this covenant shall pertain to the subject premises and shall deal only with the issue of future annexation of subject premises to the City of Richland. Utility services will be provided conditioned on this agreement to annex to the City of Richland.

**2. PROVISIONAL SERVICE**

A. Subject to city policies, ordinances and other applicable laws, Owner desires to procure utility service for the subject premises by connection to the City of Richland's DOMESTIC WATER SYSTEM, all at Owner's sole expense and liability. Owner is responsible to obtain and record any necessary easements. Owner agrees that said service or connection is obtained provisionally, conditioned upon fulfillment of the terms of this covenant.

3. A. As Owner of the property described above, I hereby make the City of Richland my true and lawful attorney in fact for the purpose of signing any petition leading to the annexation of said property to the City of Richland with full power to do and perform any proper act which I may do with respect to the annexation of this property. The City of Richland may exercise the power through its City Clerk or otherwise as the City Council may direct. This power of attorney shall not be affected by the disability of the principal.

B. This covenant and power of attorney apply for DOMESTIC WATER connection proposals and roadways whether proposed at the same or at different times. The covenant is perpetual and not subject to termination without the City formally amending the document.

C. The foregoing items are freely accepted as full and adequate consideration for this covenant, regardless of whether any provisional service option is otherwise required by law or applicable regulation. Owner understands the provisional service would not be authorized without Owner's binding commitment, on his own behalf and the behalf of his successors and assigns, as provided by this covenant.

**4. ADDITIONAL**

A. If, for any reason, any provision or part of this instrument should be declared illegal or unenforceable, then the City may declare the above-installed provisional service to be canceled, and Owner shall immediately remove all improvements and/or connections and otherwise restore the premises, or the City may do so as above provided.

B. No obligation incurred may be waived except in writing by the City as a formal modification of this covenant. Failure to enforce any provision in any instance or occasion shall not waive the right to enforce it in any subsequent instance or occasion. Owner has had an opportunity to consult with legal counsel and signs this document without reservation or condition. No provision shall be construed in favor of or against any person or entity.

DATED this 18<sup>TH</sup> day of SEPTEMBER, 2014.

Premiere Columbia Properties, LLC

By: Westchester Group Investment Management, Inc.  
Its Agricultural Manager

By: Roderick T. Robertson  
Name: Roderick T. Robertson  
Title: Executive Vice President

STATE OF WASHINGTON     )  
  )  
County of Benton         )

I, the undersigned, a Notary Public in and for the above-named county and state, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me \_\_\_\_\_, to me known to be the individual(s) described in and who executed the within instrument, and acknowledged that \_\_\_\_\_ signed and sealed the same as \_\_\_\_\_ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

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

My commission expires \_\_\_\_\_

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Fresno

On September 18, 2014 before me, Carole Fornoff, Notary,  
Date Here Insert Name and Title of the Officer

personally appeared Roderick T. Robertson  
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Carole Fornoff  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

Top of thumb here

Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER

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## Council Agenda Coversheet

Council Date: 10/07/2014

Category: Consent Calendar

Agenda Item: C18

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: AUTHORIZE TRAVEL FOR MAYOR ROSE AND COUNCIL MEMBER THOMPSON

Department: City Manager

Ordinance/Resolution:

Reference:

Document Type: General Business Item

**Recommended Motion:**

Authorize travel for Mayor Rose and Council Member Thompson to attend the Energy Communities Alliance (ECA) Intergovernmental Meeting in New Orleans, Louisiana, November 11-14, 2014.

**Summary:**

The Energy Communities Alliance (ECA) will hold an intergovernmental meeting in New Orleans, Louisiana from November 11-14, 2014. This meeting will be a Combined Intergovernmental Working Group (CIWG) which includes, the Energy Communities Alliance (ECA), Environmental Council of the States (ECOS), National Association of Attorneys General (NAAG), National Conference of State Legislatures (NCSL), National Governor's Association (NGA), Center for Best Practices and Tribal Government Work Group (STWG).

The purpose of this meeting is to provide opportunities for increased communication and coordination with DOE and among the states, tribes and local communities affected by the ongoing cleanup of the nuclear weapons complex. Meeting attendees will hear from and have discussions with officials from DOE's Office of Environmental Management (EM) and other senior officials within the Department. The meeting will feature a variety of presentations and round table discussions among state, tribal, local and federal government representatives on a variety of topics related to the cleanup of the DOE nuclear weapons complex.

Richland Municipal Code, Sections 1.01.040 and 2.26.062, require Council approval when Council Members request permission for out-of-state travel, when expenses exceed \$500 or when travel requires an overnight stay.

**Fiscal Impact?**

☒ Yes ☐ No

Estimated expenses to attend the ECA Intergovernmental Meeting are \$1,724 per participant. ECA will reimburse the City for two participants to attend the meeting. The registration fee cannot be reimbursed nor will any car rental fees; and a modest per diem allowance is provided. Mr. Thompson has been designated as the Council's representative on the ECA Board and Mayor Rose is the alternate. There are enough funds in Council's travel and tuition/conference line items to cover any expenses that are not covered by the ECA.

**Attachments:**

City Manager Approved:

Johnson, Cindy  
Oct 03, 08:39:51 GMT-0700 2014



## Council Agenda Coversheet

Council Date: 10/07/2014

Category: Consent Calendar

Agenda Item: C19

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: EXPENDITURES FROM SEPTEMBER 8, 2014 TO SEPTEMBER 26, 2014 IN THE AMOUNT OF \$11,432,493.45

Department: Administrative Services

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

Approve the expenditures from September 8, 2014, to September 26, 2014, in the amount of \$11,432,493.45.

Summary:

Breakdown of Expenditures:

Check Nos.	215734 - 216438	4,385,658.62
Wire Nos.	5725 - 5738	3,878,415.71
Payroll Check Nos.	99580 - 99606	48,415.87
Payroll Wires/ACH	8668 - 8702	3,120,003.25
TOTAL		\$11,432,493.45

Fiscal Impact?

☒ Yes ☐ No

Total Disbursements: \$11,432,493.45. Disbursement (wire transfers) includes Purchase Power Bill of \$3,119,541.00.

Attachments:

- 1) Wire Transfers
- 2) Voucher Listing Report

City Manager Approved:

Johnson, Cindy  
Oct 02, 17:25:33 GMT-0700 2014

VOUCHER LISTING REPORT  
SUMMARY OF WIRE TRANSFERS  
SEPTEMBER 8, 2014 - SEPTEMBER 26, 2014

Payee	Wire Description	Amount
<b>Claim Wires - Wire No. 5725 to 5738</b>		
AW Rehn Insurance	Fire Health Reimbursement Account	21,187.50
Bonneville Power Administration	Purchase Power	3,119,541.00
Conover	Section 125	2,825.60
Department of Licensing	Firearms Online Pmt for Concealed Licenses	1,567.00
LEOFF Trust	Fire Health Premiums	74,755.29
NW Intergovernmental Energy Service	Shell Market Purchase Power	180,525.79
Richland Golf Management Corporation	Col. Pt. Operating Reimb 08/14	116,801.86
Zenith Administrators/Matrix/Sedgwick	Insurance Claims	361,211.67
	Total Claim Wire Transfers	\$ 3,878,415.71
<b>Payroll Wires &amp; Direct Deposits (ACH) - Wire No. 8668 to 8702</b>		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	\$ 3,120,003.25
<b>Total Claim &amp; Payroll Wires/ACH</b>		<b>\$ 6,998,418.96</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: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
<b>FUND 001</b>	<b>GENERAL FUND</b>				
<b>Division:</b>	000				
ALTON, TERRY E		CPL REFUND	216224	REFUND CPL FEES-ALTON	\$18.00
				REFUND CPL FEES-ALTON	\$16.50
				REFUND CPL FEES-ALTON	\$18.00
BANK OF AMERICA		TXN00017819	215873	PAYPAL THE REACH - Senior Tri	\$1,040.00
		TXN00017833		PAYPAL THE REACH - Senior Tri	\$1,040.00
BEN FRANKLIN TRANSIT		20140314	215746	DIAL A RIDE TICKETS-AUG 2014	\$24.00
BENTON COUNTY TREASURER		AUG 2014-BCT	215748	CRIME VICTIMS COMP-AUG'14	\$1,110.66
DOREEN, MARSHALL T		CPL REFUND	215775	REFUND CPL FEES-OVERPAYMENT	\$18.00
				REFUND CPL FEES-OVERPAYMENT	\$8.00
				REFUND CPL FEES-OVERPAYMENT	\$16.50
LAUNDRY AND MORALE INC		2014SENIOR PICNIC	216085	2014 SR PICNIC PERFORMANCE FEE	\$1,022.25
PERMIT REFUND		CC-14-00850	215830	PERMIT REFUND-GALA WAY OVERPAY	\$6,042.94
RECWARE REFUND		090314	215790	REFUND-CANCELLED	\$40.00
		090814	215787	REFUND DAMAGE DEPOSIT	\$131.25
				REFUND DAMAGE DEPOSIT	\$200.00
			215807	REFUND DAMAGE DEPOSIT	\$200.00
				REFUND DAMAGE DEPOSIT	\$131.25
			215846	REFUND DAMAGE DEPOSIT	\$131.25
				REFUND DAMAGE DEPOSIT	\$200.00
			216026	REFUND DAMAGE DEPOSIT	\$131.25
				REFUND DAMAGE DEPOSIT	\$200.00
		091114	216110	REFUND-EVENT CANCELLED	\$420.00
		091214	216064	REFUND-CANCELED RENTAL	\$40.00
		091614	216141	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND DAMAGE DEPOSIT	\$200.00
			216148	REFUND DAMAGE DEPOSIT	\$200.00
				REFUND DAMAGE DEPOSIT	\$425.00
			216184	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND DAMAGE DEPOSIT	\$200.00
			216195	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND DAMAGE DEPOSIT	\$200.00
			216208	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND DAMAGE DEPOSIT	\$200.00
		092314	216388	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND DAMAGE DEPOSIT	\$150.00
			216413	REFUND DAMAGE DEPOSIT	\$150.00
				REFUND DAMAGE DEPOSIT	\$425.00
		092414	216396	REFUND	\$50.00





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VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RECFWARE REFUND		092414	216396	REFUND-LOW ENROLLMENT	\$70.00
				REFUND DAMAGE DEPOSIT	\$200.00
			216407	REFUND-LOW ENROLLMENT	\$70.00
				REFUND	\$50.00
				REFUND DAMAGE DEPOSIT	\$200.00
			216415	REFUND-LOW ENROLLMENT	\$70.00
				REFUND DAMAGE DEPOSIT	\$200.00
				REFUND	\$50.00
SZILVIA VARGANE GIRINCSI	091714		216336	BL REFUND PER CUSTOMER REQUEST	\$42.00
WASHINGTON STATE PATROL	I15001419		216361	RPD BACKGROUND CHECKS-AUG	\$462.00
WASHINGTON STATE TREASURER	0814WS		215858	FINES&FORFEITURES BC-AUG'14	\$52,912.94
WEBCHECK INC	4980		215860	WEBCHECK SERIVCES AUG 2014	\$727.78
<b>TOTAL ****</b>					<b>\$71,579.57</b>
<b>Division:</b>	001	CITY COUNCIL			
BANK OF AMERICA		TXN00017789	215873	EB ECA PE-LAS VEGAS-BT	\$159.24
		TXN00017899		COSMOPOLITAN HOTEL-DR	(\$133.28)
		TXN00018076		TC-RGNL CHMBR-NETWKLNCH-GJ	\$20.00
PARADISE BOTTLED WATER CO	8/14-CITYATTORNEY		215819	BOTTLED WATER	\$11.31
WA STATE GOOD ROADS & TRANSPORTATION ASSN	2014 WSGRTA		216009	WSGRTA 2014 CONFERENCE-ROSE	\$150.00
<b>CITY COUNCIL TOTAL ****</b>					<b>\$207.27</b>
<b>Division:</b>	100	CITY MANAGER			
BANK OF AMERICA		TXN00017887	215873	EXPEDIA-HOTEL-EBURGMD-CJ	\$388.56
		TXN00017895		FAT OLIVES-CK-JM-CJ-BOND RTG-S	\$31.70
		TXN00017927		RED LION-CJ-PR-HK-PRSNL	\$13.81
		TXN00017954		FAT OLIVES-CM-CC-MO MTG-BA	\$23.88
		TXN00017991		FAT OLIVES-CJ-CK-AJ-PRSNL-BGT	\$37.60
		TXN00017996		CHEESE LOUISE-CM-CC MO MTG-SK	\$25.01
		TXN00018084		ENTERPRISE-EMMITSBRG-CJ	\$246.14
		TXN00018100		APOLLO GREEK-CM-CC MO MTG-PL	\$35.34
		TXN00018103		SUNCADIA-HOTEL-WCMA-CJ	\$229.50
XO HOLDINGS LLC DBA	0269461826		215863	PHONE CHARGES 8/23-9/22/14	\$46.89
<b>CITY MANAGER TOTAL ****</b>					<b>\$1,078.43</b>
<b>Division:</b>	101	CITY CLERK			
BANK OF AMERICA		TXN00018036	215873	WSAMA REGISTRATION - CITY ATTY	\$220.00
PARADISE BOTTLED WATER CO	8/14-CITYATTORNEY		215819	BOTTLED WATER	\$2.82
TRI CITY HERALD	S015930	14-7393	216126	NOTICE OF REGULAR CITY COUNCIL	\$37.64
	S015930	14-7447		CITY COUNCIL SPECIAL MEETING	\$35.93
XO HOLDINGS LLC DBA	0269461826		215863	PHONE CHARGES 8/23-9/22/14	\$30.55
<b>CITY CLERK TOTAL ****</b>					<b>\$326.94</b>



## City Of Richland

VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
<b>Division: 102 CITY ATTORNEY</b>					
BANK OF AMERICA		TXN00017983	215873	WSAMA CONFERENCE HOTEL - CITY	\$240.50
BELL BROWN & RIO PLLC		551	215745	PROSECUTION SRVCS-SEPT	\$20,756.55
KENYON DISEND PLLC		182063	216287	NEW CINGULAR WIRELESS II	\$70.27
		182064		FRONTIER COMM NW V COR	\$4,590.27
MENKE JACKSON LAW FIRM		8/14-065	216091	GENERAL SRVCS-AUGUST	\$1,200.20
PARADISE BOTTLED WATER CO		8/14-CITYATTORNEY	215819	BOTTLED WATER	\$2.82
PRONTO PROCESS SERVICE INC		PTO-2014006210	216420	MESSENGER SRVCS-AUGUST	\$40.00
WEST PUBLISHING CORPORATION DBA		830233188	216366	INFORMATION CHRGS-AUG	\$2,158.27
XEROX CORPORATION		075791939	216371	W7855COPIER PRINTS-AUG	\$37.02
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$48.60
<b>CITY ATTORNEY TOTAL ****</b>					<b>\$29,144.50</b>
<b>Division: 110 ASSISTANT CITY MANAGER</b>					
AMUNDSON, JON		14-320	216144	ICMA CONF/AIRFARE/AMUNDSON	\$513.29
BANK OF AMERICA		TXN00017930	215873	MONTE CARLO-HTL-14-383-NEOGOV	\$57.46
		TXN00017933		MCINTYRE HALL-REG-BBND-JMA	\$81.75
		TXN00017972		BRUTZMANS-KEYBD-TRAY-JMA	\$274.22
		TXN00018070		ALASKA AIR-VEGAS-NEOGOV-JMA	\$229.20
CITY OF RICHLAND		14-320 AMUNDSON	216156	IMCA CONF/CHARLOTTE/AMUNDSON	\$315.00
PARADISE BOTTLED WATER CO		8/14-CITYATTORNEY	215819	BOTTLED WATER	\$2.82
SHARESQUARED INC	P054199	1797	216111	SHAREPOINT MENTORING	\$1,050.00
XEROX CORPORATION		075791939	216371	W7855COPIER PRINTS-AUG	\$37.03
				W7855 COPIER BASE CHRGS-AUG	\$236.04
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$31.92
<b>ASSISTANT CITY MANAGER TOTAL ****</b>					<b>\$2,828.73</b>
<b>Division: 111 COMMUNICATIONS &amp; MARKETING</b>					
BANK OF AMERICA		TXN00017782	215873	BACKUPIFY-COR_FACEBK-TWTR	\$4.99
		TXN00017868		WAL-MART-CANOPIES-CTYFR	\$216.47
		TXN00017952		PAYPAL-3CMA_REGISTRATION	\$575.00
		TXN00017955		UNITED-MINNEAPOLIS-3CMA-TH	\$469.20
		TXN00017960		OFFICE DEPOT-TAPE-CITYFR	\$27.08
		TXN00017967		TRAVELOCITY.COM-BOOKING FEE	\$9.99
		TXN00017970		ROSYS-GIFTCERT-CITYFR	\$20.00
		TXN00018090		BACKUPIFY-COR_FACEBK-TWTR	\$4.99
		TXN00018091		GSMI/REGISTRATION GAIL EVERETT	\$1,161.00
		TXN00018098		UNITED-SANFRANCISCO-GAIL	\$298.20
CITY OF RICHLAND		14-372 MACHART	216156	PHOTOSHOP CON/LASVEGAS/MACHART	\$348.00
MACHART, KELLY		14-372	216190	PHOTOSHOP CONF/HOTEL/MACHART	\$299.04
XEROX CORPORATION		075791956	216371	C75M-PRINT SHOP-COPIER LEASE	\$423.83
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$23.45



## City Of Richland

VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$11.84
				PHONE CHARGES 8/23-9/22/14	\$0.26
<b>COMMUNICATIONS &amp; MARKETING TOTAL****</b>					<b>\$3,893.34</b>
<b>Division:</b>	112	CABLE COMMUNICATIONS			
INGHAM, MARK		2014 MILEAGE	215795	INGHAM-MILEAGE 7/2-8/26/14	\$66.08
OMNIMUSIC	S015909	23972	216097	BLANKET LICENSE FEE FOR 11/1/1	\$1,075.00
THE BUSKE GROUP		13825	216339	CABLE FRANCHISE CONSULTING	\$9,743.75
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$13.02
<b>CABLE COMMUNICATIONS TOTAL****</b>					<b>\$10,897.85</b>
<b>Division:</b>	113	HANFORD COMMUNITIES			
BANK OF AMERICA		TXN00017993	215873	DELTA AIR-PLARSEN NM	\$383.20
		TXN00018002		ALASKA AIR - PLARSEN NM Credit	(\$65.60)
		TXN00018011		TRAVEL LEADERS AGENT FEE-PLARS	\$35.00
CITY OF RICHLAND		14-367 LARSEN	216156	NWCIF/SANTA FE/BROWN-LARSEN	\$150.00
LARSEN, PAM BROWN		14-367	216186	NMCIF/SANTA FE/BROWN-LARSEN	\$219.79
LUNDGREN, REGINA E		RCH-SB-358	216189	SPEAKERS BUREAU-AUG	\$400.00
PARADISE BOTTLED WATER CO		8/14-CITYATTORNEY	215819	BOTTLED WATER	\$1.41
TRI CITY REGIONAL CHAMBER OF COMMERCE		33703	215847	TC CHAMBER LUNCHEON-LARSEN	\$20.00
XEROX CORPORATION		075791939	216371	W7855COPIER PRINTS-AUG	\$37.02
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$8.51
<b>HANFORD COMMUNITIES TOTAL****</b>					<b>\$1,189.33</b>
<b>Division:</b>	120	FIRE			
ANOVAWORKS	P054366	34403	215739	HAZMAT PHYSICAL (ENTRY)	\$20.00
BANK OF AMERICA		TXN00017782	215873	BACKUPIFY-RFD-FACEBK	\$3.75
		TXN00017785		DE WILLIAMS - HELMET SHIELDS	\$250.80
		TXN00017792		DE WILLIAMS - HELMET SHIELDS	\$477.80
		TXN00017814		IDEASTAGE PROMO - PRVTN PENS	\$346.24
		TXN00017829		STAPLES - INK CART (SCBA RM)	\$47.63
		TXN00017837		PROVANTAGE - TONERS RET'D	(\$138.79)
		TXN00017838		STAPLES - PENS, POST-ITS	\$11.60
		TXN00017842		WALMART/GLADE AEROSOL	\$4.25
		TXN00017845		PROVANTAGE - TONERS RET'D	(\$277.58)
		TXN00017846		PROVANTAGE - TONER CART'S	\$144.79
		TXN00017877		TARGET - STA 72 KITCHEN ITEMS	\$133.83
		TXN00017893		MAIL BY THE MALL - CERT MAIL	\$11.55
		TXN00017900		TARGET/PLATES,SHOWER LINER	\$173.22
		TXN00017919		AMAZON-Display Port Switch	\$53.00
		TXN00018061		STAPLES - DRY ERASE, FILE FLDR	\$232.11
		TXN00018090		BACKUPIFY-RFD-FACEBK	\$3.75
		TXN00018094		LABELYOURSTUFF - CLTHNG LABELS	\$83.62



## City Of Richland

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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BENTON RURAL ELECTRIC ASSOCIATION		8/14-74170526	215751	COLLINS RD RADIO TOWER ELECTRI	\$27.30
CALLBACK STAFFING SOLUTIONS LLC		1854	216036	SAAS SCHEDULING SYSTEM FEE	\$99.99
		1911	216240	STAFFING CALL BACK SRVCS	\$99.99
CASCADE FIRE EQUIPMENT CORP DBA	S015802	112789	215900	SHIPPING	\$73.64
	S015802			CAIRNS 1044 DEFENDER FIRE HELM	\$2,304.19
CHARTER COMMUNICATIONS		9/14-11253 SUB B	216155	PERRY MTN RENT KGI 11226-OCT	\$695.57
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$4,280.72
FEDERAL EXPRESS CORP		2-765-47731	215779	RETURN FIRE ALARM PLANS	\$4.79
FIANDER & ASSOCIATES LLC DBA		140804-10	216061	REPLACE WIRE HARNESS-ST 73	\$564.31
		140808-1		REPLACE DRIVE CHAIN-ST 73	\$415.99
FRONTIER		9/14-253-004-5365	216268	SILVER CLOUD PHONE LINE	\$56.20
LN CURTIS & SONS		2116153-00	216086	WILDLAND GOGGLES	\$428.32
PARADISE BOTTLED WATER CO		8/14-FIRE ST 71	215819	BOTTLED WATER	\$129.59
		8/14-FIRE ST 72		BOTTLED WATER	\$70.12
		8/14-FIRE ST 73		BOTTLED WATER	\$92.99
POCKETINET COMMUNICATIONS INC		57118	215824	STATION INTERNET FEE-SEPT	\$140.25
		60396	216310	STATION INTERNET FEES-OCT	\$140.25
RICHLAND ACE HARDWARE		208192	216200	CUP HOOKS/WEDGE HANDLE	\$15.76
		42448		CUPS/LIGHT BULBS	\$13.52
		42593		POWER STRIPS	\$10.81
		42805		APPLIANCE BULB	\$3.24
		42838		APPLIANCE BULBS/KEY TAGS	\$14.59
		42924		HAND MIXER/CHAIN OIL	\$27.04
SEA WESTERN INC	S015939	178962	216324	HAIX XR1 STATION WEAR BOOT SIZ	\$254.51
	S015939			SHIPPING	\$12.18
	S015939			HAIZ, FIRE HUNTER EXTREME 14'	\$357.39
SEW FABULOUS		1310RFD	215833	HEM PANTS-6 PAIRS	\$97.47
TRI CITIES CHAPLAINCY		2014-04	216347	CHAPLAIN SRVCS-AUGUST	\$78.75
UPTOWN CLEANERS		60929	216353	LINEN/UNIFORM LAUNDRY SRVCS	\$272.10
		84005		LINEN/UNIFORM LAUNDRY SRVCS	\$294.15
		84063		LINEN/UNIFORM LAUNDRY SRVCS	\$256.56
		84124		LABEL UNIFORM PANTS	\$196.56
		84125		LINEN/UNIFORM LAUNDRY SRVCS	\$296.94
VERIZON WIRELESS		9730601339	215852	MDT WIRELESS 8/20-9/19/14	\$336.25
WASHINGTON CITIES INSURANCE AUTHORITY		RI-1450	215856	NO SHOW FEE-BAYNES	\$35.00
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$172.37
<b>FIRE TOTAL ****</b>					<b>\$13,950.97</b>
<b>Division:</b>	130	POLICE			
101 CLEANERS		8/14-9427360	216020	UNIFORM LAUNDRY SRVCS-AUG	\$645.61
AMERICAN MESSAGING SERVICES LLC		W4100724OI	215865	PAGER RENTAL-SEPT 2014	\$52.00
BANK OF AMERICA		TXN00017782	215873	BACKUPIFY-RPD_FACEBK	\$3.75



## City Of Richland

## VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00017798	215873	Amazon -LEG HOLSTERS	\$410.71
		TXN00017803		USPS -POSTAGE	\$6.15
		TXN00017806		UPS INV 0000002654EE294	\$35.34
		TXN00017869		SUNWEST -VIPS CLOTHING	\$1,231.41
		TXN00017876		STONE SOUP - INTERVIEW LUNCH 7	\$64.46
		TXN00017879		STONE SOUP - INTERVIEW LUNCH 7	\$64.46
		TXN00017883		UPS INV 0000002654EE304	\$28.20
		TXN00017910		WAL-MART -VEH SHADES/EXT CORD/	\$100.62
		TXN00017925		STAPLES - Purchase	\$301.13
		TXN00017931		WAL-MART -SANITIZER/WIPES/SHOE	\$112.90
		TXN00017943		BLUMENTHAL/NAME TAG:MCCAULEY	\$33.90
		TXN00017968		SQ ROASTERS COFFEE: COFEE CAR	\$25.00
		TXN00017973		DELTA - #14-258 BICKFORD	\$657.20
		TXN00017978		DELTA - #14-248 TAYLOR	\$549.20
		TXN00017979		DELTA - #14-368 SKINNER	\$473.20
		TXN00017982		STAPLES-RAFFLE TICKETS NAT NIG	\$11.36
		TXN00018012		RANCH AND HOME -AIMPOINT 129	\$671.45
		TXN00018016		AMAZON- EVIDENCE SWABS	\$40.99
		TXN00018018		THE HOME DEPOT-WOOD/STAPLES	\$37.42
		TXN00018031		STAPLES - PENS/CLIPS	\$61.89
		TXN00018035		DELTA -#14-249 JUDGE	\$549.20
		TXN00018043		TACTICAL LINK - SLINGS/CHARG H	\$286.62
		TXN00018045		SUNWEST -POLO EMBROIDERY	\$32.60
		TXN00018048		FREELINC - EAR PIECE (2)	\$137.35
		TXN00018052		STARBUCKS -COFFEE/CC CLASS	\$35.68
		TXN00018053		VIERA'S BAKERY-3 DOZ DONUTS CC	\$23.60
		TXN00018055		HIGH SPEED GEAR - PISTOL TACO/	\$109.01
		TXN00018056		GLOBAL ASSETS- BERGER REGISTRA	\$2,280.00
		TXN00018060		SANDYS TROPHIES-ROE SHADOW BOX	\$79.66
		TXN00018062		BRATWEAR -COAT REPAIR	\$66.60
		TXN00018072		TACTICAL LINK - SLING MOUNT	\$74.44
		TXN00018077		PLAZA HTL CASINO-14-379 HOTEL	\$123.17
		TXN00018085		PLAZA HTL CASINO -14-379 HOTEL	\$55.37
		TXN00018087		HUMAN FACTOR-DEF TACTICS MANUA	\$82.00
		TXN00018090		BACKUPIFY-RPD_FACEBK	\$3.75
		TXN00018093		ALBERTSONS -WATER/ICE TRAINING	\$17.94
		TXN00018095		ADIDAS -BOOTS JUDGE	\$151.62
		TXN00018096		CRYE PRECISION LLC - SHIRT/KNE	\$202.06
		TXN00018097		WAL-MART -SANITIZER/ BOTTLE WA	\$33.62
BENTON COUNTY SHERIFF'S OFFICE		4/14-MEDICAL	216381	MEDICAL COSTS-APRIL 2014	\$744.89
		6/14-MED SUPPLIES	216031	MEDICAL SUPPLIES JUNE	\$1,069.48



