



Agenda
REGULAR CITY COUNCIL MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, October 21, 2014

City Council Pre-Meeting, 7:00 p.m.

(Discussion Only - Annex Building)

Executive Session:

1. Per RCW 42.30.140 (4): Discuss Collective Bargaining Negotiations (10 minutes)
- Cindy Johnson, City Manager
2. Discuss Lease or Purchase of Real Estate RCW 42.30.110 (1) (b) (5 minutes)
- Bill King, Deputy City Manager

Agenda Item:

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. Tri-City Regional Hotel Motel Commission 2015 Budget and Marketing Plan - Kris Watkins, Executive Director, Tri-Cities Visitor and Convention Bureau
2. CityView Video: Green Business of Year
- Trish Herron, Communications and Marketing Manager

Public Hearing:

(Please Limit Public Hearing Comments to 3 Minutes)

1. Proposed Revenue Sources Including Property Tax - Ordinance Nos. 30-14 and 32-14, 2015 Ad Valorem Tax and Property Tax Levies
- Cathleen Koch, Administrative Services Director
2. 2015-2019 Consolidated Community Development and Affordable Housing Plan for the Tri-Cities
- Bill King, Deputy City Manager

3. 2015 CDBG Recommended Funding Allocations
- Bill King, Deputy City Manager
4. 2015 HOME Partnership Funding Recommendation
- Bill King, Deputy City Manager
5. Proposed 2014 Amendments to the City Comprehensive Plan
- Rick Simon, Development Services 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 Meeting Held October 7, 2014
- Marcia Hopkins, City Clerk

Ordinances - First Reading:

2. Ordinance No. 15-14, Dedicating Right of Way for Smartpark Street
- Pete Rogalsky, Public Works Director
3. Ordinance Nos. 30-14 and 32-14, 2015 Ad Valorem Tax and Property Tax Levies
- Cathleen Koch, Administrative Services Director
4. Ordinance No. 33-14, Amending the Legal Description Contained in a Previous Annexation (Ordinance No. 24-12) to Include a Portion of Columbia Park Trail Right-of-Way
- Rick Simon, Development Services Manager

Ordinances - Second Reading/Passage:

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

Resolutions - Adoption:

8. Resolution No. 156-14, Adopting LED Street Light Standards
- Pete Rogalsky, Public Works Director
9. Resolution No. 160-14, Youth Appointment and Reappointment to the Parks and Recreation Commission: Viknesh Kasthuri and Shanta Katipamula
- Marcia Hopkins, City Clerk

10. Resolution No. 161-14, Expressing Appreciation to Stanley Jones for Service on the Planning Commission
- Marcia Hopkins, City Clerk
11. Resolution No. 163-14, Expressing Appreciation to Samantha Beck for Service on the Parks and Recreation Commission as a Youth Member
- Marcia Hopkins, City Clerk
12. Resolution No. 164-14, Awarding Bid to Premier Excavation, Inc. for the Auxiliary Track Addition Project
- Pete Rogalsky, Public Works Director
13. Resolution No. 165-14, Revising a Public Hearing Date for the Delaware Local Improvement District (LID) No. 195
- Marcia Hopkins, City Clerk

Items for Approval:

14. Approval for Pilot Testing of Solids Handling Equipment
- Pete Rogalsky, Public Works Director
15. Memorandum of Understanding with the Port of Kennewick for Park Master Planning
- Joe Schiessl, Parks and Public Facilities Director

Expenditures - Approval:

16. September 29, 2014 - October 10, 2014, for \$4,158,681.20 including Check Nos. 216439-216881, Wire Nos. 5739-5749, Payroll Check Nos. 99607-99618, and Payroll Wire/ACH Nos. 8703-8723
- Cathleen Koch, Administrative Services Director

Items of Business:

1. City Manager's Proposed 2015 Budget
- Cindy Johnson, City 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

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Council Agenda Coversheet

Council Date: 10/21/2014

Category: Public Hearing

Agenda Item: PH1

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: PROPOSED REVENUE SOURCES INCLUDING PROPERTY TAX

Department: Administrative Services

Ordinance/Resolution:

Reference:

Document Type: Presentation

Recommended Motion:

None.

Summary:

A public hearing will be held for the purpose of public comment on the proposed 2015 revenue sources supporting the General Fund activities.

State statutes require that the public hearing be held prior to consideration of an Ad Valorem Tax ordinance.

Upon conclusion of the public hearing, there will be first readings of the Ad Valorem Tax ordinances scheduled for this evening, October 21, 2014; the second reading and passage is scheduled for November 4, 2014.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

City Manager Approved:

Johnson, Cindy
Oct 15, 14:20:43 GMT-0700 2014



Council Agenda Coversheet

Council Date: 01/21/2014

Category: Public Hearing

Agenda Item: PH2

Key Element: Key 7 - Housing and Neighborhoods

Subject: DRAFT 2015-2019 CONSOLIDATED COMMUNITY DEVELOPMENT & AFFORDABLE HOUSING PLAN

Department: Community and Development Services

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

This is a public hearing; no action is necessary.

Summary:

The 2015-2019 Consolidated Community Development and Affordable Housing Plan for Kennewick, Pasco, and Richland (CPS) is a document required to continue receiving federal Community Development Block Grant (CDBG) and HOME Investment Partnership funding from the U.S. Department of Housing and Urban Development (HUD). The CPS establishes goals, objectives, and strategies to address priority needs of lower income persons over the next five years. The CPS identifies local priorities to implement HUD national objectives of the CDBG and HOME programs.

The City of Richland is the lead agency of the Tri-Cities HOME Consortium. The City of Pasco hosted a public hearing on October 16, 2014 and the City of Kennewick will host its public hearing on October 21, 2014. The final plan will be presented for Richland Council action on November 4, 2014. Tonight's public hearing is the final opportunity to receive testimony for inclusion in the plan. A 30-day written federal comment period will close on November 1, 2014.

Fiscal Impact?

☒ Yes ☐ No

The planning document is required to receive funds from the US Department of Housing and Urban Development in the Cities of Kennewick, Pasco and Richland for the period 2015-2019.

Attachments:

- 1) Richland Annual Plan Review
- 2) Tri-Cities Consortium Consolidated Plan

City Manager Approved:

Hopkins, Marcia
Oct 16, 14:56:42 GMT-0700 2014

**TRI-CITIES REGIONAL
CONSOLIDATED PLAN 2015-2019**

RICHLAND ANNUAL ACTION PLAN

Review Draft

OCTOBER 2014

FIRST YEAR ACTION PLAN

INTRODUCTION (AP15)

The Cities of Richland, Kennewick and Pasco are entitlement communities under Title 1 of the Housing and Community Development Act of 1974. Each city is eligible to receive federal funds annually from the US Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program. Each city is separately responsible for planning and administering housing and community development activities within their jurisdiction, and implementing, monitoring, and reporting to HUD on the use of CDBG funds.

Richland, Kennewick and Pasco, as contiguous units of local government, entered into a Cooperative Agreement in 1995 to form the Tri-Cities HOME Consortium. The agreement was amended in 2007 to include an automatic renewal clause. At least every three years the Cooperative Agreement is re-evaluated by each city to determine continued participation in the Consortium and to propose change. The Tri-Cities HOME Consortium is eligible to receive annual federal HOME dollars from HUD under the HOME Investment Partnership Program authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended. Richland serves as the lead entity for the Tri-Cities HOME Consortium, and acts as the administrative, monitoring and reporting agency to HUD.

As each of the three cities share a common set of goals and directions for meeting the community development and affordable housing needs of lower income persons, the cities collaboratively prepared a 2015-2019 Tri-Cities Regional Consolidated Plan. The Plan provides the community with an assessment of needs and market conditions, establishes priority needs, sets goals to respond to the identified needs, and establishes outcome measures to serve as a basis for developing Annual Action Plans.

The City of Richland anticipates for planning purposes that the CDBG and HOME Programs will be federally funded at 2015 levels; however this is very difficult to project as the past several years have seen major funding reductions to these two federal programs. If actual federal awards are above or below the anticipated amount, the current approved projects will be increased or decreased proportionally based on the same percentage as the final allocation from HUD or alternate applicant projects may be considered. Under the CDBG Program, consideration will also be given to HCDAC priority ranking, with those activities scoring highest given consideration for full funding first. Final funding is also contingent on actual receipt of revolving loan program income from prior CDBG loans.

EXPECTED RESOURCES**Table 1: Expected Resources Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Amount Available Remainder of Plan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Federal	Admin and planning Housing Public improvements Public services	\$221,943	\$108,321	\$148,797	\$479,061	\$1,916,244	Expected funds based on 2014 award and program income projected annually over 5-year period
HOME	Federal	Admin and planning Homebuyer assistance New construction for homeownership	\$465,000	\$100,000	\$89,636	\$654,636	\$2,618,544	Expected funds based on 2014 award and program income projected annually over 5-year period

Leveraging Funds and Matching Requirements (AP15)

The Cities of Richland, Kennewick and Pasco are supportive of efforts by other agencies to apply for or leverage other funding sources that might become available during the year. City staff will be available to provide written and verbal support of projects that will meet a housing and community development need as identified in the 2015-2019 Consolidated Plan, and, within staffing capacity, will assist other organizations that implement portions of the Plan to apply for funds from other local, state, or federal resources.

Each city, as a participating jurisdiction of the Consortium, must make a permanent contribution to show support of affordable housing in the community. The contribution is considered to be a match for federal HOME dollars and must be 25% of the funds drawn from the jurisdiction's HOME Investment Trust Fund Treasury account, excluding funds identified for administering the HOME program and program income. Match obligations are satisfied by permanent non-federal investment in, or contribution to, HOME assisted or HOME eligible projects by reduction or contribution from the City's General or other non-federal funds, reduced cost for land purchased below appraised value, reduced financing fees from lenders and appraisers, grants for affordable housing from non-federal sources, donated construction/housing materials, and volunteer labor.

ANNUAL GOALS AND OBJECTIVES**Table 2: Goals Summary**

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Community development	2015	2019	Non-housing community development	N/A	Community & economic development	\$166,585	Public facility or infrastructure activities other than low/moderate-income housing benefit: 2,162 persons assisted
Homeless & services	2015	2019	Non-homeless special needs	N/A	Homeless & services	\$39,291	Public service activities other than low/moderate income housing benefit: 511 persons assisted
Housing	2015	2019	Affordable housing	N/A	Housing	\$826,933	Homeowner housing rehabilitated: 2 household housing units Direct financial assistance to homebuyers: 68 households assisted Homeowner housing added: 5 household housing units

PROJECTS*Introduction (AP35)*

This Annual Action Plans describes how funds will be used to support the goals and priorities identified in previous sections of this Consolidated Plan. Projects and activities are carefully chosen. CDBG activities and HOME CHDO projects go through a competitive process, ensuring the maximum effectiveness in the use of federal grant funds.

Table 3: Project Information

Project #	Project Name
1	CDBG Planning and Administration
2	CDBG Owner-Occupied Rehabilitation Program
3	The ARC of Tri Cities/Therapeutic Recreation Partners and Pals
4	Barth Park Playground Improvement
5	Elijah Family Homes/Transition to Success
6	Senior Life Resources/Meals on Wheels
7	Removal of Architectural Barriers
8	Tri-Cities HOME Consortium Administration
9	Richland HOME First Time Homebuyer Assistance Program
10	Kennewick HOME First Time Homebuyer Assistance Program
11	Pasco HOME First Time Homebuyer Assistance Program
12	Tri Cities HOME Consortium CHDO

1	Project name	CDBG Planning and Administration
	Target area	
	Goals supported	Increase and preserve affordable housing choices Community neighborhood & economic development Homeless intervention & prevention and supportive services
	Needs addressed	Affordable housing creation, preservation, access and choice Community, neighborhood and economic development Homeless intervention and prevention and supportive services
	Funding	CDBG: \$44,388
	Description	Fund necessary staff to administer, manage and monitor the implementation of CDBG funds and associated federal regulations. (Matrix 21A, Administrative)
	Location description	Not applicable
	Planned activity	Administration, management, and monitoring responsibilities include activity eligibility determination, fund management, labor standards enforcement, and environmental review. Policy leadership and back-office infrastructure is also included in this activity.
	Target date	December 2015
	Indicator/outcome	Other: Administration
2	Project name	CDBG Owner-Occupied Rehabilitation Program
	Target area	
	Goals supported	Increase and preserve affordable housing choices
	Needs addressed	Affordable housing creation, preservation, access and choice
	Funding	CDBG: \$228,797
	Description	Health- and safety-related minor home repairs for CDBG-eligible low- and moderate-income homeowners, including staff costs for program delivery of program. (Matrix14A)
	Location description	Within Richland city limits, with priority placed on Census Tracts 102, to 106 and 108.04, Block Group 4
	Planned activity	Staff support including marketing efforts, application intake, review and assess requested repairs from eligible homeowners. Implement qualifying minor repairs, repairs that will be necessary to maintain occupant health and safety, maintaining good supply of housing for CDBG eligible population.
	Target date	December 2015
	Indicator/outcome	Homeowner housing rehabilitated
3	Project name	The ARC of Tri-Cities/Therapeutic Recreation Partners and Pals Program
	Target area	
	Goals supported	Homeless intervention & prevention and supportive services
	Needs addressed	Homeless intervention & prevention and supportive services
	Funding	CDBG: \$11,838
	Description	Provide developmentally disabled individuals with therapeutic recreational opportunities. (Matrix 05B, Handicapped Services)
	Location description	Within Richland city limits
	Planned activity	Administration, monitoring, reporting, and management of contract and activity
	Target date	December 2015
	Indicator/outcome	Public service activities other than low/moderate income housing benefit

4	Project name	Barth Park Playground Improvement
	Target area	
	Goals supported	Community neighborhood & economic development
	Needs addressed	Community neighborhood & economic development
	Funding	CDBG: \$60,000
	Description	Provide for improvements in neighborhood parks that serve low- and moderate-income neighborhoods. (Matrix 03F, Parks/Recreation)
	Location description	Census Tract 106, Block Groups 1, 2, and 3.
	Planned activity	Park improvements including purchase and installation of safety surfacing and playground equipment and landscape restoration.
	Target date	December 2015
5	Indicator/outcome	Public facility or infrastructure activities other than low/moderate-income housing benefit
	Project name	Elijah Family Homes/Transition to Success Program
	Target area	
	Goals supported	Homeless intervention & prevention and supportive services
	Needs addressed	Homeless intervention & prevention and supportive services
	Funding	CDBG: \$18,615
	Description	Provide case management to recovering drug/alcohol abusers. (Matrix 05, Other Public Service)
	Location description	Within Richland city limits.
	Planned activity	Administration, monitoring, reporting, and management of contract and activity.
6	Target date	December 2015
	Indicator/outcome	Public service activities other than low/moderate income housing benefit
	Project name	Senior Life Resources/Meals on Wheels
	Target area	
	Goals supported	Homeless intervention & prevention and supportive services
	Needs addressed	Homeless intervention & prevention and supportive services
	Funding	CDBG: \$8,838
	Description	Provide meals to seniors that are homebound and at Richland Community Center (Matrix 01, People)
	Location description	Within Richland city limits.
7	Planned activity	Administration, monitoring, reporting, and management of contract and activity.
	Target date	December 2015
	Indicator/outcome	Public service activities other than low/moderate income housing benefit
	Project name	Removal of Architectural Barriers
	Target area	
	Goals supported	Community neighborhood & economic development
	Needs addressed	Community neighborhood & economic development
	Funding	CDBG: \$106,585
	Description	Support costs of implementing accessibility upgrades and removal of architectural barriers (Matrix 03L, Sidewalks)
	Location description	Within Richland Census Tract 105.
	Planned activity	Improve accessibility of neighborhoods for persons with mobility limitations.
	Target date	December 2015
	Indicator/outcome	Public facility or infrastructure activities other than low/moderate income housing benefit

8	Project name	Tri Cities HOME Consortium Administration
	Target area	
	Goals supported	Increase and preserve affordable housing choices
	Needs addressed	Affordable housing creation, preservation, access and choice
	Funding	HOME: \$56,500
	Description	Support costs of staff involved in the administration of the HOME grant.
	Location description	
	Planned activity	Grant administration including program evaluation and reporting, and contracting.
	Target date	December 2015
	Indicator/outcome	Other: Administration
9	Project name	Richland HOME First Time Homebuyer Assistance Program
	Target area	
	Goals supported	Increase and preserve affordable housing choices
	Needs addressed	Affordable housing creation, preservation, access and choice
	Funding	HOME: \$116,365.34
	Description	Support costs of providing downpayment assistance to qualifying first time homebuyers
	Location description	Within Richland city limits, with priority placed on Census Tracts 102, to 106 and 108.04, Block Group 4.
	Planned activity	Downpayment assistance and related costs including project delivery
	Target date	December 2015
	Indicator/outcome	Direct financial assistance to homebuyers
10	Project name	Kennewick HOME First Time Homebuyer Assistance Program
	Target area	
	Goals supported	Increase and Preserve Affordable Housing Choices
	Needs addressed	Affordable Housing Creation, Preservation, Access and Choices
	Funding	HOME: \$116,365.33
	Description	Support costs of providing downpayment assistance to qualifying first time homebuyers.
	Location description	Within Kennewick city limits.
	Planned activity	Downpayment assistance and related costs including project delivery.
	Target date	December 2015
	Indicator/outcome	Direct financial assistance to homebuyers
11	Project name	Pasco HOME First Time Homebuyer Assistance Program
	Target area	
	Goals supported	Increase and Preserve Affordable Housing Choices
	Needs addressed	Affordable Housing Creation, Preservation, Access and Choices
	Funding	HOME: \$116,365.33
	Description	Support costs of providing downpayment assistance to qualifying first time homebuyers
	Location description	Within Pasco city limits, with priority placed on Census Tracts 201, 202, 203 and 204
	Planned activity	Downpayment assistance and related costs including project delivery
	Target date	December 2015
	Indicator/outcome	Direct financial assistance to homebuyers

12	Project name	Tri Cities HOME Consortium CHDO
	Target area	
	Goals supported	Increase and Preserve Affordable Housing Choices
	Needs addressed	Affordable Housing Creation, Preservation, Access and Choices
	Funding	HOME: \$69,750
	Description	Project has not been established
	Location description	Location has not been established at this time.
	Planned activity	
	Target date	December 2015
	Indicator/outcome	Homeowner housing added

Allocation Priorities and Barriers (AP35)

Funding priorities are consistent with those stated in the Strategic Plan. The City of Richland intends to maximize the use of limited resources to ensure the highest benefit within the capacity to administer the program. Reduced funds have increased the challenge. Given the limited capacity, bricks and mortar projects resulting in visual physical improvements are important when those projects reduce barriers for physically impaired persons; result in the acquisition, construction or improvement to public facilities; and/or, result in neighborhood preservation and revitalization. High priority is also placed on projects that would result in enhancing the economic opportunities of residents.

The City likewise places a priority on bricks and mortar projects that result in the creation or preservation of housing for elderly or populations with special needs and social services projects to address community needs including projects to assist seniors or populations with special needs and disadvantaged youth.

Whenever feasible, projects that leverage additional funds and/or are coordinated with community partners are emphasized and given priority. The City does not anticipate obstacles to meeting the underserved needs addressed in the projects (within the anticipated funding levels).

GEOGRAPHIC DISTRIBUTION (AP50)

No specific geographic target areas have been identified. Richland's CDBG and HOME funds will be available to assist lower income residents within Richland city limits with priority placed on those activities that provide a benefit in the oldest neighborhoods of Richland.

AFFORDABLE HOUSING

Introduction (AP55)

The goal numbers represented below reflect activities that will be funded with federal funds through the Tri-Cities HOME Consortium and Richland's CDBG allocation.

Table 4: One Year Goals for Affordable Housing by Support Requirements

One-Year Goals for the Number of Households to be Supported	
Homeless	0
Non-homeless	22
Special needs	0
Total	22

Table 5: One Year Goals for Affordable Housing by Support Type

One-Year Goals for the Number of Households to be Supported	
Rental assistance	0
Production of new units	5
Rehab of existing units	2
Acquisition of existing units	68
Total	75

Discussion (AP55)

A goal of the three Cities is to provide decent affordable housing for its residents. To support this effort each city has programs to address this need. The following provides a general overview of the types of programs and projects that supports this effort.

- HOME – Down Payment Assistance Program. Each City provides a down payment program, providing funds for low and moderate income first time homebuyers.
- HOME – CHDO. Support efforts of a CHDO to develop single family homeownership units.

Using CDBG funds, the City of Richland provides an Owner-Occupied Rehabilitation Loan Program supporting the revitalization of existing neighborhoods by providing minor home repairs and weatherization improvements for low income homeowners.

PUBLIC HOUSING

Actions to Support Public Housing Needs (AP60)

The City of Richland will help address the needs of public housing and activities in 2014 by continuing to work closely with and supporting efforts of the Kennewick Housing Authority. The City and Authority will continue to coordinate housing activities throughout the City.

Actions to Encourage Residents (AP60)

The Kennewick Housing Authority Governing Board includes one position designated for a resident representative. That position is currently filled and the resident representative is fully engaged.

HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES (AP65)

The three cities will continue to be involved in the Benton Franklin Human Services planning efforts. The BFHS developed a plan for the homeless with the express purpose of giving nonprofit and government agency providers a “road map” of actions to follow to reduce homelessness in Benton and Franklin Counties. The plan is a concerted effort by numerous agencies, including the three cities, to develop a common understanding of the needs of the homeless and to agree upon a coordinated plan to improve services and housing for homeless. The goal of the plan is to move homeless individuals and families through a continuum of housing and supportive services leading them to permanent housing with the highest level of self-sufficiency they can achieve.

Assessing Individual Needs (AP65)

Richland, Kennewick and Pasco will continue to encourage cooperation in sharing information to identify existing resource that might be available to meet the needs of the homeless, or those at risk of becoming homeless. Staff from the Cities will also participate in and support the annual Point-in-Time Count in Benton and Franklin counties scheduled for January 2015.

In addition, Richland CDBG funds are being dedicated in the current year to providing case management services at Elijah Family Homes, which supports individuals recovering from substance abuse. Supportive services and supportive housing is essential in preventing homelessness and transitioning to self-sufficiency.

Addressing Emergency Shelter and Transitional Housing Needs (AP65)

Emergency Solutions Grant funds are not directly administered by the Continuum of Care. However, the Continuum consults on funding decisions. The cities do not address emergency shelter and transitional housing needs of homeless, except through their involvement with Benton Franklin Community Action Committee (BFCAC) and Benton Franklin Human Services. The three cities do not receive ESG funds but will continue to support the development of homeless housing through community resources such as, potentially, the HOME program and 2060 and 2163 Recording Fee resources, as they have in the past (such as the recent rehabilitation and sale of a duplex for use as transitional housing for families).

Transitions to Permanent Housing and Homeless Prevention (AP65)

The City of Richland purchased and rehabilitated a three-bedroom dilapidated duplex using CDBG and Benton County 2060 funds. The property was sold to Housing Authority City of Kennewick to serve as transitional housing for domestic violence victims and their family. The City of Richland purchased and rehabilitated a 3-bedroom duplex using CDBG funds to serve as transitional housing for persons and families that have been denied access to public housing due to previous related offenses. The facility was sold to Elijah Family Homes and has been in operation since August 2012.

Assistance with Discharge Housing and services (AP65)

Except for involvement with BFCAC, the three Cities don't provide assistance to those being discharged from publicly funded institutions or receiving assistance from public or private agencies.

BARRIERS TO AFFORDABLE HOUSING (AP75)

The purchase price and downpayment of a home generally serves as a significant barrier to affordable homeownership opportunities, particularly for lower income households. Local HUD-funded housing programs provide affordable housing opportunities for lower-income households by financing down payment assistance. Affordable housing opportunities are also available through programs for minor home repairs and weatherization upgrades to existing homes, decreasing energy costs for low income households.

All three cities encourage infill development to preserve older neighborhoods, and support increase of housing densities in areas where adequate public facilities and services (police and fire protection, schools, water, sewer, and drainage) are in place or can easily be provided.

There is a lack of low cost land for development in the central core area of Richland. Richland has updated and modified four single-family residential "alphabet" floor plans ("L", "R", and "V") to meet current code requirements and the plans are available to the public. These floor plans lend themselves well for development on small lots.

OTHER ACTIONS

Introduction (AP85)

Because of the layout of the Tri-Cities, Benton and Franklin Counties are taking a more regional approach for addressing obstacles to underserved needs. One of the challenges to meeting underserved needs by any one group is the lack of staff capacity, financial resources, and supportive services necessary to address all needs. All three cities attend, support and are active members of Continuum of Care, an organization comprised of local non-profit, housing, public service, correctional, and government agencies throughout Benton and Franklin counties. By maintaining open communication, collaboration, and partnering efforts among all groups, and reducing duplication of effort, more needs of lower income people can be met.

Actions to Meet Underserved Needs (AP85)

Decent housing can be made available to those below 30% median income by joining forces with community advocates such as the Benton Franklin Home Base Housing Network, Benton Franklin Community Action Committee and the Department of Human Services to provide affordable housing for this underserved population. Typical projects to meet this goal would be family shelter, domestic

violence shelter, developmentally disabled and chronically mentally disabled housing, elderly housing, migrant farmworker housing, homeless prevention rapid rehousing programs and state and local housing trust funds. The City supports the efforts of local non-profit agencies to meet needs of underserved populations.

Actions toward Affordable Housing (AP85)

The City will continue to support the efforts of various nonprofit agencies, housing authorities and CHDO's to provide affordable housing opportunities for special needs populations. Rehabilitation priority is given by the City and by Benton Franklin CAC Energy Efficient Healthy House Program to those homes occupied by frail elderly or homeowners and renters with disabilities. City staff will be available to assist in identifying potential funding sources and provide technical assistance within staff capacity, and will remain receptive to forming partnerships with other entities to assure vulnerable populations are able to reside in decent, safe housing.

Actions to Reduce Lead-Based Paint Hazards (AP85)

The City will undertake the following actions in program years 2015-2019 to increase community awareness of lead based paint and its hazards. The City will provide education on lead based paint including information on Safe Work Practices, actions to take when rehabbing or remodeling a home, and steps to take if exposure to lead hazards is suspected.

The pamphlets "Renovate Right" and "Protect Your Family from Lead in Your Home" published by Washington Department of Commerce and Environmental Protection Agency (EPA) will be distributed to all potential housing clients, and be available via online links from the City's website.

In compliance with Program Update 05-11, the Lead Based Paint (LBP) Safe Checklist is utilized to evaluate applicability of the lead safe housing rule to CDBG and HOME funded projects. The City will work with pre-qualified contractors to perform testing as necessary to identify lead hazards, and assure compliance after remediation work through clearance exams as required for persons assisted with CDBG or HOME funds.

Actions to Reduce Number of Poverty-Level Families (AP85)

Several activities may be undertaken to decrease cost-burdens for lower income people such as the various housing programs offered by the City and the Tri-Cities HOME Consortium, such as Local Improvement District (LID) Assistance Programs, life skills training, and the various public/social service programs offered. The Cities support economic development projects that create jobs or provide education or training to enable people to become self-sufficient and have an opportunity to work at living wage jobs. Neighborhood improvement plans inventory and designate neighborhoods for revitalization. Targeted revitalization of neighborhoods should increase the ability to impact the lives of

lower income residents who reside there, and promote these areas as a desirable place to live with connectivity to other desirable neighborhoods.

Actions to Develop Institutional Structure (AP85)

The City will pursue various activities outlined in the 2015-2019 Consolidated Plan to strengthen and coordinate actions with housing, nonprofit, and economic development agencies. Staff will continue to participate in the Continuum of Care Task Force to assist in the coordination of government agencies, nonprofit organizations, housing developers, social service providers, and Continuum of Care providers to meet the needs of the homeless. Richland staff will participate in the Point-in-Time Count of the homeless, used to measure community trends. The City will, within staff capacity, continue to encourage and support joint applications for resources and programs among housing and service providers.

Actions to Enhance Coordination (AP85)

The City supports efforts by other agencies to apply for, or leverage other funding sources that might become available during the year. City staff will be available to provide written and verbal support of projects that meet a Housing and Community Development need as identified in the 2010-2015 Consolidated Plan, and will assist other organizations to apply for funds from other local, state or federal resources within staff capacity.

PROGRAM SPECIFIC REQUIREMENTS

Introduction (AP90)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogramed	\$28,321.00
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0.00
5. The amount of income from float-funded activities	\$0.00
Total Program Income	\$28,321.00

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	100%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

Other Investments (AP90)

Not applicable

Guidelines for Resale/Recapture of HOME Funds (AP90)

There are two options the Tri-Cities HOME Consortium will use to structure its recapture provisions:

1. Direct HOME Subsidy. In this option, the Participating Jurisdiction recaptures the entire amount of the direct HOME subsidy provided to the homebuyer before the homebuyer receives a return. The recapture amount is limited to the net proceeds available from the sale of the property during the period of affordability. If there are insufficient net proceeds available at sale, the homebuyer is not required to repay the difference between the total direct HOME subsidy and the amount that is available from net proceeds, and the PJ is not required to pay the difference to HUD.
2. Reduction during the Affordability Period. The direct HOME subsidy, or a designated portion of the loan, is reduced based on the time the homebuyer has owned and occupied the housing, measured against the required affordability period. The pro-rata amount recaptured cannot exceed what is available from net proceeds.

Guidelines Ensuring Affordability (AP90)

To preserve affordability, Consortium members may use purchase options, rights of first refusal, or other preemptive rights to purchase previous HOME assisted housing prior to foreclosure or at a foreclosure sale. HOME funds may not be used to repay a HOME loan or investment. The additional HOME assistance combined with the initial HOME investment may not exceed the maximum 95 percent per unit subsidy limits established by HUD annually. The affordability restrictions may terminate upon foreclosure, transfer in lieu of foreclosure, or assignment of an FHA insured mortgage to HUD. However, affordability restrictions must be revived per the original terms if, during the original affordability period, the owner of record before the termination event obtains an ownership interest in the housing.

Refinancing Plans (AP90)

Not applicable

**TRI-CITIES REGIONAL
CONSOLIDATED PLAN AND
5-YEAR STRATEGIC PLAN
2015-2019**

Review Draft

OCTOBER 2014

EXECUTIVE SUMMARY

PURPOSE OF THE CONSOLIDATED PLAN

Local Planning

The 2015-2019 Tri-Cities Regional Consolidated Plan represents a continuing collaboration of the three principal cities in developing a common set of goals and directions to meet affordable housing, infrastructure, community development and other needs. The Consolidated Plan provides the community with: an assessment of housing and community development needs with a focus on low- and moderate-income persons (defined as households with incomes falling below 80% of the HUD-defined Area Median Income, AMI); reviews of housing market conditions; established goals responding to priority needs; and, a basis for developing annual plans to implement the Five-Year Strategic Plan.

Managing the Process (PR05)

Each of the three cities receives an annual entitlement of CDBG funds for housing and community development activities within their jurisdiction. The staff of Kennewick and Pasco Departments of Community and Economic Development, and staff of the Richland Planning and Redevelopment Department, each administer CDBG funds for their individual cities.

Since 1995, when the three cities formed a consortium to obtain HOME Investment Partnership (HOME) Program funds, the City of Richland has been the designated lead for the consortium and the Consolidated Plan. The City of Richland Planning and Redevelopment Department administers the HOME Program for the consortium and is the legal entity for the Consolidated Plan. The City of Kennewick and the City of Pasco support the City of Richland in the administration of the HOME Program and in meeting the Consolidated Plan requirements.

Federal Program Objectives

The Consolidated Plan establishes local priorities consistent with national objectives and priorities established by HUD (US Department of Housing and Urban Development), to utilize funds allocated by the Community Development Block Grant (CDBG) and the HOME Investment Partnership Program. Over the five-year period covered by the Consolidated Plan, more than \$9 million is expected to be available through these programs with an additional \$3 million generated from program income. Match requirements of the HOME Program will be met from sources such as volunteer labor, land donations, material donations and fee waivers.

CDBG Program Objectives	HOME Program Objectives
Provide decent housing Create a suitable living environment Expand economic opportunities	Expand the supply of decent, safe, sanitary and affordable housing

SUMMARY OF NEEDS AND GOALS

Summary of Objectives and Outcomes (ES05)

Three priority needs were identified and goals established corresponding to those needs. All three needs were given high priority. Needs were determined by review of data and available information, reference to applicable assessments and strategic plans, and from input from stakeholders, agencies and others consulted in the process of developing the plan.

There is a need for affordable housing creation, preservation, access and choice. The corresponding goal is to increase and preserve affordable housing choices. Activities under this goal would include expanding the supply of affordable housing units by developing owner and renter-occupied housing, including acquisition and rehabilitation. Activities would also include providing financial assistance to local housing development organizations to increase the supply of affordable housing. Funds will sustain or improve the quality of existing affordable housing stock, such as rehabilitation of housing, eligible code enforcement tasks, energy efficiency/weatherization improvements, removal of spot blight conditions, and ADA improvements. Funds will increase community awareness of lead-paint hazards and assist with testing for lead hazards. Homeownership opportunities will be provided through such activities as gap financing, downpayment assistance and infill ownership.

The second need is for community, neighborhood and economic development with a corresponding high priority goal of the same name. Activities would include support for businesses that create jobs for lower-income residents and/or businesses that provide essential services to lower-income neighborhoods or provide stability to at-risk or blighted areas through activities such as façade improvements and support for micro-enterprises. Funds may support activities that improve the skills of the local workforce, including those with special needs. Community infrastructure would be supported by provision and improvements such as ADA ramps, sidewalks, curbs, gutters, streets, parks, playgrounds, community gardens, and street lights. Funds may provide LID assessment payments for lower income households. Funds will be used to provide or improve public facilities, including neighborhood centers, recreation facilities, and neighborhood beautification projects.

The third need is for homeless intervention and prevention, and for supportive services with a corresponding goal of the same name. Activities and projects under this goal would support public services that respond to the immediate needs of persons in crisis and support regional efforts to meet the basic living needs of lower-income households and individuals including persons with special needs, seniors, and disadvantaged youth. Activities and projects would support homeless facilities and increase housing resources that assist homeless persons toward housing stability and self-sufficiency. Projects could also support increased case management and a high degree of coordination among providers.

Evaluation of Past Performance (ES05)

The individual cities and the Tri-Cities HOME Consortium have made significant accomplishments in the course of implementing the last Consolidated Plan (2010-2014). This reflects strong relationships with

community partners in implementing projects beyond the capacity of any one agency. The ability to leverage funds and to coordinate projects to make the best use of resources is essential in light of increasing need and diminishing resources. One of the challenges faced by the cities of Richland, Kennewick and Pasco is limited staff available to administer and implement CDBG and HOME funded projects in these three rapidly growing communities.