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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BENTON COUNTY SHERIFF'S OFFICE		7/14-CUSTODY	215747	CUSTODY BILLING-JULY 2014	\$95,000.95
BICKFORD, JEFF		14-408 BICKFORD	216236	CI CELL TECH/SEATTLE/BICKFORD	\$231.89
CAR WASH PARTNERS INC DBA		35000034-080314	215757	RPD VEHICLE WASHES-JULY 2014	\$29.48
		35000034-090314	216383	RPD VEHICLE WASHES-AUG 2014	\$14.74
CITY OF KENNEWICK		011128	216041	METRO CONTRIBUTION FY 2015	\$3,771.43
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$3,682.39
DOMESTIC VIOLENCE SERVICES		23223	215774	DOMESTIC VIOLENCE SRVCS-JUL'14	\$888.50
DYNO NOBEL INC		93402374	215776	DETONATOR ASSEMBLY LABELS	\$1,069.80
FRONTIER	S015946	9/14-253-003-5792	216268	TELEPHONE CHARGES 9/7/14 - 10/	\$640.02
LANGUAGE LINE SERVICES LLC		3440912	216288	TRANSLATION SRVCS AUGUST	\$18.66
LARSEN GUNSMITHING & FIREARMS	P054323	7947	216084	#42980 DANNER SIZE 10D BOOTS -	\$156.11
	P054323			#1230876 UNDER ARMOUR SIZE 10R	\$130.32
	P054323			#12021 5.11 SIZE 13REG - RICK	\$108.60
	P054323			#1236890 UNDER ARMOUR SIZE 11.	\$90.14
	P054323			#1230876 UNDER ARMOUR SIZE 10.	\$130.32
	P054323	7962		#1230876 UNDER ARMOUR SIZE 13W	\$130.32
	P054361	7964		SUREFIRE V70-BK FLASHLIGHT HOL	\$228.06
	P054361			SUREFIRE M600U-A-BK	\$320.37
	P054361			SUREFIRE SR07	\$171.59
	P054361	7971		XPS2 SAGE EO TECH	\$461.55
MOON SECURITY SERVICES INC		719693	216094	RPD RANGE MONITORING-AUG	\$59.90
		724108		RPD RANGE MONITORING-SEPT	\$59.90
OXARC INC		R292103	216304	OXYGEN TANK RENTAL	\$7.59
RECALL SECURE DESTRUCTION SERVICES INC		7346060467	216422	SHREDDING SRVCS-JULY	\$136.06
RIVER CITY TOWING INC		13515	216318	TOW SERVICE	\$48.74
		13520		TOW SERVICE	\$48.74
		13523		TOW SERVICE	\$48.74
SAN DIEGO POLICE EQUIPMENT CO	P053661	613549	215832	FED-AE223J FEDERAL .223 55GR F	\$3,356.00
TIM BUSH MOTOR COMPANY DBA		1098	216118	RPD VEHICLE WASHES-AUG	\$498.75
TRANS UNION RISK & ALTERNATIVE DATA		8/14-204527	215843	RPD RECORDS SEARCHES-AUG	\$110.00
TREASURE VALLEY COFFEE CO		101200	216124	RPD COFFEE DELIVERY	\$163.99
VISTELAR LLC		22118	216007	VDI INSTRUCTOR DUES-DOSS	\$199.00
WA STATE CRIMINAL JUSTICE TRAINING		20113921	215853	HANDGUN UPDATE-HESLA	\$200.00
				HANDGUN UPDATE-ARMITAGE	\$200.00
WASHINGTON ASN OF CODE ENFORCEMENT		WACE 2014-PECK	216011	WACE REGISTRATION-PECK	\$200.00
		WACE 2014-SALTER	216012	WACE REGISTRATION-SALTER	\$200.00
				WACE MEMBERSHIP DUES-SALTER	\$40.00
		WACE'14-BLANCHARD	216013	WACE REGISTRATION-BLANCHARD	\$200.00
WASHINGTON COMMUNICATIONS LLC DBA		366778	215857	RF ADAPTER TOOL	\$48.88
WASHINGTON STATE PATROL		I15001419	216361	RPD BACKGROUND CHECKS-AUG	\$66.00
XEROX CORPORATION		075791947	216371	W7225 BASE CHRGP/PRINTS-AUG	\$210.17



## City Of Richland

## VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION		075791948	216371	W7225 BASE CHRG/PRINTS-AUG	\$271.48
		075791949		W7225 BASE CHRG/PRINTS-AUG	\$219.13
		075791950		W7855 BASE CHRG/PRINTS-AUG	\$572.11
		075791951		W7845 BASE CHRG/PRINTS-AUG	\$217.67
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$290.15
				PHONE CHARGES 8/23-9/22/14	\$6.47
<b>POLICE TOTAL ****</b>					<b>\$126,731.72</b>
<b>Division:</b>	210	ADMINISTRATIVE SERVICES			
BANK OF AMERICA		TXN00017796	215873	NEWEGG-RECHARGEABLE BATTERY PA	\$25.98
		TXN00017878		MAVERIK-ICE FOR BUDGET MTGS	\$2.48
		TXN00017892		MAVERIK-ICE FOR BUDGET MTGS	\$2.48
		TXN00017921		MAVERIK-ICE FOR BUDGET MTGS	\$2.48
PARADISE BOTTLED WATER CO		8/14-ADMIN SRVCS	215974	BOTTLED WATER	\$8.98
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$18.93
<b>ADMINISTRATIVE SERVICES TOTAL ****</b>					<b>\$61.33</b>
<b>Division:</b>	211	FINANCE			
BANK OF AMERICA		TXN00017784	215873	AWC-BUDGETING CONFERENCE-MARSH	\$175.00
		TXN00017812		STAPLES-BANKERS BOXES-UB	\$104.23
				STAPLES-FILE POCKETS/TONER	\$230.20
		TXN00017860		HIPAA TRAINING- FINANCE	\$179.94
		TXN00017884		GFOA-2013 CAFR AWARD SUBMISSIO	\$580.00
		TXN00018004		STAPLES-PAD/CALCULATOR TAPE/PE	\$74.87
				STAPLES-RECEIPT TAPE/RUBBERBAN	\$97.48
		TXN00018015		OFFICE DEPOT-RECEIPT TAPE	\$9.70
CITY OF RICHLAND		090314	216385	CASHIER SHORTAGE-BROWN	\$20.00
COLLECTORSOLUTIONS INC		2014101	216044	MERCHANT SRVC CHRGS AUG 2014	\$24,652.62
COLLINS, STEPHANIE		54080-662700	215764	REFUND NSF FEE	\$35.00
GARDA CL NORTHWEST INC		10022540	215917	ARMORED CAR SRVCS-AUG 2014	\$409.09
		20008500		EXCESS LIABILITY FEES-JULY	\$309.90
		20014845	216269	EXCESS LIABILITY FEES-AUG	\$294.20
PARADISE BOTTLED WATER CO		8/14-ADMIN SRVCS	215974	BOTTLED WATER	\$17.97
				BOTTLED WATER	\$42.15
POSTMASTER		BOX 190/2015	216419	2015 ANNUAL FEE-PO BOX 190	\$520.00
		PERMIT-153-9/12	216103	POSTAGE USED 8/19-9/12/14	\$8,302.14
REDSSON LTD		188334	215828	PORTAL LOCATES -AUG	\$258.00
RETAIL LOCKBOX INC		1408 4812	215829	UB PYMT PROCESSING-AUG 2014	\$2,146.59
XEROX CORPORATION		075791952	216371	W7855 BASE CHRG/PRINTS-AUG	\$361.36
		075791953		W7225 BASE CHRG/PRINTS-AUG	\$158.92
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$125.63
				PHONE CHARGES 8/23-9/22/14	\$0.21





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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$60.25
<b>FINANCE TOTAL ****</b>					<b>\$39,165.45</b>
<b>Division:</b>	212	PURCHASING			
BANK OF AMERICA		TXN00017977	215873	NAPCP/DUNCAN MEMBERSIHP	\$495.00
		TXN00017980		DELL-STEREO SOUNDBAR	\$29.18
		TXN00018083		AMAZON/WRIST RESTS, STAPLER	\$154.11
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$798.04
TRI CITY HERALD	S015930	14-7126	216126	SMALL PUBLIC WORKS ROSTER RAN	\$410.73
XEROX CORPORATION	S015763	075791955	216371	COLOR COPY CHARGE	\$14.97
	S015763			BLACK PRINT COPY CHARGE	\$25.16
	S015763			XEROX 7845 COPIER MONTHLY LEAS	\$205.12
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$41.08
				PHONE CHARGES 8/23-9/22/14	\$56.41
<b>PURCHASING TOTAL ****</b>					<b>\$2,229.80</b>
<b>Division:</b>	213	INFORMATION TECHNOLOGY			
APOLLO SHEET METAL INC	P053664	41704C	216029	ANNUAL MAINTENANCE FOR HVAC	\$775.97
	P053664	41704D	216228	ANNUAL MAINTENANCE FOR HVAC	\$775.97
BANK OF AMERICA		TXN00017787	215873	AMAZON-TRAINING BOOKS	\$105.15
		TXN00017797		HTTP://WEBEX.COM - WEBEX MONTH	\$25.99
		TXN00017805		THE COMPLETE LINE - PLOTTER PA	\$531.02
		TXN00017871		THE HOME DEPOT -STOWAWAY ORGAN	\$19.40
		TXN00017904		GODADDY.COM - SSL CERTIFICATES	\$172.00
		TXN00017942		NEWEGG-CUSTOM BUILT COMPUTER	\$1,276.21
		TXN00018006		GODADDY-STANDARD MULTIPLE DOMA	\$249.99
		TXN00018039		PTOUCHEDIRECT - LABELS FOR PTOU	\$146.62
		TXN00018073		CABLES FOR LESS -FIBERCABLES F	\$129.53
CASELLE INC	P053512	59950	216038	CONTRACT SUPPORT & MNTNC FOR 2	\$169.33
CERIUM NETWORKS INC	P054202	041626	216245	PROFESSIONAL SERVICES FOR	\$6,353.42
DELL COMPUTER CORPORATION	P054332	XJJ83DN44	215771	E-PORT PLUS, 240W ADVANCED POR	\$714.74
	P054330	XJJ84M688	216047	TARGUS CAR CHARGER FOR DELL VE	\$194.90
	P054330			TARGUS RUGGED MAX PRO CASE FOR	\$194.90
	P054330	XJJ89MJ95		DELL ACTIVE STYLUS FOR VENUE P	\$103.06
	P054330	XJJCWTP76		Dell Venue 11 Pro item #210-AB	\$2,615.68
	P054330			ADJUST FOR TAX	\$0.01
HEWLETT PACKARD COMPANY	P054269	54736651	216278	HP Proliant DL360p Gen8 Server	\$9,149.66
	P054269			HP CARE PACK, 5YEARS, 4HOURS,	\$2,271.70
	P054269			ADJUST FOR TAX	(\$0.01)
MID COLUMBIA ENGINEERING INC	P053520	ST006741	215810	RICH AUSTILL, AS400 MNTNC SERV	\$143.00
N HARRIS COMPUTER CORPORATION	P054353	MN00078417	215814	BLUE PRINCE ANNUAL SUPPORT,	\$6,500.00
PARADISE BOTTLED WATER CO		8/14-SHOPS	216306	BOTTLED WATER	\$34.55





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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
UNITED PARCEL SERVICE	S015926	000986641364	215849	GROUND PKG TO HAVIS FOR IT	\$10.98
	S015951	000986641384	216351	2 GROUND PKGS TO CISCO FOR IT	\$16.48
VERIZON WIRELESS		9730591330	215852	MOBILE BROADBAND 8/20-9/19	\$40.01
XEROX CORPORATION		075791944	216371	W7855 BASE CHRGS/PRINTS-AUG	\$90.64
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$236.55
ZAYO GROUP HOLDINGS INC DBA	P053571	9/2014-008113	216140	INTERNET ACCESS CHARGES, ANNUA	\$757.49
<b>INFORMATION TECHNOLOGY TOTAL****</b>					<b>\$33,804.94</b>
<b>Division:</b>	220	HUMAN RESOURCES			
ANOVAWORKS		33961	216375	PRE EMPLOYMENT MEDICAL	\$1,058.00
		33963		LAB SCREENING	\$236.00
		34012		ADMINISTER PPD	\$34.00
		34073		PRE EMPLOYMENT MEDICAL	\$1,091.00
		34159		PRE EMPLOYMENT MEDICAL	\$850.00
		34170		PRE EMPLOYMENT MEDICAL	\$315.00
		34288		PRE EMPLOYMENT MEDICAL	\$1,068.00
		34522		PRE EMPLOYMENT MEDICAL	\$315.00
		34726		PRE EMPLOYMENT MEDICAL	\$315.00
		34828		PRE EMPLOYMENT MEDICAL	\$236.00
		35112		PRE EMPLOYMENT MEDICAL	\$1,111.00
		35171		PRE EMPLOYMENT MEDICAL	\$20.00
BANK OF AMERICA		TXN00017825	215873	STONE SOUP - POLICE NEGOT LUNC	\$47.97
		TXN00017847		STONE SOUP - POLICE NEGOT LUNC	\$66.75
		TXN00017886		SUBWAY - IAFF NEGOT LUNCH	\$34.17
		TXN00017891		TALENTWISE: - BACKGROUND SCREE	\$158.00
		TXN00017897		TALENTWISE - BACKGROUND SCREEN	\$361.66
		TXN00017909		STAPLES - FOLDER TAPE PENTEL R	\$98.23
		TXN00017928		MONTE CARLO - LODGING DEPOSIT	\$73.92
		TXN00017929		MONTE CARLO - LODGING DEPOSIT	\$73.92
		TXN00017932		ACT NEOGOV - REGIS AJ TT JA	\$2,247.00
		TXN00017946		WM - OPERATING EXPENSE	\$24.18
		TXN00017971		FRED-MEYER - MEETING EXPENSE	\$39.82
		TXN00017974		DELTA AIR - TROUTMAN	\$219.20
		TXN00017976		AGENT FEE - TROUTMAN	\$35.00
		TXN00017981		AGENT FEE - JUBB	\$35.00
		TXN00018024		STONE SOUP - IBEW NEGOT LUNCH	\$67.78
		TXN00018027		STAPLES - TONER WRITING TABLET	\$225.81
		TXN00018030		STONE SOUP - IBEW NEGOT LUNCH	\$67.75
		TXN00018063		DELTA AIR - JUBB	\$141.20
		TXN00018065		STONE SOUP - POLICE NEGOT LUNC	\$77.15
		TXN00018092		STONE SOUP - IBEW NEGOT LUNCH	\$67.75
BURDEN, MICHELLE		2014 TUITION	215754	BURDEN-REIMBURSE TUITION FEES	\$650.00



## City Of Richland

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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CABOT DOW ASSOCIATES INC		C14-11/JULY	215755	C14-011 LABOR NEGOTIATIONS-JUL	\$10,951.22
CANON SOLUTIONS AMERICA INC		797961	216241	N3245 COPY USAGE	\$24.03
HARRINGTON'S TROPHIES		73098	216273	ENGRAVED KEY CHAINS	\$189.53
		73104		RETIREMENT PLAQUE-ROE	\$80.14
MID COLUMBIA ENGINEERING INC	P054370	ST006764	216092	CATHY ADKISSON, HR GENERALIST	\$508.95
	P054370	ST006780	216296	CATHY ADKISSON, HR GENERALIST	\$939.60
MOON, TAE-IM PHD		SC15343-8/28	216300	PSYCH EVALUATION-WALLING	\$700.00
		SC15343-8/29		PSYCH EVALUATION-RAYMOND	\$700.00
PARADISE BOTTLED WATER CO		8/14-SHOPS	216306	BOTTLED WATER	\$34.55
PARKER, RACHELL		2014 MILEAGE	216308	PARKER-MILEAGE 5/1-8/28/14	\$100.24
TALENT WISE INC		91840991	216338	BACKGROUND CHECKS-AUG	\$160.83
TRANS UNION LLC		07450350	216344	EMPLOYMENT CREDIT REPORTS	\$16.84
		08450406		EMPLOYMENT CREDIT REPORTS	\$36.47
WORLD AT WORK		3899585	216139	WORLD AT WORK DUES-JUBB	\$245.00
XEROX CORPORATION		075791954	216371	W7855 BASE CHR/PRINTS-AUG	\$367.98
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$68.09
<b>HUMAN RESOURCES TOTAL ****</b>					<b>\$26,584.73</b>
<b>Division:</b>	300	COMMUNITY & DEVELOPMENT SERVICE			
PARADISE BOTTLED WATER CO		8/14-CITYATTORNEY	215819	BOTTLED WATER	\$2.82
URBAN LAND INSTITUTE		1751618	215850	ULI 2015 DUES-KING	\$215.00
XEROX CORPORATION		075791939	216371	W7855 COPIER PRINTS-AUG	\$37.03
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$19.17
<b>COMMUNITY &amp; DEVELOPMENT SERVICE TOTAL ****</b>					<b>\$274.02</b>
<b>Division:</b>	301	DEVELOPMENT SERVICES			
ABADAN INC		CNIN089161	216023	XEROX 6605 MAINT 8/23-9/22	\$80.91
BANK OF AMERICA		TXN00017813	215873	STAPLES-ELECTRIC STAPLER/FILE	\$118.04
		TXN00017830		URISA-FGDC ADRS TRNG CSOMERS	\$245.00
		TXN00017949		WASH FIRE CHIEFS-KREX REG	\$50.00
		TXN00018034		PAYPAL-WSAPT CONF CSOMERS	\$150.00
		TXN00018081		STAPLES-PENS/WIPES/SPOONS	\$64.67
BENTON CLEAN AIR AUTHORITY		140901	216232	3RD QTR 2014 ASSESSMENT PYMT	\$13,957.87
MID COLUMBIA ENGINEERING INC	P054016	ST006742	215810	MCE CONTRACT: SHAUN SCHLUTER	\$1,624.00
	P054016	ST006763	216092	MCE CONTRACT: SHAUN SCHLUTER	\$1,299.20
	P054016	ST006779	216296	MCE CONTRACT: SHAUN SCHLUTER	\$1,624.00
SIMON, RICK		14-382 SIMON	216326	WPDJ CONF/CHELAN/SIMON	\$29.00
TRI CITY HERALD	S015930	14-7372	216126	PUBLIC HEARING SMI GROUP RAN O	\$107.79
	S015930	14-7416		NOTICE IS ISSUED SEPA	\$47.91
	S015930	14-7458		NOTICE OF PUBLIC HEARING PHN:	\$68.44
VERIZON WIRELESS		9730601194	215852	BLDG INSP LAPTOPS 8/20-9/19	\$200.07
WASHINGTON STATE TREASURER		0007330/2014	216258	REX-ARCHITECT LICENSE RENEWAL	\$75.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WATER SOLUTIONS INC	P053569	9431	216133	DSC (703) BLDG WATER UNIT RENT	\$39.52
	P053569			DSC (703) BLDG WATER UNIT RENT	\$16.25
XEROX CORPORATION	P054364	075327148	216371	COPIER IN BASEMENT-#LX5-692207	\$66.80
		075791940		W7855 BASE CHRG/PRINTS-AUG	\$53.47
				W7855 BASE CHRG/PRINTS-AUG	\$53.46
	P054364	075791942		COPIER IN BASEMENT-#LX5-692207	\$66.83
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$105.95
				PHONE CHARGES 8/23-9/22/14	\$19.23
<b>DEVELOPMENT SERVICES TOTAL****</b>					<b>\$20,163.41</b>
<b>Division:</b>	302	REDEVELOPMENT			
BANK OF AMERICA		TXN00017936	215873	URBAN LAND INSTITUTE - BMOORE	\$875.00
		TXN00017989		ALBERTSONS - Development Mtg 6	\$11.41
		TXN00018009		PIZZA PIPELINE - Development M	\$29.67
		TXN00018067		OFFICE DEPOT #1078 - Purchase	\$16.99
		TXN00018099		OFFICE DEPOT - GEN OFFICE SUPP	\$39.42
CITY OF RICHLAND		091814	216385	RECORD CIP2013-004/C119-13	\$73.00
JOHN EPLER & ASSOCIATES		C79-14/PYMT 1	216284	C79-14 PYMT 1-AUGUST	\$1,366.67
RINALDI, LINDA			216424	C79-14 PYMT 1-AUGUST	\$2,800.00
URBAN LAND INSTITUTE		1752092	215850	ULI 2015 DUES-MOORE	\$215.00
XEROX CORPORATION		075791940	216371	W7855 BASE CHRG/PRINTS-AUG	\$209.98
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$18.88
				PHONE CHARGES 8/23-9/22/14	\$5.86
<b>REDEVELOPMENT TOTAL ****</b>					<b>\$5,661.88</b>
<b>Division:</b>	331	PARKS & REC - RECREATION			
BANK OF AMERICA		TXN00017779	215873	DOLRTREE - Beach Party Suppli	\$17.33
		TXN00017781		ALBERTSONS - Beach Party Suppl	\$9.95
		TXN00017782		BACKUPIFY-PARKSPUBFAC-FACEBK	\$3.75
		TXN00017783		ALBERTSONS #213 - Beach Party	\$17.50
		TXN00017791		HASTINGS 9745 RICHLAN -Music f	\$11.90
		TXN00017793		FRED-MEYER - Popcorn	\$5.67
		TXN00017795		LITTLE CAESARS - Pizza for Bea	\$162.45
		TXN00017811		NATURE-WATCH - Ranger Class Su	\$79.69
		TXN00017834		SWANK MOTION PICTURES IN -Outd	\$377.97
		TXN00017898		SWANK MOTION PICTURES IN - OUT	\$377.97
		TXN00017947		WM SUPERCENTER - City Fair	\$77.20
		TXN00018066		RADIOSHACK COR00133843 - Jacks	\$23.79
		TXN00018090		BACKUPIFY-PARKSPUBFAC-FACEBK	\$3.75
CAMARENA, DANA		SC08-006/AUG 2014	215756	SALSA INSTRUCTOR-AUG 2014	\$887.25
ELLINGSON, KRYSTAL DBA		SC10-11/2014	216055	DOG TRNG CLASSES-SPRG-SUMMER	\$3,587.50
MID COLUMBIA ENGINEERING INC	P053647	ST006762	216092	RP2 FITNESS INSTRUCTOR	\$858.20



## City Of Richland

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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MILLER, JO ANN		SC13-062/AUG 2014	215812	CLASS INSTRUCTOR-AUG 2014	\$625.26
OXARC INC		R291838	216304	HELIUM TANK RENTAL	\$7.59
RICHLAND ACE HARDWARE		43143	216200	SPRAY PAINT	\$14.57
SKYHAWKS SPORTS ACADEMY INC		37503	216113	BASKETBALL CAMP 7/7-7/11/14	\$1,580.86
		37504		SOCCER CAMPS 8/4-8/15/14	\$1,014.45
THRASHER, BEVERLY		SC11-1/AUG 2014	215840	FOOT CARE CLASSES-AUG 2014	\$634.80
TREASURE VALLEY COFFEE CO		101058	215845	RCC COFFEE DELIVERY	\$107.22
URM STORES INC		C30833754	216130	PARADE CANDY	\$244.50
XEROX CORPORATION		075791938	216371	W7855 BASE CHRG/PRINTS-AUG	\$231.35
				W7855 BASE CHRG/PRINTS-AUG	\$115.74
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$35.17
				PHONE CHARGES 8/23-9/22/14	\$5.86
				PHONE CHARGES 8/23-9/22/14	\$91.00
<b>PARKS &amp; REC - RECREATION TOTAL****</b>					<b>\$11,210.24</b>
<b>Division:</b>	335	PARKS & REC - PARKS&FACILITIES			
ABM JANITORIAL NORTHWEST		7069427	216223	JANITORIAL SRVCS-SEPT	\$9,417.47
		7081395		JANITORIAL SRVCS-AUG	\$1,118.00
AMSAN	S015908	318294956	216028	NON ACID BOWL CLEANER, RENOWN	\$172.85
	S015908			FREIGHT	\$59.54
ANOVAWORKS		34262	216375	PHYSICAL-DOT EXAM	\$110.00
AQUATIC SPECIALTY SERVICES INC	S015925	7288	216229	NUT, EMERGENCY SHUT OFF FLOAT	\$3.79
	S015925			SCREWS, PVC EMERGENCY SHUTOFF	\$20.97
	S015925			EMERGENCY SHUTOFF MOUNTING PLA	\$12.45
	S015925			SHIPPING	\$14.96
	S015925			GRID CAP P1, ITEM #79216	\$1.62
	S015925			EMERGENCY SHUT OFF FLOAT PLATE	\$23.28
	S015925			EMERGENCY SHUT OFF OVERFLOW FL	\$24.91
	S015925			DISCHARGE VALVE ASSEMBLY, NEW	\$49.71
	S015925			EMERGENCY SHUT OFF VALVE & ARM	\$153.79
	S015925			RUBBER GASKET FOR EMERGENCY	\$14.08
ARAMARK UNIFORM SERVICES INC	S015937	8/14-934962000	216145	LINEN CHARGES FOR AUGUST 2014	\$155.04
BANK OF AMERICA		TXN00017786	215873	INYOPOOLS/STANDPIPE	\$54.99
		TXN00017788		INYOPOOLS/RIM GASKET	\$23.99
		TXN00017839		WORLD DRYER/HAND DRYERS	\$876.54
		TXN00017843		THE HOME DEPOT #4746 - Thin me	\$32.36
		TXN00017864		THE HOME DEPOT #4746 - Lumber	\$55.16
		TXN00017885		ELMER'S IRRIGATION - K Rain Va	\$207.60
		TXN00017889		THE HOME DEPOT #4746 - Tote	\$156.36
		TXN00017922		RANCH AND HOME KENNEWICK - Can	\$15.15
		TXN00017999		THE HOME DEPOT #4746 - Landsca	\$173.22
		TXN00018000		THE HOME DEPOT #4746 - Landsca	\$154.66



## City Of Richland

VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00018017	215873	BLACKS WHOLESALE/HVAC ITEMS	\$4,771.78
		TXN00018033		OFFICE MAX - supplies	\$72.38
		TXN00018058		LINCOLN AQUATICS/ROLLER BLOCK	\$338.86
		TXN00018079		WAL-MART #3261 - supplies	\$34.50
		TXN00018082		RANCH AND HOME KENNEWICK - Str	\$69.23
		TXN00018102		ACE HARDWARE - Marking Paint	\$48.67
BEAVER BARK & ROCK		6115	215895	FINANCE CHRGS DUE	\$7.15
		6172		FINANCE CHRGS DUE	\$4.06
		635350	215743	BARK	\$40.05
		635364		BARK	\$80.10
		635997		BASALT ROCK	\$106.09
		636031		BASALT ROCK	\$106.09
		636041		BASALT ROCK	\$106.09
		636110		BARK	\$40.05
		636125		DRIVEWAY GRAVEL	\$17.86
		638858	216231	BARK	\$50.88
BUILDERS HARDWARE & SUPPLY CO INC		S3342859.001	215753	ACCES CONTROL SERVICE FS 71	\$1,023.39
		S3342872.001		ACCESS SERVICE CALL FS 72	\$238.22
CASCADE NATURAL GAS CORP		8/14-28638100009	215758	NAT GAS 110 SAINT 7/22-8/19	\$16.68
		8/1451897100007		NAT GAS 1005 SWIFT 7/22-8/19	\$300.12
		8/14-73638100005		NAT GAS 500 AMON 7/22-8/18	\$76.85
		8/14-75997100005		NAT GAS 871 GWWAY 7/18-8/18	\$10.85
		8/14-96738100005		NAT GAS 505 SWIFT 7/18-8/18	\$10.85
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$18.49
				CITY UTILITY BILLS/AUG 2014	\$22.65
				CITY UTILITY BILLS/AUG 2014	\$38.11
				CITY UTILITY BILLS/AUG 2014	\$36.35
				CITY UTILITY BILLS/AUG 2014	\$35.88
				CITY UTILITY BILLS/AUG 2014	\$33.46
				CITY UTILITY BILLS/AUG 2014	\$18.28
				CITY UTILITY BILLS/AUG 2014	\$37.37
				CITY UTILITY BILLS/AUG 2014	\$31.80
				CITY UTILITY BILLS/AUG 2014	\$31.04
				CITY UTILITY BILLS/AUG 2014	\$33.85
				CITY UTILITY BILLS/AUG 2014	\$18.86
				CITY UTILITY BILLS/AUG 2014	\$34.73
				CITY UTILITY BILLS/AUG 2014	\$29.82
				CITY UTILITY BILLS/AUG 2014	\$16.59
				CITY UTILITY BILLS/AUG 2014	\$28.40
				CITY UTILITY BILLS/AUG 2014	\$27.16
				CITY UTILITY BILLS/AUG 2014	\$26.29



## City Of Richland

VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$25.00
				CITY UTILITY BILLS/AUG 2014	\$21.02
				CITY UTILITY BILLS/AUG 2014	\$16.28
				CITY UTILITY BILLS/AUG 2014	\$15.61
				CITY UTILITY BILLS/AUG 2014	\$11.28
				CITY UTILITY BILLS/AUG 2014	\$22.60
				CITY UTILITY BILLS/AUG 2014	\$10.29
				CITY UTILITY BILLS/AUG 2014	\$21.39
				CITY UTILITY BILLS/AUG 2014	\$6.29
				CITY UTILITY BILLS/AUG 2014	\$25.85
				CITY UTILITY BILLS/AUG 2014	\$752.15
				CITY UTILITY BILLS/AUG 2014	\$432.70
				CITY UTILITY BILLS/AUG 2014	\$993.55
				CITY UTILITY BILLS/AUG 2014	\$977.53
				CITY UTILITY BILLS/AUG 2014	\$975.90
				CITY UTILITY BILLS/AUG 2014	\$947.59
				CITY UTILITY BILLS/AUG 2014	\$942.55
				CITY UTILITY BILLS/AUG 2014	\$932.49
				CITY UTILITY BILLS/AUG 2014	\$918.06
				CITY UTILITY BILLS/AUG 2014	\$857.98
				CITY UTILITY BILLS/AUG 2014	\$823.55
				CITY UTILITY BILLS/AUG 2014	\$815.10
				CITY UTILITY BILLS/AUG 2014	\$809.22
				CITY UTILITY BILLS/AUG 2014	\$804.24
				CITY UTILITY BILLS/AUG 2014	\$1,001.20
				CITY UTILITY BILLS/AUG 2014	\$651.85
				CITY UTILITY BILLS/AUG 2014	\$730.05
				CITY UTILITY BILLS/AUG 2014	\$454.49
				CITY UTILITY BILLS/AUG 2014	\$471.75
				CITY UTILITY BILLS/AUG 2014	\$501.04
				CITY UTILITY BILLS/AUG 2014	\$516.74
				CITY UTILITY BILLS/AUG 2014	\$771.70
				CITY UTILITY BILLS/AUG 2014	\$567.70
				CITY UTILITY BILLS/AUG 2014	\$761.40
				CITY UTILITY BILLS/AUG 2014	\$715.78
				CITY UTILITY BILLS/AUG 2014	\$728.35
				CITY UTILITY BILLS/AUG 2014	\$734.61
				CITY UTILITY BILLS/AUG 2014	\$27.55
				CITY UTILITY BILLS/AUG 2014	\$744.73
				CITY UTILITY BILLS/AUG 2014	\$1,031.02
				CITY UTILITY BILLS/AUG 2014	\$523.70