Kennewick, Pasco and Richland have made significant progress in achieving goals. Certainly recognition of implementation capacity has helped with that achievement. Over the course of past reporting year alone (2013), 18 households have been helped to purchase homes for the first time, over 24,000 people have benefitted from code enforcement activities which resulted in mandatory improvements for many, and another three households have benefitted from grant-supported housing rehabilitation.

Neighborhoods have been improved with the addition of street lightings, curbs, gutters and sidewalks, along with improvements to meet ADA requirements. The potential for jobs and economic development is reflected in support provided for training and technical assistance, along with improvements to business districts. Accomplishments also include continued support for low-income populations in the form of services. Notably this includes support for senior citizens (meals and in-home chore services), disadvantaged youth, and persons with disabilities. A particular accomplishment was completion of a project to provide housing for persons with developmental disabilities. Projects also contributed to successful transition from homelessness and emergency relief to prevent homelessness.

Consultation and Citizen Participation Critical Elements of the Plan

Steps outlined in the Citizen Participation Plan for Housing and Community Development Programs provide opportunities for citizen involvement in the planning process and to assure that key organizations and agencies were consulted. The Citizen Participation Plan provides for broad involvement, public hearings, and opportunities to comment on needs and proposed plans.

Summary of Citizen Consultation (ES-05)

Complete at end of comment period.

Summary of Public Comments (ES05)

Complete at end of comment period.

Summary of Comments not Accepted (ES05)

Complete at end of comment period.

PUBLIC PARTICIPATION AND CONSULTATION

This section describes the community consultation process followed in developing the Consolidated Plan and the role and contribution of other local and regional policies and plans.

Citizen Participation and Consultation

The Tri-Cities Citizen Participation Plan for Housing and Community Development Programs guides the consolidated planning and citizen participation process, providing opportunities for citizens, agencies, governmental organizations, faith based organizations, and other interested parties to view, discuss, and comment on needs, performance, and proposed activities.

Agency Consultation and Coordination

Summary of Coordination (PR10)

In the process of developing the 2015-2019 Consolidated Plan, the Cities reached out to organizations and agencies in a number of ways. Focused meetings were held to gain input in identified areas, particularly housing, human services and emergency services/basic needs. In addition to targeted invitations, notices were placed in local newspapers inviting the community at large to attend the affordable housing and human services meetings. While sparsely attended, the meetings yielded valuable input and served as a framework for follow-up interviews with key housing providers, nonprofit organizations and agencies.

Focused scheduled meetings included:

- Affordable housing, including supportive housing
- Public, human services, including special and basic needs
- Code enforcement and emergency services, including first responders
- Community infrastructure needs, provision and opportunities

Each of the three cities worked with an advisory board in preparation of the Consolidated Plan:

- Housing and Community Development Advisory Committee, City of Richland
- Community Development Block Grant Advisory Committee, City of Kennewick
- Planning Commission, City of Pasco

Coordination with Continuum of Care (PR10)

The Benton Franklin Housing Continuum of Care (“Continuum”) has established three primary goals to pursue in coordinating the homeless provider community in its efforts to end homelessness in the two counties:

- To communicate, coordinate and collaborate among providers and others in development of the Benton and Franklin County 10-Year Homeless Housing Plan to work toward reducing

homelessness. The Plan is used in securing resources and funding pertaining to the concerns of people who are without a safe, decent, and affordable place to live.

- To develop and recommend the Continuum’s objectives, projects and strategies to meet specific needs that will increase housing, decrease homelessness; alter the public’s perception of homelessness; provide education, training and technical assistance to advocates, providers and other Continuum members.
- To invite and encourage low-income/homeless individuals to participate in the planning process through public meetings held at Community Based Organizations and/or by any other means the Continuum may deem appropriate.

Phase II strategies of the Continuum’s Action plan include a focus on:

- Implementation of a Benton-Franklin County Coordinated Entry System
- Recognizing that homelessness results from a complex set of challenges, creating more linkages across community services, and providing comprehensive case management
- Improving outcomes and evaluating data to improve and determine effective services
- Encouraging flexibility in providing services and meeting housing needs
- Meeting the needs of currently underserved “special need” populations

Members of the Continuum meet frequently to work on these strategies and coordinate on a wide variety of issues facing the homeless in the area. In addition, members of the Continuum are currently active on the Steering Committee of the 33-county Balance of Washington State Continuum and are active in the subcommittee structure.

Coordination with Emergency Solutions Grant (PR10)

The Continuum is an active member of the Balance of State Continuum. ESG funds available to the Tri-Cities are allocated from the State Department of Commerce which is also staff to the Balance of State Continuum. ESG Program coordination is conducted through the Balance of State Steering Committee on a policy level and through the Department of Commerce for administrative procedures. The Department of Commerce also staffs the HMIS system which is essentially statewide. While staff at the local nonprofit and county Continuum level enters data in the HMIS, they also maintain the data and prepare periodic reports on program outcomes which are readily accessible to the Tri-Cities Continuum. At least once a year, and generally twice, the Department consults with all ESG stakeholders to review performance standards and obtain their input on fund allocation proposals, policy plans and administrative procedures.

Summary of Agency Consultation (PR10)

Interviews were held with individual stakeholders and agencies, as well as advocates for program recipients. These interviews included government representatives from each of the three cities, the housing authorities, other providers of housing and social services, and agencies who could speak to the needs in the Tri-Cities and consult on opportunities to meet those needs.

Completed consultations included:

- Beacon Housing
- Benton Franklin Community Action Connections
- Benton Franklin Continuum of Care
- Benton Franklin Counties Department of Human Services
- Benton Franklin Health District
- Columbia Basin Veterans Coalition
- Domestic Violence Services of Benton and Franklin Counties
- Habitat for Humanity
- Housing Authority City of Pasco and Franklin County
- Housing Authority, City of Kennewick
- Kennewick Code Enforcement
- Kennewick Fire Department
- Kennewick Planning Department
- Kennewick Police Department
- Pasco Administrative and Community Services
- Pasco Community and Economic Development
- Pasco Code Enforcement (Rental Inspection Program)
- Pasco Downtown Development Authority
- Pasco Planning Department
- Pasco Public Works/Engineering Department
- Richland Community and Development Services
- Richland Fire Department
- Richland Police Department
- Richland Public Works Department
- Shalom Ecumenical Center/SEC Affordable Housing
- Tri-Cities Food Bank
- Tri-Cities Hispanic Chamber of Commerce
- United Way of Benton and Franklin Counties
- World Relief of Tri-Cities

Agencies not Consulted (PR10)

No major agencies involved in housing or community development were intentionally excluded from consultation. Every effort was made to ensure advance publication of meetings and opportunities to contribute.

Plans Consulted and Regional Planning Efforts Considered (PR10)

In addition to direct consultation with agencies and key stakeholders, numerous local and regional plans outlining needs and strategies were considered in preparation of this Consolidated Plan. It is important

to note that needs assessments conducted by providers included direct consultation with recipients and members of the communities served in projects funded using CDBG and HOME grant funds.

The following list details plans and needs assessments consulted:

- Benton and Franklin Counties Department of Human Services, 10-Year Plan to End Homelessness, Phase Two, Update 2012
- Benton Franklin Council of Governments, Comprehensive Economic Development Strategy (CEDs) 2014
- Benton-Franklin Community Health Alliance, Community Health Improvement Plan for the People of Benton and Franklin Counties 2013-2017
- Benton-Franklin Community Health Alliance, Community Health Needs Assessment for Benton and Franklin Counties 2012
- City of Kennewick Capital Improvements Plan
- City of Kennewick Comprehensive Plan 2013
- City of Pasco Capital Improvements Plan
- City of Pasco Comprehensive Plan 2007-2027
- City of Richland Capital Improvements Plan
- City of Richland Comprehensive Land Use Plan
- Domestic Violence Services of Benton and Franklin Counties 2009-2010 Annual Report
- Downtown Pasco Development Authority 2013 Annual Report and Work Plan
- Housing Authority City of Kennewick, PHA 5-Year and Annual Plan
- Housing Authority City of Pasco and Franklin County, PHA 5-Year and Annual Plan
- South East Washington Aging and Long Term Care 2012-2015 Area Plan
- TRIDEC New Economy Target Industry Analysis, Parts I and II
- United Way of Benton and Franklin Counties Community Solutions, Asset Assessment Comprehensive Report 2007

Coordination with Public Entities in Implementation (PR10)

Tri-Cities CDBG and HOME staff works with a variety of nonprofit and governmental agencies during planning, proposal, and implementation of funded projects. While the City of Richland is the lead entity, it relies heavily on the staff in Kennewick and Richland for support in implementing and reporting on HOME program activities. Each city is responsible for all functions of its CDBG program.

In addition to this and interdepartmental working relationships, Benton Franklin Community Action CAC, TRIDEC, Continuum of Care, Council of Governments, and several nonprofit agencies work in all three cities, improving the effectiveness of coordination and efficiencies. The three cities are in close proximity, with many common issues and opportunities, despite sitting in two counties. Nonprofit organizations and agencies commonly provide services across the region and participate in committees crossing jurisdictional lines.

The Commissioners of the Housing Authorities are appointed by the City Councils. There is a close working relationship with the Housing Authorities, some of whom have used HOME and CDBG funds for housing development activities and whose residents have benefitted from public services delivered by the area's nonprofit agencies. A limitation on cooperative efforts is the lack of new federal resources available to the Housing Authorities that could supplement HOME and CDBG funds.

Citizen Participation

The Cities have consistently used their relationships with faith-based and nonprofit organizations, and local coalitions to obtain input on needs in the community and proposed activities. Efforts to reach out, particularly to populations potentially served by CDBG and HOME programs, were made in several ways. Focused meetings and individual interviews were conducted to obtain input on needs and the strategic plan as it was developed. In addition to individual invitations, notices of meetings were publicized in advance and citizens with an interest in commenting were encouraged to attend. Notices of meetings were published in the *Tri-City Herald* and in Spanish in *tu Decides*.

Individual interviews were held with key informants who could speak to primary needs, barriers, underserved populations, activities currently effective in meeting needs, and those with potential to meet needs. The planning process also incorporated needs assessments and strategic plans of agencies, including the Housing Authorities and key implementing agencies, and local governments.

Citizens and agencies in each of the cities were encouraged to comment on needs including at public hearings held in each city. The community was notified through newspaper advertisements of the availability of the draft Tri-Cities Regional Consolidated Plan for review. The draft Plan was distributed to the Kennewick Housing Authority and the Housing Authority of the City of Pasco and Franklin County, made available on the website of each city and at each City Hall, and made available at libraries in Kennewick, Pasco and Richland.

The following summarizes opportunities for citizen participation in development of the Tri-Cities Regional Consolidated Plan 2015-2019:

- Focused meetings on housing and human services were held 6/17/14 and advertisements for those meetings were published in the *Tri-City Herald* and in Spanish in *tu Decides*
- Public hearings on needs were held in Kennewick on 5/27/14, in Pasco on 6/24/14, and in Richland on 7/8/14. Notices of the meetings were published in the *Tri-City Herald* and in Spanish in *tu Decides*
- Complete information on public hearings on plans at end of comment period.

ASSESSMENT OF NEEDS

BACKGROUND

The Tri-Cities (Kennewick, Pasco and Richland) cover an area of over 100 square miles, in two counties (Benton and Franklin) in Southeast Washington. The cities are located at the confluence of the Columbia River and two of its major tributaries, the Snake and Yakima Rivers. The Tri-Cities, considered together, is a regional population, economic and transportation hub. However, the cities have unique origins and differences in industry and populations.¹

Construction of the Grand Coulee Dam in the 1930s and the Columbia Basin Irrigation Project and McNary Dam in the 1950s provided water for agriculture. Advances in agricultural chemistry increased the feasibility of dry-land farming, also in the 1950s, boosting agriculture and creating the agrichemical industry near Kennewick, which remains a major regional economic resource. The largest of the Tri-Cities, Kennewick has an economy supported by light manufacturing, food processing, retail trade, and services.

Farms cover more than a million acres in Benton and Franklin Counties; potatoes, wheat, apples, grapes, alfalfa, strawberries, asparagus, corn, and hops are its biggest income producers. In recent years, the Tri-Cities area has become increasingly known for its wine production and growth of a variety of world-class grapes. Much of this production is shipped from port facilities in the Tri-Cities. Pasco is the region's gateway to Columbia Basin agribusiness, and is the center of food processing for the region. Downtown Pasco is flavored by its relatively large percentage of Hispanic residents and businesses.

Hanford, developed during WWII, resulted in the rapid growth of Richland and to a highly technical economic base. Hanford continued to thrive after the war because of both military and civilian uses of nuclear energy. While plutonium production ended in 1988, environmental cleanup continues today as does a thriving nuclear research industry. The smallest of the three cities, Richland is known for its resident scientists and technicians working in one of the country's most important nuclear research laboratories – the Department of Energy's Pacific Northwest National Laboratory (PNNL) – which is the second largest high-tech company in the state behind Microsoft.

POPULATION

Population Growth

Compared to Washington, the Tri-Cities region has experienced tremendous growth in the last 20 years. At the county level, population in Benton County increased 56% between 1990 and 2010 and Franklin County population increased by 109%, compared to Washington's growth of 38% over the same 20-year

¹ Van Arsddol, T., "Tri-Cities: The Mid-Columbia Hub," in the *Tri-Cities Profile*, Washington State Employment Security. (April 2001).

period. The strong growth was evident in the last ten years as well – all locations shown in Table 1 exceeded the growth in Washington between 2000 and 2010.

Table 1: Population 1990-2014

Location	Census			Change 2000-2010	2014 Estimate
	1990	2000	2010		
Kennewick	42,155	54,693	73,917	35%	77,700
Pasco	20,337	32,066	59,781	86%	67,770
Richland	32,315	38,708	48,058	24%	52,090
Tri-Cities	94,807	125,467	181,756	45%	197,560
Benton County	112,560	142,475	175,177	23%	186,500
Franklin County	37,473	49,347	78,163	58%	86,600
Washington	4,866,659	5,894,121	6,724,540	14%	6,968,170

Source: US Census; OFM population estimates

Natural increase in population accounted for well over half of the population increase between 2000 and 2010 – 63% of the increase in Benton County and 61% of the increase in Franklin County compared to 54% in the state. Franklin County was ranked first in Washington by percent change in population and Benton County was ranked 3rd.² A major impact has been the influx in population as a result of new jobs resulting from federal funding to expedite the Hanford cleanup. A new Vitrification Plant (which will convert some of the 450 million gallons of nuclear waste into glass) is due to be completed in 2019.

Annexations accounted for a substantial share of the growth over the last 20 years, particularly in Pasco and Kennewick. Each of the cities, particularly Pasco, has sections within the larger city boundaries that are not yet part of the city. Those areas (“doughnut holes”) will likely be annexed in the future.

Table 2: Annexations April 1990-April 2013

Location	1990-2000		2000-2010		2010-2013	
	Units	Population	Units	Population	Units	Population
Kennewick	834	2,143	1,744	4,638	0	0
Pasco	1,268	3,453	690	1,810	533	1,454
Richland	313	721	16	45	7	14

Source: OFM

Age of Population

Of the three cities, the median age of the population was highest in Richland in 2010 at 39.4, which was above that in the United States (37.2) and Washington (37.3). The population in both Kennewick and Pasco was younger – the median age in Kennewick was 32.6 and Pasco substantially younger at 27.3.

Looking at the components of the population by age in 2010 (Table 4 and Figure 1), the differences in the three cities are apparent. Richland has a greater percentage of older workers (ages 45 to 64) and

² Washington OFM, Population Trends 2013.

retirees than Kennewick and Pasco. Pasco is distinguished in having 76% of the population under the age of 45, so a greater percentage of children and youth, and younger workers.

Table 3: Median Age 2000-2010

Location	Census	
	2000	2010
Kennewick	32.3	32.6
Pasco	26.6	27.3
Richland	37.7	39.4
Benton County	34.4	35.6
Franklin County	28.0	28.4
Washington	35.3	37.3
United States	35.3	37.2

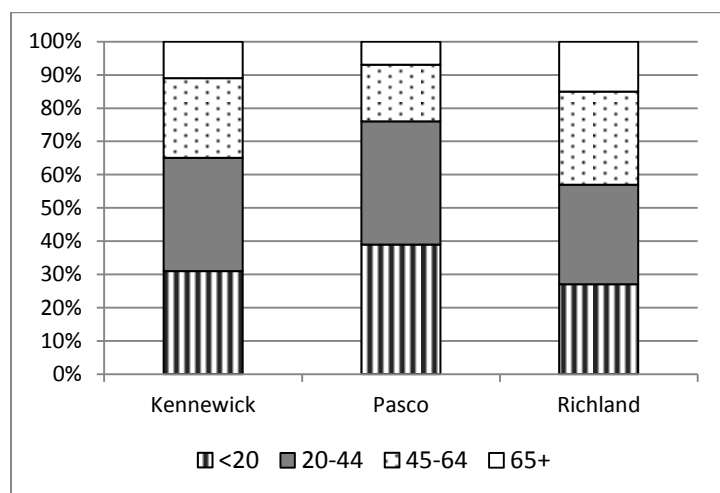
Source: US Census

Table 4: Population by Age Range 2010

Location	<20	20-44	45-64	65+
Kennewick	31%	34%	24%	11%
Pasco	39%	37%	17%	7%
Richland	27%	30%	28%	15%
Benton County	30%	32%	27%	12%
Franklin County	37%	36%	19%	7%
Washington	26%	34%	27%	12%
United States	27%	34%	26%	13%

Source: US Census

Figure 1: Population by Age Range 2010



Source: 2010 US Census

Population 65 and Older

As of the 2010 census, 12% of the population in Washington was age 65 or older. Benton County as a whole mirrored this – 12% of the population was 65 or older. However, just 7% of the population in

Franklin County was age 65 or older, which was also true of Pasco. The share of the population 65 plus in Kennewick was 11%, close to the state, but the share in Richland much higher (15% of the population in 2010 was 65 or older).

It is expected that the share of older people will grow as the “baby boomers” (those born between 1946 and 1964) age. The projection in Washington is that 20% of the population will be 65 or older by 2030.³ The projections for both Benton County and Franklin County are lower – 18% of the population in Benton County and 11% of the population in Franklin County will be 65 or older by 2030.

The Tri-Cities, along with other locations in Washington, is increasingly becoming a retirement destination – a testament to its climate, pace of life, and more affordable housing. This may be a factor in the older population in Richland, coupled with choices made by employees in industries related to Hanford to retire in Richland or the Tri-Cities in general. Informants consulted during the planning process noted that some people coming to work at Hanford-related industries were encouraging their aging parents to move as well.

Life expectancy has also increased. More people are living longer which, combined with the aging boomers, will likely impact demand for housing, services, transportation, health care and other amenities.

Race and Ethnicity

Table 5: Race and Ethnicity 2010

Race/Ethnicity Classification	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Race*						
White	79%	56%	87%	82%	60%	77%
Black/African American	2%	2%	1%	1%	2%	4%
AK Native/American Indian	1%	1%	1%	1%	1%	2%
Asian	2%	2%	5%	3%	2%	7%
Other race alone**	12%	37%	3%	9%	32%	6%
Two or more races	4%	3%	3%	4%	3%	5%
Ethnicity***						
Hispanic	24%	56%	8%	19%	51%	11%
Non-Hispanic	76%	44%	92%	81%	49%	89%
Race/ethnicity combined						
Minority****	31%	61%	17%	26%	57%	27%
Non-Hispanic white alone	69%	39%	83%	74%	43%	73%

*Race alone; may be Hispanic, **Includes Native Hawaiian and other Pacific Islander, ***May be of any race

****Hispanic and/or race other than white alone

Source: 2010 US Census

Pasco and all of Franklin County are more diverse than either of the partner cities of Richland and Kennewick and all of Benton County. Pasco and Kennewick were shown by the census to have a much

³ Washington OFM Forecasting, May 2012.

higher percentage of Hispanic population than Richland and Washington. Looking at race alone, however, can be misleading. As Table 5 shows, where there is a high percentage of Hispanic population, “other race” is also high. Census research has demonstrated that Hispanic responders often identified race as “other” rather than white. The effect is to show more racial diversity than is actually the case.⁴

Using the definition of minority populations as being Hispanic and/or a race other than white alone, 61% of the population in Pasco could be considered minority, as could 31% of the population in Kennewick and 17% of the population in Richland. Hispanics make up by far the largest proportion of minority populations in each of the three cities. In fact, agriculture in the Tri-Cities has been a mainstay to migrant workers for generations who have stayed to make the Tri-Cities, particularly Pasco, their home.

Disproportionate Concentrations of Minority Populations (NA30)

For purposes of this Consolidated Plan, disproportionate concentrations are assumed to exist in block groups in which the percentage of minority populations is greater than ten percentage points of the percentage of minority populations in the jurisdiction as a whole. Minority is defined here as Hispanic and/or a race other than white alone. Given the differences between the three cities, disproportionality is considered within each city rather than across the region as a whole.

In Pasco, where 61% of the population was minority in 2010, disproportionate concentrations occur when 72% or more of the population is minority. This was the case of virtually all of Pasco east of Highway 395, which encompasses downtown Pasco and the immediately surrounding residential areas. These block groups contain the majority (51%) of the population of Pasco. Another 6% of the population live in block groups in which from 50% to 71% of the population was minority, 36% lived in block groups in which from 30% to 49% of the population was minority.

In Kennewick, where 31% of the population was minority in 2010, disproportionate concentrations occur when 42% or more of the population is minority. That was the case in 12 block groups dispersed throughout the City, which combined contained 24% of the population. Another 44% of the population lived in block groups with between 20% and 41% minority population and 32% of the population lived in block groups with between 10% and 19% minority population.

In Richland, where 17% of the population was minority in 2010, disproportionate concentrations occur when 28% or more of the population is minority. That was the case in just one block group containing 4% of the population in 2010. Eighty percent of the population of Richland lived in block groups with between 10% and 19% minority population and 16% lived in block groups with between 20% and 27% minority populations.

⁴ Cohn, D’Vera, “Millions of Americans changed their racial or ethnic identity from one census to the next,” PewResearch Center, May 2014 (pewresearch.org/author/dcohn).

Immigration and Linguistic Diversity

While most residents of the Tri-Cities were native-born in the United States, a substantial share were not. Most of the foreign-born residents were from a Latin-American country, followed by Asia. Twenty-seven percent of Pasco residents were estimated to have been foreign-born (Table 6), mostly from a Latin American country. This is consistent with agricultural workers who for years have been coming to Eastern Washington and the Tri-Cities and settled to make it their home.

Table 6: Place of Birth 2008-2012 Estimates

Place of Birth	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Native	89%	73%	92%	91%	75%	87%
Foreign born	11%	27%	8%	9%	25%	13%
Region of birth*						
Latin America	64%	91%	18%	57%	90%	31%
Asia	21%		46%	23%	5%	40%
Europe			23%	12%	3%	17%
Other	15%	9%	13%	8%	2%	12%

*Of foreign-born.

Source: 2008-2012 ACS

There are also a number of refugees coming into the Tri-Cities each year. World Relief Tri-Cities estimates that the agency resettles about 200 people a year, including children. The agency focuses on seeing to immediate needs of refugees, including short-term housing, access to services and benefits, enrolling children in school, ESL classes for parents, employment and immigration services. The array of services and assistance, however, are of short duration. Most refugees are able to overcome the substantial difficulties such immigration entails and resettle successfully.

Limited English can be a barrier in access to services and doing business in the Tri-Cities. In Pasco, 32% of the population over the age of five spoke English less than very well (Table 7). In each of the cities there is a portion of the population potentially isolated by lack of English skills. World Relief also identified lack of access to phone translation as isolating to refugees accessing services.

Table 7: Language Spoken at Home 2008-2012 Estimates*

Language	Kennewick	Pasco	Richland
English only	79%	48%	88%
Spanish	17%	49%	4%
Other	4%	3%	8%
Speak English less than very well	10%	32%	3%

*By population 5 years and older.

Source: 2008-2012 ACS

Households

There were a total of 64,956 households in the Tri-Cities as of the 2010 census, of which 70% were family households and 30% nonfamily. Pasco had a larger percentage of family households and a larger

percentage of families with their own children under 18 than was true of Kennewick and Richland. Over 7,500 households (7,694 or 12% of total households) were single parents (no spouse present) with children. This is significant in that single parents, particularly women raising children alone, are more frequently living in poverty than 2-parent households. As of the 5-year 2012 American Community Survey, one-third of children under age 18 in the Tri-Cities were living in single-parent households (no spouse present). The majority (78%) were female heads of household (no husband present).

Table 8: Households 2010

Type of Household	Kennewick		Pasco		Richland		Tri-Cities	
	Number	%	Number	%	Number	%	Number	%
Total households	27,266		17,983		19,707		64,956	
Family households	18,528	68%	13,863	77%	12,974	66%	45,365	70%
With own children <18	9,444	35%	8,398	47%	5,654	29%	23,496	36%
Male householder**	1,554	6%	1,275	7%	827	4%	3,656	6%
With own children <18	958	4%	734	4%	478	2%	2,170	3%
Female householder**	3,532	13%	2,678	15%	1,972	10%	8,182	13%
With own children <18	2,409	9%	1,875	10%	1,240	6%	5,524	9%
Nonfamily households	8,738	32%	4,120	23%	6,733	34%	19,591	30%
Householder living alone	7,005	26%	3,049	17%	5,559	28%	15,613	24%
Male	3,320	12%	1,528	8%	2,533	13%	7,381	11%
65 and over	664	2%	308	2%	525	3%	1,497	2%
Female	3,685	14%	1,521	8%	3,026	15%	8,232	13%
65 and older	1,736	6%	639	4%	1,464	7%	3,839	6%
Average household size	2.67		3.30		2.42			

*All percentages are of total households

**No spouse present

Source: 2010 US Census

Across the Tri-Cities, 24% of all households were comprised of people living alone. This was much more the case in Kennewick (26% living alone) and Richland (28% living alone) than Pasco (17% living alone). As a comparison, 27% of households in Washington in 2010 consisted of single individuals. Eight percent of all households were single individuals age 65 and older – almost three times as many women as men.

The average size of households in 2010 ranged from 2.42 in Richland to 3.30 in Pasco. The average sizes have been relatively stable since 1990. The size of households in owner-occupied units in 2010 was somewhat higher than in renter-occupied units in each of the three cities.

Group Quarters

In each of the cities, 99% of the population in 2010 lived in households and just 1% lived in group quarters. Group quarters are defined by the census as places where people live or stay in a group situation which is generally owned or managed by an entity providing housing and/or services. Institutional group quarters include facilities such as correctional, nursing/skilled nursing, inpatient hospice, mental (psychiatric) hospitals, and group homes or residential treatment centers for juveniles. Noninstitutional group quarters include facilities such as college housing, residential treatment centers for adults, workers living centers, and religious group quarters.

Table 9: Group Quarters 2010

Group Quarters	Kennewick	Pasco	Richland
Population in group quarters	1,081	385	285
Institutionalized	930	276	163
Noninstitutionalized	151	109	122

Source: 2010 US Census

ECONOMY AND EMPLOYMENT

The Bureau of Labor Statistics⁵ estimated that there were 132,600 civilians in the labor force in the Tri-Cities MSA (Benton and Franklin Counties). The Tri-Cities MSA is the fourth largest in Washington, after Seattle, Spokane and the Washington portion of the Portland MSA. About 72% of the Tri-Cities MSA civilian labor force resides in the cities of Kennewick, Richland and Pasco.

Table 10: Occupations of Employed Civilian Workforce 16+ 2008-2012 ACS Estimates

Occupation	Kennewick	Pasco	Richland	Benton County	Franklin County
Civilian employed*	33,766	25,077	23,259	80,582	32,867
Management, business, science, arts	29%	22%	49%	37%	24%
Service	18%	20%	15%	16%	18%
Sales and office	24%	20%	21%	22%	19%
Natural resources, construction, maintenance	15%	21%	7%	13%	21%
Production, transportation, material moving	13%	18%	7%	11%	17%

*Civilian employed population age 16+

Source: 2008-2012 ACS

Table 11: Industries of Employed Civilian Workforce 16+ 2008-2012 ACS Estimates

Occupation	Kennewick	Pasco	Richland	Benton County	Franklin County
Civilian employed*	33,766	25,077	23,259	80,582	32,867
Agriculture, forestry, fishing/hunting, mining	4%	14%	1%	4%	17%
Construction	11%	6%	8%	10%	6%
Manufacturing	7%	12%	5%	6%	12%
Wholesale trade	3%	4%	2%	3%	4%
Retail trade	13%	11%	11%	12%	10%
Transportation/warehousing, utilities	6%	5%	6%	7%	6%
Information, finance/insurance, real estate	6%	4%	7%	6%	4%
Professional services**	13%	11%	22%	17%	10%
Educational services, health care, social assistance	20%	16%	21%	20%	16%
Arts, entertainment***	7%	9%	8%	7%	8%
Other services, public administration	9%	8%	9%	9%	8%

*Civilian employed population age 16+

**Professional, scientific, and management, and administrative and waste management services

***Arts, entertainment, and recreation, and accommodation and food services

Source: 2008-2012 ACS

⁵ (www.bls.gov/eag/eag.wa.htm)

Major Employment Sectors (MA45)

The major employment sectors in the Tri-Cities are agriculture (production, processing and distribution), science and research (particularly related to Hanford), energy production, education and health care and government services. By industry, Pasco and Franklin County dominate in agriculture and manufacturing, compared to the other locations. Richland, in particular, has the highest percent of persons employed in professional and scientific industries.

Employers with 600 or more employees are shown in Table 12. The US Department of Energy (DOE) and its contractors dominate, accounting for 11,455 jobs in the region, including those shown. Most of these jobs are related to Hanford and many to mitigation activities. The largest single employer is Battelle/PNNL, employing 4,723 in research and development. Industries and employers working in agriculture and agricultural products employed 8,259 persons. Education accounted for 5,929 jobs in schools from kindergarten to higher education and 4-year colleges (Pasco, Kennewick and Richland School Districts plus Columbia Basin College and Washington State University). Health care is a substantial employer as well, with 3,990 positions. Finally, city and county governments were important employers with a combined 2,055 positions.

Table 12: Major Employers Tri-Cities (Benton and Franklin Counties)

Employer	Products/Services	Employees
Battelle/ Pacific Northwest Laboratories (PNNL)	Research/national laboratory	4,723
CH2M Hill	DOE contractor	3,081
ConAgra (Lamb Weston)	Food processor (potatoes)	2,735
Bechtel National	DOE contractor	2,300
Pasco School District	K-12 education	2,065
Kadlec Medical Center	Hospital	2,016
Washington River Protection Solutions	DOE contractor	1,482
Kennewick School District	K-12 education	1,473
Richland School District	K-12 education	1,400
Washington Closure Hanford	DOE contractor	1,370
Typson Foods	Meat packing	1,300
Energy Northwest	Electric utility	1,200
Mission Support Alliance	DOE contractor	1,178
Wal-Mart	Retail	1,175
Broetje Orchards	Agricultural products grower/distributor	1,060
Kennewick General Hospital	Hospital	1,017
Adams Enterprises (dba McDonald's)	Restaurant	1,000
Lourdes Health Network	Hospital	807
Wyckoff Farms	Agricultural producer/distributor	800
Columbia Basin College	Community college	766
URS	DOE contractor	755
Tri-Cities Airport	Regional airport	714
Benton County	County services	673
AREVA	Nuclear fuel fabricator/contractor	662
Apollo Inc./Apollo Sheet Metal	Construction contractor/fabricator	625

Source: Tri-Cities Washington, Tri-City Development Council (TRIDEC)

Changes with Economic Impact Potential (MA45)

The economy in the Tri-Cities is changing and expected to change more in the future, which will impact jobs. The significant driver is the Hanford Nuclear Reservation. Cleanup of the facility and nuclear wastes has brought significant employment, boosted by the 2009 federal American Recovery and Reinvestment (ARRA) funds. With expiration of funds and completion of activities at Hanford, job loss is anticipated, according to the Benton-Franklin Council of Governments CEDS 2014 (Comprehensive Economic Development Strategy) – 4,000 due to Sequestration and furloughs and another 450 expected.⁶ Another potential development that would have significant impact in the region is the possibility of breaching the Snake River dams to enhance endangered salmon and steelhead species. Should that occur, there would be heavy impact on barges and shipping between the Tri-Cities and Lewiston (Idaho).

Economic development and job diversification are at the forefront of planning by the Benton-Franklin Council of Governments (BFCOG), individual cities, TRIDEC (Tri-Cities Development Council), Pasco Downtown Development Authority, institutions of higher education (Washington State University Tri-Cities and Columbia Basin College) and industries in the region. The plans look to existing strengths in the region (abundant power, existing technical skills and facilities, diversified agricultural industry, healthcare system, university and community college targeting education to local industry, diverse transportation system, and quality of life) as a basis on which to move forward. TRIDEC, in addition to supporting efforts in other directions, is promoting the Mid-Columbia Energy Initiative which would focus on sustainable energy (alternatives to carbon-based production) and industries that could take advantage of those power sources, many of which are already present in the Tri-Cities.

Workforce and Infrastructure Needs of Business Community (MA45)

TRIDEC (Tri-Cities Development Council), in Part I of the New Economy Target Industry Analysis, identified an uneven “spread of worker capabilities and availability.” Input from local employers revealed gaps in many areas from jobs in middle management to entry level positions. The 2014 CEDS observed that there is a continuing need to improve the region’s education and training capacity, particularly in light of potential industrial and business activity.

Each of the cities has focused in the past and presently on improving the downtown areas, which are the older and more dilapidated sections, to make downtown more attractive to residents and visitors, and to attract new businesses. Taking advantage of the Columbia River, which runs directly through the Tri-Cities, each city has an eye on developing recreation as a major factor in drawing tourists and increasing the attraction of living and working in the Tri-Cities. These improvements are being done in tandem with transportation plans focusing on multimodal forms of transportation, including pedestrian and bike paths, bringing new thought to street safety. Infrastructure goals outlined in the 2014 CEDS include wastewater and solid waste collection, treatment and disposal facilities.

⁶ Benton Franklin Council of Governments, *Comprehensive Economic Development Strategy (CEDS)*, 2014.

Commuting to Work

Most Tri-Cities civilian workers age 16 and older have modest commute times – the average time was estimated at about 20 minutes. While long commutes are not the norm, workers do not necessarily work in the place or county of residence. Almost half (47%) of Pasco residents worked in another county (presumably Benton County); 24% of Kennewick and 13% of Richland residents worked in another county (presumably Franklin County). A surge in new industries and jobs might encourage workers from outside the region to commute longer distances to take advantage of employment.