## City Of Richland

VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$1,556.50
				CITY UTILITY BILLS/AUG 2014	\$18,193.55
				CITY UTILITY BILLS/AUG 2014	\$15,628.25
				CITY UTILITY BILLS/AUG 2014	\$5,176.65
				CITY UTILITY BILLS/AUG 2014	\$4,453.30
				CITY UTILITY BILLS/AUG 2014	\$4,261.97
				CITY UTILITY BILLS/AUG 2014	\$3,671.50
				CITY UTILITY BILLS/AUG 2014	\$2,669.08
				CITY UTILITY BILLS/AUG 2014	\$2,569.70
				CITY UTILITY BILLS/AUG 2014	\$2,483.35
				CITY UTILITY BILLS/AUG 2014	\$2,044.92
				CITY UTILITY BILLS/AUG 2014	\$1,941.90
				CITY UTILITY BILLS/AUG 2014	\$1,893.40
				CITY UTILITY BILLS/AUG 2014	\$1,672.10
				CITY UTILITY BILLS/AUG 2014	\$997.66
				CITY UTILITY BILLS/AUG 2014	\$1,321.05
				CITY UTILITY BILLS/AUG 2014	\$1,068.47
				CITY UTILITY BILLS/AUG 2014	\$1,110.86
				CITY UTILITY BILLS/AUG 2014	\$1,124.45
				CITY UTILITY BILLS/AUG 2014	\$1,151.30
				CITY UTILITY BILLS/AUG 2014	\$1,228.12
				CITY UTILITY BILLS/AUG 2014	\$1,622.44
				CITY UTILITY BILLS/AUG 2014	\$1,318.45
				CITY UTILITY BILLS/AUG 2014	\$1,581.15
				CITY UTILITY BILLS/AUG 2014	\$1,361.80
				CITY UTILITY BILLS/AUG 2014	\$1,390.70
				CITY UTILITY BILLS/AUG 2014	\$1,401.80
				CITY UTILITY BILLS/AUG 2014	\$1,415.33
				CITY UTILITY BILLS/AUG 2014	\$1,534.45
				CITY UTILITY BILLS/AUG 2014	\$413.78
				CITY UTILITY BILLS/AUG 2014	\$1,276.44
				CITY UTILITY BILLS/AUG 2014	\$85.57
				CITY UTILITY BILLS/AUG 2014	\$449.68
				CITY UTILITY BILLS/AUG 2014	\$143.09
				CITY UTILITY BILLS/AUG 2014	\$139.13
				CITY UTILITY BILLS/AUG 2014	\$134.95
				CITY UTILITY BILLS/AUG 2014	\$133.35
				CITY UTILITY BILLS/AUG 2014	\$127.02
				CITY UTILITY BILLS/AUG 2014	\$125.85
				CITY UTILITY BILLS/AUG 2014	\$113.22
				CITY UTILITY BILLS/AUG 2014	\$110.24



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VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$109.29
				CITY UTILITY BILLS/AUG 2014	\$107.44
				CITY UTILITY BILLS/AUG 2014	\$99.80
				CITY UTILITY BILLS/AUG 2014	\$95.00
				CITY UTILITY BILLS/AUG 2014	\$148.32
				CITY UTILITY BILLS/AUG 2014	\$63.25
				CITY UTILITY BILLS/AUG 2014	\$42.85
				CITY UTILITY BILLS/AUG 2014	\$45.40
				CITY UTILITY BILLS/AUG 2014	\$45.81
				CITY UTILITY BILLS/AUG 2014	\$47.28
				CITY UTILITY BILLS/AUG 2014	\$48.03
				CITY UTILITY BILLS/AUG 2014	\$92.68
				CITY UTILITY BILLS/AUG 2014	\$56.88
				CITY UTILITY BILLS/AUG 2014	\$87.60
				CITY UTILITY BILLS/AUG 2014	\$77.78
				CITY UTILITY BILLS/AUG 2014	\$81.39
				CITY UTILITY BILLS/AUG 2014	\$83.79
				CITY UTILITY BILLS/AUG 2014	\$84.50
				CITY UTILITY BILLS/AUG 2014	\$85.05
				CITY UTILITY BILLS/AUG 2014	\$150.80
				CITY UTILITY BILLS/AUG 2014	\$54.78
				CITY UTILITY BILLS/AUG 2014	\$227.85
				CITY UTILITY BILLS/AUG 2014	\$372.85
				CITY UTILITY BILLS/AUG 2014	\$368.29
				CITY UTILITY BILLS/AUG 2014	\$358.30
				CITY UTILITY BILLS/AUG 2014	\$346.89
				CITY UTILITY BILLS/AUG 2014	\$346.79
				CITY UTILITY BILLS/AUG 2014	\$342.94
				CITY UTILITY BILLS/AUG 2014	\$300.80
				CITY UTILITY BILLS/AUG 2014	\$280.30
				CITY UTILITY BILLS/AUG 2014	\$252.35
				CITY UTILITY BILLS/AUG 2014	\$250.00
				CITY UTILITY BILLS/AUG 2014	\$248.15
				CITY UTILITY BILLS/AUG 2014	\$247.73
				CITY UTILITY BILLS/AUG 2014	\$242.32
				CITY UTILITY BILLS/AUG 2014	\$143.15
				CITY UTILITY BILLS/AUG 2014	\$204.75
				CITY UTILITY BILLS/AUG 2014	\$153.05
				CITY UTILITY BILLS/AUG 2014	\$153.75
				CITY UTILITY BILLS/AUG 2014	\$163.95
				CITY UTILITY BILLS/AUG 2014	\$179.58





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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$181.08
				CITY UTILITY BILLS/AUG 2014	\$241.25
				CITY UTILITY BILLS/AUG 2014	\$196.25
				CITY UTILITY BILLS/AUG 2014	\$230.13
				CITY UTILITY BILLS/AUG 2014	\$208.49
				CITY UTILITY BILLS/AUG 2014	\$211.25
				CITY UTILITY BILLS/AUG 2014	\$218.80
				CITY UTILITY BILLS/AUG 2014	\$224.47
				CITY UTILITY BILLS/AUG 2014	\$227.00
				CITY UTILITY BILLS/AUG 2014	\$39.45
				CITY UTILITY BILLS/AUG 2014	\$191.30
				CITY UTILITY BILLS/AUG 2014	\$28.93
		8/2014-24	216384	#24 LANDFILL FEES	\$1,528.19
COMPLETE CLEANING SYSTEMS	5659	216251	CLEAN WAREHOUSE FLOOR-AUG	\$175.00	
DEPARTMENT OF LABOR & INDUSTRIES	162932	215910	ELEVATOR PERMIT-CREHST	\$69.10	
EFC EQUIPMENT LLC	30657	216053	GAS TRIMMER	\$189.51	
	3732	216163	REPLACE RECOIL ASSY	\$47.64	
	3733		REPLACE THROTTLE ASSY	\$89.86	
EWING IRRIGATION PRODUCTS INC	8255570	215777	TURFACE PRO-CALCINED CLAY	\$2,616.65	
	8255571		PIPE/SPRINKLERS/NOZZLES	\$2,013.53	
	8271540		TURFACE PRO-CALCINED CLAY	\$2,846.88	
	8302960		PITCHING RUBBERS/RED CLAY	\$312.51	
	8357302		SPRINKLER ROTORS	\$354.07	
	8429237		STAKING FLAGS	\$23.94	
	8540764		GOOSE REPELLENT	\$31.02	
	8540765		FLOOD BUBBLERS	\$24.65	
	8556649		BRASS NOZZLES	\$186.95	
	8569609		PVC COUPLINGS/PIPE	\$206.16	
FASTENAL COMPANY	WARIC45225	215778	SAFETY EYEWEAR	\$34.89	
	WARIC45243		SAFETY EYEWEAR	\$34.89	
	WARIC45545	216264	ANCHOR CONCRETE SETTING TOOLS	\$18.13	
GRAINGER	S015927	9529397664	216068	WELD-ON HINGE ITEM #4PPR5	\$24.52
HAGEDORN, DOUG		080914	215789	REIMBURSE LANDSCAPE FABRIC	\$124.49
INLAND ELEVATOR LLC		1749	215796	PLATFORM LIFT SERVICE CALL	\$1,875.07
IRRIGATION SPECIALISTS INC		1124065-01	216077	PVC PIPE/NOZZLES/ROTORS	\$255.33
		1125046-01	215799	GASKETS	\$8.64
JT AUTOMOTIVE PARTS INC DBA		310528	216173	FHP BELT	\$62.77
		310529		TRAILER BALL MOUNT	\$57.60
		310745		LUBRICANT	\$12.61
		311107		SOCKET	\$7.03
		311906		MOTOR OIL	\$7.56



## City Of Richland

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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		312692	216173	TIRE SEALANT	\$7.03
		314630		FUSES	\$9.81
		315609		FHP BELTS	\$18.28
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		855266	215804	OUTSIDE WATER FAUCET	\$13.15
		856656		IRRIGATION CONTROLLER	\$145.93
		857616		BUSHINGS/ELLS/TEES	\$28.31
		858138		HOSE CLAMP/COUPLING	\$9.29
		858222		HOSE CLAMP/COUPLING	\$12.97
		860887	216286	CLOSET KIT/HANDLE/TAPE	\$30.61
		863718		PLUNGER PUMP/HOSE FITTING	\$43.80
LESCO ELECTRICAL CONTRACTORS		14-25	216188	SHOPS GATE REPAIR	\$1,078.13
MCDONALD'S & ASSOCIATES INC		091014	216295	TOPSOIL-14 YDS	\$157.04
MOON SECURITY SERVICES INC		714609	216191	LIBRARY FIRE MONITORING-JULY	\$33.00
		715703		CREHST FIRE MONITORING-JULY	\$53.00
		726129	216094	BASIC FIRE MONITORING-SEPT	\$297.00
MOTION INDUSTRIES INC	S015921	WA05-333485	216095	FREIGHT	\$153.46
	S015921			DISCOUNT	(\$30.50)
	S015921			MOTOR, BALDOR CAT NO: EM3311T,	\$3,312.30
OXARC INC		PSN8355	215816	CO2 BULK	\$274.52
		PSP1891		CO2 BULK	\$249.96
		PSP8651	216098	CO2 BULK	\$294.99
		R292068	216304	CARBON DIOXIDE	\$186.90
		R292071		CO2 LIQUID	\$111.03
PAPE' MATERIAL HANDLING		7290780	215818	TOOTH-GRIND	\$2,333.69
POOL CARE PRODUCTS INC		113346	216102	ACID	\$254.51
		116072		ALGAE PREVENTER	\$281.58
		116091		ACID	\$37.91
PRO BUILD COMPANY LLC		71447223	216312	REBAR STUBS	\$54.91
		71449426	215826	8' FURRING STRIP	\$26.44
		71449523		4X8 PLYWOOD	\$70.21
REXEL INC DBA		F048544	216314	CONNECTORS	\$26.18
RICHLAND ACE HARDWARE		42496	216316	BUG FOGGERS	\$34.63
		42497		BUSHINGS/ELBOWS	\$9.68
		42500		BUG FOGGERS	\$32.47
		42613		BATTERY	\$8.11
		42634		CONNECTORS/NIPPLES/BUSHINGS	\$96.84
		42739	216200	PVC NIPPLES/COUPLES	\$15.09
		42850		FLOOD BUBBLER/PVC NIPPLES	\$19.34
		42854	216316	SPRAY PAINT	\$32.44
		42869	216200	SPRAY PAINT	\$21.62
		42874		SPRAY PAINT	\$19.45



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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		42884	216200	GALVANIZED STEEL WIRE	\$8.11
		42893		9V BATTERY	\$9.74
		42912		TURF BUILDER	\$43.83
		42913		BALL VALVE	\$21.65
		42920		HOSE COUPLE	\$4.86
		42921		MOTOR OIL/SPRAY PAINT	\$35.66
		42930		MASKING TAPE	\$10.82
		42944		SPRAY PAINT	\$5.40
		42978		DISC HINGES	\$17.80
		42993	216316	IMPACT DRILL SET	\$63.86
		43116	216200	MOUNTING TAPE	\$7.03
		43132		WAX RINGS	\$8.43
		43190	216423	PIPE/ELBOWS/TEES	\$40.76
		43235		ADHESIVE MEASURING TAPE	\$19.47
ROE, PATTY		091314	216320	ROE-DOCUMENT FOLDERS	\$6.52
ROTO ROOTER		04641	216321	PUMP STATION @ COL PLAYFIELD	\$351.98
		05137		PUMP STATION @HOWARD AMON	\$324.90
				PUMP STATION @ COLUMBIA POINT	\$552.33
SIEMENS INDUSTRY INC		5443364187	215834	TECH SUPPORT-HVAC	\$630.53
STEEBER'S LOCK SERVICE		10291	216115	L HANDLE W/LOCK	\$287.00
STONEWAY ELECTRIC SUPPLY		S100985321.001	216116	RECEPTACLE COVERS	\$87.94
		S100985848.001		RECEPTACLE COVERS	\$32.98
		S100986049.001		METAL HALIDE LAMPS	\$56.80
SUNBELT RENTALS INC		47709650-001	216334	MINI EXCAVATOR RENTAL 8/29	\$269.24
		47759570-001		BALL MOUNT/SAFETY GLASSES	\$94.96
				MINI EXCAVATOR/TRAILER RENTAL	\$270.75
		47771260-001		SAFETY GLASSES	\$21.55
THE DRAIN SURGEON		31194	216117	HR BASEBALL FIELD-SNAKE MAIN	\$279.68
		31394	216430	FS 73-SNAKE MAIN LINE	\$194.94
THE PERSONAL TOUCH CLEANING INC		47517	216341	JANITOR SRVCS BLDG 100	\$2,439.13
		47518		JANITOR SRVCS BLDG 200	\$709.03
		47519		JANITOR SRVCS BLDG 300	\$585.75
		47557		JANITOR SRVCS RCC	\$3,253.54
		47558		JANITOR SRVCS-LIBRARY	\$5,289.66
THE SHERWIN WILLIAMS CO		2860-9	215838	PAINT	\$154.81
		4243-5		PAINT	\$30.91
THERMAL SUPPLY INC		5729318	215839	ICE MAKER	\$2,498.56
		5730311	216431	MULTI GAS MINI KIT	\$232.85
TOPPER INDUSTRIES INC	S015862	9445A	216001	DECK PANELS, 1' X 4' GRAY THRU	\$783.01
VEMCO INC	S015781	229248/229297	216131	COMPRESSOR CONTACTORS	\$225.26
	S015781			COMPRESSOR FOR CIRCUIT 1 AT RC	\$3,393.04



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VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
VEMCO INC	S015781	229248/229297	216131	SIGHT GLASS TOOL	\$33.76
	S015781			SINGLE COMPRESSOR PIPING KIT	\$492.77
	S015781			CONDENSER FAN MOTOR CONTACTORS	\$229.60
	S015781			FREIGHT	\$12.92
WALLA WATER INC DBA		13223	215855	INSTALL TROLLEY-FS 72	\$1,602.84
		13249	216132	WEATHER SEAL/STRIP BLDG 300	\$2,100.42
WESMAR COMPANY INC	S015861	207835	216365	FREIGHT	\$228.51
	S015861			DUAL GLYCOL FEED SYSTEM	\$3,342.14
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$92.31
<b>PARKS &amp; REC - PARKS&amp;FACILITIES TOTAL ****</b>					<b>\$199,065.37</b>
<b>Division:</b>	338	PARKS & REC - PROJECT ADMIN			
BANK OF AMERICA		TXN00017944	215873	THE HOME DEPOT #4746 - Landsca	\$255.21
WASTE MANAGEMENT		0090578-1819-8	216362	POL SRVCS-301 GOETHALS	\$95.68
XEROX CORPORATION		075791944	216371	W7855 BASE CHRGS/PRINTS-AUG	\$62.04
<b>PARKS &amp; REC - PROJECT ADMIN TOTAL ****</b>					<b>\$412.93</b>
<b>Division:</b>	900	NON-DEPARTMENTAL			
ARBAUGH & ASSOCIATES INC		1364	216377	ARBAUGH CONTRACT FEES-AUG'14	\$1,470.00
CITY OF PASCO		M090114	216246	ANIMAL SHELTER SRVCS-SEPT	\$19,515.64
DEPARTMENT OF HUMAN SERVICES		2ND QTR 2014	216052	2ND QTR LIQUOR TAXES & PROFITS	\$2,704.07
EAST OREGONIAN PUB CO		48161407	216259	LATE FEES	\$34.28
		48161408		BLRF-TUMBLEWEED FESTIVAL ADS	\$1,676.29
				BLRF-TUMBLEWEED FESTIVAL ADS	\$1,499.71
STATE AUDITOR'S OFFICE		L104248	215991	AUDIT SERVICES-JULY 2014	\$15,918.92
		L104627	216331	AUDIT SERVICES-AUG 2014	\$1,697.68
THE OBSERVER		2260038	216340	BLRF-TUMBLEWEED FESTIVAL AD	\$439.50
UPTOWN BUSINESS IMPROVEMENT DISTRICT		C71-14/PYMT 2	216352	BLRF C71-14 SALON MURAL	\$2,600.00
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$41.03
<b>NON-DEPARTMENTAL TOTAL ****</b>					<b>\$47,597.12</b>
<b>GENERAL FUND Total ***</b>					<b>\$648,059.87</b>
<b>FUND</b>	<b>101</b>	<b>CITY STREETS</b>			
<b>Division:</b>	401	STREETS MAINTENANCE			
3M	S015897	TP00456	216021	3M ELECTROCUT GRAPHIC FILM,	\$636.80
ADVANCED SIGNAL & CONTRACTING LLC	P053855	2325	216024	RAILROAD CROSSING INSPECTIONS	\$310.00
	P053855	2326		RAILROAD CROSSING INSPECTIONS	\$360.00
ALPINE PRODUCTS INC	S015871	TM-142851	215737	ADJUST SALES TAX	(\$0.01)
	S015871			ADJUST FOR TAX	\$0.01
	S015871			TYPE 4-5 CATALYST FOR TWO PART	\$2,761.65
	S015871			FREIGHT	\$200.36
ANOVAWORKS		33963	216375	PHYSICAL-DOT EXAM	\$110.00



## City Of Richland

VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BC SALES CO INC		B314838	216147	WORK BOOTS-MORRIS	\$160.00
				WORK BOOTS-RENTZ	\$160.00
BENTON PUD		9/14-72866300000	216150	WYE LIGHTS/BADGER REPEATER	\$54.82
CITY OF RICHLAND		7/14-27	215761	#27 LANDFILL FEES-JULY	\$30.00
		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$1,076.29
				CITY UTILITY BILLS/AUG 2014	\$78.84
CONNELL OIL INC	S015895	0095309-IN	215769	TOLULENE 1 - 55 GALLON DRUM	\$688.92
HERTZ EQUIPMENT RENTAL CORP		27597178-001	215793	PROPANE	\$73.46
		27609280-001	216073	LIQUID PROPANE	\$56.18
		27612922-001		LIQUID PROPANE	\$44.08
		27615220-001		LIQUID PROPANE	\$101.98
		27621704-001	216277	LIQUID PROPANE	\$58.34
		27624252-001		LIQUID PROPANE	\$45.80
		27627198-001		LIQUID PROPANE	\$64.82
INLAND ASPHALT CO		32-2010331	216280	ASPHALT	\$60.65
				ASPHALT	\$121.30
		32-2010344		ASPHALT	\$15.16
				ASPHALT	\$112.20
		32-2012062		TACK OIL	\$285.39
NORTHWEST PAVEMENT MANAGEMENT ASN		2014 NWPMA	215815	NWPMA 2014 CONFERENCE-RENTZ	\$300.00
PRO BUILD COMPANY LLC		71450629	216312	2 X 4'S-LUMBER	\$6.44
RICHLAND ACE HARDWARE		207982	216200	CHAIN OIL/ENGINE OIL	\$21.06
		208182		COUPLING/QWIK FIX	\$5.93
		208285		SPRINKLER	\$7.03
		42718		RE-BAR WIRE TIE	\$8.11
		42772		MORTAR MIX	\$15.14
		42851		PRO HOSE	\$33.56
		43180		SPRAYPAINT/DRYWALL SCREWS	\$43.81
		43220		RECIPROCAL BLADE	\$15.15
		43247		FLINT	\$8.64
TRAFFIC SAFETY SUPPLY CO INC	S015900	987706	216343	FREIGHT	\$13.00
	S015900			PEDESTRIAN WALK FLAG, LIME GRE	\$127.36
WESTERN CONCRETE ACCESSORIES		20382	216217	TWIST BRACKET/ADAPTER	\$93.17
		28697	216367	STEEL STAKES/BONDING AGENT	\$114.56
WILBUR ELLIS COMPANY		8399370	216219	SCYTHE-WEED CONTROL	\$1,067.30
XEROX CORPORATION		075791944	216371	W7855 BASE CHRGS/PRINTS-AUG	\$59.26
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$23.45
<b>STREETS MAINTENANCE TOTAL ****</b>					<b>\$9,630.01</b>
<b>Division:</b>	402	ARTERIAL STREETS			
AMERICAN ROCK PRODUCTS INC		212531	216226	TOP COURSE	\$129.27
		212666		TOP COURSE	\$126.07



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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AMERICAN ROCK PRODUCTS INC		212844	216226	TOP COURSE	\$123.81
		212845		CONCRETE	\$368.22
		212955		CONCRETE	\$449.45
		213039		TOP COURSE	\$271.27
		213040		CONCRETE	\$575.34
CASCADE TITLE COMPANY OF BENTON	P054350	00200240-010-PW	215759	STEVENS DR EXTENSION-RIGHT OF	\$257,348.36
CENTRAL PRE-MIX CONCRETE CO		16-2014845	216243	CONCRETE	\$396.38
FOSTER PEPPER PLLC	P054359	1078597	215782	CENTER PARKWAY - LEGAL SERVICE	\$11,514.55
	P054375	1080279	216065	CENTER PARKWAY - LEGAL SERVICE	\$1,968.50
IMT INC		5716	216395	CANYON STREET TESTING M14155	\$1,812.50
		5727		RESEARCH DIST TESTING M14212	\$600.00
		5756		ROBERTSON DR TESTING M14196	\$1,425.00
INLAND ASPHALT CO	P054117	C104-14/PYMT 1	216076	2014 STEVENS DR OVERLAY - ROAD	\$212,619.45
	P054117			C/O #1 OVERAGE OF CONTRACT	\$6,173.90
JUB ENGINEERS INC	P054108	89418	216078	QUEENSGATE DRIVE CORRIDOR	\$14,833.50
RAY POLAND & SONS INC	P054112	C95-14/PYMT 3	216313	RESEARCH DISTRICT SIDEWALK -#9	\$116,545.64
WA STATE DEPT OF TRANSPORTATION	P054377	RE-313ATB40714124	216008	DUPORTAIL BRIDGE - ROW GENERAL	\$51.70
	P054376	RE-313ATB40714183		STEVESN DR EXTENSION - ROW GEN	\$83.71
	P054377	RE-313ATB40812104		DUPORTAIL BRIDGE - ROW GENERAL	\$196.06
	P054376	RE-313ATB40812171		STEVESN DR EXTENSION - ROW GEN	\$187.38
WATTS CONSTRUCTION INC	P054113	C106-14/PYNT 2	216363	ROBERTSON DR EXTENSION, ROAD A	\$184,201.67
	P053983	C94-14/PYMT 3		CANYON ST RECONSTRUCTION - 94-	\$239,871.52
WELLS FARGO INVESTMENTS	P054365	39-5100147	216134	STEVENS DR EXTENSION - 1329 LE	\$5,000.00
WESTERN CONCRETE ACCESSORIES		28687	216367	CLEAR COAT	\$22.31

ARTERIAL STREETS TOTAL \*\*\*\* \$1,056,895.56

CITY STREETS Total \*\*\* \$1,066,525.57

FUND 110 LIBRARY

Division: 303 LIBRARY

BANK OF AMERICA	TXN00017782	215873	BACKUPIFY-LIBRARY-FACEBK	\$3.75
	TXN00017790		BAKER & TAYLOR BOOKS	\$143.28
	TXN00017794		BOOK MARKS	\$533.36
	TXN00017801		INGRAM BOOKS	\$158.70
	TXN00017802		OVERDRIVE DIGITAL BOOKS	\$637.86
	TXN00017804		OVERDRIVE DIGITAL BOOKS	\$579.29
	TXN00017807		INGRAM BOOKS	\$359.84
	TXN00017808		INGRAM BOOKS	\$72.71
	TXN00017809		INGRAM BOOKS	\$84.35
	TXN00017816		Credit THERMAL ROLLS	(\$101.82)
	TXN00017823		INGRAM BOOKS	\$503.79
	TXN00017824		INGRAM BOOKS	\$36.81



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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00017826	215873	INGRAM BOOKS	\$109.81
		TXN00017849		INGRAM BOOKS	\$164.96
		TXN00017854		INGRAM BOOKS	\$63.78
		TXN00017856		BOOK - ILL REPLACEMENT	\$218.32
		TXN00017857		INK CARTRIDGES & STAFF ROOM SU	\$147.71
		TXN00017858		INGRAM BOOKS	\$503.79
		TXN00017863		INK CARTRIDGES & OFFICE SUPPLI	\$91.15
		TXN00017880		INGRAM BOOKS	\$85.05
		TXN00017881		INGRAM BOOKS	\$323.56
		TXN00017890		INGRAM BOOKS	\$547.14
		TXN00017901		MEETING & STAFF ROOM SUPPLIES	\$29.59
		TXN00017907		INGRAM BOOKS	\$175.75
		TXN00017924		INGRAM BOOKS	\$40.92
		TXN00017935		INGRAM BOOKS	\$39.58
		TXN00017945		INGRAM BOOKS	\$90.94
		TXN00017950		INGRAM BOOKS	\$93.63
		TXN00017956		INGRAM BOOKS	\$1,041.56
		TXN00017958		STAFF ROOM SUPPLIES	\$92.82
		TXN00017962		INGRAM BOOKS	\$92.24
		TXN00017966		INGRAM BOOKS	\$16.23
		TXN00017985		INGRAM BOOKS	\$176.74
		TXN00018003		OPERATING SUPPLIES	\$424.32
		TXN00018013		INGRAM BOOKS	\$16.85
		TXN00018023		OVERDRIVE DIGITAL BOOKS	\$969.06
		TXN00018026		GALE/CENAGE BOOKS	\$373.02
		TXN00018028		INGRAM BOOKS	\$141.67
		TXN00018029		INGRAM BOOKS	\$132.39
		TXN00018044		INGRAM BOOKS	\$69.46
		TXN00018051		Claim ADJ/INGRAM BOOKS - Credi	(\$503.79)
		TXN00018068		INGRAM BOOKS	\$418.64
		TXN00018069		INGRAM BOOKS	\$50.65
		TXN00018075		INGRAM BOOKS	\$183.21
		TXN00018078		INGRAM BOOKS	\$1,209.58
		TXN00018090		BACKUPIFY-LIBRARY-FACEBK	\$3.75
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$5,543.59
FRONTIER	S015954	9/14-509-943-3152	216392	TELEPHONE CHARGE 9/4/14 - 10/3	\$399.40
OCLC INC		0000345694	216303	CATALOGING SRVCS-AUG 2014	\$2,332.86
UNIQUE MANAGEMENT SERVICES INC		270747	216435	COLLECTIONS SRVCS AUG 2014	\$71.60
WASHINGTON STATE PATROL		I15001394	216361	VOLUNTEER BACKGROUND CHECKS	\$10.00
XEROX CORPORATION		075791958	216371	W7225 BASE CHRГ-AUG	\$128.39
		075791959		W7225 BASE CHRГ-AUGUST	\$134.42



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VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XEROX CORPORATION		075791960	216371	W7225 BASE CHRG/AUGUST	\$128.39
		075850483		W7225 PRINTS 7/29-8/27/14	\$149.67
		701784659		W5225 BASE CHRGS/JUL-AUG	\$625.23
		701784660		W5225 BASE CHRGS/JUL-AUG	\$549.95
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$142.72
LIBRARY TOTAL ****					\$20,862.22
LIBRARY Total ***					\$20,862.22
<b>FUND 112</b>	<b>INDUSTRIAL DEVELOPMENT FUND</b>				
<b>Division:</b>	305	ECONOMIC DEVELOPMENT			
ARBAUGH & ASSOCIATES INC		1364	216377	ARBAUGH CONTRACT FEES-AUG'14	\$150.00
BANK OF AMERICA		TXN00017799	215873	SMARTSOURCE - 2014 ICSC ELEC R	\$1,050.68
		TXN00017822		ICSC - 2015 LAS VEGAS BOOTH RE	\$1,900.00
		TXN00017953		IEDC ONLINE - ECON DEV MBRSH	\$385.00
		TXN00017969		FRED-MEYER - CITY FAIR MARKETI	\$33.40
		TXN00017986		ICSC - BMOORE MBRSH DUES	\$320.00
		TXN00017987		ICSC - BMOORE REG 2014 SAN DIE	\$50.00
		TXN00017992		COSTCO WHSE - ANNEX BREAKROOM	\$81.91
		TXN00018074		BEST NAME BADGES-EDO-ICSC	\$11.60
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$357.31
INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL		151373-2015 DUES	215798	IEDC 2015 MEMBER DUES	\$385.00
PARADISE BOTTLED WATER CO		8/14-CITYATTORNEY	215819	BOTTLED WATER	\$4.23
TRI CITIES VISITOR & CONVENTION BUREAU		153352	216125	2015 TC VISITOR GUIDE AD	\$3,800.00
TRIDEC		1151	216349	C69-14 RECRUITMENT FEE-SEPT	\$3,000.00
XEROX CORPORATION		075791939	216371	W7855COPIER PRINTS-AUG	\$37.02
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$26.00
ECONOMIC DEVELOPMENT TOTAL ****					\$11,592.15
<b>Division:</b>	306	ECONOMIC DEVELOPMENT PROJECTS			
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$37.83
HDR ENGINEERING INC		00422078-H	216275	C14-09 HR TRACK E/C SUPORT	\$4,227.50
PERMIT SURVEYING INC		12023-6.INV	215822	RAILROAD ROW MODIFICATIONS	\$720.00
		14061-2.INV		ENW SALE-SHORT PLAT	\$360.00
		14061-3.INV		ENW SALE-SHORT PLAT	\$90.00
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$5,435.33
INDUSTRIAL DEVELOPMENT FUND Total ***					\$17,027.48
<b>FUND 113</b>	<b>I-NET</b>				
<b>Division:</b>	202	CABLE COMMUNICATIONS/I-NET			
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$182.53