Table 13: Mean Commute Travel Time 2008-2012 ACS Estimates

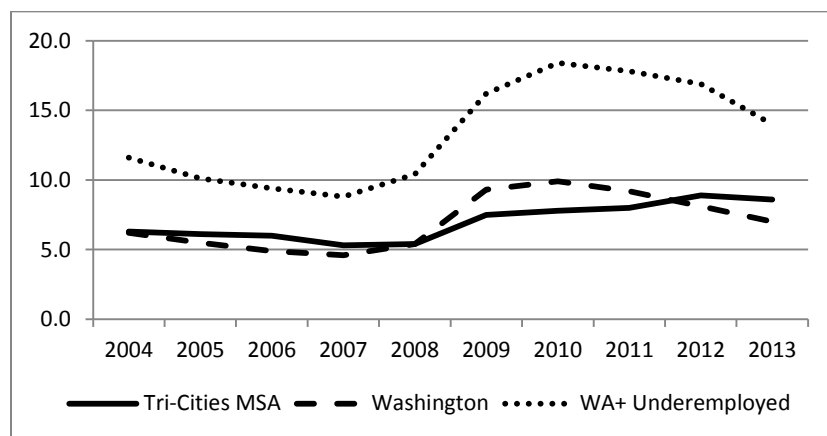
Travel Time	Kennewick	Pasco	Richland	Benton County	Franklin County
Mean (minutes)	21.6	20.5	19.3	21.3	20.7
<15 minutes	33%	33%	39%	33%	33%
15-29 minutes	42%	45%	43%	44%	43%
30-59 minutes	19%	18%	15%	18%	19%
60+ minutes	6%	5%	3%	5%	5%

Source: 2008-2012 ACS

Unemployment

The 2008-2012 ACS estimated that 7% of the civilian labor force was unemployed, 6% in Kennewick and Richland and 9% in Pasco. The Bureau of Labor Statistics (bls.gov) estimated was at 8.6 in 2013 in the Tri-Cities MSA (which includes all of Benton and Franklin Counties). This rate was a slight decrease since the estimate of 8.9 in 2012. However, unemployment steadily increased between 2007 (rate of 5.3) and 2012 (rate of 8.9). While unemployment estimates in the Tri-Cities MSA were lower than the state between 2009 and 2011 that reversed beginning in 2012.

Figure 2: Unemployment Estimates 2004-2013



Notes: Tri-Cities MSA includes Benton and Franklin Counties; rates are not seasonally adjusted. WA+ is the estimate of total unemployment plus those marginally or underemployed (U6 rates), based on annual averages.

Source: Bureau of Labor Statistics and the Current Population Survey (CPS)

Unemployment measures are estimated in several ways. The official rate is the total number of unemployed as a percent of the labor force. This excludes discouraged seekers, marginally attached workers (those who could only find part-time positions or positions beneath their level or expertise). Discouraged workers would not be included as unemployed if they had not actively been seeking work during the last year. While not shown in the official estimates of unemployment, a substantial share of the workforce is underutilized. Figure 2 compares the highest estimate of underutilization in Washington (U6) with the official rates (U3) for both Washington and the Tri-Cities MSA. In 2013 the U6 estimate for the state was 14%, which was twice the official rate (7%).

Educational Attainment

The level of educational attainment varies considerably by location. Both Pasco and Kennewick have higher percentages of population 25 and older without a high school diploma or equivalency than Washington State. This is especially notable in Pasco – 34% of the population had not completed high school. In contrast, 42% of the population in Richland had a 4-year degree or higher. This corresponds to the highly technical and scientific jobs associated with Hanford activities and industries.

Table 14: Educational Attainment 2008-2012 ACS Estimates*

Educational Attainment	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Less than high school graduate	14%	34%	5%	11%	30%	10%
High school graduate (includes equivalency)	28%	24%	19%	24%	25%	24%
Some college or associate's degree	36%	28%	34%	36%	30%	35%
Bachelor's degree	14%	10%	24%	18%	10%	20%
Graduate or professional degree	8%	5%	18%	11%	5%	11%

*Population age 25 and above

Source: 2008-2012 ACS

Table 15: Median Earnings in Past 12 Months 2008-2012 ACS Estimates*

Educational Attainment	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Less than HS graduate	\$19,101	\$18,114	\$21,161	\$19,111	\$19,382	\$20,615
HS graduate (includes equivalency)	\$27,504	\$26,221	\$31,929	\$30,369	\$26,285	\$30,752
Some college/associate's degree	\$33,559	\$35,916	\$37,409	\$35,807	\$36,703	\$36,576
Bachelor's degree	\$57,805	\$44,655	\$62,750	\$60,922	\$49,476	\$52,916
Graduate or professional degree	\$65,022	\$54,330	\$82,401	\$74,380	\$54,975	\$66,413

*Population 25 and older with earnings; 2012 inflation-adjusted dollars

Source: 2008-2012 ACS

With the exception of Richland, median earnings of workers with a high school diploma or less education were lower in the Tri-Cities than Washington State. Earnings for people with some college or an associate's degree were more on a par with the state although median earnings in Richland were higher. Earnings associated with a bachelor's degree or higher were substantially different from city to city and compared with the state. Certainly the type and level of degree as well as profession impacted

earnings. Not only do earnings vary by educational attainment, so does the unemployment rate as is demonstrated in Table 16, which is based on national data.

Table 16: National Earnings and Unemployment rates by Educational Attainment 2013

Unemployment Rate 2013 (%)	Educational Attainment	Median Weekly Earnings
2.2	Doctoral degree	\$1,623
2.3	Professional degree	\$1,714
3.4	Master's degree	\$1,329
4.0	Bachelors' degree	\$1,108
5.4	Associate's degree	\$777
7.0	Some college, no degree	\$727
7.5	High school diploma	\$651
11.0	Less than HS diploma	\$472

*Data are for persons age 25 and over; earnings are for full-time wage and salary workers.

Source: Current Population Survey, US Bureau of Labor Statistics, US Department of Labor

Workforce Development

Skills and Education of Workforce in Relation to Employment Opportunities (MA45)

As observed in the TRIDEC March 2014 report (New Economy Target Industry Analysis) there are gaps in workforce availability in several areas from middle management positions to entry level. Interviews supported a mismatch in some areas. There are highly skilled and trained people who are unable to find work and are underemployed. At the same time, there are people who lack transferrable skills for entry level positions. There is also a need, identified in the 2014 Comprehensive Economic Development Strategy (CEDS), for training to assist Spanish-speaking business owners and workforce alike. There is a need to recruit and train young people who fail to complete high school.

Current Workforce Training Initiatives (MA45)

There are a number of initiatives and programs to develop the workforce in the Tri-Cities and to prepare for changing industries. Washington State University, Tri-Cities (WSUTC) offers, in addition to 4-year degrees and professional programs, specialized course work at the Bio-Products, Science and Engineering Laboratory (BSEL) which was developed in partnership with the Pacific Northwest National Laboratory (PNNL). This is industry-targeted as are other programs offered, such as the program in viticulture and enology.

Columbia Basin College (CBC) in Pasco offers a number of workforce programs targeted to trades, business, health care, and public services. While programs are available and affordable, there is a need to reach out in a more coordinated way to potential students and the business community, as there is for a central information system. The High School Academy at CBC recruits youth age 16 to 20 to achieve a high school diploma and advanced career training. The initiative is the result of a partnership with schools, the Fast Forward Program (Boys and Girls Club), the Benton Franklin Juvenile Justice Center and community agencies.

The Small Business Development Center (SBDC) at TRIDEC helps start-up companies and small businesses. The Center is a partnership with Columbia Basin College, WSUTC, US Small Business Administration, and local and regional governments in providing support and training for businesses.

The Pasco Specialty Kitchen focuses on goods-based business development. The fully equipped and licensed kitchen, partially funded by the US Department of Commerce, Economic Development Administration, supports developing businesses and provides training and other support. The Specialty Kitchen and Farmer's Market are projects supported by the Downtown Pasco Development Authority.

Comprehensive Economic Development Strategy (CEDS) (MA45)

The Benton Franklin Council of Governments prepared the 2014 Comprehensive Economic Development Strategy (CEDS). Goals include supporting a diversified economy, maintaining and improving environmental quality, developing the region's capacity to attract businesses and residents, and workforce training.

Coordination with Consolidated or Other Plans (MA45)

Each of the cities supports activities and projects that will enhance business development and provide jobs. While resources are limited, improvements to the central business districts and older neighborhoods help to make the areas more attractive and safer. The cities also support business incubators, such as the Pasco Specialty Kitchen.

HOUSEHOLD INCOME

Measures of Income

With the exception of Richland, median household income in the Tri-Cities is lower than in Washington – considerably so in the case of Paso. Median earnings for workers (Table 17) are lower than earnings for full-time workers, which suggests that some of the workforce was employed part-time or for less than a full year. Median earnings for women working full-time, year-around are lower than for men work full-time, year-around. This may be in part due to career or job choice differences or educational attainment, among the possibilities.

Table 17: Measures of Income Past 12 Months 2008-2012 ACS Estimate

Income Measures*	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Median household	\$51,581	\$49,220	\$68,744	\$60,300	\$51,770	\$59,374
Median family	\$61,913	\$52,949	\$84,296	\$73,036	\$55,468	\$71,939
Median earnings male**	\$49,648	\$41,008	\$73,243	\$60,671	\$41,742	\$54,594
Median earnings female**	\$34,831	\$28,546	\$45,779	\$39,660	\$30,613	\$41,377
Median earnings workers	\$28,703	\$22,788	\$41,250	\$32,307	\$24,588	\$32,583
Per capita	\$24,088	\$17,353	\$35,119	\$28,171	\$19,073	\$30,661

*Income in the last 12 months; 2012 inflation-adjusted dollars

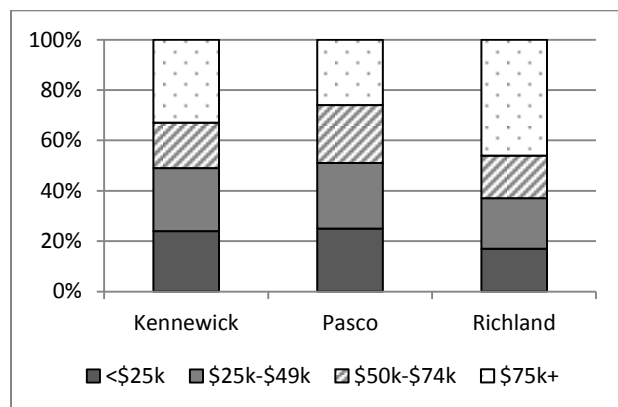
Source: 2008-2012 ACS

Some levels of income are important to keep in mind when considering housing and services for low-income persons and families.

- Individuals eligible for SSI (2014) would receive up to \$721 per month. Eligible couples could receive up to \$1,062 per month.
- Temporary Assistance for Needy Families (TANF) benefits have fallen in recent years.⁷ In Washington TANF benefit levels for a single-parent family of three was \$478 in July 2013, which was a 41% reduction since 1996 (in inflation adjusted dollars).
- Washington minimum wage was set at \$9.32 an hour as of January 2014.

Ranges of income are illustrated in Figure 3. Twenty-five percent of households in Pasco and 24% of households in Kennewick had annual incomes below \$25,000. In Richland, 17% of households had incomes below \$25,000. In total, about 14,000 households were living on \$25,000 a year or less. Just about 3,800 households in the three cities had incomes below \$10,000 a year.

Figure 3: Household Income Range 2008-2012 ACS Estimate*



*Income in the last 12 months; 2012 inflation-adjusted dollars
Source: 2008-2012 ACS

Poverty

Table 18: Percent of Population Living in Poverty in Past 12 Months 2008-2012 ACS Estimate

Population/Household	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Individuals (all)	17%	23%	9%	9%	21%	13%
Families	13%	19%	7%	13%	18%	9%
Female householder (family)*	40%	47%	26%	35%	49%	28%

*No husband present

Source: 2008-2012 ACS

Almost one-quarter of Pasco residents lived in poverty according to 2008-2012 ACS estimates, as did 17% of Kennewick residents. Only Richland had lower percentages of people in poverty than did

⁷ Floyd, I. and Schott, L. *TANF Cash Benefits Continued to Lose Value in 2013*. Center on Budget and Policy Priorities. October 2013. (www.cbpp.org)

Washington. Female householders with children had the highest estimates of poverty – nearly half in Pasco (47%) and 40% in Kennewick. Federal poverty levels vary by household size and number of related children under the age of 18. The threshold in 2013 for a family of three with two related children under the age of 18 was \$18,769. For a single person under 65 years of age the threshold was \$12,119.

Low-Moderate Income Areas

Low-moderate income block groups in Kennewick and Pasco are those in which 51% or more of the population lives in households with incomes below 80% of Area Median Income (AMI). In Richland, the CDBG eligible block groups include those in which 44% (actually 44.46%) of the population lives in households with incomes below 80% of AMI.

In Kennewick, an estimated 44% of the population lives in households with low-moderate qualifying incomes. There are 25 block groups that qualify as low-moderate (51% or more of the population live in low-mod households). These qualifying block-groups contain an estimated 28% of the population. It is generally the case with all three cities that qualifying low-mod residential areas tend to be concentrated near the Columbia River and in the eastern and oldest parts of the cities, those areas east of US Highway 395 and north of 10th Avenue.

In Pasco, an estimated 54% of the population lives in low-mod households. There are 18 block groups that qualify as low-moderate (51% or more of the population live in low-mod households). These qualifying block-groups contain an estimated 39% of the population. Most of the qualifying block groups are in east and central Pasco – east of US Highway 395 and south of I-182. There are some qualifying block groups north of I-182, but many contain few households.

In Richland, an estimated 30% of the population lives in low-mod households. There are nine block groups that qualify as low-moderate (44% or more of the population live in low-mod households). These qualifying block-groups contain an estimated 11% of the population. The qualifying block groups are in south-central Richland and Island View.

Food Insecurity

Households have “food insecurity” when they are “financially stretched to the point where they cannot be certain that all household members will not go hungry.”⁸ Washington ranks 15th in the United States, according to estimates prepared by the US Department of Agriculture, 6% of Washington households struggle with hunger. SNAP (Supplemental Nutrition Assistance Program) benefits were cut nationally in November 2013 after the scheduled end of the temporary boost provided by the 2009 Recovery Act. Current maximum monthly benefits range from \$189 for a single person to \$632 for a family of four.

School children are eligible for food assistance. According to May 2014 estimates, 33% of students in Richland School District, 59% of students in the Kennewick School District, and 75% of students in the

⁸ Children’s Alliance. *Hungry in Washington September 2013*.

Pasco School District were eligible for free and reduced-cost meals. For comparison, 46% of students in the Washington State were eligible.

The Tri-Cities Food Bank provides food for families as often as once every two weeks and attempts to provide a week's supply of groceries. The food bank reports an increased demand – 31% increase in clients served between the first quarter of 2011 and first quarter of 2014. A noticeable part of the new demand is due to underemployed or unemployed young people, some in college. Many young people, including recent college graduates, cannot get jobs in their field and are working for low wages. Like others, they are employed but do not make enough money to live on. St. Vincent de Paul operates a food bank in Pasco and food is also distributed Second Harvest and Gold Age Food Share.

Living Wage

The *Self-Sufficiency Calculator* (thecalculator.org) is sponsored by Workforce Development Councils of Washington State and provides information about the amount of money needed to be self-sufficient, without public assistance, based on family size, composition and ages of children. Table 19 gives examples of resources required for a modest standard of living.

Table 19: Self-Sufficiency Calculation Benton and Franklin Counties

Income and Expenses	Household Composition and County					
	1 adult with children 2 & 6		2 adults with children 7 & 14		Single adult	
	Benton	Franklin	Benton	Franklin	Benton	Franklin
Monthly income						
Hourly wage*	\$18.96	\$18.24	\$8.44	\$8.11	\$8.48	\$7.99
Monthly wage	\$3,337	\$3,210	\$2,970	\$2,854	\$1492	\$1,407
Annual wage	\$40,048	\$38,520	\$35,638	\$34,249	\$17905	\$16,881
Monthly expenses						
Housing	\$776	\$698	\$776	\$698	\$618	\$556
Child care	\$975	\$994	\$325	\$344	\$0	\$0
Food	\$460	\$460	\$711	\$711	\$205	\$205
Transportation	\$251	\$250	\$480	\$477	\$243	\$242
Health care	\$398	\$398	\$483	\$483	\$114	\$114
Miscellaneous	\$286	\$280	\$277	\$271	\$118	\$112
Taxes	\$484	\$455	\$327	\$306	\$194	\$178
Subtotal monthly expenses	\$3,630	\$3,535	\$3,379	\$3,290	\$1,492	\$1,407

*Working 40 hours per week (per working adult)

Source: Workforce Development Councils of Washington (thecalculator.org)

HOUSING UNITS

Number and Types of Housing

The most recent (April 2014) OFM estimates place the number of housing units in the Tri-Cities at 73,919 units, which is 74% of the estimated 99,796 units in the two counties. The majority of housing is

single family. Mobile homes, many in poor condition, are still a substantial part of the housing. This is especially true in the counties outside the three main cities. In Franklin County, 14% of housing is mobile homes, boats or RVs (mostly mobile homes).