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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CABLE COMMUNICATIONS/I-NET TOTAL ****					\$182.53
I-NET Total ***					\$182.53
<b>FUND 150</b>	<b>HOTEL/MOTEL FUND</b>				
<b>Division:</b>	307	HOTEL/MOTEL TAX			
TRI CITIES VISITOR & CONVENTION BUREAU		153001	216348	TCVCB MONTHLY DUES-AUGUST	\$15,753.04
HOTEL/MOTEL TAX TOTAL ****					\$15,753.04
HOTEL/MOTEL FUND Total ***					\$15,753.04
<b>FUND 151</b>	<b>SPECIAL LODGING ASSESSMENT</b>				
<b>Division:</b>	339	TOURISM PROMOTION AREA			
TRI CITIES VISITOR & CONVENTION BUREAU		AUGUST 2014	216348	SPECIAL LODGING ACCESS-AUGUST	\$44,595.15
TOURISM PROMOTION AREA TOTAL ****					\$44,595.15
SPECIAL LODGING ASSESSMENT Total ***					\$44,595.15
<b>FUND 153</b>	<b>COMMUNITY DEV BLOCK GRANT</b>				
<b>Division:</b>	308	CDBG PROGRAM			
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$5.86
				PHONE CHARGES 8/23-9/22/14	\$6.14
CDBG PROGRAM TOTAL ****					\$12.00
COMMUNITY DEV BLOCK GRANT Total ***					\$12.00
<b>FUND 154</b>	<b>HOME FUND</b>				
<b>Division:</b>	309	HOME PROGRAM			
JOHN EPLER & ASSOCIATES		C79-14/PYMT 1	216284	C79-14 PYMT 1-AUGUST	\$1,366.66
				C79-14 PYMT 1-AUGUST	\$1,366.67
RINALDI, LINDA			216424	C79-14 PYMT 1-AUGUST	\$2,800.00
				C79-14 PYMT 1-AUGUST	\$2,800.00
TRI COUNTY PARTNERS HABITAT FOR HUMANITY		CHDO 2013/4	215848	HABITAT GARDEN CT-RETAINAGE	\$4,514.70
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$6.14
HOME PROGRAM TOTAL ****					\$12,854.17
HOME FUND Total ***					\$12,854.17
<b>FUND 317</b>	<b>FIRE STATION 74 CONSTRUCTION</b>				
<b>Division:</b>	900	NON-DEPARTMENTAL			
DGR GRANT CONSTRUCTION INC	P054373	486	215773	FIRE STATION #74 HONORARIUM	\$5,000.00
HILL INTERNATIONAL INC	S015907	C14-021/0000005	215926	DESIGN-BUILD OVERSIGHT SERVICE	\$1,421.67
	S015907	C14-021/0000006	216279	DESIGN-BUILD OVERSIGHT SERVICE	\$1,713.75
LEONE & KEEBLE INC	P054395	C127-14/PYMT 1	216409	FIRE STATION NO. 74-DESIGN-BUI	\$222,081.15
NON-DEPARTMENTAL TOTAL ****					\$230,216.57



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FIRE STATION 74 CONSTRUCTION Total ***					\$230,216.57
<b>FUND 380</b>	<b>PARK PROJECT CONSTRUCTION</b>				
<b>Division:</b>	337	PARKS & REC PROJECTS			
BADGER MOUNTAIN IRRIGATION DISTRICT		02-521	215871	ANNEX PARK PARCEL/LEGAL AD	\$2,352.50
BANK OF AMERICA		TXN00018088	215873	PAYPAL BOLLARDWARE - Bollard	\$2,280.00
FAMILY FARMS DBA	P053137	C91-13/RETAINAGE	216262	C/O #1 HAULING & PALCING ONSIT	\$3,801.77
<b>PARKS &amp; REC PROJECTS TOTAL ****</b>					<b>\$8,434.27</b>
<b>PARK PROJECT CONSTRUCTION Total ***</b>					<b>\$8,434.27</b>
<b>FUND 401</b>	<b>ELECTRIC UTILITY FUND</b>				
<b>Division:</b>	000				
GENERAL PACIFIC INC	P054045	1224587	216067	XFMR,PAD,3-PH 150 KVA 208Y/120	\$14,180.80
	P054045			XFMR,PAD,3-PH 45 KVA 480Y/277	\$11,313.02
	P054045			XFMR,PAD,3-PH 75 KVA, 208Y/120	\$17,996.21
	P054045			XFMR,PAD,3-PH 750 KVA 480Y/277	\$30,349.99
	P054045			XFMR,PAD,3-PH 75 KVA, 480Y/277	\$5,994.41
	P054045	1224588		XFMR,PAD,3-PH 225 KVA 208Y/120	\$8,248.13
	P054045	1224605/1224840		XFMR,PAD,3-PH 150 KVA 480Y/277	\$6,856.47
	P054045			XFMR,PAD,3-PH 2500KVA 480Y/277	\$93,447.74
	P054045			ADJUST FOR TAX	\$0.01
	P054071	1225256	215785	SWITCHGEAR, DEADFRONT, PSE-12	\$17,154.72
	P054071			SWITCHGEAR, DEADFRONT, PSE-9	\$77,017.55
	P054340	1225782	216270	TERM, 1/0 STEM CONNECTOR	\$219.31
HD SUPPLY POWER SOLUTIONS LTD	S015901	2644743-00/01	216274	CONN,VISE 3/0 SOL, 2/0 STR	\$2,555.88
	P054342	2648672-00		TERM, JACKETED 1/0 SEALING KIT	\$943.51
	P054342	2648685-00		TERMINATION KIT, JACKETED 1/0,	\$871.82
	P054343	2648728-00		LOADBREAK BUSHING INSERT XFMR	\$1,286.06
PARAMOUNT SUPPLY COMPANY	P053635	998411	216099	LUBRICANT, CORROSION-X	\$128.50
	P053635			PP&A SHIPPING \$10.83	\$11.73
PERMIT REFUND		2014-000018	216305	REFUND PERMIT-2818 TUSCANNA	\$225.00
REXEL INC DBA	P053719	P053719	216314	CABLE, POWER, 750 MCM AL.	\$33,361.41
	P053719			ADJUST SALES TAX	\$0.01
	P053719			CABLE, POWER, 750 MCM AL.	\$25,488.79
	P053719			CABLE, POWER, 750 MCM AL.	\$18,575.96
	P053719			CABLE, POWER, 1/0 STR AL. UJ	\$8,570.27
	P053719			CABLE, POWER, 750 MCM AL.	\$100,290.77
SCHWEITZER ENGINEERING LABORATORIES INC	P054218	2474-14125	216323	FAULT INDICATOR, UG SECONDARY	\$7,310.25
WESCO DISTRIBUTION INC	P054299	553356	216135	CLAMP DEADEND, AUTO, 1/0 CU,	\$445.38
	P054299	553709		CLAMP, STEEL, CLEVIS CLEVIS	\$439.26



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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WESCO DISTRIBUTION INC	P054299	555436	216364	CLAMP CU, CHANCE ATC-1343 TERM	\$881.56
<b>TOTAL ****</b>					<b>\$484,164.52</b>
<b>Division:</b>	501	BUSINESS SERVICES			
ARBAUGH & ASSOCIATES INC		1364	216377	ARBAUGH CONTRACT FEES-AUG'14	\$840.00
BANK OF AMERICA		TXN00017815	215873	STARBUCKS-SYS & TECH SVCS MTG	\$16.19
		TXN00017827		SPUDNUT-DIVIONS 504 AND 506 MT	\$33.79
		TXN00017965		DOLRTREE-CITY FAIR TABLE COVER	\$4.33
		TXN00017975		SUBWAY-CITY FAIR STAFF MEALS	\$63.36
		TXN00017998		LA QUINTA-CREDIT FOR TRIP 14-3	(\$113.36)
		TXN00018010		LA QUINTA-TRIP 14-385	\$113.36
		TXN00018057		GOTOCITRIX-GOTOMTG MONTHLY FEE	\$20.58
		TXN00018064		DOLRTREE-CITY FAIR TABLE COVER	\$3.25
		TXN00018071		DELL-SOUNDBAR FOR MONITOR	\$29.18
		TXN00018080		7-ELEVEN-CITY FAIR ICE	\$2.29
CITY OF RICHLAND		14-358 HAMMOND	216156	NEMS-PPC MTGS/PORTLAND/HAMMOND	\$412.09
		14-369 LARKIN		NEMS-RMC MTGS/PORTLAND/LARKIN	\$418.09
		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$631.89
KELLEY'S TELE-COMMUNICATIONS INC	P053494	022409012014	216079	AFTER HOURS ANSWERING SERVICE-	\$303.30
UNITED PARCEL SERVICE	S015940	000986641374	216128	GROUND PKG TO HJ ARNETT FOR PO	\$4.82
WASHINGTON CITIES INSURANCE AUTHORITY		AUGUST 2014	216359	WCIA DEDUCTIBLE CLAIMS-AUG	\$5,761.30
XEROX CORPORATION		075791944	216371	W7855 BASE CHRGS/PRINTS-AUG	\$81.95
	P054187	075791945		XEROX LEASES FOR 2014:	\$289.36
	P054187	075791946		XEROX LEASES FOR 2014:	\$289.16
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$51.14
				PHONE CHARGES 8/23-9/22/14	\$51.92
				PHONE CHARGES 8/23-9/22/14	\$97.53
				PHONE CHARGES 8/23-9/22/14	\$113.25
				PHONE CHARGES 8/23-9/22/14	\$118.44
<b>BUSINESS SERVICES TOTAL ****</b>					<b>\$9,637.21</b>
<b>Division:</b>	502	ELECTRICAL ENGINEERING			
ABADAN INC		CNIN089161	216023	XEROX 6605 MAINT 8/23-9/22	\$20.23
ARES CORPORATION	P054097	6730201-01	215741	PROJECT MGMT CONSULTING SERVIC	\$21,373.97
BANK OF AMERICA		TXN00017810	215873	TECHSTREET-IEEE STANDARD HANDB	\$323.82
		TXN00017828		TECHSTREET -NEC BOOKS ENG	\$998.59
		TXN00017836		STAPLES - BATTERIES	\$10.53
		TXN00017861		STAPLES - PLASTIC ERASERS	\$3.12
		TXN00017862		STAPLES - FILE FOLDERS/PROTECT	\$72.95
		TXN00017872		STAPLES - SHEET PROTECTORS	\$20.22
		TXN00017908		GEODIGITAL-REGISTRATION TRIP 1	\$697.50
		TXN00017911		DELTA AIR - TRIP 14-355 BIRCHE	\$494.20



## City Of Richland

VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00017926	215873	HILTON-TRIP 14-355 BIRCHER	\$656.65
		TXN00017939		PLN HOTEL-TRIP 14-357	\$265.60
CITY OF RICHLAND		14-355 BIRCHER	216156	GEODIGITAL MTG/MINNEAPOLIS	\$379.00
		14-396 HAMMOND		BPA MTG/PORTLAND/HAMMOND	\$54.00
WATER SOLUTIONS INC	P053569	9431	216133	DSC (703) BLDG WATER UNIT RENT	\$13.55
WHITNEY, CLINT		14-394 WHITNEY	216218	BPA MTG/PORTLAND/WHITNEY	\$54.00
<b>ELECTRICAL ENGINEERING TOTAL****</b>					<b>\$25,437.93</b>
<b>Division:</b>	503	POWER OPERATIONS			
AMBRO INC DBA		250-106857-01	215738	TOOL BATTERIES-4	\$242.59
AMERICAN ROCK PRODUCTS INC		210523	216027	CONCRETE	\$487.02
		210718	215866	CONCRETE	\$265.34
	P054220	212532	216027	PER CONTRACT#14-041:2014 PURCH	\$35.27
		212843	216226	TOP COURSE	\$146.94
ANOVAWORKS		32384	216375	PHYSICAL-DOT EXAM	\$110.00
		34653		PHYSICAL-DOT EXAM	\$110.00
BANK OF AMERICA		TXN00017828	215873	TECHSTREET -NEC BOOKS PWR OPS	\$218.60
		TXN00017832		TOOLUP.COM/CUTTERHEAD	\$170.06
		TXN00017848		OFFICE DEPOT-PENS, TAPE, HIGHL	\$66.42
		TXN00017941		ESRI EVENTS - GILL CONFERENCE	\$450.00
		TXN00018041		FLUKE CORP/FLUKE-87-5 MULTIMET	\$277.78
BEAVER BARK & ROCK		635343	215743	CONCRETE	\$194.92
				CONCRETE	\$120.19
		636704		CONCRETE	\$136.44
		637717		CONCRETE	\$120.19
		637932		GRAVEL	\$18.94
		638597	216030	GRAVEL	\$75.77
		638611		GRAVEL	\$75.77
BENTON PUD		9/14-72866300000	216150	WYE LIGHTS/BADGER REPEATER	\$11.95
BOYD'S TREE SERVICE LLC	P053496	3535	215752	TREE PRUNING SVC-JAN 1 THRU AP	\$8,519.60
	P053496	3543	216032	TREE PRUNING SVC-JAN 1 THRU AP	\$7,189.60
	P053496	3551	216238	TREE PRUNING SVC-JAN 1 THRU AP	\$6,993.71
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$242.59
				CITY UTILITY BILLS/AUG 2014	\$2,873.52
		8/2014-28	216247	#28 RHLD COMM TONS-LANDFILL	\$114.50
COLUMBIA GRAIN & FEED INC		127384	216250	REPAIR SAW	\$116.15
CONSTRUCTION AHEAD INC DBA		24067-02	216254	FLAGGERS-THAYER FEEDER REBUILD	\$7,391.50
EFC EQUIPMENT LLC		3730	216053	SHARPEN CHAIN	\$58.42
FASTENAL COMPANY		WARIC45571	216264	HEX CAP SCREWS	\$12.57
GRAINGER	S015927	9520083669	216068	CORDLESS IMPACT DRIVER ITEM #4	\$119.31
HERITAGE PROFESSIONAL LANDSCAPING INC		29004	215792	SOD REPAIR-2201 SWIFT	\$441.86
HERTZ EQUIPMENT RENTAL CORP		27564120-001	215793	EXCAVATOR RENTAL 7/29-8/18	\$487.35



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HERTZ EQUIPMENT RENTAL CORP		27564120-002	216277	EXCAVATOR RENTAL 7/29-8/28	\$2,696.68
		27566655-001	215793	COMPACTOR RENTAL 7/30-8/20	\$485.18
HJ ARNETT INDUSTRIES LLC	S015835	INV35029	216074	CHANCE MRVD 40K/ RESTORED UNIT	\$598.80
	S015835			FREIGHT	\$36.99
	S015886	INV35099		REPAIR OF A SHOT GUN, PLASTIC	\$143.81
	S015886			FREIGHT	\$22.49
INLAND ASPHALT CO	P054374	32-1999671	215928	PER CONTRACT#14-039 PURCHASE &	\$405.43
	P054374	32-2000756		PER CONTRACT#14-039 PURCHASE &	\$326.89
		32-2003218		ASPHALT	\$2,761.91
	P054374	32-2004668		PER CONTRACT#14-039 PURCHASE &	\$222.88
	P054374	32-2007563		PER CONTRACT#14-039 PURCHASE &	\$200.59
		32-2008843	216280	ASPHALT	\$953.38
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		859431	216081	TORO SPRINKLER POPUP	\$17.21
PARADISE BOTTLED WATER CO		8/14-POWER OPS	215819	BOTTLED WATER	\$20.30
PRINT PLUS/PSS RUBBER STAMPS		5483	216311	2 APPROVAL STAMPERS	\$58.74
RICHLAND ACE HARDWARE		208227	216200	SPRINKLER TOOL KIT	\$20.53
		208228		CUTOFF FLEX	\$0.64
		42981		SPRINKLER ROTOR	\$18.70
		43234	216316	TARP/FUNNY PIPE	\$11.35
THOMAS & BETTS CORPORATION	S013287	27040315CB	215997	TAX	\$2,181.24
	S013287			15KV, 600A, 4-WAY SOLID DIELEC	\$26,280.00
<b>POWER OPERATIONS TOTAL****</b>					<b>\$75,358.61</b>
<b>Division:</b>	504	SYSTEMS DIVISION			
AFFORDABLE STORAGE CONTAINERS INC	S015833	9569	216143	SHIPPING CONTAINER FOR STORAGE	\$3,519.75
AMBRO INC DBA		250-106843-01	215738	10 PACK CELL BATTERIES	\$75.81
		250-272361		12V BATTERIES	\$116.75
BANK OF AMERICA		TXN00017866	215873	B&B TRAILERS- MPP SHP TRAILER	\$3,418.22
		TXN00017867		HOME DEPOT-MPP SHP STEEL SHELV	\$387.71
		TXN00017903		HOME DEPOT - MPP SHP STEEL SHE	\$417.97
		TXN00017961		STANDARD PAINT&FLR-SNYDER PAIN	\$14.10
CERIUM NETWORKS INC	P054170	041459	216245	FREIGHT	\$20.04
	P054170			ME3400E SPARE AC POWER SUPPLY	\$3,233.40
CITY OF RICHLAND		14-344 SUAREZ	216156	METER SCHOOL/SEATTLE/SUAREZ	\$749.04
		14-345 FAIRCLOTH		METER SCHOOL/SEATTLE/FAIRCLOTH	\$749.04
		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$1,744.64
FRANKLIN PUD		42798-00/APRIL	215783	TEST THAYER SUBSTATION 3	\$1,065.67
GRAINGER	S015927	9521337684	216068	THERMAL TRANSFER PRINTER ITEM	\$252.08
	S015927	9521470428		TAPE, WHITE 100FT ITEM #3PU32	\$420.46
GRAYBAR ELECTRIC CO INC	P054307	974605019	216272	REDUNDANT POWER SUPPLY 120 VAC	\$638.13
	P054307			REDUNDANT POWER SUPPLY 120 VAC	\$319.06
	P054307			SINGLE SLOT EXPANSION MANAGEME	\$190.74



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GRAYBAR ELECTRIC CO INC	P054307	974605019	216272	18-SLOT POINT SYSTEM CHASSIS	\$1,165.26
	P054307			18-SLOT POINT SYSTEM CHASSIS	\$582.63
	P054307			DUAL SLOT MASTER MGMT MODULE	\$364.15
	P054307			DUAL SLOT MASTER MGMT MODULE	\$364.15
	P054307			SINGLE SLOT EXPANSION MANAGEME	\$190.74
	P054307	974631726		MEDIA CONVERTER, POINT SYSTEM	\$4,539.18
	P054307			MEDIA CONVERTER, POINT SYSTEM	\$4,539.17
	P054307			MEDIA CONVERTER, POINT SYSTEM	\$1,513.06
	P054307			MEDIA CONVERTER, POINT SYSTEM	\$3,026.12
	P054307			MEDIA CONVERTER, POINT SYSTEM	\$1,513.06
	P054307			MEDIA CONVERTER, POINT SYSTEM	\$3,026.12
	P054307			MEDIA CONVERTER, POINT SYSTEM	\$1,513.06
	P054307			MEDIA CONVERTER, POINT SYSTEM	\$1,513.06
INLAND ASPHALT CO	P054117	C104-14/PYMT 1	216076	2014 STEVENS DR OVERLAY - SEWE	\$44,941.10
REXEL INC DBA		F009106	216106	CLOSURE PLATES	\$37.49
RICHLAND ACE HARDWARE		208184	216200	FOAM TAPE	\$8.65
		42816		CLAMPS	\$4.95
		42862		HOSE COUPLE	\$4.86
STONEWAY ELECTRIC SUPPLY		S100779209.001	216332	BLANK COVER	\$3.21
		S100980630.001	216116	ADAPTER	\$0.62
THE SHERWIN WILLIAMS CO		2577-9	215838	PAINT	\$59.34
TRI CITIES BATTERY & AUTO REPAIR		0098008	216345	ALKALINE PHOTO BATTERY	\$4.46
		0098105		FIRE ALARM BATTERIES	\$75.44
US LINEN & UNIFORM DBA	P054314	151269	215851	PC55 PORT & COMPANY 50/50	\$124.68
	P054314			PC55 PORT & COMPANY 50/50	\$75.12
	P054314			PC55 PORT & COMPANY 50/50	\$75.12
	P054314			TAX	\$33.17
	P054314			PC55 PORT & COMPANY 50/50	\$124.68
UTILITIES UNDERGROUND LOCATION CENTER	P053568	4070192	216355	UTILITIES LOCATE SERVICE FOR	\$178.99
WASTE MANAGEMENT		0090579-1819-6	216362	POL SRVCS 1032 UNIVERSITY	\$108.87
<b>SYSTEMS DIVISION TOTAL ****</b>					<b>\$87,043.12</b>
<b>Division:</b>	505	ENERGY POLICY MGMT			
AIR TIGHT REMODELING		170-54	215736	1268 BRENTWOOD-REBATE-WINDOWS	\$2,826.00
APOLLO SHEET METAL INC		128188	215740	510 NEWCOMER-REBATE-HEAT PUMP	\$1,000.00
		129909		809 COTTONWOOD-REBATE-HP/PTCS	\$1,400.00
		131952		72 RIDGECLIFF-REBATE-HP/PTCS	\$1,400.00
BANK OF AMERICA		TXN00017914	215873	NWPPA-COMM CONF-TRIP 14-359 SE	\$745.00
CASCADE TITLE COMPANY OF BENTON		200665	216037	TITLE REPORT-1318 CEDAR	\$81.23
CITY OF RICHLAND		12220	215762	401 ADAMS-REBATE-HP	\$1,000.00
		14-359 SENGGER	216248	NWPPA CONF/SEATTLE/SENGER	\$893.45
		14-374 SENGGER	216156	BPA-USB MTG/PORTLAND/SENGER	\$317.85



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		150040	215762	811 WINSLOW-REBATE-DHP	\$800.00
		341000		1434 JOHNSTON-REBATE-DHP	\$800.00
		430700		2315 CARRIAGE-REBATE-HP	\$1,000.00
		51160		201 DOUGLASS-REBATE-HP	\$1,000.00
		54260		92 GOETHALS-REBATE-WINDOWS	\$338.82
		651100		1925 MCPHERSON-REBATE-HP	\$1,000.00
		841380		1131 SADDLE WAY-REBATE-HP/PTCS	\$900.00
DAYCO HEATING & AIR		40187	215770	159 ARROYO-REBATE-HEAT PUMP	\$1,000.00
		40291		424 BROADMOOR-REBATE-HP	\$1,000.00
		40366	216046	1564 SAGEWOOD-REBATE-HPUMP	\$1,000.00
		40474	216256	1631 ELEMENTARY-REBATE-HPUMP	\$1,000.00
DELTA HEATING & COOLING INC		22672	215772	255 SAINT-REBATE-HEAT PUMP	\$1,000.00
		22680		1949 FOREST-REBATE-HP	\$1,000.00
	P054296	22717		EE LOAN: S NELSON, 401 ADAMS -	\$8,301.20
	P054317	22732		EE LOAN: D MITCHEM, 1925 McPHE	\$7,954.64
		22738	216257	208 ADAMS-REBATE-HEAT PUMP	\$1,000.00
		22739	215772	114 THAYER-REBATE-HP	\$1,000.00
EFFICIENCY SOLUTIONS LLC	P053492	7-14	216260	PROF SERVICES FOR 2014 ENERGY	\$3,193.00
	P053492	8-14	216054	PROF SERVICES FOR 2014 ENERGY	\$3,244.50
FINANCIAL CONSULTING SOLUTION GROUP	P053562	2221-21408026	216063	PROF SERVICES 1/1/14 - 12/31/1	\$1,467.50
GLASS NOOK INC		64095	215786	338 SKAGIT-REBATE-WINDOWS	\$2,302.02
HELMES INC DBA		1657 MOLLY MARIE	216276	ES HOME REBATE-1657 MOLLYMARIE	\$1,000.00
		587 HUNTER		ES REBATE-587 HUNTER	\$1,000.00
		614 HUNTER		ES HOME REBATE-614 HUNTER	\$1,000.00
IWI INC		66474	215800	1321 TOTTEN-REBATE-WINDOWS	\$492.00
M CAMPBELL & COMPANY INC		664631	215808	322 GREENBROOK-REBATE-HP/PTCS	\$1,400.00
		666175	216293	1137 APPALOOSA-REBATE-HPUMP	\$1,000.00
		667068	215808	2151 HOXIE-REBATE-HP	\$1,000.00
		667145	216088	210 CRESTWOOD-REBATE-HP	\$1,000.00
		669297	215808	2220 REDWOOD-REBATE-HP	\$1,000.00
PRINT PLUS/PSS RUBBER STAMPS		5477	215825	RECEIVED STAMP/BPA STAMP	\$23.28
RICHLAND LUTHERAN CHURCH		0ES-11128-FY2014	216107	901 VANGIESEN-LIGHTING REBATE	\$5,360.00
SENGER, DAWN M		14-359	216325	NWPPA CONF/FUEL/SENGER	\$65.67
		14-374	216207	BPA-USB MTG/FUEL/SENGER	\$68.50
SMITH INSULATION INC		13228-COFR	216114	505-507 GILLESPIE-REBATE-INSUL	\$749.08
TOTAL ENERGY MANAGEMENT INC		50696WWR	215842	1424 OXFORD-REBATE-HP/PTCS	\$1,400.00
	P054154	50894		EE LOAN: M HUMANN, 1434 JOHNST	\$6,991.85
		51186WWR		311 DOUGLASS-REBATE-H PUMP	\$1,000.00
		51240WWR	216120	1915 PIKE-REBATE-HP/PTCS	\$1,400.00
	P054327	51241LOAN	215842	EE LOAN: V BURNETT SALYERS, 81	\$8,173.40
TRANS UNION LLC		08402966	216121	CREDIT REPORTS	\$4.07





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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WATER SOLUTIONS INC	P053569	9431	216133	DSC (703) BLDG WATER UNIT RENT	\$17.33
<b>ENERGY POLICY MGMT TOTAL****</b>					<b>\$84,110.39</b>
<b>Division:</b>	506	TECHNICAL SERVICES			
BANK OF AMERICA		TXN00017828	215873	TECHSTREET -NEC BOOKS TECH SVC	\$293.60
		TXN00017906		HOME DEPOT -RADIO SHP DRILL	\$74.73
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$1,454.64
REXEL INC DBA		F012473	216314	HUB CLOSURE PLATES	\$149.97
		F022341		6 DRILL BITS	\$32.87
TWIN CITY METALS INC		84069	216127	ALUMINUM SHELVES	\$85.88
<b>TECHNICAL SERVICES TOTAL ****</b>					<b>\$2,091.69</b>
<b>ELECTRIC UTILITY FUND Total ***</b>					<b>\$767,843.47</b>
<b>FUND</b>	<b>402</b>	<b>WATER UTILITY FUND</b>			
<b>Division:</b>	000				
HD SUPPLY WATERWORKS LTD	S015896	C865404	216072	TYLER BOX PENTAGON BRASS SCREW	\$19.49
INLAND ASPHALT CO		14-01275	216281	REFUND HYDRANT METER #347	\$750.00
				REFUND HYDRANT METER #347	(\$30.00)
INTERMOUNTAIN SLURRY SEAL INC		14-01407	216282	REFUND HYDRANT METER #331	\$750.00
LEONE & KEEBLE INC		13-02163	216290	REFUND HYDRANT METER #309	\$750.00
				REFUND HYDRANT METER #309	(\$30.00)
NORTHWEST CONSTRUCTION		13-01219	216302	REFUND HYDRANT METER #339	\$750.00
				REFUND HYDRANT METER #339	(\$30.00)
<b>TOTAL****</b>					<b>\$2,929.49</b>
<b>Division:</b>	410	WATER CAPITAL PROJECTS			
NetIG LLC	S015882	648972-01	216096	FIBER JUMPER, 2150' LENGTH, 12	\$2,232.93
	S015882			FREIGHT	\$115.89
	S015882			FIBER JUMPER, 6 STRAND, 62.5/1	\$1,269.82
STONEWAY ELECTRIC SUPPLY		S100975271.001	216116	CONDUIT	\$11.51
TOTAL ENERGY MANAGEMENT INC	S015269	72275	215842	UL508a LISTING FOR MCC CONTROL	\$162.45
WATTS CONSTRUCTION INC	P053983	C94-14/PYMT 3	216363	C/O #2A 2" WATER STREET SERVIC	\$134.98
<b>WATER CAPITAL PROJECTS TOTAL ****</b>					<b>\$3,927.58</b>
<b>Division:</b>	411	WATER ADMINISTRATION			
ARBAUGH & ASSOCIATES INC		1364	216377	ARBAUGH CONTRACT FEES-AUG'14	\$540.00
DEPARTMENT OF COMMERCE	P054399	DWSRF161664	216050	HORN RAPIDS WATER RESERVOIR -	\$38,523.79
	P054399			HORN RAPIDS WATER RESERVOIR -	\$160,515.76
	P054396	DWSRF-87278	216048	NRWF DISINFECTION IMPROVEMENTS	\$11,613.04
	P054396			NRWF DISINFECTION IMPROVEMENTS	\$116,130.36
	P054397	DWSRF-87312	216049	NRWF CAPACITY IMPROVEMENTS -	\$5,753.63
	P054397			NRWF CAPACITY IMPROVEMENTS -	\$57,536.30
	P054398	DWSRF-91983	216051	BADGER MTN PUMP STATION - LOAN	\$5,981.25