Table 20: Residential Properties

Property Type	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Total units	29,924	21,233	22,762	73,186	26,610	
1-unit detached structure	60%	66%	63%	63%	66%	63%
1-unit attached structure	2%	2%	6%	3%	2%	4%
2-4 units	9%	6%	7%	7%	5%	6%
5 or more units	21%	17%	20%	16%	14%	19%
Mobile home, boat, RV, etc.*	8%	8%	4%	12%	14%	7%

Source: OFM estimated total units (April 2014); 2008-2012 ACS (types of units)

Permits, Building/Acquisition and Planned Development

While applications for new permits declined somewhat during the housing slump between 2007 and 2009, applications for building permits in the Tri-Cities did not decline precipitously. In the 10-year period from 2004 and 2013, permits were issued in the combined three cities for 14,195 units.⁹ Most (79%) were for single family units, followed by 16% larger multifamily (5 plus units) and the remainder duplexes to 4-plexes. Permits in Pasco accounted for nearly half of all the permits issued, the largest number issued between 2004 and 2005.

There is ample land available in the Tri-Cities. New developments in recent years, particularly in Pasco, have added considerably to the stock of single family and other types of housing. The cities are extending infrastructure (utilities, roads, etc.) into the new areas and, when complete, will offer even more development opportunities. Still, one of the barriers noted by providers and housing developers that target lower-income households including subsidized units was the lack of land zoned for multifamily units and lack of available land in already developed areas.

Tenure

About two-thirds of housing units are occupied by owners, slightly more in Richland than Kennewick and Pasco. The majority of single family units are owner-occupied, although single family units are a rental option for many households. Not surprisingly most multifamily units are occupied by renters, but owners occupy some, particularly those in smaller complexes (like duplexes). Mobile homes can be an affordable housing option, although condition of older units is often an issue. Mobile homes are more frequently owned than rented, although that does not generally apply to the land.

Looking at tenure by number of bedrooms, not unexpectedly smaller units were more frequently occupied by renters and larger units by owners. Two concerns are possible – the first that lower income

⁹ US Census Bureau, building permits for privately owned buildings (censtats.census.gov)

households with large families, or doubled-up families, would have difficulty finding affordable units with enough bedrooms to avoid overcrowded conditions.

The second potential concern is lack of smaller units to accommodate demographic changes, particularly the expected growth in seniors. As the seniors age and downsize, there may be a demand for smaller units. Stakeholders interviewed for this Consolidated Plan noted that there was not enough housing for the elderly. That concern included the full range of housing from full independent living to assisted living and nursing facilities.

Table 21: Tenure Occupied Units by Type of Unit 2008-2012 ACS Estimates

Property Type	Kennewick		Pasco		Richland	
	Owners	Renters	Owners	Renters	Owners	Renters
All units	63%	37%	63%	37%	67%	33%
Single family*	89%	11%	84%	16%	87%	13%
2-4 units	10%	90%	1%	99%	13%	87%
5 or more units	3%	97%	1%	99%	4%	96%
Mobile homes, other	66%	34%	52%	48%	86%	14%

*Detached and attached

Source: 2008-2012 ACS

Table 22: Tenure Occupied Units by Number of Bedrooms 2008-2012 ACS Estimates

Property Type	Kennewick		Pasco		Richland	
	Owners	Renters	Owners	Renters	Owners	Renters
No bedroom	6%	94%	9%	91%	19%	81%
1 bedroom	7%	93%	5%	95%	7%	93%
2 bedrooms	32%	68%	25%	55%	38%	62%
3 bedrooms	82%	18%	80%	20%	81%	19%
4 or more bedrooms	88%	12%	86%	14%	94%	6%

Source: 2008-2012 ACS

HOUSING CONDITION

Age of Housing

Housing developed differently in the three cities. Pasco has seen a recent surge in new housing – an estimated 37% of units have been built since 2000, much of it recent construction. A substantial share of housing in Richland (23%) was built before 1950, much of the development related to work at Hanford. Richland was granted historic status for “alphabet housing” built for Hanford employees in the 1940s and 1950s because the housing provides a look into the remarkable culture, scientific achievements and community of activities during WWII and the Cold War.

The post-war building boom is reflected in all three cities. Over half of housing in Kennewick was built between 1950 and 1979. In each of the three cities, a greater share of rental housing than owner-

occupied units was built prior to 1980, although new multifamily units have recently been completed or permitted.

Table 23: Year Structure Built by Tenure 2008-2012 ACS Estimates*

Year Built	Kennewick		Pasco		Richland	
	Owners	Renters	Owners	Renters	Owners	Renters
2000 or later	19%	11%	44%	27%	24%	21%
1980-1999	26%	20%	16%	15%	21%	18%
1950-1979	48%	64%	31%	49%	33%	38%
Before 1950	7%	5%	8%	8%	22%	23%
Estimated units	17,034	9,866	10,909	6,476	12,943	6,496

*Occupied units

Source: 2008-2012 ACS

Definitions of Substandard and Suitable for Rehabilitation (MA20)

For purposes of this Consolidated Plan, units are in standard condition if they meet HUD Housing Quality Standards. Those that are substandard but suitable for rehabilitation are units that do not meet one or more of HUD housing quality standards. These units may have deferred maintenance, have inadequate insulation, modest structural problems, or other problems that can be reasonably repaired. Substandard and not suitable for rehabilitation are units that are in poor condition and not structurally and financially feasible to rehabilitate.

Need for Housing Rehabilitation (MA20)

Given the age of units in the cities, a need for continued rehabilitation is warranted. Common problems in older units include asbestos siding and wraps on older furnaces, unreliable knob and tube wiring, lead-based paint on walls, woodwork and saturated plaster, lead-based solders on utilities pipes, and on occasion wood and timber treatments with toxic components. Deferred or absent maintenance can result in loss of housing, including older, more affordable housing. Unresolved conditions tend to create a depressing effect on investment in the area and can lead to overall deterioration of values and livability of the neighborhood. Windshield surveys conducted in 2004 and again in 2009 in the process of developing the Consolidated Plans identified conditions in several neighborhoods in each of the three cities. Some of the areas identified, for example a portion of the Bridge-to-Bridge neighborhood in Kennewick, have been improved since the first surveys.

Mobile homes are housing for a good many residents in the three cities and offer an affordable, although frequently unsafe, housing option. Condition concerns include hazardous electric or heating systems. It is not always possible or feasible to address more than immediate health and safety issues on the units. About 130 households were living in recreational vehicles, boats, and similar housing according to the most recent (2008-2012) American Community Survey estimates. American Community Survey data also showed that close to 500 units in the three cities were lacking complete kitchen and/or plumbing facilities.

Each of the cities supports rehabilitation of owner-occupied units, weatherization programs, and provides additional assistance to partners to improve the availability and quality of owner-occupied and rental units. The City of Pasco also has a rental licensing program requiring landlords to keep units in repair to meet minimum housing quality standards in the interior and on the exterior of buildings.

Lead-Based Paint and Lead Hazards

Table 24: Risk of Lead-Based Paint Hazard Tri-Cities

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total number of units built before 1980	20,814	52%	13,547	62%
Housing units built before 1980 with children present	4,055	10%	2,330	11%

Source: 2007-2011 ACS (total units) 2007-2011 CHAS (units with children present)

Estimated Units with Lower Income Households with Children (MA20)

ACS and CHAS estimates place the number of housing units built prior to 1980 at 34,361 units – 61% owner-occupied and 39% renter occupied. The estimate of 10% of owner-occupied housing (4,055 units) and 11% of renter-occupied units (2,330) with children present and vulnerable to lead-based paint hazards is an appropriate default estimate for planning purposes barring a better method of estimating risk and hazards. However, all units constructed before 1978 have the potential for lead-based paint and, therefore, the potential for hazard.

The condition of the unit, particularly chipped or poorly maintained surfaces, is factor in determining risk. The age of the unit is also important. Lead was banned from residential paint in 1978, but use of lead paint had declined prior to that time.¹⁰ The national survey found that 67% of housing built before 1940 had significant LBP hazards, declining to 51% of houses built between 1940 and 1959 and 10% of houses built between 1960 and 1977.

Benton-Franklin Public Health District reports that there is no longer universal testing for blood lead in children, such as was the case with Head Start in the past. The Public Health District educates families on what they can do to test risks in their homes and recommends testing in children and siblings where a risk is determined. The Washington State Department of Health no longer recommends universal screening but encourages testing when risks are present or the child exhibits signs consistent with lead overexposure (e.g., anemia, failure to thrive).

While cases of reported lead poisoning have been relatively rare, it appears that the elevated lead levels often are from children who have moved into the area from industrial communities with smelter plumes. The majority of the few cases found are the result of lead-based pottery or candy from Mexico. Another rare source of lead contamination in the Tri-Cities is from pesticides that were used in older orchards.

¹⁰ Clickner, Robert et al. (2001). National Survey of Lead Allergens in Housing, Final Report, Volume I: Analysis of Lead Hazards. Report to Office of Lead Hazard Control, US Department of Housing and Urban Development.

The Tri-Cities has proposed a regional approach to ensure that area owner-occupants and renters have access to information about the potential for hazards, identification of lead-based paint conditions, and ways to address the hazards.

HOUSING COSTS

Current Costs by Tenure

Table 25: Cost of Housing

Owner/Renter	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Median home value	\$163,700	\$151,700	\$194,400	\$174,800	\$158,200	\$272,900
Median gross rent	\$748	\$712	\$875	\$779	\$708	\$951

Source: 2008-2012 ACS

Table 26: Range of Owner Costs*

Range	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Less than \$1,000	23%	20%	18%	21%	21%	11%
\$1,000-\$1,499	44%	54%	33%	38%	49%	23%
\$1,500-\$1,999	22%	20%	29%	25%	21%	25%
\$2,000 or more	12%	6%	19%	16%	9%	41%

*Households with a mortgage; includes mortgage, taxes, insurance, condo fees and utilities

Source: 2008-2012 ACS

Table 27: Range of Rents

Range	Kennewick	Pasco	Richland	Benton County	Franklin County	Washington
Less than \$500	11%	21%	7%	10%	20%	10%
\$500-\$749	40%	35%	25%	35%	35%	19%
\$750-\$999	34%	20%	40%	35%	21%	26%
\$1,000 or more	15%	25%	28%	21%	23%	45%

*Includes contract rent and utilities; excludes no cash payment

Source: 2008-2012 ACS

Changes in Affordability Considering Current Costs (MA15)

Housing costs in the Tri-Cities are considerably lower than in Washington as a whole and higher in Richland than in Pasco and Kennewick. Owner estimated values in the three cities are between 60% and 70% of the estimates statewide. Rents are lower, too, but not to the same extent – between 75% (Pasco) and 92% (Richland) of statewide reported gross rents. The rental market in Benton and Franklin Counties (the Tri-Cities Housing Market Area) was tight due to high demand and low vacancies, according to the 2011 *Comprehensive Housing Market Analysis*.¹¹ Part of that demand was satisfied

¹¹ US Department of Housing and Urban Development, Office of Policy Development and Research. *Tri-Cities, Washington Comprehensive Housing Market Analysis*. (July 2011).

when new multifamily units came on line in the region. Still, the report projected a demand of 1,300 units with 440 new units projected.

Vacancy rates in the Tri-Cities varied over the last ten years, from an estimated high of 11.2% in the fall of 2005 to a low of 1.2% in spring 2010.¹² The average rent rose with declining vacancies. The vacancy rate as of the fall 2013 survey of apartments with five or more units was 4.7%. The average rent was \$770. Rents are also dependent on new construction and size of units. For example, the July 2011 *Washington Comprehensive Market Analysis* observed that the newly constructed Island View Apartments in Richland began leasing in June 2011 with rents for 1-bedroom units from \$825 to \$865 and 2-bedroom units for \$995. While more rental units have become available and satisfied pent-up demand, the units are not necessarily lower cost or available to lowest-income households. The need for housing priced for lower-income households, including those working for low wages, was a repeatedly stated need during outreach for this plan.

Washington Center for Real Estate Research found (in the first quarter 2014 *Housing Market Snapshot*) that the median housing resale price in Benton and Franklin Counties was \$178,900, which was up 1.7% from the previous year. The affordability of housing for homebuyers was reflected in the Housing Affordability Index of 196.1 in both counties, which measures the degree to which a household with median income could buy a median-priced home. This means that a household with median income had 96% more income than the minimum required to buy a median-priced home. The all-buyer index (HAI) in Washington was 153.3.

A second index applies to first-time buyers and assumes a lower-priced unit (85% of median), lower income (70% of median), lower downpayment, and possible assistance with the downpayment or other favorable terms. The first-time HAI in Benton County in the first quarter of 2014 was 128.7, meaning housing (at 85% of median) was affordable to first-time buyers (earning 70% of median). The first-time HAI in Franklin County was 88.2 meaning that housing was not affordable to first-time buyers. The first-time buyer index (HAI) in Washington State was 85.7.

The affordability of housing in the Tri-Cities has contributed to the success of downpayment assistance programs and other efforts to secure homeownership for lower-income households. Buyers helped by these programs have even been placed in newly constructed market-rate units.

Table 28: 2014 HUD Fair Market Rents (FMR) and HOME Rents Tri-Cities*

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$515	\$589	\$754	\$1,007	\$1,299
High HOME Rent	\$515	\$589	\$754	\$1,007	\$1,220
Low HOME Rent	\$515	\$589	\$754	\$881	\$983

*Kennewick-Pasco-Richland MSA

Source: HUD

¹² Washington Center for Real Estate Research at Runstad Center for Real Estate Studies, University of Washington (wcrer.be.washington.edu)

HOME and Fair Market Rents Compared to Area Costs (MA15)

HUD Fair Market Rents (FMR) for 2014 were lower by 2% than the previous year (2013) which, while seemingly small, had an impact on the ability to find suitably priced units with Section 8 Certificates. The 2-bedroom FMR in 2014 was \$754, which was higher than the median gross rent estimated by the ACS in Kennewick and Pasco, but decidedly lower than the median gross rent estimate in Richland. Providers interviewed in development of the Consolidated Plan commented on the lower FMR and noted the difficulty. Proposed 2015 fair market rents are between 9% and 10% higher than those in 2014, which reflects higher rental costs (including utilities) in the region.

Housing Affordability

Housing is considered affordable when the cost of housing plus utilities equals no more than 30% of household income. Housing choice and access to opportunities is largely a function of income (as represented below).

Highest Income	<ul style="list-style-type: none"> • Wide selection of housing types and locations • Affordability more a matter of choice: choice of spending more than 30% of income • High access to opportunities
Middle Income	<ul style="list-style-type: none"> • More limited selection of housing types and locations • Affordability: may need to spend more than 30% of income (market provided) • Commute: cost of commute may offset housing savings • More limited access to opportunities
Low Income	<ul style="list-style-type: none"> • Little selection of housing types and locations • High competition for market-provided, quality affordable housing • Affordable may mean subsidized, or publicly assisted • Limited access to opportunities • Commute costs high related to wages/housing costs
Lowest Income	<ul style="list-style-type: none"> • Limited or no choice in housing types and locations • Affordable housing = subsidized housing (kept available) • May receive additional public support (food stamps, health, income)

For lowest income households affordable housing may be difficult to find and maintain. The National Low Income Housing Coalition publishes annual reports (*Out of Reach*) comparing the cost of housing, a housing wage (30% of the cost of housing and utilities) and comparing that to minimum wages.

Table 29: Housing Costs, Income and Affordability Kennewick-Pasco-Richland MSA 2014

Housing/Income Factor	Bedrooms				
	Zero	One	Two	Three	Four
Fair Market Rent (FMR) 2014	\$515	\$589	\$754	\$1,007	\$1,299
Annual income to afford	\$20,600	\$23,560	\$30,160	\$40,280	\$51,960
Hourly wage to afford* (housing wage)	\$9.90	\$11.33	\$14.50	\$19.37	\$24.98
Minimum wage Washington 2014	\$9.32	\$9.32	\$9.32	\$9.32	\$9.32
Housing wage compared to minimum wage	106%	122%	156%	208%	268%

Source: National Low Income Housing Coalition (www.nlihc.org)

As an example, fair market rent for a 2-bedroom unit in 2014 in the Kennewick-Pasco-Richland MSA in 2014 was \$754 per month. To afford this rent (at 30% of income) a household would have to earn \$14.50 an hour (\$30,160 annually). The “housing wage” is 156% of minimum wage in Washington.