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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
DEPARTMENT OF COMMERCE	P054398	DWSRF-91983	216051	BADGER MTN PUMP STATION - LOAN	\$36,250.00
RH2 ENGINEERING INC	P054409	60621	216315	WILLOWBROOK WELL WATER ANALYSI	\$1,418.09
	P054409	60820		WILLOWBROOK WELL WATER ANALYSI	\$4,579.67
	P054409	61017		WILLOWBROOK WELL WATER ANALYSI	\$1,056.97
STANDARD & POOR'S FINANCIAL SERVICES LLC		10351758	215990	ANALYTICAL SRVCS-WATER/SEWER	\$6,762.00
THE BANK OF NEW YORK MELLON		111-1615139	215837	RICWAT14 ADMIN FEE	\$27.54
<b>WATER ADMINISTRATION TOTAL****</b>					<b>\$446,688.40</b>
<b>Division:</b>	412	WATER OPERATIONS			
ANOVAWORKS		34012	216375	RESPIRATOR TEST	\$121.00
		34966		RESPIRATOR TEST	\$121.00
		34978		PHYSICAL-DOT EXAM	\$110.00
ARAMARK UNIFORM SERVICES INC	S015937	8/14-934962000	216145	LINEN CHARGES FOR AUGUST 2014	\$21.02
BANK OF AMERICA		TXN00018021	215873	TEST AMERICA - WATER SAMPLES	\$665.00
BENJAMIN'S CARPET ONE		CG403894	216149	BLUE RUBBER BASE TRIM	\$126.71
BENTON FRANKLIN HEALTH DISTRICT		6698	216234	WATER SAMPLES	\$2,872.00
BRANOM INSTRUMENT CO	S015878	535331	216033	PRESSURE TRANSMITTER, 1/2" NPT	\$396.60
	S015878			FREIGHT	\$72.78
	S015880	535448		FREIGHT	\$17.24
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$75.15
				CITY UTILITY BILLS/AUG 2014	\$76,088.24
CORRECT EQUIPMENT INC	S015919	30228	216255	CHLORINATION TABLETS, 55LB PAI	\$5,755.20
	S015919			FREIGHT	\$275.00
ENERGY NORTHWEST		ENV02419	216056	WATER SAMPLES	\$42.00
		ENV02420		WATER SAMPLES	\$840.00
FIELD INSTRUMENTS & CONTROLS INC	S015868	157069	215780	SHIPPING	\$18.87
	S015868			HF SCIENTIFIC MICRO TOL ONLINE	\$2,113.26
	S015868			ADJUST FOR TAX	(\$0.01)
FISHER SCIENTIFIC COMPANY, LLC	S015873	6536344	215781	IQ FORCE POWER ADAPTER	\$36.55
FRONTIER	S015954	8/14-509-375-5296	216392	TELEPHONE PHONE 8/22/14 - 9/21	\$51.70
GRAINGER	S015927	9526620464	216068	AUTOMATIC AIR VENT ITEM #3TZ95	\$38.61
HARBOR FREIGHT TOOLS USA INC	S015935	665879	216071	1 HP AGRICULTURAL/FARM MOTOR	\$162.44
KEMIRA WATER SOLUTIONS INC	P053539	9017406873	216080	ANNUAL PO FOR THE PURCHASE OF	\$15,335.04
OXARC INC		PSP4538	215816	CHLORINE	\$3,530.96
		PSP9313	216416	CHLORINE	\$2,759.68
REXEL INC DBA		E885811	216198	CONDUIT BODIES/COVERS	\$30.02
		F000515	216106	SEALANT	\$10.58
STEEBER'S LOCK SERVICE		3148	216209	L HANDLE & LOCK	\$259.92
STONEWAY ELECTRIC SUPPLY		S100968507.001	216116	ANCHOR BOLTS	\$48.09
		S100972087.001		STEEL CONDUIT	\$26.73
		S100974494.001		HANDI FOAM	\$17.59
		S100975176.001		CONDUIT BODY/GASKET	\$57.12



## City Of Richland

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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
STONEWAY ELECTRIC SUPPLY		S100976891.001	216212	CONNECTORS	\$6.49
		S100978486.001		CONDUIT BODIES	\$55.07
		S100980975.001	216116	BEAM CLAMPS	\$15.27
		S100981594.001		CONNECTORS	\$28.68
		S100990939.001		WIRE	\$33.77
		S100991975.001		FUSES	\$15.43
UNITED PARCEL SERVICE	S015940	000986641374	216128	4 NDA PKGS TO EDGE ANALYTICAL	\$67.72
	S015940			ADDITIONAL CHARGE FOR NDA PKG	\$3.64
UNIVAR USA INC	S015870	SK593406	216129	PRAESTOL 2515TR FILTER AID,	\$1,760.00
	S015870			FUEL SURCHARGE	\$75.00
VERIZON WIRELESS		9730593840	215852	WTP SCADA LINE 8/20-9/19	\$25.46
VIVID LEARNING SYSTEMS		0027436-IN	216358	DOT/OSHA ONLINE TRNG RENEWALS	\$1,232.83
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$59.25
<b>WATER OPERATIONS TOTAL****</b>					<b>\$115,474.70</b>
<b>Division:</b>	413	WATER MAINTENANCE			
ANOVAWORKS		34337	216375	RESPIRATOR TEST	\$28.00
BANK OF AMERICA		TXN00017934	215873	M2M COMM - AUG BATTELLE BOOSTE	\$9.95
BEAVER BARK & ROCK		634598	215743	CONCRETE	\$136.44
BRANOM INSTRUMENT CO	S015878	535331	216033	PRESSURE TRANSMITTER, 1/2" NPT	\$396.61
	S015880	535448		HEAT SINK FAN ASSEMBLY, PART	\$627.06
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$720.54
				CITY UTILITY BILLS/AUG 2014	\$426.08
				CITY UTILITY BILLS/AUG 2014	\$1,914.63
				CITY UTILITY BILLS/AUG 2014	\$661.09
				CITY UTILITY BILLS/AUG 2014	\$471.15
				CITY UTILITY BILLS/AUG 2014	\$1,022.18
				CITY UTILITY BILLS/AUG 2014	\$20,979.69
				CITY UTILITY BILLS/AUG 2014	\$78.63
				CITY UTILITY BILLS/AUG 2014	\$4.36
				CITY UTILITY BILLS/AUG 2014	\$206.56
COLUMBIA ELECTRIC SUPPLY		5858-724244	215766	CONTACT BLOCK/LED MODULES	\$206.56
FASTENAL COMPANY		WARIC45440	216264	DIAMOND BLADES	\$279.50
		WARIC45462		RETURN 3 DIAMOND BLADES	(\$209.63)
		WARIC45486		SAFETY VEST	\$16.23
				SAFETY VEST	\$16.23
GRAINGER	S015927	9522663898	216068	PACKING SEAL ITEM #4RTP9	\$659.50
HARBOR FREIGHT TOOLS USA INC	S015935	667178	216071	1/2 AND 3/8 8DR HEX SOCKETS SA	\$15.15
	S015935	667179		1/2 AND 3/8 HEX SOCKET MM 9 PC	\$15.15
	S015935	668614		11PC SNAP RING P[HIERS ITEM	\$17.32
	S015935	668614		11PC SNAP RING P[HIERS ITEM	\$17.32
HD FOWLER COMPANY INC		C334915	215791	RETURN DIAMOND BLADE	(\$70.58)
	S015885	I3725797		4" DISMANTLING JOINT, STYLE DJ	\$340.94
	S015885			6" DISMANTLING JOINT, STYLE DJ	\$397.41
INLAND ASPHALT CO		32-2010331	216280	ASPHALT	\$14.55



## City Of Richland

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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
IRRIGATION SPECIALISTS INC		1124318-01	215799	GALVANIZED VALVE	\$202.20
KELLEY'S TELE-COMMUNICATIONS INC	P054367	276309012014	215803	ANSWERING SERVICE CHARGES - WA	\$46.08
OXARC INC		R292067	216304	ACETYLENE CYLINDER RENTALS	\$60.00
RADIO SHACK CORPORATION		014262	215827	AAAA BATTERIES	\$14.07
RICHLAND ACE HARDWARE		208110	216200	WD-40 SPRAY	\$5.73
		208131		NYLON TWINE	\$9.74
		208132		CAULK	\$16.22
		208144		FURNACE FILTER	\$3.24
		208219		USB CAR CHARGER/SOCKET	\$13.52
		208249		ELBOW/NIPPLE/PLUGS	\$33.51
		208316	216316	TROWEL	\$9.74
		42804	216200	JIG BLADES	\$29.21
		42826		FOLDING TABLES	\$95.28
		43022		PVC UNIONS	\$20.56
		43031		BUSHINGS/ELBOWS	\$4.94
		43106		FUSE	\$4.32
		43107		VINYL REPAIR KIT	\$19.48
		43170		ELBOW/BUSHING	\$5.49
TACOMA SCREW PRODUCTS INC		22101343	215836	RATCHET/SCREWS	\$89.77
		22102053	216337	DIAMOND CUT BLADE	\$70.75
UTILITIES UNDERGROUND LOCATION CENTER	P053568	4070192	216355	UTILITIES LOCATE SERVICE FOR	\$29.83
XEROX CORPORATION		075791944	216371	W7855 BASE CHRGS/PRINTS-AUG	\$49.66
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$18.66
WATER MAINTENANCE TOTAL ****					\$30,010.51
WATER UTILITY FUND Total ***					\$599,030.68
<b>FUND 403</b>	<b>WASTEWATER UTILITY FUND</b>				
<b>Division:</b>	420	SEWER ADMINISTRATION			
F & AO, USAED, WALLA WALLA	P054383	175688-A	216058	BADGER MTN SEWER LINE EASEMENT	\$2,745.00
STANDARD & POOR'S FINANCIAL SERVICES LLC		10351758	215990	ANALYTICAL SRVCS-WATER/SEWER	\$5,238.00
THE BANK OF NEW YORK MELLON		111-1615139	215837	RICWAT14 ADMIN FEE	\$27.53
SEWER ADMINISTRATION TOTAL ****					\$8,010.53
<b>Division:</b>	421	SEWER CAPITAL PROJECTS			
BRANOM INSTRUMENT CO	P054288	535454.2	216033	FREIGHT	\$24.23
	P054288			SELF CONTAINED FLOW SWITCH, 1/	\$1,842.83
	P054288			ARMORED CABLE, 2 METER LENGTH,	\$276.42
COLUMBIA ELECTRIC SUPPLY	P054309	5858-724853	216045	PF70/700 ETHERNET COMM MODULE,	\$570.20
	P054309			PF750 ADAPTER CARD, CATALOG	\$53.61
	P054309			ENHANCED POWERFLEX HIM, CATALO	\$170.57
	P054309			BELTPRESS PUMP DRIVE, PF753 AC	\$1,559.51



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COLUMBIA ELECTRIC SUPPLY	P054309	5858-724853	216045	BEZEL KIT, CATALOG #20-HIM-B1	\$87.72
INFILCO DEGREMONT INC	P053946	408421	216075	LONG BOLT, PART #54522H02	\$9.50
	P053946			SALES TAX	\$44.70
	P053946			BUSHING, ROLLER, PIN RACK, PAR	\$19.00
	P053946			END CAPS, PART #56231H01	\$220.72
	P053946			FREIGHT	\$36.21
	P053946			SHORT BOLT, PART #54522H01	\$5.55
	P053946			LOCK NUT, PART #62908H01	\$1.50
	P053946			REPAIRS FOR BARSCREEN RAKE-	\$67.80
	P053946			SCREWS, END CAPS, PART #62811H	\$214.56
JUB ENGINEERS INC	P053972	89191	215802	WASTEWATER GENERAL PLAN - C76-	\$10,652.48
	P053972	89699	216285	WASTEWATER GENERAL PLAN - C76-	\$14,797.57
<b>SEWER CAPITAL PROJECTS TOTAL****</b>					<b>\$30,654.68</b>
<b>Division:</b>	422	SEWER OPERATIONS			
ANOVAWORKS		34324	216375	RESPIRATOR FIT TESTS	\$269.00
		34897		RESPIRATOR TEST	\$88.00
BANK OF AMERICA		TXN00017851	215873	ZTOONE-POSTCDS-DRAIN-WSTEWTR	\$127.26
		TXN00017894		TELEDYNE ISCO/INSTRUMENT PAD	\$80.30
		TXN00017912		HORIZON DISTRIBUTION/SAFETY VE	\$89.80
		TXN00017918		OWPSACSTATE - Purchase	\$208.00
		TXN00017937		THE HOME DEPOT #4746 - Purchas	\$28.58
		TXN00017940		OFFICE DEPOT #2766 - Purchase	\$6.78
		TXN00017990		THE HOME DEPOT #4746 - Purchas	\$22.48
		TXN00018005		USA BLUE BOOK - Purchase	\$302.83
		TXN00018007		WSU CONF MGMT - Purchase	\$415.00
		TXN00018014		OWPSACSTATE - Purchase	\$108.00
		TXN00018022		NSI Solutions Inc - Purchase	\$80.60
		TXN00018040		SKAMANIA LODGE - Purchase	\$136.16
		TXN00018042		AMAZON MKTPLACE PMTS - Purchas	\$25.08
		TXN00018046		AMAZON MKTPLACE PMTS - Purchas	\$38.99
		TXN00018047		APGN INC/AIR FILTERS	\$743.27
		TXN00018050		INTERNATIONAL TRANSACTION/FEE	\$5.95
BENTON FRANKLIN HEALTH DISTRICT	P054171	6679	215750	WW NITRATE/NITRITE	\$28.00
	P054171			TOTAL PHOSPHATE	\$22.00
	P054171			WWTP SAMPLING 07/01/14- ORTHO	\$18.00
	P054171	6680		BIOSOLIDS- ADDITIONAL DILUTION	\$84.00
	P054171			BIOSOLIDS- PERCENT SOLIDS EPA	\$84.00
	P054171			WWTP SAMPLING 7/7/14- BIOSOLID	\$245.00
	P054195	6681		BIOSOLIDS- PERCENT SOLIDS EPA	\$84.00
	P054195			COR WWTP SAMPLING 7/14/14-	\$245.00
	P054195			BIOSOLIDS- ADDITIONAL DILUTION	\$84.00



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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CENTRAL HOSE & FITTINGS INC		394919	216039	SWIVEL WASHERS/CABLE TIES	\$23.15
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$19,057.76
		8/2014-25	216247	#25 BIOSOLIDS LANDFILL FEES	\$2,492.44
COLUMBIA ANALYTICAL SERVICES INC DBA	P054017	51-263488-0	215905	WATER- 1631E TOTAL MERCURY	\$120.00
	P054017			WWTP LOCAL LIMITS SAMPLING 5/2	\$260.00
	P053927	51-264091-0		WATER- 625 SEMIVOL. ORGANIC CO	\$215.00
	P053927			WATER- 608 ORGANOCHLOR. PEST/P	\$160.00
	P053927			WATER- 200.8 TRACE ELEMENTS	\$130.00
	P053927			WATER- 624 VOLATILE ORGANIC CO	\$100.00
	P053927			WATER- 1631E TOTAL MERCURY	\$60.00
	P053927			EMSL SAMPLING 4/30/14- WATER-	\$60.00
	P053927			WATER- OIL & GREASE TOTAL HEM	\$50.00
	P053927			WATER- 420.1 PHENOLICS	\$45.00
	P053927			WATER- 335.4 TOTAL CYANIDE	\$40.00
	P054175	51-268978-0		WWTP LOCAL LIMITS SAMPLING 7/8	\$260.00
	P054175			WATER- 1631E TOTAL MERCURY	\$120.00
	P054196	51-269581-0		AREVA SAMPLING 7/14/14- WATER-	\$215.00
	P054173	51-270076-0	215765	OTHER DRY- 9065 MODIFIED PHENO	\$45.00
	P054173			OTHER DRY- 335.2M CYANIDE, TOT	\$45.00
	P054173			OTHER DRY- 1631APP TOTAL MERCU	\$60.00
	P054173			OTHER DRY- ASTM D1426-931 TOTA	\$35.00
	P054173			OTHER DRY- 200.7 MODIFIED META	\$32.00
	P054173			OTHER DRY- 9056 SULFATE	\$25.00
	P054173			OTHER DRY- 353.2M NITROGEN, NI	\$25.00
	P054173			OTHER DRY- 353.2M NITROGEN,	\$25.00
	P054173			OTHER DRY- 350.1M NITROGEN AMM	\$25.00
	P054173			OTHER DRY- 365.3M PHOSPHORUS	\$18.00
	P054173			OTHER DRY- TS-MET TOTAL SOLIDS	\$10.00
	P054173			COR WWTP SAMPLING 7/7/14- OTHE	\$140.00
	P054243	51-270342-0	215905	WATER- 608 ORGANOCHLOR PEST/PC	\$160.00
	P054243			WATER- 624 VOLATILE ORGANIC CO	\$400.00
	P054243			WATER- 200.7 METALS BY INDUCTI	\$30.00
	P054243			WATER- 335.4 TOTAL CYANIDE	\$40.00
	P054243			WATER- 420.1 PHENOLICS	\$45.00
	P054243			ALLVAC SAMPLING 8/19/14- WATER	\$60.00
	P054243			WATER- 200.8 TRACE ELEMENTS	\$130.00
	P054243			WATER- OIL & GREASE TOTAL HEM	\$200.00
	P054243			WATER- 625 SEMIVOL ORGANIC COM	\$215.00
	P054243			WATER- 1631E TOTAL MERCURY	\$60.00
	P054242	51-271440-0	216249	WATER- 1631E TOTAL MERCURY	\$60.00
	P054242			300 AREA SAMPLING 7/29/14- WAT	\$60.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COLUMBIA ANALYTICAL SERVICES INC DBA	P054242	51-271440-0	216249	WATER- 420.1 PHENOLICS	\$45.00
	P054242			WATER- 335.4 TOTAL CYANIDE	\$40.00
	P054242			WATER- 624 VOLATILE ORGANIC CO	\$400.00
	P054242			WATER- 200.8 TRACE ELEMENTS	\$130.00
	P054242			WATER- 625 SEMIVOL ORGANIC COM	\$215.00
	P054242			WATER- OIL & GREASE TOTAL HEM	\$200.00
	P054242			WATER- 608 ORGANOCHLOR PEST/PC	\$160.00
COLUMBIA ELECTRIC SUPPLY	P054289	5858-723923	215906	FREIGHT	\$37.97
	P054289			PF750 ADAPTER CARD FOR VFD	\$53.61
		5858-724139		BATTERIES	\$88.45
		5858-724167		BATTERIES	\$441.05
COMPLETE PEST PREVENTION INC	P053613	25968	216252	MONTHLY INSECT & RODENT CONTRO	\$36.10
	P053613	26527		MONTHLY INSECT & RODENT CONTRO	\$36.10
FASTENERS INC		S4034044.001	216060	SQUEEGEES/MICROFIBER CLOTHS	\$106.81
FEDERAL EXPRESS CORP		2-772-33373	216266	SHIPPING FEES-RETURN COOLER	\$16.20
GRAINGER	S015927	9520825010	216068	HIGH CAP FILTER 1 ITEM #6B950	\$401.83
	S015927	9521273434		HIGH CAP FILTER 2 ITEM #6B930	\$100.59
HARBOR FREIGHT TOOLS USA INC	S015935	668615	216071	200W/400W POWER INVERTER ITEM	\$31.38
HERTZ EQUIPMENT RENTAL CORP		27628651-001	216277	PROPANE	\$24.34
JT AUTOMOTIVE PARTS INC DBA		316191	216173	TIRE SEALANT	\$9.77
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		855875	215804	PVC-VALVES/ELLS/PIPE/BUSHINGS	\$103.35
		862697	216286	PVC COUPLERS	\$34.76
KUBWATER RESOURCES INC	P054339	04240	215805	POLYMER ZETAG 8819, 2205 LB TO	\$3,056.13
	P054339			ADJUST FOR TAX	\$0.01
	P054273	04275	216082	POLYMER ZETAG 8819, 2205 LB TO	\$3,056.13
	P054273			ADJUST FOR TAX	\$0.01
LINKO DATA SYSTEMS INC	P054394	4146	216292	LINKO SOFTWARE MAINTENANCE AND	\$2,540.00
MIDWEST LABORATORIES INC	P054217	730127	216297	SHIPPING 07/08/14	\$50.00
	P054217			SHIPPING 07/22/14- FOR COMPOST	\$50.00
	P054217			COR LANDFILL COMPOST SAMPLING	\$310.00
MOON SECURITY SERVICES INC		724647	216299	WW MONITORING SRVCS-SEPT	\$33.12
	P054188	726737		ADJUST SALES TAX	(\$0.01)
	P054188			3 HORN/STROBES	\$268.05
	P054188			PERMIT	\$32.49
	P054188			3 DMP WIRELESS SMOKE DETECTORS	\$300.54
	P054188			5 DMP WIRELESS HEAT DETECTORS	\$324.90
	P054188			RELAYS, WIRING, PROGRAMMING	\$48.74
OXARC INC		R292066	216304	CYLINDER RENTAL	\$15.17
PARADISE BOTTLED WATER CO		8/14-WASTEWATER	215819	BOTTLED WATER	\$302.40
PARAMOUNT SUPPLY COMPANY		016714	216307	BALL VALVE/UNION/WELD CEMENT	\$214.35
POLYDYNE INC	P054338	908451	216101	EMULSION POLYMER, CLARIFLOC C6	\$5,428.00



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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RICHLAND ACE HARDWARE		42825	216200	CLEANING WIPES	\$25.41
		42843		PVC SINK PARTS	\$12.97
		42976		ELBOWS/CONNECTORS	\$38.91
		43205	216316	ADAPTER INSEETS/TUBE BRAIDING	\$6.57
		43211		HEX BUSHINGS	\$6.49
		43254		VELCRO SQUARES/DRAIN PROTECTOR	\$8.64
UNITED PARCEL SERVICE	S015926	000986641364	215849	GROUND PKG TO ALS FOR WWTP	\$30.83
	S015926			GROUND PKG W/INSURANCE TO OWEN	\$99.06
	S015940	000986641374	216128	GROUND PKG TO ALS FOR WWTP	\$29.48
WASTE MANAGEMENT		0090580-1819-4	216362	POL SRVCS-COMPOST PAD	\$108.87
WAT INC	S015879	140731-B	215859	ADJUST FOR TAX	(\$0.01)
	S015879			MINI-MG MOUNT, FOR MOTOROLA ST	\$43.27
	S015879			SHIPPING	\$48.74
	S015879			VERZION 4GLTE LOW-PROFILE ROOF	\$60.16
	S015879			WILSON DB PRO 4G 5-BAND	\$595.64
	S015879			SIERRA WIRELESS 4GLTE EXTERNAL	\$967.12
	P054180	76623	216015	REPAIR PARTS FOR MIXER FOR	\$7,530.75
	P054180			LABOR FOR MIXER REPAIRS	\$1,212.96
WHITNEY EQUIPMENT COMPANY INC	P054180			FREIGHT	\$266.81
	P054180			OIL & ENVIRONMENTAL FEE	\$16.25
	P054180			ADJUST TAX	(\$0.01)
	P054180			DISCOUNT	(\$806.36)
	P054180				
XEROX CORPORATION		075791902	216371	W5135 BASE CHRG-AUG	\$120.51
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$95.88
<b>SEWER OPERATIONS TOTAL ****</b>					<b>\$58,284.71</b>
<b>Division:</b>	423	SEWER MAINTENANCE			
ANOVAWORKS		32384	216375	HEPATITIS B	\$32.00
BANK OF AMERICA		TXN00017818	215873	BEST BUY 00005900 - Purch	\$85.53
		TXN00017820		BEST BUY 00005900 - Credi	(\$40.05)
		TXN00017844		OFFICE DEPOT #2766 - Purchase	\$47.42
		TXN00017865		ACPARTSDISTRIBUTORS/ACTUATORS	\$1,339.76
		TXN00017874		RADIOSHACK COR00133843 - Purch	\$8.11
		TXN00017902		AMAZON MKTPLACE PMTS - Purchas	\$77.98
		TXN00017920		SPUDNUT SHOP - Purchase	\$16.89
		TXN00017938		DELL SALES & SERVICE - Purchas	\$151.61
		TXN00017957		NORTHERN TOOL/18" CONES	\$86.83
		TXN00017988		RANCH AND HOME KENNEWICK - Pur	\$90.89
		TXN00017994		STAPLES - Purchase	\$89.56
		TXN00017997		STAPLES - Purchase	\$10.82
CENTRAL HOSE & FITTINGS INC		395565	216242	HYD PLUGS	\$26.09
CH2O INC		225579	216040	BOILER TESTING-AUG'14 BW LABOR	\$60.03





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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY OF RICHLAND		14-373 BYKONEN	216156	NW BIOSOLIDS CONF/STEVENSON	\$230.16
COMPLETE PEST PREVENTION INC	P053613	25968	216252	MONTHLY INSECT & RODENT CONTRO	\$36.10
	P053613	26527		MONTHLY INSECT & RODENT CONTRO	\$36.10
GREEN MOUNTAIN TECHNOLOGIES INC	S015877	488	216069	ON SITE INSTALLATION AND TESTI	\$750.00
	S015877			TRAVEL EXPENSES	\$336.35
	S015877			SALES TAX	\$62.25
	S015877			WINDROW MANAGER 4G CELLULAR MO	\$2,249.00
HARBOR FREIGHT TOOLS USA INC	S015935	659927	216071	SCREWDRIVER SET 32PC ITEM #133	\$37.89
JT AUTOMOTIVE PARTS INC DBA		316407	216402	HARNESS ADAPTER	\$18.38
		316629		BONDED WIRE	\$21.11
		316943		FUSES	\$5.46
KELLEY'S TELE-COMMUNICATIONS INC	P054367	276309012014	215803	PAGER USAGE CHARGES - SEWER: t	\$35.04
	P054367			EQUIPMENT PURCHASES - SEWER:	\$86.59
	P054367			ANSWERING SERVICE CHARGES - WA	\$46.07
MOON SECURITY SERVICES INC		724647	216299	WW MONITORING SRVCS-SEPT	\$33.13
	P054188	726737		RELAYS, WIRING, PROGRAMMING	\$48.73
	P054188			5 DMP WIRELESS HEAT DETECTORS	\$324.90
	P054188			PERMIT	\$32.49
	P054188			3 HORN/STROBES	\$268.04
	P054188			3 DMP WIRELESS SMOKE DETECTORS	\$300.53
OAK HARBOR FREIGHT LINES INC	S015913	21915969	215972	FREIGHT	\$153.23
RICHLAND ACE HARDWARE		208252	216200	SIMPLE GREEN CLEANER	\$32.46
		208276	216316	TOWELS/CLEANERS	\$33.84
		42914	216200	ALUM METAL SHEET	\$37.89
		43290	216316	BRAID ROPE/SNAP BOLT	\$10.27
STONEWAY ELECTRIC SUPPLY		S100983744.001	216116	40W LAMPS	\$69.02
TWIN CITY METALS INC		84181	216350	METAL BARS	\$30.22
US LINEN & UNIFORM DBA		150293	215851	ORANGE SAFETY SHIRTS	\$325.72
UTILITIES UNDERGROUND LOCATION CENTER	P053568	4070192	216355	UTILITIES LOCATE SERVICE FOR	\$29.83
VERIZON WIRELESS		9730593839	215852	WIRELESS BROADBAND 8/20-9/19	\$40.05
WHITNEY EQUIPMENT COMPANY INC	P054125	76679	216138	FREIGHT	\$243.83
	P054125			ADJST TAX	(\$0.01)
	P054125			PUMP FOR BELLERIVE LIFT STATIO	\$14,376.83
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$1.33
SEWER MAINTENANCE TOTAL ****					\$22,426.30
WASTEWATER UTILITY FUND Total ***					\$119,376.22
<b>FUND 404</b>	<b>SOLID WASTE UTILITY FUND</b>				
<b>Division:</b>	430	CAPITAL PROJECTS			
PARAMETRIX INC	P053862	01-73980	215820	LANDFILL CELL-PERMITTING-C14-0	\$17,788.39
ROWAND MACHINERY CO	S015717	161523	216109	OFF RENT INVOICE #161523 FOR	\$276.77





## City Of Richland

VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
<b>CAPITAL PROJECTS TOTAL ****</b>					<b>\$18,065.16</b>
<b>Division:</b> 431 SOLID WASTE ADMINISTRATION					
AMY J STEPHSON ATTORNEY AT LAW	P054392	C14-059	216227	HUMAN RESOURCES INVESTIGATION	\$12,931.10
BENTON COUNTY TREASURER	P054348	13-03-RICHLAND	215749	MODERATE RISK WASTE GRANT -	\$9,143.58
<b>SOLID WASTE ADMINISTRATION TOTAL ****</b>					<b>\$22,074.68</b>
<b>Division:</b> 432 SOLID WASTE COLLECTION					
ANOVAWORKS		34471	216375	PHYSICAL-DOT EXAM	\$110.00
		34728		PHYSICAL-DOT EXAM	\$110.00
BANK OF AMERICA		TXN00017995	215873	CROWNE PLAZA PDX-ROUTEWARE,V.S	\$420.36
		TXN00018001		CROWNE PLAZA PDX-ROUTEWARE,K.K	\$420.36
		TXN00018019		CROWNE PLAZA PDX-ROUTEWARE,M.C	\$437.62
		TXN00018020		CROWNE PLAZA PDX-ROUTEWARE,T.T	\$420.36
		TXN00018025		STAPLES-SCREEN WIPES,CABLE STR	\$131.79
		TXN00018037		CROWNE PLAZA PDX-ROUTEWARE,M.C	(\$17.26)
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$235.89
CLAYTON WARD COMPANY	P053652	083111	215763	2014 DROP-BOX RECYCLING SERVIC	\$7,000.00
		090116		CURBSIDE RECYCLING-AUG	\$2,047.38
RICHLAND ACE HARDWARE		43043	216200	SHOVEL	\$31.40
		43240	216316	2" FLOOR FLANGE	\$17.32
ROUTEWARE INC	P051374	95382	215831	ROUTEWARE AQUISITION AND TRAIN	\$2,852.35
	P051374			C/O #2 PROG PMT 7 FOR HARDWARE	\$181.51
	P051374	95958		C/O #2 PROG PMT 7 FOR HARDWARE	\$1,063.49
VERIZON WIRELESS		9730638078	216357	ROUTEWARE DATA 8/20-9/19	\$640.20
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$20.18
<b>SOLID WASTE COLLECTION TOTAL ****</b>					<b>\$16,122.95</b>
<b>Division:</b> 433 SOLID WASTE DISPOSAL					
ANOVAWORKS		34003	216375	PHYSICAL-DOT EXAM	\$75.00
		34151		PHYSICAL-DOT EXAM	\$110.00
ARAMARK UNIFORM SERVICES INC	S015937	8/14-934962000	216145	LINEN CHARGES FOR AUGUST 2014	\$49.12
BANK OF AMERICA		TXN00017875	215873	NSC SAFETY-KOOLDOWN BANDANAS/H	\$111.64
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$1,223.22
FAIRBANKS SCALES INC		1178816	216261	ANNUAL SCALE MAINT/TESTING	\$1,198.39
FINLEY BUTTES LANDFILL		4323	216267	TIRE DISPOSAL FEES	\$558.80
PARADISE BOTTLED WATER CO		8/14-LANDFILL	215819	BOTTLED WATER	\$98.02
PARAMETRIX INC	P053837	01-73983	215820	2014 ENVIRONMENTAL MONITORING	\$5,246.12
TRAFFIC SAFETY SUPPLY CO INC	S015848	986326	216343	11" OUTSIDE DIA., 28" HEIGHT,	\$229.38
	S015848			14 5/8" STANDARD BAST TYPE PVC	\$629.22
	S015848			14.12" WIDTH, SLIM 10" OUTSIDE	\$43.64
	S015848			ADJUST FOR TAX	\$0.01
WA STATE DEPARTMENT OF ECOLOGY	P054319	2015-536057	215854	GREENHOUSE GAS REPORTING FEE F	\$1,147.00