Table 30: AMI and Housing Affordability Kennewick-Pasco-Richland MSA 2014

Income Range	Annual Income	Monthly Income	Affordable Monthly Housing
Area median (AMI)	\$66,900	\$5,575	\$1,673
30% AMI*	\$20,070	\$1,673	\$502
50% AMI*	\$33,450	\$2,788	\$836
80% AMI*	\$53,520	\$4,460	\$1,338

*Based on the top of the range, calculated for 4-person household
Source: National Low Income Housing Coalition (www.nlihc.org)

Table 31: Income by Occupation/Source and Affordable Housing Costs

Job/Income Type (Wage/Earnings*)	Affordable Housing/ Actual Cost	Housing Type/Allowance
Nuclear engineers (\$50.69/hour)	\$2,636	
Registered nurse (\$32.99/hour)	\$1,715	
Middle school teachers (not special ed) (\$59,230/year)	\$1,481	
Postal service mail carrier (\$25.89/hour)	\$1,346	
HUD AMI top of range at 80% (\$53,520/year)***	\$1,338	
	\$1,299	FMR 2014 (4-bedroom)
Machinist (\$22.85/hour)	\$1,188	
	\$1,007	FMR 2014 (3-bedroom)
Dental assistant (\$18.86/hour)	\$981	
	\$875	Median rent Richland**
HUD AMI top of range at 50% (\$33,450/year)***	\$836	
School bus driver (\$16.04/hour)	\$834	
Customer service representative (\$14.36/hour)	\$747	
	\$754	FMR 2014 (2-bedroom)
	\$748	Median rent Kennewick**
Office clerks, general (\$14.84/hour)	\$772	
	\$712	Median rent Pasco**
Retail sales (\$12.33/hour)	\$641	
Cashiers (\$11.35/hour)	\$590	
	\$589	FMR 2014 (1-bedroom)
Hotel, motel, resort desk clerks (\$10.86/hour)	\$565	
Child care worker (\$10.40/hour)	\$541	
	\$515	FMR 2014 (0-bedroom)
HUD AMI top of range at 30% (\$20,070/year)***	\$502	
Minimum wage full-time job 2014 (\$9.32/hour)	\$485	
SSI income (\$721/month 2014 single person)	\$216	

*Except where otherwise noted wages are from the Washington State Employment Security Department's Occupational Employment and Wage Estimates (2013) for Kennewick-Richland-Pasco MSA

**2008-2012 ACS

***2014 4-person households

Sources: 2008-2012 American Community Survey; HUD; WA Employment Security Department

Table 31 combines average wage information for the Kennewick-Richland-Pasco MSA compare that to HUD fair market rents and median rents in the Tri-Cities. It illustrates the gap between housing costs and wages for the lowest-income earners. Even though housing is more affordable in the Tri-Cities, many households, even working households, struggle with housing costs.

Availability of Housing Compared to Needs (MA10)

Considering the disparity in income between lowest earners and the cost of housing in the Tri-Cities there is an ongoing need for affordable housing, including subsidized housing. A household with a single wage-earner at minimum wage (\$9.32 in 2014) would not be able to afford the average (median) rents in any of the cities, and in fact would not be able to afford even the 2014 HUD-established fair market rent for a studio apartment (\$515) without a subsidy or other assistance.

Housing Availability Compared to Income Levels (MA15)

Even though housing is more affordable in the Tri-Cities than is true of most other metropolitan areas in Washington, there is a lack of housing for individuals and households at the lowest income levels. Input received during the planning process in developing this Consolidated Plan expressed concern about affordable housing. Housing costs are just one part of the household budget as is demonstrated by the National Low Income Housing Coalition and the Self-Sufficiency Calculator. Households at lowest income levels often have to choose between food, medicine, utilities and other expenses in addition to housing. High costs make them vulnerable to homelessness.

At the lowest income levels, housing subsidies are essential. There are long wait lists for subsidized housing in the Tri-Cities. People with special needs, who are also low income, may need temporary or permanent supportive housing. There is an insufficient supply of both housing for these populations and support services. People with barriers such as poor rent history, poor credit, or felony convictions have even greater challenges finding affordable housing open to them.

CHAS Tables and Analysis of Housing Need

Table 32: Number of Households by Type and Income

Household Type	0-30% HAMFI*	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total households (HH)	7,645	7,535	10,415	6,295	29,975
Small family HH	2,875	2,895	4,200	2,825	16,235
Large family HH	955	950	1,675	740	2,550
HH with 1+ persons 62-74 years old	915	1,049	1,320	1,075	5,314
HH contains at least one person age 75+	745	1,135	1,490	809	1,835
HH with 1+ children 6 years old or younger	2,565	2,293	2,989	1,745	2,830

*HUD adjusted median family income

Source: 2007-2011 CHAS (CHAS Table 6, IDIS NA 10)

The CHAS (Comprehensive Housing Affordability Strategy) tables are a special census tabulation generated for HUD to allow analysis of needs by range of income, household size and composition and race/ethnicity of the householder. Detailed tables and analysis are provided in the appendix of this Plan.

Most Common Housing Problems (NA10)

CHAS data estimate that about 40% of households in the Tri-Cities are low to moderate income, that is, they have earnings at or below 80% of Area Median Income (AMI). Over 15,000 households have earnings below 50% of AMI and about 7,600 households have earnings below 30% of AMI. In addition to examining household types and incomes, CHAS data look at cost in relation to income, overcrowding and lack of complete plumbing and/or kitchen facilities.

The most prevalent housing condition for both renters and owner households is cost in relation to income. The 2011 ACS (CHAS) estimates showed that at least 8,595 renter households and 6,420 owner households were paying more than 30% of income for housing costs. At least 1,584 renter households and 708 owner households were living in overcrowded conditions. Over 350 households were living in housing without complete plumbing or kitchen facilities.

Populations/Households most Affected by Housing Problems (NA10)

Poorest households were most burdened by cost. Of the 4,470 renter households with severe cost burdens (i.e., paying more than 50% of income for housing), 75% had incomes at or below 30% of AMI. Of the 2,550 owner households with severe cost burdens, 45% had incomes at or below 30% of AMI.

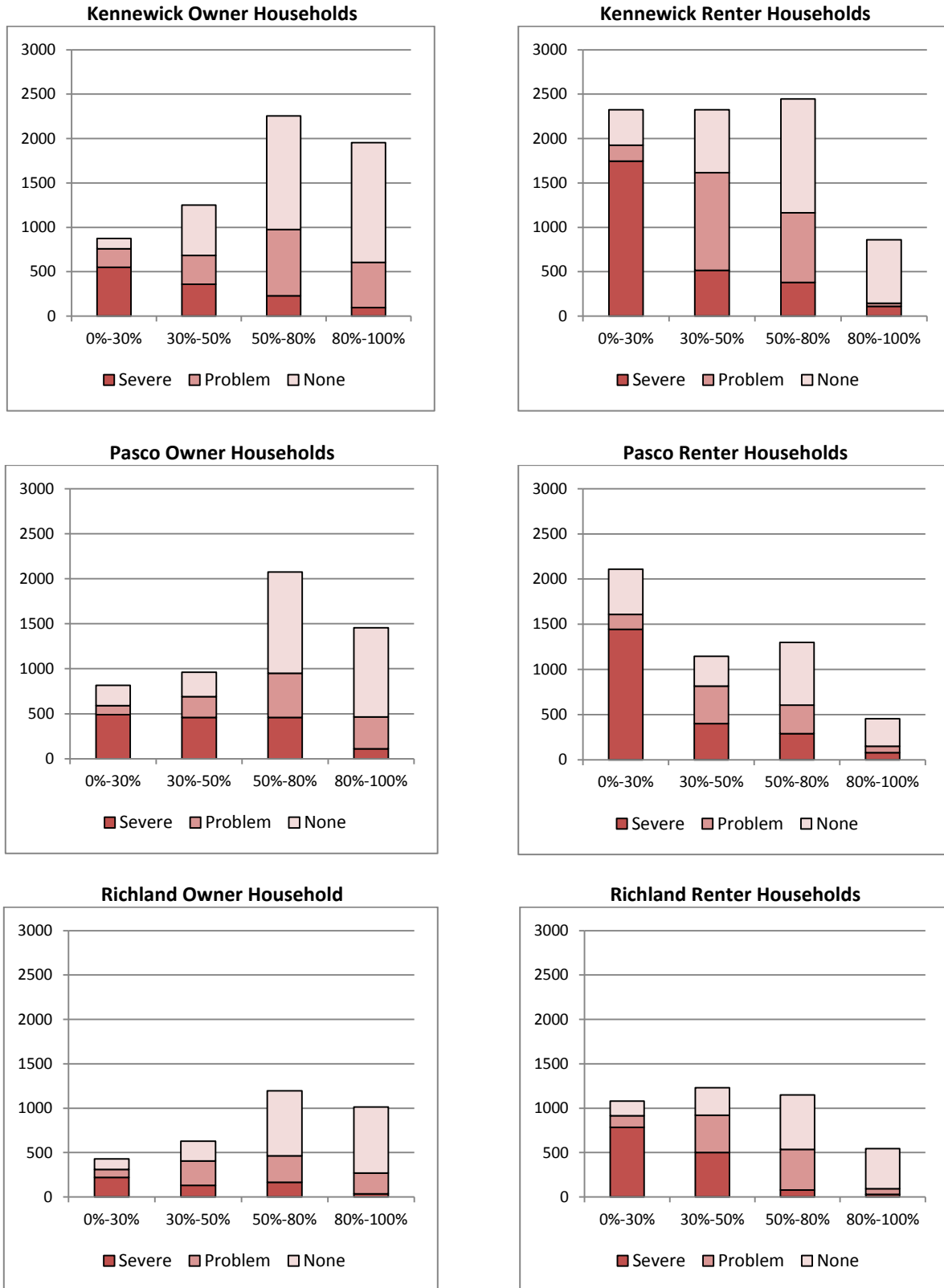
Nearly half (49%) of all renter households in the Tri-Cities had at least one housing problem, according to the CHAS data. Note that selected conditions include cost-burden and overcrowding, so “condition” is not primarily a matter of housing quality. Housing problems were more frequently a matter of housing costs in relation to income than because of overcrowding or lack of complete plumbing or kitchen facilities. Nearly one-quarter (21%) of owner households also had at least one housing problem.

CHAS data also provide an estimate of households with severe housing problems. Severe problems include lack of complete plumbing and/or kitchen facilities, severe cost burden (paying more than 50% of income for housing) and severe overcrowding (more than 1.5 persons per room). By far the most prevalent severe problem was housing cost in relation to income. Households with lowest incomes were more frequently burdened by severe housing problems.

The following figures combine data from CHAS tables showing problems (severe and moderate) for renters and owner by income range to 100% of AMI. Each column is the total of the estimated renters or owners in each income range for each of the Tri-Cities.

According to the CHAS data, there were 9,662 low and moderate income households (incomes below 80% of AMI) in the Tri-Cities – about the same number of renters (5,006 households) as owners (4,656) at low-mod income levels. However, there were many more renter households than owners with incomes at or below 30% of AMI and with incomes between 30% and 50% of AMI.

Figure 4: Owner and Renter Households with Housing Problems by Income Range



Source: 2007-2011 CHAS data

- The majority of both renter and owner households with incomes at or below 30% of AMI had one or more severe housing problems – 72% of renters and 59% of owners. By far the greatest factor was cost in relation to income.
- The majority of both renter and owner households with incomes between 30% and 50% of AMI had housing problems, although fewer severe problems – 71% of renters and 63% of owners. Again, the most prevalent contributing factor was cost in relation to income.

While all three cities share the finding that lowest income households, both renters and owners, have housing problems including severe housing problems, a greater number of renter households, than owner households in each city is burdened by severe housing problems.

Single-Person Households with Needs (NA10)

There were 15,163 people living alone in the Tri-Cities as of the 2010 census. That was equal to 26% of the population in Kennewick, 28% in Richland and 17% in Pasco. Of the people living alone, 34% were 65 and older. A growing elderly population will represent needs for housing and other assistance. It is not possible to estimate with certainty the number and type of single person households that will need assistance, but there is concern that there is already an unmet need and that need will grow.

The Point-in-Time count of homelessness in the Tri-Cities (January 2014) found 125 chronically homeless individuals. This most assuredly underestimated the housing and services needs of this hard-to-serve population. Stakeholders contributing to this Plan noted a number of vulnerable populations (many likely to be single individuals) in need of housing assistance: elderly, people with disabilities, veterans, people with substance abuse disorders, people with mental illness, and victims of domestic violence.

Disproportionate Need by Race/Ethnicity (NA30)

Disproportionately greater need is defined as a difference greater than ten percentage points for any racial or ethnic group than the jurisdiction as a whole (for the Tri-Cities as a region). Several CHAS tables show households with housing problems by income and by race/ethnicity of the householder. With the exception of Hispanic householders, the numbers of minority householders are small and associated with large margins of error because of American Community Survey sampling. Hispanic householders are the primary minority population and there were no income ranges in which the percentage of Hispanic householders with one or more housing problems was greater than ten percentage points of the jurisdiction as a whole. Similarly in examining data for severe housing problems by race and ethnicity, the numbers of minority households, with the exception of Hispanic householders, are small and associated with large margins of error. Detailed analysis of non-Hispanic minority householders was not considered reliable for purposes of determining need.

In examining severe housing problems, again looking at Hispanic householders, there was no disproportionality between the jurisdiction as a whole and Hispanic householders, except in one instance and that is for households with incomes between 50% and 80% of AMI. Thirteen percent of households in the jurisdiction had one or more severe housing problems. In comparison 23% of Hispanic

householders had one or more severe housing problems. The percentage difference was just over 10%, so the need is considered to be disproportionate.

Looking at housing cost burden alone, overall 30% of households in the Tri-Cities paid 30% or more of their income for housing costs, and 13% paid 50% or more of their income for housing, which is a severe cost burden. Hispanic householders disproportionately experienced cost burdens – 43% paid 30% or more of household income for housing costs and 19% paid 50% or more of their income for housing (severe cost burden). While the number of other minorities is small, and data particularly subject to error, CHAS estimates also suggested that Black/African American householders were disproportionately cost-burdened – 44% of households were estimated to spend 30% or more of their income for housing and 24% were estimated to spend 50% or more of their income housing costs.

Areas of Concentration of Housing Problems (MA50)

In terms of physical problems with housing, such as lack of complete plumbing and kitchen facilities, there are areas in the region in which people live in campers and boats, which might not have complete facilities. There are numerous sites with mobile homes in which conditions are poor. Older areas in the region contain housing built at the time of incorporation or shortly thereafter that undoubtedly present opportunities for rehabilitation. These may span entire neighborhoods, however, particularly in the eastern portions of the cities (those areas developed earliest). The cities have an eye on improving neighborhoods as resources allow.

Areas of Concentration of Minorities or Low-Income Population (MA50)

The eastern portions of the cities, which are the older sections, contain the low-mod qualifying block groups in general. In Pasco, this is roughly the central and eastern portions (east of US Highway 395 and south of I-182) and also the areas in which there are disproportionate concentrations of minority (Hispanic) households. However, Pasco has traditionally been a more Hispanic community and remains so, in fact building on a strong Hispanic heritage in downtown development plans.

In Kennewick the qualifying low-mod residential areas tend to be concentrated near the Columbia River and in the eastern and oldest parts of the city, those areas east of US Highway 395 and north of 10th Avenue. About half of the low-mod qualifying block groups are also those in which there are disproportionate concentrations of racial or ethnic minority populations. In Richland the qualifying low-mod block groups are in south-central Richland and Island View. There is only one block group with disproportionate racial or ethnic minority concentration.

BARRIERS TO AFFORDABLE HOUSING (MA40)

The Tri-Cities have the benefit of sufficient land for housing development. Unlike built-out cities, land is available for new housing construction and is made ready by the extension of roads, water, sewer and other necessary infrastructure. That process is underway and will continue with new demand. The City

of Pasco has annexed significant parcels of land specifically to make room for new development, and as it did so, it insured infrastructure was in place to support new housing.

The cost of housing in the Tri-Cities, both rental and that for homeownership, is more affordable in the Tri-Cities than in Washington State. Lower housing costs are a benefit in attracting new businesses and new residents to the area. Still, the cost of housing is out of reach of lowest-income households, both renters and owners. Land use policies in the cities encourage a range of housing type and cost. The City of Kennewick housing policies (*City of Kennewick Comprehensive Plan 2013*) encourage infill; allow manufactured homes; provide for higher densities around shopping, transit, schools, public facilities and arterials; allow innovative housing; and, promote affordable housing. New development plans in an area of the Bridge-to-Bridge/River-to-Rail area calls for promoting affordable housing (to households earning 80% or less of area income) through mixed use zoning, height and parking inducements, deferred fees and other steps to increase workforce housing.

The City of Pasco (*City of Pasco Comprehensive Plan 2007-2027*) likewise has policies to encourage a variety of housing types and infill, transit-oriented density, but to avoid concentrations of high density housing, consistent with the nature of housing in the three cities. Policies in Pasco specifically call for support of organizations and programs involved in affordable housing development, repair and rehabilitation. Pasco, through the rental licensing program, actively works to maintain the quality of existing housing and neighborhoods throughout the City. The City of Richland (*City of Richland Comprehensive Land Use Plan 2008*) also encourages affordable housing. Key among the policies is promoting investment in older neighborhoods to preserve and maintain older units, including “Alphabet Housing” build during the 1940s and 1950s, which provide affordable and modestly priced housing for residents. The City encourages a range of housing types and promotes policies to encourage them, including accessory dwelling units, cluster development, single room occupancy units, zero lot line and other provisions that provide flexibility in meeting housing needs and demand.

In spite of housing policies in each of the cities promoting affordable housing, infill and a mix of housing types, costs are high in comparison with what is affordable to households at the lowest levels of income. Nonprofit and other providers stretch funds to provide housing and other assistance at this level. There is a lack of lower-cost land in already-developed areas in the cities, particularly in the central cores, and there is a lack of land zoned for higher density multifamily development with infrastructure in place for ready development. Still, more multifamily units are being constructed and amount to 21% of permitted units over the last ten years.

Antiquated building codes can also create cost barriers to new construction; however, the three cities have updated their codes, having adopted late versions that were developed by the industry to decrease the impact of codes on housing costs. The cities are committed to continually update the codes to reduce barriers to affordability.

PUBLICLY ASSISTED HOUSING

Introduction (NA35)

There is a variety of assisted affordable housing options available in the Tri-Cities. HUD and the State of Washington (Washington State Housing Trust Funds and Washington State Housing Finance Commission Tax Credits) subsidized housing programs have generated an inventory of housing, primarily in Kennewick and Pasco. The vast majority are family units with several projects with both family and disabled units. (See appendix for list of assisted housing, other than those managed by the housing authorities.)