## City Of Richland

VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
WASTE MANAGEMENT		0090577-1819-0	216362	POL SRVCS-LANDFILL	\$126.75
XEROX CORPORATION		075791905	216371	W7120 BASE CHRG/PRINTS-AUG	\$275.93
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$41.45
<b>SOLID WASTE DISPOSAL TOTAL ****</b>					<b>\$11,163.69</b>
<b>SOLID WASTE UTILITY FUND Total ***</b>					<b>\$67,426.48</b>
<b>FUND 405</b>	<b>STORMWATER UTILITY FUND</b>				
<b>Division: 440</b>	<b>STORMWATER CAPITAL PROJECTS</b>				
F & AO, USAED, WALLA WALLA	P054382	501711	216059	STORMWATER TREATMENT FACILITY	\$1,500.00
HDR ENGINEERING INC	P054264	00420841-H	216275	STORMWATER MANAGEMENT PLAN-123	\$9,209.90
TRI CITY HERALD	S015930	14-7383	216126	NOTICE IS GIVEN ISSUED A SEPA	\$33.44
URS CORPORATION	P054281	5998139	216354	STORMWATER OUTFALL IMPROVEMENT	\$7,005.87
WATTS CONSTRUCTION INC	P053983	C94-14/PYMT 3	216363	C/O #2C MOVE CATCH BASIN - ADD	\$4,220.83
	P053983			C/O #1B 5 ADDT'L STORM MANHOLE	\$22,973.98
	P053983			CANYON ST RECONSTRUCTION - 94-	\$68,565.36
<b>STORMWATER CAPITAL PROJECTS TOTAL ****</b>					<b>\$113,509.38</b>
<b>Division: 441</b>	<b>STORMWATER</b>				
BANK OF AMERICA		TXN00017800	215873	DISCOUNTMUGS.COM-BF Fair bags	\$6,112.00
		TXN00017835		AMAZON MKTPLACE PMTS - Purchas	\$7.12
		TXN00017841		AMAZON MKTPLACE PMTS - Purchas	\$72.20
		TXN00017850		AMAZON MKTPLACE PMTS - Purchas	\$8.06
		TXN00017852		AMAZON MKTPLACE PMTS - Purchas	\$16.12
		TXN00017853		AMAZON MKTPLACE PMTS - Purchas	\$84.62
		TXN00017855		AMAZON MKTPLACE PMTS - Purchas	\$16.13
		TXN00017859		AMAZON MKTPLACE PMTS - Purchas	\$16.13
		TXN00018038		BENTON FRANKLIN FAIR ASSO - Pu	\$122.75
		TXN00018054		COUSINSRESTAURANTPASCO - Purch	\$53.25
BEAVER BARK & ROCK		636105	215743	SOIL/EARTHMAT FABRIC	\$75.76
		636115		SOIL	\$43.28
		636127		SOIL	\$43.28
		636134		SOIL	\$43.28
		636158		SOIL	\$43.28
		636164		SOIL	\$43.28
		636173		SOIL	\$43.28
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$299.33
COMPLETE PEST PREVENTION INC	P053613	25968	216252	MONTHLY INSECT & RODENT CONTRO	\$36.10
	P053613	26527		MONTHLY INSECT & RODENT CONTRO	\$36.10
PRO BUILD COMPANY LLC		71450567	216312	RATCHET TIE DOWN/CONCRETE MIX	\$43.37
<b>STORMWATER TOTAL ****</b>					<b>\$7,258.72</b>
<b>STORMWATER UTILITY FUND Total ***</b>					<b>\$120,768.10</b>



## City Of Richland

VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
<b>FUND 407 MEDICAL SERVICES FUND</b>					
<b>Division: 000</b>					
AMBULANCE REFUND		2013- 05210	216193	REFUND-BILLED IN ERROR 05210	\$362.36
		2013-04758	216158	REFUND OVERPAYMENT #2013-04758	\$87.48
		2013-05210	216215	REFUND OVERPAYMENT #2013-05210	\$92.44
		2014-00683	216165	REFUND OVERPAYMENT #2014-00683	\$140.80
		2014-01877	216193	REFUND-BILLED IN ERROR 01877	\$301.19
		2014-01961	216215	REFUND OVERPAYMENT #2014-01961	\$87.89
				<b>TOTAL ****</b>	<b>\$1,072.16</b>
<b>Division: 121 AMBULANCE</b>					
BANK OF AMERICA		TXN00017919	215873	AMAZON-Display Port Switch	\$52.99
BOUND TREE MEDICAL LLC		81473700	216151	ONDANSETRON/ALBUTEROL	\$199.80
		81475130		ETOMIDATE	\$90.90
		81479204		ANTIMICROBIAL WIPES	\$34.37
		81480622		IPRATROPIUM BROMIDE	\$15.99
		81480623		IV SETS/NIBP CUFFS/SHEARS	\$1,437.62
		81480624		NITROMIST/LIDOCAINE/NALOXONE	\$376.72
		81482041		GERMICIDAL WIPES	\$105.92
		81483328		MASIMO SENSOR/MEGAMOVERS	\$2,216.04
		81486379		SALINE	\$22.08
		81490658		AMIODARONE	\$15.96
		81490659		NALOXONE/NITROMIST	\$308.97
		81492241		CLAMPS/MEGAMOVERS/SALINE	\$386.63
		81493836		SALINE	\$88.76
		81495321		SYRINGES	\$30.32
		81495322		NITROMIST/NEBULIZIER/ET TUBES	\$1,134.60
		81496721		SAFETY GLASSES	\$64.72
		81499480		CARDIZEM	\$35.50
		81499481		BVM'S/TEST STRIPS/BP CUFFS	\$518.51
		81499482		RING CUTTER	\$10.23
		81500846		CATHETER/EXAM GLOVES/TUBES	\$274.12
		81502300		EXAM GLOVES	\$12.55
		81502301		GLUCAGEN/DEXTROSE/EPI	\$260.63
		81502302		LORAZEPAM	\$110.18
		81503854		ONDANSETRON	\$54.99
		81503855		IV SETS/TEST STRIPS	\$190.27
		81506638	216237	SALINE	\$150.78
		81506639		IV DRESSING/MUCOSAL DEVICES	\$65.24
		81507810		BIO BAGS/IV SET/GLUCOSE TEST	\$998.86
		81511516		SOLU-MEDROL/THIAMINE	\$191.72



## City Of Richland

VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BOUND TREE MEDICAL LLC		81512921	216237	SALINE	\$163.20
		81514312		ROCURONIUM	\$104.90
		81516923		ADENOSINE/NALOXONE/ALBUTEROL	\$152.01
		81516924		CARDIZEM	\$50.99
		81520906		FENTANYL	\$102.53
		81522220		E COLLAR/CATHETERS	\$1,275.98
		81526051		CATHETERS/BVM/BLOOD TUBES	\$263.47
		81526052		SALINE	\$50.26
		81530120		SUCTION TUBING	\$12.13
		81531303		IV SETS/CATHETERS/EXAM GLOVES	\$212.61
CITY OF RICHLAND	8/2014 AUGUST		216042	CITY UTILITY BILLS/AUG 2014	\$755.42
JT AUTOMOTIVE PARTS INC DBA		312761	216173	SPARK PLUG	\$2.16
OXARC INC		PSO4795	216098	MEDICAL OXYGEN	\$29.26
		PSP4535		MEDICAL OXYGEN	\$55.34
		PSP4536		MEDICAL OXYGEN	\$29.26
PARADISE BOTTLED WATER CO		8/14-FIRE ST 71	215819	BOTTLED WATER	\$43.20
		8/14-FIRE ST 72		BOTTLED WATER	\$23.37
		8/14-FIRE ST 73		BOTTLED WATER	\$31.00
PHYSIO-CONTROL INC		415009162	215823	AED BATTERY	\$267.88
POCKETINET COMMUNICATIONS INC		57118	215824	STATION INTERNET FEE-SEPT	\$46.75
		60396	216310	STATION INTERNET FEES-OCT	\$46.75
SEA WESTERN INC	P054391	178730	216324	#BDU1951P-20, LION TRI-CERTIFI	\$3,274.99
	P054391			HEMMING CHARGE	\$77.98
	P054391			ESTIMATED SHIPPING	\$20.44
	P054391			ADJUST SALES TAX	(\$0.01)
STERICYCLE INC		3002755266	216211	BIO WAST DISPOSAL FEE	\$47.03
TRI CITIES CHAPLAINCY		2014-04	216347	CHAPLAIN SRVCS-AUGUST	\$446.25
VERIZON WIRELESS		9730601339	215852	MDT WIRELESS 8/20-9/19/14	\$224.17

AMBULANCE TOTAL \*\*\*\*

\$17,265.29

MEDICAL SERVICES FUND Total \*\*\*

\$18,337.45

FUND 408

BROADBAND FUND

Division:

460

BROADBAND ADMINISTRATION

BANK OF AMERICA

TXN00017870

215873

Amazon-SURGE PROTECTORS

\$550.88

TXN00017917

CABLES FOR LESS - CABLES FOR B

\$548.78

TXN00017948

Amazon-SURGE PROTECTORS

\$816.69

TXN00017951

NEWEGG-RACKMOUNT PDU

\$113.99

TXN00017959

AMAZON-RACKMOUNT POWERSTRIPS

\$700.02

TXN00017963

AMAZON.COM-POWERSTRIPS FOR BB

\$233.34

TXN00017964

STEEBERS LOCK SERVICE - MASTER

\$177.07

BROADBAND ADMINISTRATION TOTAL \*\*\*\*

\$3,140.77



## City Of Richland

VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
<b>BROADBAND FUND Total ***</b>					<b>\$3,140.77</b>
<b>FUND 501</b>	<b>CENTRAL STORES FUND</b>				
<b>Division:</b>	000				
AMSAN	P054237	318478583	216028	CLEANER, NON-ACID DISINFECTANT	\$834.34
INSIGHT DISTRIBUTING INC	P054245	0226019	215797	BAG PLASTIC 7.5 GAL 15"X9"X24"	\$1,090.62
	P054245			BAG PLASTIC 30 GAL 20"X13"X40"	\$1,583.43
	P054245			BAG PLASTIC 55 GAL 21"X15"X60"	\$4,676.94
OXARC INC	P054168	PSM6030	216098	FIRST AID KIT COMPLETE 24 PKG,	\$1,143.65
<b>TOTAL ****</b>					<b>\$9,328.98</b>
<b>Division:</b>	903	<b>CENTRAL STORES</b>			
XEROX CORPORATION		075850482	216371	C75M-PRINT SHOP-PRINTS	\$357.63
<b>CENTRAL STORES TOTAL ****</b>					<b>\$357.63</b>
<b>CENTRAL STORES FUND Total ***</b>					<b>\$9,686.61</b>
<b>FUND 502</b>	<b>EQUIPMENT MAINTENANCE FUND</b>				
<b>Division:</b>	214	<b>EQUIPMENT MAINTENANCE</b>			
1ST PRIORITY DETAIL		1683	215734	DETAILED VEH 3315 WO 36791	\$189.53
		1684		DETAILED VEH 3312 WO 36792	\$189.53
		1685		DETAILED VEH 3244 WO 36789	\$189.53
		1686		DETAILED VEH 3296 WO 36788	\$189.53
A & E TOWING LLC		4353	216374	TOWING VEH 5041 WO 37061	\$393.67
		4355	216022	TOWING VEH 5041 WO 36802	\$340.06
AMERICAN RADIATOR INC		AA093661	216225	RADIATOR VEH 3285 WO 36354	\$2,039.51
		AA093663		RADIATOR REP VEH 3315 WO 36814	\$146.61
		AA093685		REBUILD TANK VEH 3292 WO 36749	\$439.83
ARAMARK UNIFORM SERVICES INC	S015937	8/14-934962000	216145	LINEN CHARGES FOR AUGUST 2014	\$38.66
BANK OF AMERICA		TXN00017882	215873	FASTSIGNS - Decal	\$525.23
BRAUN NORTHWEST INC		16846	216034	CONTROL BOX VEH 5043 WO 36602	\$174.31
CENTRAL HOSE & FITTINGS INC		394730	215760	HOSE VEH 3142 WO 36683	\$52.56
		394974	216039	HOSES VEH 4000 WO 36736	\$13.38
		395048		SPRAY HOSE VEH 6411 WO 36736	\$353.34
CITY OF RICHLAND		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$3,271.44
CLUSTER FIX LLC		570146	216157	CLUSTER VEH 2360 WO 36907	\$204.69
COMMERCIAL TIRE INC		197203	215767	FLAT REPAIR VEH 2821 WO 36614	\$37.36
		198001		TIRS VEH 3280 WO 36612	\$100.18
		198003		TIRES VEH 3222 WO 36609	\$1,039.36
		198004		TIRES VEH 3292 WO 36608	\$461.57
		198056		SWITCH WHEEL VEH 3279 WO 36607	\$8.13
		198082		FLAT REPAIR VEH 7146 WO 36615	\$67.15



## City Of Richland

VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COMMERCIAL TIRE INC		198083	215767	FLAT REPAIR VEH 3240 WO 36613	\$33.58
		198175		TIRES VEH 3142 WO 36669	\$77.98
		198310		TIRES VEH 4126 WO 36670	\$241.47
		198311		SWITCH WHEELS VEH 3291 36668	\$140.79
		198312		TIRES VEH 0308 WO 36563	\$131.69
		198315		TIRES VEH 1108 WO 36672	\$174.73
		198316		TIRES VEH 3276 WO 36487	\$867.14
		198318		TIRES VEH 2394 WO 36671	\$629.13
		198654		TIRES VEH 3315 WO 36715	\$1,562.23
		198711		TIRES VEH 3175 WO 36769	\$725.66
		198729		TIRES VEH 3204 WO 36771	\$1,902.11
		198785		TIRES VEH 1371 WO 36772	\$526.76
		198796		FLAT REPAIR VEH 3315 WO 36766	\$147.29
		198847		TIRES VEH 3311 WO 36774	\$2,340.49
		198863		TIRES VEH 3283 WO 36763	\$777.22
		198864		TIRES VEH 3296 WO 36767	\$1,562.23
		198865		TIRES VEH 3312 WO 36764	\$1,718.18
		199105		FLAT REPAIR VEH 3315 WO 36799	\$147.29
		199113		FLAT REPAIR VEH 3310 WO 36800	\$106.67
		199252		TIRES VEH 3222 WO 36856	\$238.29
CONNELL OIL INC		0094992-IN	215769	LUBE PRODUCTS	\$1,384.72
		0095220-IN	216253	LUBE PRODUCTS	\$35.51
		0096064-IN		LUBE PRODUCTS	\$133.21
		0096955-IN		LUBE PRODUCTS	\$73.92
FAST SIGNS		139-49781	216263	VEH NUMBERS VEH 3332 WO 37041	\$27.08
FASTENERS INC		S4040088.001	216265	SCREWS/TIE WRAPS	\$136.82
		S4046531.002		TIE STRAP	\$42.91
FINAL TOUCH UPHOLSTERY		25495	216062	SEAT BOTTOM VEH 2383 WO 36712	\$308.66
GENUINE AUTO GLASS OF TRI CITIES LLC		605044	216271	WW REPAIR VEH 7131 WO 37012	\$54.15
GROVER DYKES AUTO GROUP INC DBA		348139	215788	REDUCER VEH 3331 WO 36694	\$58.70
		348343	216070	SEAL VEH 2420 WO 36733	\$43.80
		348462		SEAT COVER VEH 3316 WO 36750	\$194.39
		348641		RELAY VEH 5041 WO 36802	\$76.76
		1124862-01	216168	GLAND MOTOR VEH 3230 WO 36682	\$381.63
IRRIGATION SPECIALISTS INC		1136442	215801	CAP VEH 3279 WO 36675	\$5.19
JIM'S PACIFIC GARAGES INC		1136881		RADIO VEH 3285 WO 36701	\$195.46
		1137209		BRAKES VEH 3280 WO 36680	\$369.02
		1137504	216283	CLAMPS VEH 3296 WO 36825	\$68.69
		1138840		TANK CAP VEH 3292 WO 36749	\$13.24
		1138991		ADAPTER VEH 3311 WO 36864	\$12.72
		1139123		BRAKES VEH 3311 WO 36869	\$679.88



## City Of Richland

VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JIM'S PACIFIC GARAGES INC		1139922	216283	FILTERS VEH 3318 WO 36948	\$50.77
		1139988		DOOR TRIM VEH 3252 WO 36904	\$422.50
		1140039		BRAKES VEH 3308 WO 36981	\$369.02
JT AUTOMOTIVE PARTS INC DBA		315069	216173	ELECTRONIC LEAK DETECTOR	\$340.06
		315214		TRAILER WIRE VEH 3331 WO 36747	\$10.83
		315224		ALTERNATOR VEH 3161 WO 36693	\$147.80
		315240		ADAPTER/SILICONE/VAC CAP KITS	\$20.23
		315241		RING/SLIDE TERMINALS	\$34.11
		315263		FILTERS VEH 2381 WO 36742	\$18.01
		315266		FILTERS VEH 2414 WO 36745	\$15.32
		315267		EXHAUST FLUID VEH 7146 36703	\$14.86
		315426		RETURN FILTERS VEH 2257 36188	(\$9.83)
		315471		BRAKES VEH 1371 WO 36719	\$134.27
		315526		FILTERS VEH 6583 WO 36723	\$22.99
		315552		OIL SEALS VEH 6411 WO 36736	\$25.04
		315559		AIR ACCUM VEH 6411 WO 36736	\$65.80
		315597		BATTERY VEH 2399 WO 36746	\$109.04
		315619		ALT WARRANTY VEH 3161 WO36693	(\$83.36)
		315623		FILTERS VEH 6566 WO 36751	\$45.90
		315628		FILTERS VEH 1207 WO 36752	\$18.95
		315673		AIR FILTERS VEH 6579 WO 36796	\$51.44
		315674		FILTERS VEH 2363 WO 36759	\$19.07
		315675		BRK CLEANER VEH 3296 WO 36690	\$6.50
		315677		TRAILER WIRE VE 3327 WO 36760	\$10.83
		315708		FREIGHT VEH 6566 WO 36751	\$9.81
		315718		PS HOSES VEH 6583 WO 36723	\$219.73
		315762		FILTERS VEH 3324 WO 36779	\$15.99
		315785		RETURN FILTER VEH 2363 WO36759	(\$21.45)
		315786		SKID NO MORE DETERGENT	\$28.16
		315815		FILTERS VEH 3231 WO 36786	\$60.28
		315822		BRACKET VEH 3291 WO 36471	\$25.00
		315829		U-JOINTS VEH 3285 WO 36354	\$38.84
		315912		EXHAUST FLUID VEH 3313 WO36798	\$29.72
		315920		LAMPS VEH 3231 WO 36785	\$12.94
		315972		BRISTLE DISCS VEH 3285 WO36354	\$77.56
		315974		FILTERS VEH 2408 WO 36803	\$16.29
		316000		BRK CLEANER VEH 3312 WO 36810	\$65.50
		316002		EXHAUST FLUID VEH 7152 WO36809	\$14.86
		316008		BRK CLEANER VEH 3175 WO 36684	\$112.29
		316013		OIL VEH 6411 WO 36736	\$7.04
		316019		PUMP PISTONS VEH 0800 WO36924	\$172.41



## City Of Richland

VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		316021	216173	BRK CLEANER VEH 3309 WO36806	\$28.07
		316033		FILTERS VEH 3267 WO 36819	\$16.30
		316048		CLIP BOARDS	\$22.49
		316057		EPOXY VEH 3285 WO 36354	\$5.89
		316062		FILTERS VEH 6544 WO 36822	\$75.84
		316094		PS FLUID VEH 3267 WO 36818	\$22.31
		316096		BRK CLEANER VEH 3281 WO36811	\$9.36
		316097		LAMP VEH 3267 WO 36818	\$4.08
		316099		SHOCKS VEH 3267 WO 36922	\$106.07
		316114		FILTERS VEH 3315 WO 36826	\$128.54
		316128		SCREWDRIVERS	\$2.14
		316151		CLAMPS	\$18.95
		316174		FILTERS VEH 1105 WO 36841	\$18.95
		316175		DISC PADS/CIRCUIT TESTER	\$60.40
		316176		LAMP VEH 4121 WO 36834	\$9.23
		316212		WIPER BLADES VEH 3301 WO 36842	\$30.74
		316225		FILTERS VEH 3280 WO 36845	\$122.75
		316227	216402	FILTERS VEH 3283 WO 36848	\$134.70
		316228	216173	FILTERS VEH 3281 WO 36846	\$134.70
		316229		FILTERS VEH 3308 WO 36844	\$126.82
		316230		FILTERS VEH 3309 WO 36847	\$126.82
		316232		FILTERS VEH 3312 WO 36850	\$76.82
		316326		LAMP VEH 3222 WO 36852	\$3.83
		316328	216402	FILTERS VEH 3297 WO 36931	\$74.95
		316336	216173	BRK CLEANER VEH 3315 WO36814	\$23.39
		316351		FILTERS VEH 3244 WO 36855	\$145.24
		316403		BRK CLEANER VEH 3282 WO36617	\$18.71
		316415		FILTERS VEH 2284 WO 36863	\$16.50
		316418		FREIGHT VEH 3283 WO 36848	\$13.43
		316419		FILTERS VEH 3311 WO 36849	\$140.25
		316423		LEAK DETECTOR KIT	\$6.23
		316472		OIL FILTER VEH 3311 WO 36864	\$11.74
		316477		FILTERS VEH 5033 WO 36868	\$29.02
		316478		TRANSGEL	\$76.73
		316480		BRK CLEANER VEH 3311 WO36864	\$9.36
		316496		H&K FASTENER VEH 3311 WO36864	\$5.95
		316499		CYLINDERS VEH 5042 WO 36925	\$440.68
		316549		PS FLUID VEH 3311 WO 36864	\$3.24
		316553		FILTERS VEH 6567 WO 36893	\$59.05
		316559		PURELL HAND SANITIZER	\$21.01
		316564		STARTER HANDLE VEH 0030 36902	\$4.07





## City Of Richland

## VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		316571	216173	FILTERS VEH 0308 WO 36906	\$9.57
		316585		FREIGHT VEH 3244 WO 36855	\$12.40
		316590		AIR FILTER VEH 6585 WO 36921	\$6.68
		316636		RETURNED HAND SANITIZER	(\$21.01)
		316638		FILTER VEH 6585 WO 36921	\$25.87
		316639		AIR FILTER VEH 6585 WO 36905	\$6.12
		316640		FILTERS VEH 3323 WO 36911	\$15.99
		316662		WIPERBLADES VEH 0308	\$23.80
		316663		FILTERS VEH 1101 WO 36913	\$18.95
		316782		BATTERIES VEH 7126 WO 36900	\$309.98
		316783		LOW BEAM CAPSULE VEH 2362 3691	\$5.38
		316811		HAND SANITIZER	\$20.83
		316812	216402	WALL MOUNTS VEH 3314 WO 37056	\$66.65
		316813		HUB CAPS VEH 3283 WO 36251	\$40.63
		316828		FILTERS VEH 3266 WO 36929	\$16.78
		316852		EXHAUST FLUID VEH 3318 36934	\$14.86
		316873		MOP BUCKET/MOP HANDLE	\$135.91
		316879		HYD JACK OIL VEH 0800 WO 36924	\$17.86
		316885		BRK CLEANER VEH 3283 WO 36251	\$64.33
		316890		FILTERS VEH 3307 WO 36962	\$16.29
		316895		FILTERS VEH 3223 WO 36939	\$144.92
		316896		FILTERS VEH 3230 WO 36938	\$108.33
		316897		FILTERS VEH 3228 WO 36940	\$145.35
		316900		FILTER VEH 3321 WO 35314	\$13.14
		316906		EXHAUST FLUID VEH 3321 35314	\$29.72
		316923		FILTER VEH 7112 WO 36941	\$7.33
		316924		FILTERS VEH 2377 WO 36945	\$15.81
		316925		FILTERS VEH 7092 WO 36946	\$56.21
		316926		FILTERS VEH 7107 WO 36944	\$24.78
		316927		FILTERS VEH 3225 WO 36947	\$16.37
		316935		ABSORBENT VEH 5033 WO 36997	\$67.23
		316938		FILTER VEH 7108 WO 36942	\$7.33
		316944		FILTER VEH 3318 WO 36948	\$78.61
		316972		EXHAUST FLUID VEH 7146 37053	\$14.86
		316973		FILTERS VEH 1204 WO 36989	\$18.95
		316992		FILTERS VEH 2369 WO 36983	\$16.29
		317000		FASTENER VEH 3285 WO 36974	\$5.95
		317007		BRK CLEANER VEH 3308 36981	\$28.07
		317022		FILTERS VEH 1103 WO 36991	\$18.95
		317029		BRACKET VEH 3285 WO 36974	\$33.32
		317063		EXHAUST FLUID VEH 7152 36980	\$14.86



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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		317064	216402	FILTERS VEH 7117 WO 36949	\$75.62
		317065		FILTERS VEH 7116 WO 36950	\$75.62
		317066		FILTERS VEH 2282 WO 36951	\$17.83
		317068		FILTERS VEH 3288 WO 36988	\$16.29
		317076		FILTERS VEH 3253 WO 36999	\$129.78
		317078		FILTERS VEH 2404 WO 37004	\$16.29
		317079		FILTERS VEH 3248 WO 36954	\$138.17
		317083		FILTERS VEH 2303 WO 36943	\$26.48
		317101		FILTERS VEH 3313 WO 37005	\$117.71
		317131		FUEL PUMP VEH 3247 WO 36966	\$55.22
		317135		FUEL PUMP VEH 3247 WO 36966	\$61.69
		317151		AIR FILTER VEH 3284 WO 37017	\$88.98
		317153		CONNECTOR VEH 2362 WO 37031	\$13.76
		317159		FILTER VEH 3253 WO 36999	\$19.87
		317160		FILTERS VEH 3302 WO 36959	\$16.29
		317161		FILTERS VEH 2353 WO 36963	\$16.85
		317162		FILTERS VEH 3245 WO 36955	\$16.78
		317164		FILTERS VEH 2258 WO 36958	\$10.43
		317165		FILTERS VEH 3235 WO 36955	\$25.50
		317166		FILTERS VEH 3303 WO 36961	\$16.29
		317190		CONDITIONING DISCS	\$63.90
		317195		TIE RODS VEH 2347 WO 37035	\$325.51
		317271		OIL FILTER WRENCHES	\$18.81
		317319		FILTERS VEH 7137 WO 37054	\$128.06
		317341		FILTER CREDIT	(\$100.00)
		317384		FILTERS VEH 2413 WO 37062	\$15.81
		317388		BRAKES VEH 2413 WO 37064	\$58.05
		317389		BRAKES VEH 2413 WO 37064	\$100.96
		317411		FILTERS VEH 7119 WO 37066	\$163.00
LES SCHWAB TIRE CENTER	42800084156		216187	OIL VEH 6585 WO 36921	\$226.91
MCCURLEY CHEVROLET	324266		216090	ALTERNATOR VEH 3231 WO 36837	\$1,267.62
	329677			CONVERTER VEH 3271 WO 36838	\$655.84
	862451		215809	ACTUATOR VEH 1376 WO 36757	\$38.98
	862453		216294	BRAKES VEH 2363 WO 36722	\$206.20
	862584		215809	HANDLE VEH 2303 WO 36783	\$59.57
	862614			HANDLE VEH 3231 WO 36787	\$55.95
	862854		216090	PUMP VEH 3267 WO 36818	\$243.50
MID COLUMBIA FORKLIFT INC	340011845		215811	HYD VALVE VEH 7134 WO 36833	\$2,820.89
	340012267			RETURN CORE VEH 7134 WO 36833	(\$1,054.40)
	340012308		216093	STARTER REPAIR VEH 7127 36479	\$384.00
MONARCH MACHINE & TOOL CO INC	A172742		215813	SPILL TRAY VEH 3309 WO 36517	\$2,426.88



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MONARCH MACHINE & TOOL CO INC		A172990	216298	FAB SHOES VEH 0800 WO 36898	\$380.21
		B173032		REPAIR MOUNTS VEH 3310 36805	\$1,824.48
OXARC INC		PSP7240	216098	33 LBS LNC SURE ARC	\$67.02
		R292069	216304	SHOP GASES	\$106.29
PARTSMaster		20796676	215821	WATERPROOF LED WORK LIGHT	\$75.61
PETERSON PACIFIC CORP		CI-000014803	216100	HEX FORMS VEH 7143 WO 36721	\$3,339.78
RDO EQUIPMENT CO		P31451	216104	BLADES VEH 6566 WO 36877	\$76.07
		P31578		FILTERS VEH 6588 WO 36876	\$66.50
		P31579		FILTERS VEH 6587 WO 36875	\$66.50
		P31580		BLADES VEH 6589 WO 36878	\$180.23
REXEL INC DBA		E927481	216106	LED MICROSTREAM PEN LIGHTS	\$69.93
		E965393		LED STYLUS PRO PEN LIGHTS	\$129.90
RMT EQUIPMENT		Q94579	216425	FILTERS VEH 6580 WO 36586	\$54.18
		Q94975	216319	RIM VEH 7145 WO 37052	\$393.18
		Q95095		TIRE VEH 7145 WO 37052	\$849.46
		Q95257	216425	EXT SPRING VEH 7145 WO 36639	\$17.61
		Q95644	216108	SPRINGS VEH 6580 WO 36908	\$471.45
		Q95676		BLADES VEH 6564 WO 36624	\$166.28
ROWAND MACHINERY CO		153750	216322	CHISEL PASTE VEH 7200 WO 37001	\$25.99
		160735		DRY CHARGE VEH 7133 WO 36998	\$176.64
		162484		FILTERS VEH 7142 WO 37003	\$247.92
		162737		FILTER-SCREEN VEH 7108 36942	\$60.42
		162738		FILTERS VEH 7112 WO 36941	\$204.08
		162933	216426	FILTERS VEH 7120 WO 36956	\$279.58
SIX STATES DISTRIBUTORS INC		06 214347	215835	JACK VEH 6540 WO 36582	\$161.61
		06 214722		SLIP HOOKS VEH 4126 WO 36784	\$28.50
		06 215176	216112	SLIP HOOKS VEH 4114 WO 36895	\$17.20
SONSHINE COLLISION SERVICES INC		27672	216328	REPAIRS VEH 1368 WO 37032	\$2,737.93
SPECIAL ASPHALT PRODUCTS INC		INVC066415	216329	THERMOMETER VEH 6545 WO 36620	\$232.27
TACOMA SCREW PRODUCTS INC		22102230	216337	GLOVES VEH 7143 WO 36721	\$23.57
		22102264		HITCH PINS VEH 4409 WO 36777	\$32.85
		22102319		TEE VEH 3308 WO 36735	\$6.71
TIM BUSH MOTOR COMPANY DBA	P054292	1083	216118	#2426 7/7/14	\$6.00
	P054292			#2425 7/29/14	\$8.00
	P054292			#1375 7/9/14	\$6.00
	P054292			#2375 7/10/14	\$6.00
	P054292			#2425 7/21/14	\$6.00
	P054292			#2426 7/24/14	\$6.00
	P054292			#1348 7/7/14	\$8.00
	P054292			#2289 7/18/14	\$8.00
	P054292			#2372 7/14/14	\$8.00



## City Of Richland

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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TIM BUSH MOTOR COMPANY DBA	P054292	1083	216118	#2419 7/18/14	\$8.00
	P054292			#2425 7/28/14	\$8.00
	P054292			#2426 7/14/14	\$8.00
	P054292			#2426 7/21/14	\$8.00
	P054292			JULY CARWASHES, #2387 7/1/14	\$8.00
	P054292			#2422 7/2/14	\$8.00
	P054386	1100	216342	AUGUST CAR WASHES	\$8.00
	P054386			#2418 8/6	\$8.00
	P054386			#2418 8/13	\$8.00
	P054386			#2372 8/7	\$8.00
	P054386			#2325 8/23	\$8.00
	P054386			#2389 8/21	\$6.00
	P054386			#2289 8/8	\$6.00
	P054386			#2422 8/5	\$6.00
	P054386			#2324 8/22	\$8.00
	P054386			#2289 8/28	\$8.00
	P054386			#1348 8/27	\$6.00
	P054386			#2426 8/7	\$8.00
	P054386			#1375 8/6	\$8.00
	P054386			#2426 8/27	\$8.00
	P054386			#2425 8/13	\$6.00
TIRE FACTORY INC DBA		03-102167	216119	TIRES VEH 7145 WO 36836	\$25.94
TITAN TRUCK EQUIPMENT		1079637	215999	SEAT COVER VEH 3329 WO 36860	\$425.22
TRANSPORT EQUIPMENT CO INC DBA		164212	216434	BRAKES VEH 3283 WO 36251	\$947.24
		164911		BUGSCREEN VEH 338 WO 36527	\$106.30
		164912		BUGSCREEN VEH 3282 WO 36227	\$106.30
		164979		BUSHINGS VEH 3285 WO 36354	\$53.67
		165004	215844	DIAPHRAGM VEH 3142 WO 36683	\$4.69
		165024		BLOWER VEH 3285 WO 36354	\$27.69
		165067		BLOWER VEH 3308 WO 36761	\$27.69
		165157	216122	SWITCH VEH 3285 WO 36354	\$96.19
		165168		FILTER KIT VEH 3175 WO 36903	\$178.00
		165171	215844	BRACKETS VEH 3231 WO 36787	\$24.54
		165321	216122	GOVERNOR VEH 3175 WO 36684	\$249.57
		165373		ACS FAN VEH 3315 WO 36814	\$549.81
		165388		GASKETS VEH 3315 WO 36814	\$48.39
		165548		GASKET VEH 3311 WO 36864	\$5.42
		165550		TORQUE RODS VEH 3285 36354	\$491.00
		165555		GASKET VEH 3311 WO 36864	\$7.79
		165696		ELBOW/CLAMPS VEH 3311 36864	\$349.56
		165698		SENSOR VEH 5033 WO 36868	\$230.56



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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRI CITIES BATTERY & AUTO REPAIR		016646	216346	STARTER VEH 7143 WO 36894	\$358.29
WASHINGTON COMMUNICATIONS LLC DBA		367637	216360	FUSE HOLDER VEH 2411 WO 36923	\$38.02
WESTERN INTEGRATED TECHNOLOGIES INC		1395818	216136	CAPS/PLUGS VEH 7113 WO 36738	\$51.68
WESTERN STATES EQUIPMENT COMPANY		PC110284339	216368	ELEMENTS VEH 7123 WO 37033	\$309.55
		PC110284413		COUPLING VEH 7113 WO 37034	\$56.34
		PC110284551		FILTERS VEH 7131 WO 36815	\$71.91
		WO110098702		REPAIRS VEH 7104 WO 37029	\$1,357.70
WESTERN SYSTEMS & FABRICATION INC		8122	215861	WASHERS VEH 3310 WO 36829	\$91.30
		8459		BRACKET VEH 3296 WO 36830	\$59.44
		8618		CLAMP ASSY VEH 3281 WO 36415	\$30.49
		8631		TUBING CLAMPS VEH 3310 36404	\$535.59
		8718		LATCH BEARINGS VEH 3309 36517	\$228.57
		8790	216137	REFUSE CYLINDERS VEH3282 36617	\$6,168.33
		8802		SOLENOID VALVE VEH 3308 36735	\$66.23
		8827		RUBBER BELTING VEH 3309 36517	\$950.30
		8844	216369	SWITCH VEH 3308 WO 36761	\$138.28
		8851	216137	SAFETY LIGHT VEH 3311 WO 36739	\$89.61
		8856		PACKER PINS VEH 3282 WO 36617	\$234.30
		8858		BELT/BELTING VEH 3309 WO 36517	\$131.83
		8862		PLC REPAIR VEH 3308	\$1,142.57
		8900	216369	SPRINGS VEH 3309 WO 36821	\$76.95
		8915		ACTUATOR VEH 3281 WO 36811	\$1,140.20
		8937		CYLINDER VEH 3309 WO 36806	\$108.39
WONDRACK DISTRIBUTING INC		0446442	215862	ON ROAD CLEAR DIESEL/LANDFILL	\$1,841.52
		0446443		OFF ROAD DYED DIESEL/LANDFILL	\$5,444.15
		0447020	216370	OFF ROAD DYED DIESEL/LANDFILL	\$2,194.93
		0447318		OFF ROAD DYED DIESEL/LANDFILL	\$6,224.47
		0739505	215862	CARDLOCK FUEL 8/23-8/31/14	\$21,979.62
		0739873	216370	CARDLOCK FUEL 9/1-9/8/14	\$22,667.83
		0740452		CARDLOCK FUEL 9/9-9/15/14	\$19,088.90
XEROX CORPORATION		075791900	216371	W5135 BASE CHRGS-AUG	\$115.23
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$66.57
EQUIPMENT MAINTENANCE TOTAL ****					\$154,483.37
EQUIPMENT MAINTENANCE FUND Total ***					\$154,483.37
<b>FUND 503</b>	<b>EQUIPMENT REPLACEMENT FUND</b>				
<b>Division:</b>	215	<b>EQUIPMENT REPLACEMENT</b>			
BANC OF AMERICA PUBLIC & INSTITUTIONAL	P054378	012399964	215872	ANNUAL LEASE PAYMENT FOR VEHIC	\$46,152.68
SOLID WASTE SYSTEMS INC	P053776	0072014-IN	216327	ONE (1) 2014 PETERBUILT 210 LE	\$144,434.07
	P053776			DRIVEWAY SERVICE FROM FACTORY	\$3,969.41
EQUIPMENT REPLACEMENT TOTAL ****					\$194,556.16



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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
EQUIPMENT REPLACEMENT FUND Total ***					\$194,556.16
<b>FUND 505</b>	<b>PUBLIC WORKS ADMIN &amp; ENGINEER</b>				
<b>Division:</b>	450	PW ADMIN & ENGINEERING			
ABADAN INC		ARIN050065	215735	ASBUILTS	\$12.57
		ARIN050333	216222	ASBUILTS	\$10.83
		ARIN050334		ASBUILTS	\$54.16
		ARIN050371		ASBUILTS	\$22.41
		ARIN050515		ASBUILTS	\$35.75
		ARIN050516		ASBUILTS	\$54.70
ALDRICH, NANCY		091114	216025	ALDRICH-SW GRANTS WORKSHOP	\$13.00
BANK OF AMERICA		TXN00017831	215873	STERLINGS-PW Directors mtg	\$15.26
BENTON COUNTY TREASURER		011363	216233	MILARS/SURVEYS-AUG 2014	\$20.72
BRUTZMAN'S INC		0000760598	216239	FOAM BOARD	\$95.37
CITY OF RICHLAND		14-271 PETERS	216248	IES CONF/NASHVILLE/PETERS	\$429.00
		8/2014 AUGUST	216042	CITY UTILITY BILLS/AUG 2014	\$880.13
IMT INC		5719	216395	THE DWELLINGS TESTING M14170	\$640.00
		5775		WESTCLIFFE PH12 TESTING M14135	\$570.00
		5776		HTS@MEADOW SPRG TESTING M14203	\$202.50
RICHLAND ACE HARDWARE		43288	216316	VISOR MIRROR/LANTERN STAND	\$20.56
WA STATE GOOD ROADS & TRANSPORTATION ASSN		2014 WSGRTA	216009	WSGRTA 2014CONFERENCE-ROGALSKY	\$150.00
WATER SOLUTIONS INC	P053569	9431	216133	DSC (703) BLDG WATER UNIT RENT	\$75.80
XEROX CORPORATION	P054364	075327147	216371	COPIER ON 1ST FLOOR #LX5-69083	\$150.79
	P054364	075327148		COPIER IN BASEMENT-#LX5-692207	\$66.80
	P054364	075327149		COPIER ON 2ND FLOOR #MX4-34319	\$422.48
	P054364	075791941		COPIER ON 1ST FLOOR #LX5-69083	\$141.26
	P054364	075791942		COPIER IN BASEMENT-#LX5-692207	\$66.83
	P054364	075791943		COPIER ON 2ND FLOOR #MX4-34319	\$309.34
XO HOLDINGS LLC DBA		0269461826	215863	PHONE CHARGES 8/23-9/22/14	\$179.78
<b>PW ADMIN &amp; ENGINEERING TOTAL ****</b>					<b>\$4,640.04</b>
<b>PUBLIC WORKS ADMIN &amp; ENGINEER Total ***</b>					<b>\$4,640.04</b>
<b>FUND 520</b>	<b>HEALTH CARE/BENEFITS PLAN</b>				
<b>Division:</b>	222	EMPLOYEE BENEFIT PROGRAM			
LIFE INSURANCE COMPANY OF NORTH AMERICA		9/2014-FLI051384	216291	FLI051384 PREMIUMS-SEPT	\$9,005.99
		9/2014-LK030278		LK030278 PREMIUMS-SEPT	\$10,722.07
		9/2014-OK807703		OK807703 PREMIUMS-SEPT	\$2,395.46
MAGELLAN BEHAVIORAL HEALTH		SEPT 2014	216089	EAP PREMIUMS-SEPT	\$673.48
REHN & ASSOCIATES INC		AUGUST 2014	216105	AUGUST HRA PREMIUMS	\$262.50
SUMMIT LAW GROUP PLLC		68902	216333	REVIEW ACA-JULY 2014	\$395.00



## City Of Richland

VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
EMPLOYEE BENEFIT PROGRAM TOTAL ****					\$23,454.50
HEALTH CARE/BENEFITS PLAN Total ***					\$23,454.50
<b>FUND 641</b>	<b>SOUTHEAST COMMUNICATIONS CTR</b>				
<b>Division:</b>	600	SECOMM OPERATIONS GENERAL			
AT&T LONG DISTANCE		8/14-030301027210	215742	FAX LINES 7/21-8/20/14	\$33.69
BANK OF AMERICA		TXN00017817	215873	STAPLES-USB.MSD Sheets	\$9.06
		TXN00017821		STAPLES-Ink Cartridges/Pencils	\$392.53
		TXN00017915		COSTCO- Cake/Roses for Award	\$18.70
				COSTCO- Cake/Roses for Award	\$18.29
		TXN00017916		COSTCO- Meeting supplies	\$23.28
		TXN00017923		ALBERTSONS- Drinks, Award Cere	\$15.05
				ALBERTSONS-Drinks, Award Cerem	\$6.52
		TXN00018032		STAPLES-Badge Holders	\$28.14
CENTURYLINK		9/14-509-786-2112	216244	GENERAL 9/6-10/5	\$96.79
CITY OF RICHLAND		3260045	216043	BCES UTILITIES 8/1-9/2/14	\$2,525.24
FRONTIER		8/14-509-628-2609	215784	GENERAL PHONE 8/25-9/24	\$417.95
		9/14-206-188-2381	216268	GENERAL/E911 LINES 9/10-10/9	\$233.49
		9/14-509-628-1472	216066	GENERAL PHONE 9/4-10/3/14	\$65.25
		9/14-509-628-2600	216268	LONG DISTANCE 9/10-10/9/14	\$801.23
		9/14-509-628-2608		GENERAL PHONE 9/7-10/6	\$80.30
LANGUAGE LINE SERVICES LLC		3440850	216288	NON EMERGENCY TRANSLATION SRVC	\$158.64
POCKETINET COMMUNICATIONS INC		60197	215824	WIRELESS INTERNET 10/1-11/1	\$268.01
SPRAGUE PEST SOLUTIONS		2409478/2409479	216330	PEST CONTROL SRVCS-SEPT	\$106.10
VANGUARD CLEANING SYSTEM OF INLAND NW		45192	216356	BCES JANITORIAL SRVCS-SEPT	\$375.00
VERIZON WIRELESS		9731556278	216436	CELLPHONES 9/7-10/6/14	\$275.76
WATER SOLUTIONS INC		9398	216133	WATER FILTRATION 9/7-10/6	\$33.58
XEROX CORPORATION		075791936	216371	W7885 BASE CHRG/COPIES-AUG	\$98.75
SECOMM OPERATIONS GENERAL TOTAL ****					\$6,081.35
<b>Division:</b>	601	E911 OPERATIONS			
APOLLO SHEET METAL INC	P054351	B40822006	215740	HVAC MID-SUMMER MAINTENANCE	\$544.77
BANK OF AMERICA		TXN00017896	215873	ALLEGRO-Vacuum Wheels	\$34.77
		TXN00017905		CHAPLAINSERVICES-Training, Lee	\$125.00
		TXN00017913		CHAPLAINSERVICES- Training, Br	\$125.00
		TXN00018059		ACT WA APCO- Barber	\$265.00
ENTERPRISE RENT A CAR		9/14-45WA423	216057	14-375 RENTAL CAR-HUSA	\$38.19
				14-317 RENTAL CAR-HUSA	\$76.38
FRONTIER		8/14-253-012-0862	215784	E911 LINE 8/22-9/21/14	\$35.00
		9/14-206-188-2381	216268	GENERAL/E911 LINES 9/10-10/9	\$233.48
		9/14-509-735-2383		E911 LINE 9/7-10/6	\$135.07



## City Of Richland

## VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JACKSON, COLLEEN		14-401 JACKSON	216169	VICTIMS PLEA/SPOKANE/JACKSON	\$61.00
LANGUAGE LINE SERVICES LLC		3428557	215806	911 TRANSLATION SRVCS-JULY	\$439.14
		3447195	216083	E911 TRANSLATION SRVCS-AUG	\$277.85
NELSON, NICOLE		14-399 NELSON	216192	VICTIMS PLEA/SPOKANE/NELSON	\$101.20
NETCASTERS INC		47241	216301	ONLINE TRNG MGMT-SEPT	\$220.00
OLLERMAN, TRACEY		2014 TUITION	216194	OLLERMAN-TUITION REIMBURSEMENT	\$704.38
PEDERSON, KARIN		14-400 PEDERSON	216309	VICTIMS PLEA/SPOKANE/PEDERSON	\$99.52
PIPPIN, KRISTI		14-397 PIPPIN	216196	VICTIMS PLEA/SPOKANE/PIPPIN	\$61.00
POCKETINET COMMUNICATIONS INC		60197	215824	WIRELESS INTERNET 10/1-11/1	\$268.01
<b>E911 OPERATIONS TOTAL ****</b>					<b>\$3,844.76</b>
<b>Division:</b>	602	SECOMM AGENCY			
APOLLO SHEET METAL INC	P054351	B40822006	215740	HVAC MID-SUMMER MAINTENANCE	\$867.59
INTERGRAPH CORPORATION	S015867	P140001858	216167	I/CAD & MOBILE TO MPS UPGRADE	\$193,908.03
<b>SECOMM AGENCY TOTAL ****</b>					<b>\$194,775.62</b>
<b>SOUTHEAST COMMUNICATIONS CTR Total ***</b>					<b>\$204,701.73</b>
<b>FUND</b>	<b>642</b>	<b>800 MHZ PROJECT</b>			
<b>Division:</b>	610	800 MHZ			
BENTON PUD		9/14-4843174575	216235	UTILITIES SRVCS 7/18-8/27	\$695.62
KLICKITAT COUNTY PUD		9/14-69552623	216185	GOLGOTHA UTILITIES 8/1-8/29	\$236.42
LEGACY TELECOMMUNICATIONS INC		13153	216289	REPAIR PROSSER SITE MW DISH	\$1,553.57
		14133	216408	REPAIR GENERATOR-COMM CENTER	\$963.75
<b>800 MHZ TOTAL ****</b>					<b>\$3,449.36</b>
<b>800 MHZ PROJECT Total ***</b>					<b>\$3,449.36</b>
<b>FUND</b>	<b>643</b>	<b>EMERGENCY MANAGEMENT</b>			
<b>Division:</b>	620	STATE / LOCAL ASSISTANCE			
AT&T LONG DISTANCE		8/14-030301027210	215742	FAX LINES 7/21-8/20/14	\$33.70
BANK OF AMERICA		TXN00017817	215873	STAPLES-USB.MSD Sheets	\$35.09
		TXN00017821		STAPLES-Ink Cartridges/Pencils	\$347.99
		TXN00017840		BAGWELL-Wristbands for fair	\$255.00
		TXN00017916		COSTCO- Meeting supplies	\$82.87
		TXN00018032		STAPLES-Badge Holders	\$28.15
		TXN00018049		WAL-MART-Bfast, LEPC Mtg	\$13.72
HEWLETT PACKARD COMPANY	P054318	54730784	215794	HP DESIGNJET T795 44-IN ePRINT	\$3,000.00
SPRAGUE PEST SOLUTIONS		2409478/2409479	216330	PEST CONTROL SRVCS-SEPT	\$70.74
VERIZON WIRELESS		9731556278	216436	CELLPHONES 9/7-10/6/14	\$57.74
<b>STATE / LOCAL ASSISTANCE TOTAL ****</b>					<b>\$3,925.00</b>
<b>Division:</b>	621	RADIOLOGICAL EMGCY PREPAREDNES			





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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00017780	215873	STAPLES- Labels for EM Kit	\$37.45
		TXN00018008		PARKSTONE- Food REP Drill	\$418.07
		TXN00018089		ENGINEERED PCKG/PELICAN CASES	\$176.89
		TXN00018101		BRAD FAULK- Catering-REP exerc	\$475.00
CITY OF RICHLAND		3260045	216043	BCES UTILITIES 8/1-9/2/14	\$694.58
LUDLUM MEASUREMENTS INC	P054285	00368457	216087	LUDLUM MODEL 12 ADDITIONAL PRO	\$162.45
	P054285			LUDLUM MODEL 12 CALIBRATION WI	\$649.80
	P054285			FREIGHT	\$101.80
POCKETINET COMMUNICATIONS INC		60197	215824	WIRELESS INTERNET 10/1-11/1	\$154.73
VERIZON WIRELESS		9731556278	216436	CELLPHONES 9/7-10/6/14	\$40.01
XEROX CORPORATION		075791936	216371	W7885 BASE CHR/COPIES-AUG	\$115.21
<b>RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****</b>					<b>\$3,025.99</b>
<b>Division:</b>	622	DOE EMERGENCY PREPAREDNESS			
APOLLO SHEET METAL INC	P054351	B40822006	215740	HVAC MID-SUMMER MAINTENANCE	\$391.97
ARANDA, CHRISTINA		14-273 ARANDA	216230	WFOA CONF/YAKIMA/ARANDA	\$63.00
BANK OF AMERICA		TXN00017888	215873	BEST BUY-Backpack	\$108.29
		TXN00018086		B/F FAIR ASSO- Tickets	\$139.00
BUILDERS HARDWARE & SUPPLY CO INC		S3344358.001	216035	BADGE PRINTER RIBBON/PVC CARDS	\$247.66
CITY OF RICHLAND		3260045	216043	BCES UTILITIES 8/1-9/2/14	\$294.34
HEWLETT PACKARD COMPANY	P054318	54730784	215794	HP DESIGNJET T795 44-IN ePRINT	\$1,382.09
VERIZON WIRELESS		9731556278	216436	CELLPHONES 9/7-10/6/14	\$57.74
<b>DOE EMERGENCY PREPAREDNESS TOTAL ****</b>					<b>\$2,684.09</b>
<b>Division:</b>	623	JURISIDICITION			
APOLLO SHEET METAL INC	P054351	B40822006	215740	HVAC MID-SUMMER MAINTENANCE	\$1,020.40
BANK OF AMERICA		TXN00017873	215873	WEATHERTAP-EOC Subscptn	\$147.49
CITY OF RICHLAND		3260045	216043	BCES UTILITIES 8/1-9/2/14	\$694.58
FRONTIER		9/14-509-628-2600	216268	LONG DISTANCE 9/10-10/9/14	\$801.23
PACIFIC OFFICE AUTOMATION		246737	215817	F551N FAX MAINT 8/25-11/25/14	\$106.78
POCKETINET COMMUNICATIONS INC		60197	215824	WIRELESS INTERNET 10/1-11/1	\$75.00
VANGUARD CLEANING SYSTEM OF INLAND NW		45192	216356	BCES JANITORIAL SRVCS-SEPT	\$250.00
WATER SOLUTIONS INC		9398	216133	WATER FILTRATION 9/7-10/6	\$33.57
XEROX CORPORATION		075791936	216371	W7885 BASE CHR/COPIES-AUG	\$115.22
<b>JURISIDICITION TOTAL ****</b>					<b>\$3,244.27</b>
<b>EMERGENCY MANAGEMENT Total ***</b>					<b>\$12,879.35</b>
<b>FUND</b>	<b>803</b>	<b>UTILITY BILL CLEARING FUND</b>			
<b>Division:</b>	000				
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY8857	215937	Customer Refund	\$321.61
		CISPAY8858	216005	Customer Refund	\$8.57



## City Of Richland

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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY8859	215993	Customer Refund	\$180.92
		CISPAY8860	216002	Customer Refund	\$5.47
		CISPAY8861	215957	Customer Refund	\$270.30
		CISPAY8862	215961	Customer Refund	\$95.26
		CISPAY8863	215932	Customer Refund	\$31.28
		CISPAY8864	215864	Customer Refund	\$275.00
		CISPAY8865	215973	Customer Refund	\$191.04
		CISPAY8866	215985	Customer Refund	\$11.01
		CISPAY8867	216000	Customer Refund	\$239.70
		CISPAY8868	215908	Customer Refund	\$94.44
		CISPAY8869	216010	Customer Refund	\$40.07
		CISPAY8870	215946	Customer Refund	\$19.36
		CISPAY8871	215956	Customer Refund	\$93.02
		CISPAY8872	215949	Customer Refund	\$101.23
		CISPAY8873	215915	Customer Refund	\$336.18
		CISPAY8874	215984	Customer Refund	\$97.56
		CISPAY8875	215981	Customer Refund	\$173.47
		CISPAY8876	215898	Customer Refund	\$187.43
		CISPAY8877	215942	Customer Refund	\$20.41
		CISPAY8878	215959	Customer Refund	\$6.37
		CISPAY8879	215971	Customer Refund	\$60.82
		CISPAY8880	215929	Customer Refund	\$45.13
		CISPAY8881	215977	Customer Refund	\$115.15
		CISPAY8882	215938	Customer Refund	\$77.04
		CISPAY8883	215911	Customer Refund	\$65.76
		CISPAY8884	215904	Customer Refund	\$71.28
		CISPAY8885	215943	Customer Refund	\$19.54
		CISPAY8886	215916	Customer Refund	\$262.18
		CISPAY8887	215925	Customer Refund	\$109.06
		CISPAY8888	215903	Customer Refund	\$53.28
		CISPAY8889	215998	Customer Refund	\$103.15
		CISPAY8890	215914	Customer Refund	\$54.83
		CISPAY8891	215988	Customer Refund	\$99.76
		CISPAY8892	215975	Customer Refund	\$124.00
		CISPAY8893	215953	Customer Refund	\$113.44
		CISPAY8894	215920	Customer Refund	\$125.73
		CISPAY8895	216014	Customer Refund	\$86.71
		CISPAY8896	215986	Customer Refund	\$119.21
		CISPAY8897	215897	Customer Refund	\$101.82
		CISPAY8898	215869	Customer Refund	\$55.62



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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY8899	215923	Customer Refund	\$36.43
		CISPAY8900	215922	Customer Refund	\$108.39
		CISPAY8901	215919	Customer Refund	\$30.80
		CISPAY8902	215939	Customer Refund	\$93.18
		CISPAY8903	215933	Customer Refund	\$118.69
		CISPAY8904	215960	Customer Refund	\$3.22
		CISPAY8905	215912	Customer Refund	\$117.69
		CISPAY8906	215983	Customer Refund	\$117.35
		CISPAY8907	215901	Customer Refund	\$115.36
		CISPAY8908	215913	Customer Refund	\$109.65
		CISPAY8909	215966	Customer Refund	\$107.37
		CISPAY8910	215947	Customer Refund	\$116.37
		CISPAY8911	215931	Customer Refund	\$64.60
		CISPAY8912	215980	Customer Refund	\$82.21
		CISPAY8913	216003	Customer Refund	\$111.25
		CISPAY8914	215987	Customer Refund	\$96.91
		CISPAY8915	215945	Customer Refund	\$51.65
		CISPAY8916	215952	Customer Refund	\$46.90
		CISPAY8917	215935	Customer Refund	\$115.11
		CISPAY8918	215994	Customer Refund	\$109.25
		CISPAY8919	215909	Customer Refund	\$29.99
		CISPAY8920	216019	Customer Refund	\$74.99
		CISPAY8921	215902	Customer Refund	\$99.89
		CISPAY8922	215968	Customer Refund	\$120.11
		CISPAY8923	215930	Customer Refund	\$46.19
		CISPAY8924	215962	Customer Refund	\$100.42
		CISPAY8925	216018	Customer Refund	\$118.62
		CISPAY8926	215978	Customer Refund	\$74.52
		CISPAY8927	216004	Customer Refund	\$103.74
		CISPAY8928	215907	Customer Refund	\$29.34
		CISPAY8929	215996	Customer Refund	\$655.35
		CISPAY8930	215948	Customer Refund	\$135.12
		CISPAY8931	215927	Customer Refund	\$46.20
		CISPAY8932	215958	Customer Refund	\$201.39
		CISPAY8933	215954	Customer Refund	\$225.60
		CISPAY8934	215965	Customer Refund	\$317.56
		CISPAY8935	215951	Customer Refund	\$138.33
		CISPAY8936	215982	Customer Refund	\$127.56
		CISPAY8937	216016	Customer Refund	\$55.65
		CISPAY8938	216017	Customer Refund	\$18.33



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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY8939	215995	Customer Refund	\$20.00
		CISPAY8940	215979	Customer Refund	\$520.00
		CISPAY8941	215899	Customer Refund	\$105.56
		CISPAY8942	215940	Customer Refund	\$107.86
		CISPAY8943	215950	Customer Refund	\$194.60
		CISPAY8944	215941	Customer Refund	\$159.51
		CISPAY8945	215955	Customer Refund	\$11.00
		CISPAY8946	215992	Customer Refund	\$59.18
		CISPAY8947	215868	Customer Refund	\$36.13
		CISPAY8948	215969	Customer Refund	\$64.73
		CISPAY8949	215963	Customer Refund	\$131.68
		CISPAY8950	215936	Customer Refund	\$5.62
		CISPAY8951	215867	Customer Refund	\$134.70
		CISPAY8952	215964	Customer Refund	\$136.06
		CISPAY8953	215924	Customer Refund	\$16.18
		CISPAY8954	215967	Customer Refund	\$136.12
		CISPAY8955	215870	Customer Refund	\$119.69
		CISPAY8956	215944	Customer Refund	\$92.12
		CISPAY8957	215934	Customer Refund	\$93.28
		CISPAY8958	215921	Customer Refund	\$17.51
		CISPAY8959	215970	Customer Refund	\$142.00
		CISPAY8960	215989	Customer Refund	\$75.05
		CISPAY8961	215918	Customer Refund	\$26.26
		CISPAY8962	215976	Customer Refund	\$98.36
		CISPAY8963	215896	Customer Refund	\$32.68
		CISPAY8964	216006	Customer Refund	\$39.70
		CISPAY8965	216216	Customer Refund	\$37.62
		CISPAY8966	216160	Customer Refund	\$234.93
		CISPAY8967	216214	Customer Refund	\$384.13
		CISPAY8968	216162	Customer Refund	\$274.84
		CISPAY8969	216181	Customer Refund	\$100.56
		CISPAY8970	216221	Customer Refund	\$95.77
		CISPAY8971	216205	Customer Refund	\$68.65
		CISPAY8972	216142	Customer Refund	\$31.35
		CISPAY8973	216159	Customer Refund	\$120.86
		CISPAY8974	216146	Customer Refund	\$112.69
		CISPAY8975	216182	Customer Refund	\$36.84
		CISPAY8976	216220	Customer Refund	\$24.90
		CISPAY8977	216166	Customer Refund	\$25.91
		CISPAY8978	216172	Customer Refund	\$67.97



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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY8979	216154	Customer Refund	\$8.31
		CISPAY8980	216171	Customer Refund	\$21.19
		CISPAY8981	216183	Customer Refund	\$19.36
		CISPAY8982	216153	Customer Refund	\$129.65
		CISPAY8983	216161	Customer Refund	\$103.91
		CISPAY8984	216197	Customer Refund	\$88.46
		CISPAY8985	216199	Customer Refund	\$94.18
		CISPAY8986	216180	Customer Refund	\$18.63
		CISPAY8987	216170	Customer Refund	\$86.31
		CISPAY8988	216213	Customer Refund	\$89.13
		CISPAY8989	216210	Customer Refund	\$72.53
		CISPAY8990	216164	Customer Refund	\$98.43
		CISPAY8991	216380	Customer Refund	\$14.53
		CISPAY8992	216412	Customer Refund	\$38.01
		CISPAY8993	216429	Customer Refund	\$109.38
		CISPAY8994	216382	Customer Refund	\$131.70
		CISPAY8995	216411	Customer Refund	\$8.90
		CISPAY8996	216379	Customer Refund	\$28.24
		CISPAY8997	216437	Customer Refund	\$290.74
		CISPAY8998	216390	Customer Refund	\$113.88
		CISPAY8999	216401	Customer Refund	\$57.03
		CISPAY9000	216391	Customer Refund	\$30.34
		CISPAY9001	216418	Customer Refund	\$30.00
		CISPAY9002	216427	Customer Refund	\$239.48
		CISPAY9003	216386	Customer Refund	\$336.39
		CISPAY9004	216387	Customer Refund	\$169.60
		CISPAY9005	216414	Customer Refund	\$240.65
		CISPAY9006	216433	Customer Refund	\$115.80
		CISPAY9007	216393	Customer Refund	\$18.30
		CISPAY9008	216432	Customer Refund	\$46.78
		CISPAY9009	216438	Customer Refund	\$5.44
		CISPAY9010	216417	Customer Refund	\$161.68
		CISPAY9011	216421	Customer Refund	\$11.86
		CISPAY9012	216394	Customer Refund	\$258.51
		CISPAY9013	216378	Customer Refund	\$105.64
		CISPAY9014	216397	Customer Refund	\$84.39
		CISPAY9015	216399	Customer Refund	\$16.45
		CISPAY9016	216400	Customer Refund	\$100.76
		CISPAY9017	216398	Customer Refund	\$77.47
		CISPAY9018	216410	Customer Refund	\$87.06



## City Of Richland

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From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY9019	216389	Customer Refund	\$201.64
		CISPAY9020	216428	Customer Refund	\$73.63
TOTAL ****					\$17,361.46
UTILITY BILL CLEARING FUND Total ***					\$17,361.46



## City Of Richland

VL-1 Voucher Listing

From: 9/8/2014 To: 9/26/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
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Invoice Total: \*\*\*\*

\$4,385,658.62

## Number of Invoices

## Amount

Vouchers In Richland	408	\$120,031.78
Vouchers In Tri Cities	211	\$1,209,219.69
Vouchers In WA	370	\$1,575,660.37
Vouchers Outside WA	1297	\$1,480,746.78
Vouchers Final Total.....	2286	\$4,385,658.62

Ob ject Category	Title	Total	Percentage
2	BENEFITS	\$31,839.36	0.73%
3	SUPPLIES	\$293,067.26	6.68%
4	OTHER SERVICES & CHARGES	\$968,891.16	22.09%
5	INTERGOVERNMENTAL SERVICES	\$126,995.52	2.9%
6	CAPITAL PROJECTS	\$1,499,854.47	34.2%
	MACHINERY & EQUIPMENT	\$433,719.89	9.89%
7	DEBT SERVICE PRINCIPAL	\$370,432.42	8.45%
8	INTEREST	\$73,871.71	1.68%
	REFUNDS	\$17,361.46	0.4%
9	INTERFUND SERVICES	\$550.65	0.01%
	INVENTORY PURCHASES	\$569,074.72	12.98%
	Total	\$4,385,658.62	



## Council Agenda Coversheet

Council Date: 10/07/2014

Category: Items of Business

Agenda Item: B1

Key Element: Key 7 - Housing and Neighborhoods

Subject: ORDINANCE NO. 29-14, AMENDING ZONING REGULATIONS TO IMPLEMENT A BAN ON MARIJUANA USES

Department: Community and Development Services

Ordinance/Resolution: Ord. No. 29-14

Reference:

Document Type: Ordinance

**Recommended Motion:**

Give second reading and pass Ordinance No. 29-14, to implement a ban on marijuana-related land uses within the City.

**Summary:**

On November 6, 2012, the voters of Washington State approved Initiative 502 (I-502) authorizing the production, processing, and retail sale of marijuana, subject to specific locational criteria and limited number of facilities as established by the Washington State Liquor Control Board (WALCB). The WALCB began accepting applications for business licenses for retail marijuana-related uses in late 2013. The City passed a moratorium on October 15, 2013 to temporarily prohibit retail-related marijuana activity in the City in order to give staff the time necessary to study the issue and make a recommendation to Council regarding a path forward. The current moratorium is set to expire on October 15, 2014.

In early 2014, the State Attorney General offered an opinion that cities may impose zoning regulations that totally ban marijuana sales, processing and production within their jurisdiction, consistent with the authority granted by the Washington State Constitution.

The City's executive leadership team has considered the legal, public safety, economic development and financial implications of allowing marijuana-related land uses within the City. Staff has concluded that there are very few, if any, benefits to allowing marijuana-related uses. Problems with allowing marijuana uses include: conflicts between State and Federal laws, a disconnect between State regulatory schemes for medical marijuana (none) and retail marijuana (heavily regulated), and no revenue sharing from the State to offset enforcement costs. Further, a majority of the voters in Benton County voted against I-502. Staff is, therefore, recommending that marijuana-related land uses be banned within the City at this time. The cities of Pasco and Kennewick have both implemented permanent bans.

The ordinance would establish a ban on all marijuana-related land uses permitted under I-502. The ordinance also clarifies and reiterates the City's position on collective gardens and dispensaries related to medical marijuana, which are already unauthorized in the City. On August 27, 2014, the Planning Commission held a public hearing on this issue and recommended that the ban be implemented. No public testimony was offered at that hearing. At their September 16, 2014, meeting, Council heard significant testimony, both in opposition to and in support of the proposed ban at its legislative hearing and first reading was given to Ordinance No. 29-14 at that Council meeting as well.

**Fiscal Impact?**

☒ Yes ☐ No

The sale of marijuana within the City would generate new sales tax revenue, as a portion of the state sales tax is distributed to the City, but all of new the tax revenue imposed through I-502 would go to the state and would not generate any revenue for the City. The additional law enforcement costs the City would incur resulting from marijuana uses is unknown but could possibly exceed any new sales tax revenue the City might receive.

**Attachments:**

- 1) ORD 29-14 Prohibiting Marijuana
- 2) Staff Report to Planning Commission
- 3) Planning Commission Minutes 8-27-14

City Manager Approved:

Johnson, Cindy  
Oct 01, 18:49:48 GMT-0700 2014



## ORDINANCE NO. 29-14

AN ORDINANCE OF THE CITY OF RICHLAND  
amending Title 23: Zoning Regulations of the Richland  
Municipal Code, prohibiting production, processing and/or  
sale of marijuana in all zoning districts within the City of  
Richland.

WHEREAS, in 1998, the voters of the State of Washington approved Initiative Measure No. 692, now codified as Chapter 69.51A RCW, entitled the Medical Use of Marijuana Act, which created an affirmative defense to state criminal liability for seriously ill persons who are in need of marijuana for specified medical purposes and who obtain and use medical marijuana under limited, specified circumstances; and

WHEREAS, the legislature adopted ESSB 5073, with certain provisions vetoed by the Governor, which became effective July 22, 2011, which enacted provisions intended to authorize the establishment and operation of “collective gardens” for medical marijuana purposes subject to land use powers of municipalities within the State of Washington; and

WHEREAS, on November 6, 2012, the voters of the State of Washington approved Initiative Measure No. 502 (“Initiative 502”) which decriminalized possession and use of marijuana for “recreational uses” and established a licensing protocol for marijuana production, processing, and retailing and tasking the Washington State Liquor Control Board the responsibility to establish regulations and licensing marijuana products; and

WHEREAS, Congress passed the Comprehensive Drug Abuse Prevention and Control Act of 1970, Pub.L. No. 91-513, 84 Stat. 1236, to create a comprehensive drug enforcement regime it called the Controlled Substances Act, 21 U.S.C. § 801-971. Under the Controlled Substances Act (also “CSA”), Congress established five “schedules” of controlled substances. Controlled substances are placed in specific schedules based upon their potential for abuse, their accepted medical use in treatment, and the physical and psychological consequences of abuse of the substance. See U.S.C. § 812(b); and

WHEREAS, marijuana is currently listed as a “Schedule I” controlled substance, 21 U.S.C. § 812(c), Schedule I(c)(10). For a substance to be designated a Schedule I controlled substance, it must be found: (1) that the substance “has high potential for abuse;” (2) that the substance “has no currently accepted medical use in treatment in the United States;” and (3) that “[t]here is a lack of accepted safety for use of the drug or other substance under medical supervision.” 21 U.S.C. § 812(b)(1). The Controlled Substances Act sets forth procedures by which the schedules may be modified. See 21 U.S.C. § 811(a); and

WHEREAS, under the Controlled Substances Act, it is unlawful to knowingly or intentionally “manufacture, distribute, or dispense, or possess with intent to manufacture, distribute, or dispense, a controlled substance,” except as otherwise provided in the statute. 21 U.S.C. § 841(a)(1). Possession of a controlled substance, except as authorized under the Controlled Substances Act, is also unlawful; and

WHEREAS, the United States Supreme Court has held in *Gonzales v. Raich*, 545 U.S. 1, 125 S.Ct. 2195, 162 L.Ed. 2d 1 (2005), that Congress was within its rights and powers under the Commerce Clause to regulate marijuana as a Schedule I controlled substance pursuant to the Controlled Substances Act. And that, under the Supremacy Clause of the U.S. Constitution, the Federal Controlled Substances Act will prevail over any conflicting State law; and

WHEREAS, Court decisions in other jurisdictions have held that local legislation authorizing conduct and uses in violation of the Federal Controlled Substances Act are in conflict with such federal legislation and thus preempted by the federal law [cf., *Pack v. Superior Court*, 199 Cal.App.4th 1070, (October 4, 2011); *Emerald Steel Fabricators v. Bureau of Labor and Industries*, 348 Or. 159, 230 P.3d 518 (2010)]; and

WHEREAS, on January 16, 2014, the Washington State Attorney General issued an opinion (AGO 2014-2) concluding that Initiative 502 does not preempt counties, cities and towns from banning marijuana production, processing, and retail businesses within their jurisdictions, and concluding that the issuance of a license from the Liquor Control Board does not entitle licensee to locate or operate a marijuana processing, producing, or retail business in violation of local rules or without necessary approval from local jurisdictions, concluding that local jurisdictions are permitted under the law to prohibit such activities; and

WHEREAS, WAC 314-55-020(11) promulgated by the WSLCB under the authority of I-502 describes the license permit process and includes the following limitation:

- (11) The issuance or approval of a license shall not be construed as a license for, or an approval of, any violations of local rules or ordinances including, but not limited to: Building and fire codes, zoning ordinances, and business licensing requirements; and

WHEREAS, pursuant to Article 11, § 11 of the State Constitution, the general police powers of the City of Richland empower and authorize the City of Richland to adopt land use controls to provide for the regulation of land uses within the City and to provide that such uses shall be consistent with applicable law; and

WHEREAS, Resolution No. 51-13A was adopted by City Council on October 15, 2013, adopting a six-month moratorium prohibiting the production, processing, and/or retail sale of recreational marijuana within all zoning districts within the City of Richland; and

WHEREAS, on December 3, 2013, after conducting a properly advertised public hearing, City Council affirmed the moratorium through adoption of Resolution No. 84-13; and

WHEREAS, on April 1, 2014, a properly advertised public hearing was held, a work plan was adopted and the moratorium was extended for an additional six months through adoption of Resolution No. 27-14, to allow staff opportunity to complete the zoning process, and to further study the complex issues surrounding implementation of I-502;

WHEREAS, City staff submitted for Planning Commission consideration proposed text amendments to Richland Municipal Code Title 23: Zoning Regulations regarding production, processing and/or retail sale of marijuana; and

WHEREAS, the Planning Commission conducted a properly advertised public hearing on August 27, 2014, to hear testimony on the proposed text amendments; and

WHEREAS, City Council finds and determines that approval of such amendments prohibiting production, processing and retail sales of marijuana in the City of Richland is supported by the case law and the Opinion of the Washington State Attorney General, and is in the best interests of the residents of Richland and will promote the general health, safety and welfare; and

WHEREAS, City Council finds and determines that the prohibition of marijuana production, processing and retail uses is within the City's regulatory authority; and

WHEREAS, City Council finds and determines that regulation of marijuana for recreational or medical purposes is subject to the authority and general police power of the City to develop specific and appropriate land use controls regarding such uses, and the City Council reserves its powers and authority to appropriately amend, modify and revise such prohibition to implement such land use controls in accordance with applicable law.

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

Section 1.01 Richland Municipal Code Chapter 23.08, entitled Use Districts, as enacted by Ordinance No. 28-05 and last amended by Ordinance No. 04-09, shall be amended to read as follows:

### **Chapter 23.08 USE DISTRICTS**

Sections:

- 23.08.010 Establishment of use districts.
- 23.08.020 Combining districts.
- 23.08.030 Unclassified areas.

- 23.08.035 Subsequent annexations.
- 23.08.040 Zoning map.
- 23.08.050 District boundaries.
- 23.08.060 Uses established.
- 23.08.065 Unclassified uses.
- 23.08.070 Zoning affects every structure and use.
- 23.08.080 Height limits.
- 23.08.090 Building site requirements.
- [23.08.100 Prohibited uses](#)

### **23.08.010 Establishment of use districts.**

In order to classify, segregate, and regulate the use of land, buildings, and structures, the city is divided into the following use districts:

#### **PRIMARY DISTRICTS**

<b>Description</b>	<b>Symbol</b>	<b>Typical Uses</b>
Floodplain district	FP	Pasture, recreation, agriculture
Agricultural district	AG	Agriculture, horticulture, five acre minimum subdivision
Suburban agricultural district	SAG	Residential uses 43,560 square feet minimum lot size; limited agriculture
Single-family residential district 12,000	R-1-12	Residential uses 12,000 square feet average lot size
Single-family residential district 10,000	R-1-10	Residential uses 10,000 square feet average lot size
Medium-density residential district	R-2	Residential uses 6,000 square feet minimum lot size for a single-family dwelling; 8,000 square feet for duplex dwelling
Medium-density residential – small lot use district	R-2S	Residential uses 4,000 square feet minimum lot size for detached one-family dwelling, 7,000 square feet minimum lot size for two-family dwelling, and 3,000 square feet minimum lot size for attached one-family dwelling
Multiple-family residential district	R-3	Single-family, duplex, multifamily residential; single-family 6,000 square feet; duplex 8,000 square feet; multifamily 1,500 square feet per dwelling unit
Limited business district	C-LB	Offices, clubs, motels, hotels, clinics, apartments
Neighborhood retail business district	C-1	Convenience stores serving immediate neighborhood
Retail business district	C-2	Retail activities, motels, hotels, etc.
General business district	C-3	Retail-wholesale; small fabricating; used/new car sale
Central business district	CBD	Central business mixed uses
Waterfront	WF	Commercial and residential water oriented uses
Commercial winery	CW	Wineries and supporting uses
Commercial recreation	CR	Marina, resort, hotel, recreation
Medium industrial	I-M	Manufacturing district
Heavy manufacturing district	M-2	Manufacturing, warehousing and related uses
Business and commerce use district	B-C	Business and commercial uses
Business research park	B-RP	Business research and business park uses

## PRIMARY DISTRICTS

Description	Symbol	Typical Uses
use district		
Parks and public facilities	PPF	Parks, playgrounds, and public facility uses
Natural open space district	NOS	Undeveloped open space, pedestrian trails

[Ord. 28-05 § 1.02; Ord. 04-09].

### **23.08.020 Combining districts.**

Any use district may be combined with a floodplain combining district. The use of land classified in a combined district shall be governed by the regulations relating both to the primary district and to its combining district. [Ord. 28-05 § 1.02].

### **23.08.030 Unclassified areas.**

All lands not classified as in one of the use districts established by RMC 23.08.010 on the official sectional maps and all lands, if any, in the city not shown on the official sectional maps shall be classified R-1-12 until they are specifically classified by an amendment to this title. [Ord. 28-05 § 1.02].

### **23.08.035 Subsequent annexations.**

All lands hereafter annexed to the city shall be classified by ordinance at the time of annexation in one or more of the use districts established by RMC 23.08.010. Such classification shall be in accord with the comprehensive plan of the city and shall be made only after receipt by the city council of a report from the planning commission, made after a public hearing, which report shall recommend a land use plan and use district classification for such land. [Ord. 28-05 § 1.02].

### **23.08.040 Zoning map.**

The above use districts and the boundaries of such use districts are established as shown on a series of sectional maps, numbered 1 through 64 and marked "Exhibit A." The sectional maps constitute the official zoning map of the city of Richland, which official map is by this reference made a part of this title. Such map, consisting of the sectional maps above referred to and all amendments thereto, shall be filed in the office of the city clerk. The amendment of any of the sectional maps shall be an amendment of the official zoning map. Each copy of this title, prepared by or under the direction of the city, shall include facsimiles of the sectional maps comprising the official map. [Ord. 28-05 § 1.02].

### **23.08.050 District boundaries.**

When uncertainty exists as to the boundaries of any use district shown on the sectional maps, the following rules of construction shall apply:

A. Where district boundaries are indicated as approximately following the centerline of streets, alleys, or highways, the actual centerline shall be construed to be the boundary.

B. Where district boundary lines are indicated as running approximately parallel to the centerline of a street, alley, or highway, the boundary lines shall be construed to be parallel to the centerline of the street.

C. Where district boundaries are indicated on such maps as approximately following the lot or tract lines, the actual lot or tract lines shall be construed to be the boundary of such use district.

D. Where a district boundary on such sectional maps divides a tract in unsubdivided property, the location of such use district boundary, unless the same is indicated by dimensions thereon, shall be determined by use of the scale appearing on such sectional district map.

E. Where a public street or alley is officially vacated or abandoned, the regulations applicable to the abutting property to which the vacated portion shall revert shall apply to such vacated or abandoned street or alley.

F. In case uncertainty exists which cannot be determined by the application of the foregoing rules, the planning commission shall recommend and the city council shall determine the location of such use district boundaries. [Ord. 28-05 § 1.02].

#### **23.08.060 Uses established.**

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The boundaries of such use districts as are shown upon the official zoning map of the city made a part of this title, or upon amendments thereto, are hereby adopted and approved and the regulations of this title governing the uses of land, buildings and structures, the height of buildings and structures, the size of yards about buildings and structures, and other matters as herein set forth are hereby established and declared to be in effect upon all land included within the boundaries of each and every use district shown upon the official zoning map of the city or upon amendments thereto. [Ord. 28-05 § 1.02].

#### **23.08.065 Unclassified uses.**

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The administrative official may allow a use that is unlisted in the land use classification charts, if:

- A. The unlisted use is comparable with other uses in the district;
- B. The unlisted use will have no adverse effect on other permitted uses in the district;
- C. The unlisted use conforms with the purpose of the zoning for the district;
- D. The unlisted use will conform with the performance standards and other regulations applicable to other permitted uses in the district; and
- E. The unlisted use can be permitted without additional conditions.

Whenever the administrative official finds an unlisted use to be a comparable use, he/she shall make a written record of the comparable use and shall consider such written record when considering future land use proposals. [Ord. 28-05 § 1.02].

#### **23.08.070 Zoning affects every structure and use.**

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No building or structure shall be erected and no existing structure or building shall be moved, altered, added to, or enlarged, nor shall any land, building, or structure or premises be used, designed or intended to be used, for any purpose or in any manner other than a use permitted by this title, or amendments thereto, as permitted in the use district in which such land, building, structure, or premises is located. No land use shall be permitted or authorized which is determined by the planning manager to be in violation of any local, state, or federal law, regulation, code or ordinance. [Ord. 28-05 § 1.02; Ord. 10-13 § 1.01].

### **23.08.080 Height limits.**

No building or structure shall be erected, nor shall any existing building or structure be moved, reconstructed, or structurally altered to exceed the height limit established by this title, or amendments thereto, for the use district in which such building or structure is located. [Ord. 28-05 § 1.02].

### **23.08.090 Building site requirements.**

No building or structure shall be erected, nor shall any building or structure be moved, altered, enlarged, or rebuilt, nor shall any open spaces surrounding any building or structure be encroached upon or reduced in any manner, except in conformity with the building site requirements and the area and yard regulations established by this title, or amendments thereto, for the use district in which such building or structure is located. No yard or other open spaces provided about any building or structure for the purpose of complying with the regulations of this title or amendments thereto shall be considered as providing a yard or open space for any other building or structure. [Ord. 28-05 § 1.02].

### **23.08.100 Prohibited uses.**

- A. In addition to uses that are specifically prohibited in Sections 23.14.030, 23.18.030, 23.22.030, 23.26.030, 23.28.030, 23.20.020 of this Title, the following uses are also prohibited:

Marijuana-related land uses, including marijuana retail sale, production or processing facilities, collective gardens and/or dispensaries as may be allowed under state law are expressly prohibited from locating or operating in any zone with the City of Richland.

- B. No land use shall be permitted or authorized which is determined by the planning manager to be in violation of any local, state, or federal law, regulation, code or ordinance.

Section 1.02 The moratorium adopted on October 15, 2013, pursuant to Resolution No. 51-13A, affirmed by adoption of Resolution No. 84-13, and extended by adoption of Resolution No. 27-14 shall terminate upon the date all provisions of this ordinance become effective in accordance with Section 1.03 below.

Section 1.03 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 7<sup>th</sup> day of October, 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: October 12, 2014



## **STAFF REPORT**

TO: PLANNING COMMISSION  
FILE NO.: Z2014-105

PREPARED BY: RICK SIMON  
MEETING DATE: AUGUST 27, 2014

### **GENERAL INFORMATION:**

APPLICANT: CITY OF RICHLAND Z2014-105

REQUEST: TEXT AMENDMENTS CREATING A NEW SECTION 23.08.100 OF  
THE RICHLAND MUNICIPAL CODE BANNING MARIJUANA USES.

LOCATION: CITYWIDE

### **REASON FOR REQUEST:**

Following the passage of I-502 authorizing the retail sale, processing and production of recreational marijuana, the City Council has put a moratorium in place on marijuana uses. This proposed code amendment would prohibit marijuana retail sales, processing and production uses within the City.

### **FINDINGS AND CONCLUSIONS**

Staff has completed its review of the proposed amendment to the city's development regulations and submits that:

1. The state law, under the provisions of I-502, authorizes the retail sale, processing and production of marijuana subject to specific locational criteria and limitations relating to the number of such facilities;
2. The State Liquor Control Board, which is the state agency tasked with regulating marijuana uses developed a licensing system that established standards for all persons applying for a license to engage in the retail sale, processing or production of marijuana;
3. To date, the only applications for licensing marijuana uses by the Liquor Control Board proposing location within the City of Richland have been rejected for non-compliance with the licensing criteria;
4. The State Attorney General has authored an opinion that while municipal governments are authorized to permit marijuana uses under I-502, they are not mandated to permit such uses within their jurisdictional boundaries;

5. Federal law classifies marijuana as a Class I drug, possession and use of which is a felony, and is in conflict with the provisions of I-502;
6. The current federal administration has determined that enforcement of marijuana laws in Washington State will not be actively pursued; however; this policy could be changed by this or a future administration;
7. The City of Richland is home to a significant population of federal employees and contractors, for whom marijuana use remains illegal and for whom violation of federal law would result in loss of job.
8. Other jurisdictions within the Tri-City region, including the cities of Kennewick and Pasco have adopted marijuana use bans in their zoning codes.
9. Based upon the above findings and conclusions, the adoption of the City's amendments to Section 23.08.100 of the Richland Municipal Code is in the best interest of the community of Richland.

#### RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2014-105) and recommend to the City Council adoption of the a new Section 23.08.100 of the Richland Municipal Code – prohibiting marijuana uses.

#### ATTACHMENTS

- A. Supplemental Information
- B. Proposed Code Amendment

SUPPLEMENTAL INFORMATION

EXISTING CODE

The current City code is silent on marijuana land uses that have been permitted with the passage of I-502 and the rules subsequently developed by the State Liquor Control Board. City Council has put a moratorium in place prohibiting marijuana uses until the City has an opportunity to develop appropriate regulations to govern this use. The current code does include a provision that indirectly prevents marijuana use. Section 23.08.070 in pertinent part states: *"No land use shall be permitted or authorized which is determined by the planning manager to be in violation of any local, state, or federal law, regulation, code or ordinance."*

PROPOSED AMENDMENTS

The proposed code amendment would specifically ban both recreational and medical marijuana uses that are authorized under current state law. The amendment would also take the current code language disallowing uses that are in violation of federal law and place this code language into a new Section 23.38.100 of the City code. A complete copy of the proposed code language is attached.

ANALYSIS

The current conflict between state and federal law creates a hardship for local government in that it sets up a condition in which local government cannot be compliant with both state and federal law. The Attorney General's opinion indicates that while cities can allow marijuana uses within their boundaries, they are not mandated to do so. That opinion, if valid, provides the City with a seemingly safe option of banning marijuana uses. However, some cities having declared bans of their own are being sued by marijuana advocates. As cities across the state wrestle with this issue, as court decisions are handed down and amendments are made to either state or federal law, this issue may need to be revisited. For the time being, a ban on marijuana uses seems to be the most prudent action available to the City.

SUMMARY

The proposed new Section 23.08.100 of the RMC would place a ban on all marijuana land uses.



## MINUTES

### RICHLAND PLANNING COMMISSION MEETING No. 8-2014

Richland City Hall – 550 Swift Boulevard – Council Chamber

WEDNESDAY, August 27, 2014

7:00 PM

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#### Call to Order:

**Chairman Utz** called the meeting to order at 7:00 PM

#### Attendance:

Present: Commissioners Berkowitz, Boring, Clark, Jones, Madsen, Wallner, Wise and Chairman Utz. Also present were City Council Liaison Phil Lemley, Deputy City Manager Bill King, Development Services Manager Rick Simon, Senior Planner Aaron Lambert and Recorder Penny Howard.

#### PUBLIC HEARING

##### 1. APPLICANT: CITY OF RICHLAND (Z2014-105) ZONING TEXT AMENDMENTS – ADDITION OF A NEW RMC SECTION 23.08.100 - BANNING MARIJUANA USES CITYWIDE

**Mr. Simon** presented to staff report for a proposed code amendment that would prohibit marijuana retail sales, processing and production within the City. After Initiative 502 passed, the City Council put a moratorium in place on marijuana uses and State Attorney General authored an opinion that while municipal governments are authorized to permit marijuana uses, they are not mandated to permit such uses within their jurisdictional boundaries. **Mr. Simon** reported that the only applications for licensing marijuana uses to day within the City were rejected by the Liquor Control Board for non-compliance with the licensing criteria. He also reported that federal law classifies the possession and use of marijuana as a felony and pointed out that as future court decisions occur and laws change, there may be a need to revisit the issue.

**Chairman Utz** opened the public hearing at 7:42 PM. With no one wishing to speak, the public hearing was closed at 7:44 PM.

**Commissioner Clark** asked if the uses of marijuana were all inclusive. **Mr. Simon** explained that the prohibition was related to land use that would result in the sale, processing or production of marijuana, but would not affect an individual's right to use marijuana.

**Commissioner Wise** pointed out that the City of Richland belongs to the Nuclear Communities group, whose newsletters may have inferred a less reliable workforce in the State of Washington due to the legalization of marijuana.

**Commissioner Boring** expressed concern for citizens who voted for the legalization of marijuana, but believed there were more cons than pros at this time.

**Commissioner Berkowitz** discussed the changing zoning regulations that would allow uses in certain as opposed to a ban and possible future modifications as laws are changed. **Mr. Simon** stated that future rulings would very likely require additional discussions and code changes. **Commissioner Berkowitz** stated her disagreement with ban, especially when it could make it more difficult for medical marijuana users to obtain marijuana.

**Commissioner Madsen** expected more public participation, but did not find the article in the Tri-City Herald. He believed there was good cause to ban marijuana and believed the City voted against the Initiative.

**Chairman Utz** suggested that it may be wise to avoid leading the nation on this issue and supported the proposal.

**A motion was made by Commissioner Madsen and seconded by Commissioner Wallner to concur with the findings and conclusions set forth in Staff Report (Z2014-105) and recommend to the City Council adoption of the new Section 23.08.100 of the Richland Municipal Code – prohibiting marijuana uses.**

**Discussion:**

**Commissioner Clark** suggested that the verbiage limiting usage must be very specific.

**Commissioner Boring** pointed out that other cities that have banned marijuana uses have been sued and was not completely comfortable making this decision.

**THE MOTION CARRIED 6-1.**

**Commissioner Berkowitz voted against and Commissioner Boring abstained.**