There are two housing authorities in the Tri-Cities. The Kennewick Housing Authority (KHA) has recently taken over the assets of the dissolved Richland Housing Authority. The Housing Authority of the City of Pasco and Franklin County (HACPFC) operates housing programs on the north side of the Columbia River. Together they provide over 1,900 lower income households with affordable housing assistance, including project-based and tenant-based programs.

Public Housing Developments (MA25)

There are 470 Public Housing units operated by the two housing authorities (280 by HACPFC and 190 by KHA). An additional 374 affordable housing units developed through other project-based financing programs provide much needed housing, 68 by HACPFC and 182 by KHA. Together, a total of 720 subsidized project-based units are available for residents of the two-county area. This includes the 32-unit Nueva Vista project which is currently being built with Housing Trust Funds and Benton/Franklin local funds. Not included is a 38-unit farmworker housing complex under construction by the HACPFC that will be ready for occupancy in 2015 in addition to 68 units of existing non-subsidized farmworker housing.

While there are a few large developments available to low and moderate income seniors and persons with disabilities, the majority of projects are in smaller developments designated for families. Deep subsidies are used in a few projects such as the developing 32-unit Nueva Vista project which designates 50% of the units family households with incomes under 50% of area median income and 50% of the units for homeless persons. State Housing Trust Fund and Tax Credit projects under the Washington State Housing Finance Commission (WSHFC) are the primary financing mechanisms used for the non-public housing projects. Local HOME and other local funding sources make up the rest.

Targeting of Housing Assistance Programs (MA10)

In general, units are targeted to households with lowest incomes (below 30% of AMI and below 50% of AMI). Targeted also include farmworkers and large families. The Kennewick Housing Authority (KHA) has a local preference for the elderly or disabled, victims of domestic violence and veterans. The Housing Authority of the City of Pasco and Franklin County generally targets households at or below 50% of Area Median Income. Assisted housing has also been developed or reserved for particular populations, including persons with developmental disabilities.

Table 33: Inventory of Housing Authority Project-Based Units

Project Name	Units	Type	
		Family	Senior/Disabled
Kennewick Housing Authority			
Keewaydin Plaza*	66	0	66
Sunnyslope Homes*	124	124	0
Mitchell Manor	6	0	6
Housing for victims of domestic violence	6	6	0
Nueva Vista (under development)	32	26	6
Columbia Park Apartments Mod-Rehab	138	138	
Total project-based units	372	294	78
Housing Authority of City of Pasco and Franklin County			
Rosewood Park elderly/disabled*	165	0	165
Rosewood Park multifamily*	8	8	0
Sprucewood Square*	60	60	0
Beechwood Square*	11	11	0
Birchwood Square*	12	12	0
Sagewood Square*	4	4	0
Oakewood Square*	6	6	0
Alderwood Square*	10	10	0
Maplewood Square*	4	4	0
Highland Park Apartments	24	24	0
Clearwood Square	32	32	0
Driftwood Square	8	8	0
Firwood Square	4	4	0
Total project-based units	348	183	165

*Public Housing

Source: Housing authorities

Public Housing Condition (MA25)

There are a total of 11 public housing developments managed by the housing authorities, nine by HACPFC. A total of 470 public housing units are included in the inventory. The units are in generally good condition. KHA has developed a capital financing plan to repair roofs, repair irrigation systems, rehabilitate the parking areas, replace HVAC equipment and replace/repair appliances.

While the Housing Authority of the City of Pasco and Franklin County has plans to make repairs to maintain the interior and exterior of its public housing units, it does not currently contemplate redevelopment. Specific efforts in the coming months are to rehabilitate the exterior of Sprucewood using three capital grants.

Public Housing Tenant Strategy (MA25)

The Kennewick Housing Authority (Annual Plan 2014) has improved safety of tenants at Sunnyslope Homes by installing a Police Officer in Residence unit at that property. The officer will serve as a mentor for resident youth and be available to sponsor summer after-hour activities. The Housing Authority of

the City of Pasco and Franklin County is reinstituting the resident/tenant council. Family Self-Sufficiency (FSS) programs are in place at both housing authorities.

Vouchers/Certificates

A total of 1,185 vouchers are managed by the housing authorities. There are no certificates in the area. The Kennewick Housing Authority provides 867 vouchers primarily to low and moderate income families on a scattered site basis. Eighteen are family unification vouchers and 122 are NED (non-elderly disabled) vouchers. The Housing Authority of the City of Pasco and Franklin County manages 318 Section 8 tenant-based vouchers, including 21 family reunification vouchers. A significant barrier faced by both housing authorities is that of having to support vouchers that are ported out to other jurisdictions. This is particularly the case when the vouchers are ported to more expensive areas. In that case, the voucher must be supported at a higher rate (sometimes substantially higher) leading to a lower ability to support locally-used vouchers and a net loss of locally subsidized renters.

Table 34: Public Housing by Program Type

Vouchers/ Certificates	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project-based	Tenant-based	Special Purpose Voucher		
							VA Supportive Housing	Family Unification Program	Disabled*
HACPFC	0	0	280	280	0	318	0	21	0
KHA	0	138	190	328	6	867	0	18	122
Total	0	138	470	608	6	1,185	0	39	122

Source: Housing Authorities (KHA and HACPFC)

Housing Authority Wait Lists (NA35)

The need for rental assistance is clear from the number of people applying for assistance and wait lists. The Kennewick Housing Authority (KHA) currently has an open Section 8 application process which will remain open until the end of the calendar year. As of mid-September 2014 (after the process had been opened for approximately two months), the Section 8 wait list includes 31 elderly, 118 persons with disabilities and 302 families. The Public Housing wait list includes 20 elderly, 66 persons with disabilities and 191 families. Finally, the Moderate Rehabilitation project wait list includes ten elderly, 60 persons with disabilities and 153 families. The KHA wait list does not reflect the needs of the population at large in that the population with disabilities is larger than one might expect in the general population needing accessible units.

The Housing Authority of the City of Pasco and Franklin County wait list for Public Housing was open in the summer months of 2014. There are no data available at the writing of the plan. The Housing Authority anticipates opening the Section 8 wait list in fall of 2014.

Potential Loss of Units (MA10)

The Kennewick Housing Authority currently has a two person Housing Choice Voucher Homeownership program that had been developed by the Richland Housing Authority. KHA will consider development of

an expanded effort when it develops its next 5-Year Plan. The Housing Authority anticipates that as many as 30 homeownership vouchers may be used. The Housing Authority does not anticipate other losses from expiring contracts or demolition. The Housing Authority of the City of Pasco and Franklin County does not anticipate the loss of units from any source or action in the near future.

HOMELESSNESS IN THE TRI-CITIES

Extent of Homelessness (NA40)

There were 743 persons estimated to have experienced homelessness in the past year in Benton-Franklin Counties. Almost all experienced homelessness for an average of 200 days or more. On a single day in January 2014 a total of 226 persons were found to be homeless, with all but 36 sheltered in housing within the Continuum's resources. However, volunteer organizers of the annual count stated that, as in previous counts, the numbers of homeless found on the streets or in vehicles did not fairly reflect the total number of persons without housing on that one day in winter – but represented a significant undercount.

Table 35: Homeless Needs Assessment

Population	Estimated # of persons experiencing homeless on a given night		Estimate experiencing homelessness each year	Estimate becoming homeless each year	Estimate exiting homelessness each year	Estimated days persons experience homelessness
	Sheltered	Unsheltered				
Persons in HH with adult(s) and children	71	4	231	119	98	224
Persons in HH with only children	0	0	13	4	4	190
Persons in HH with only adults	119	32	499	187	173	240
Chronically homeless individuals	19	14	125	41	22	234
Chronically homeless families	0	0	0	0	0	0
Veterans	10	4	15	11	58	125
Unaccompanied child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Source: 1/1/14-12/31/14 HMIS Report & Point in Time Count 1/29/14, Washington State Department of Commerce

The number of homeless found in 2014 (226) was a significant increase over the single day count in 2013 (also conducted in the last week of January) which found a total of 142 persons, showing a year over year increase of 59%. This trend is consistent with the results of the statewide count which showed significantly higher numbers in 2014. The biggest change in the Tri-Cities was in the number sheltered in homeless housing facilities which increased from 78 to 190, a 144% increase. On the other hand, the number of chronically homeless persons found fell from 42 to 33.

Those categorized as “chronically homeless” are persons who are homeless, disabled and who have either been on the streets or in shelters for a year or who have had four episodes of homelessness in the past three years. Many of these, and others who are homeless but not “chronically homeless,” also suffer from severe mental illness or substance abuse. While the number of veterans and chronically homeless persons found was small, they were more likely to be unsheltered on the day of the count. This is probably a function of their disability and an unwillingness or fear of living in organized housing.

Causes of Homelessness

There may be multiple causes for homelessness for individuals and families in the Tri-Cities. High housing costs, lack of affordable housing and stagnant income are three of the most significant factors, which might be exacerbated by one or more of those listed below.

- *Domestic violence* – many homeless women and children left an abusive situation. Lack of affordable housing and limited shelter space leave individuals experiencing violence few choices; many will stay in unsafe situations for lack of other options.
- *Mental illness and physical disabilities* are the root of the inability to retain housing. Lack of residential stability makes healthcare delivery more complicated. Health conditions that require ongoing treatment such as diabetes, HIV, addiction, and mental illness are difficult to treat when people are living in a shelter or on the streets. Homeless individuals often lack access to preventative care and wait for a crisis or a trip to the emergency room for treatment. Overall, as many as 30% of homeless individuals self-report a health-related problem.
- *Drug and alcohol abuse* are significant contributors to homelessness because of the impact on health, family, finances, and the ability to obtain and retain employment. It is estimated that as many as 12% of homeless individuals self-report a substance abuse problem.
- *Generational poverty* is also a contributing factor to homelessness. Research indicates that the longer people are in poverty the less likely they are to escape it. Twenty-five percent of people who were consistently poor before age 17 were still poor at age 26 (John Iceland, *Poverty in America 2003*).
- *Loss of system support* for people leaving jails, prisons, hospitals, foster care, or treatment facilities can lead to homelessness.

Rural Homelessness (NA40)

Because of the very small estimate of rural homeless who might have been counted, the assumption is that the count was primarily of urban homelessness. While most of the homeless found in the annual point-in-time count are characterized as urban homeless or transient homeless persons, a few who were living in the rural areas of the county and or came from other rural areas of the state, were found. The majority of the rural population does not seek housing in the cities except under extreme weather conditions, and they are more likely to seek assistance to meet their other basic needs for food or clothing than assistance with housing. Compared with the homeless in the cities, persons coming into

the system from rural areas tend to have more limited resources and a greater percentage of this group is veterans or other single individuals.

Families in Need of Housing (NA40)

While the need for housing assistance and affordable housing, including housing for families in general and families of veterans, is clear from input received for this Consolidated Plan, it is difficult to estimate the number of families with children in need and the number of families of veterans. One-third of those found homeless in the point-in-time count lived in households with children. These households include families of veterans, adults who have suffered from domestic violence, and many with limited employment experience and skills. The primary need of persons and families who are homeless is stable housing. Most have need of specialized supportive services. There were 32 unsheltered persons in households without children, only four persons in households with children who were unsheltered on the one night. However, members of the Continuum of Care state that this is not representative of the number of unsheltered homeless in the Tri-Cities due to the typical undercounting that occurs in the one-night count. It is clear that additional housing resources are needed, particularly transitional and rapid rehousing resources.

Extent of Homelessness by Race and Ethnicity (NA40)

The overwhelming number of persons found homeless in January 2014 were not minority. There were 170 individuals identified as white, 150 of whom were sheltered. Ten individuals were racial minorities, all but one sheltered. By ethnicity, 35% identified themselves as Hispanic, 58 sheltered and five unsheltered on the night of the count. However, these estimates represent only those counted and certainly is an underestimate of homeless and homelessness by race and ethnicity.

Table 36: Sheltered and Unsheltered Homeless by Race/Ethnicity

Race	Sheltered	Unsheltered
White	150	20
Black or African American	6	0
Asian	1	0
American Indian/AK Native	2	1
Pacific Islander	0	0
Ethnicity	Sheltered	Unsheltered
Hispanic	58	5
Not Hispanic	100	18

Source: Benton/Franklin Counties 1/29/14 Point-in-Time Count

Housing Needs of those At-Risk (NA10)

In January 2014, a total of 71 persons residing in families with children and extremely low incomes were sheltered in shelters and transitional housing in the Tri-Cities. These families and others who are precariously housed in private housing face significant barriers in remaining sheltered and housed. They have in common very limited incomes with insufficient or no employment and many face the decision of paying for rent, food or medicine. Many face serious barriers to employment or even finding full-time work with sufficient wages to live. Barriers include lack of the right marketable skills, overwhelming

childcare expenses, inadequate transportation, and high medical expenses. Finding housing they can afford may mean living in substandard housing or overcrowded conditions. Their needs include substance abuse treatment, mental health counseling and case management, affordable childcare services, basic health care, employment training and counseling, and life skills training.

One method of preventing the fall into homelessness is to provide rapid rehousing resources – housing that is immediately available to prevent loss of housing. Under this method, assistance in the form of stabilizing services is provided after individuals and families are housed. The federal initiative launched as part of the economic recovery plan provided resources to the State for operating a rapid rehousing program. The federal subsidy for this program is expiring. There are no families in the two counties that have been assisted by federal rapid rehousing resources (under the Economic Recovery Initiative) that are about to lose their subsidy and potentially fall into homelessness. In addition, Washington State Emergency Solutions Grant (ESG) and rapid rehousing resources provide assistance to limit the potential that those leaving the program falling into homelessness.

Estimates of At-Risk Populations (NA10)

No data were found at the community level to accurately determine the extent of persons at risk of homelessness; therefore, no attempt was made to estimate the number at-risk of homelessness in the area. However, CHAS data and the discussion of housing affordability provide potential criteria for developing a methodology in the future. The CHAS tables provide an estimate of extremely low-income households (30% or less of AMI). These households are the most vulnerable, precariously housed, and would be among those that should be counted in any estimate of at-risk populations.

Unstable Housing and Risk of Homelessness (NA10)

Among specific characteristics that can help identify if households lack housing stability and have increased risk of homelessness are overcrowding, living in substandard housing, paying more than 50% of household income for rent, unaffordable mortgage costs, and inability to pay utilities. Other factors not related directly to housing include unemployment or underemployment, poor health, high medical expenses, high childcare expenses, family instability, domestic violence, and substance abuse.

Homeless Housing Resources

Introduction (MA30)

The Continuum has placed a priority on permanent supportive housing and housing for persons with severe issues such as serious mental illness and chronic homeless persons. Up to the turn of the century, the vast majority of homeless housing resources were for shelter and, to a lesser extent, for transitional housing. Providers have slowly increased the supply of permanent supportive housing for persons with disabilities and, more specifically, housing targeted to chronically homeless persons. Today, while there are still more beds dedicated shelter (139), the number of beds dedicated for permanent supportive housing has reached 140, and 88 beds are dedicated to transitional housing.

Table 37: Facilities Targeted to Homeless Households

Population	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (current & new)	Voucher/ Seasonal Overflow Beds	Current & New	Current & New	Under Development
HH with adults & children	11	N/A	75	20	0
HH with only adults	128	N/A	13	120	0
Unaccompanied children	24	N/A	0	0	0
Chronically homeless	0	N/A	0	73	0
Veterans	0	N/A	10	8	0

Notes: Report does not include Rapid Rehousing Units; additional beds for families and single adults were assigned to the top two rows in equal shares, where it was not possible to make more precise determination.

Source: Annual Homeless Housing Inventory Chart 1/29/14, Washington State Department of Commerce

Table 38: Specific Project Facilities Targeted to Homeless Households

Agency/Facility	Clientele	Beds
Emergency Shelters		
Tri-City Union Gospel Mission	Single women/women/child shelter	22
Tri-City Union Gospel Mission	Single female shelter	22
Tri-City Union Gospel Mission	Single male shelter	95
My Friend's Place	Teens 13-17; singles; family shelter	16
Safe Harbor Crisis	Teen single male & female youth shelter	8
Total		163
Transitional Housing		
Elijah Family Homes	Families in recovery with children	72
Columbia Basin Veterans Coalition	Wagenaar-Pfister House for veterans	5
Columbia Basin Veterans Coalition	North Richland House for veterans	5
Kennewick Housing Authority	DV housing for single females/families	6
Total		88
Permanent Supportive Housing*		
Benton/Franklin CAC Bateman House 1	Single male and female	18
Benton/Franklin CAC Bateman House 2	Single male and female	24
Benton/Franklin CAC Home Choices 1	Single male and female leasing	32
Benton/Franklin CAC Home Choices 2	Single male and female leasing	17
Benton Franklin Dept Human Services	CHG PSH single males, females, families	7
Benton Franklin Dept Human Services	Benton PSH disabled single males, females, families	8
Benton Franklin Dept Human Services	Benton PSH disabled single males, females, families	5
Benton Franklin Dept Human Services	Benton single males, females, families	4
Benton Franklin Dept Human Services	Franklin single males, females, families	2
Benton Franklin Dept Human Services	Shelter Plus Care single males, females, families	15
Blue Mountain Action Council -VASH	PSH single males, females, families	8
Total		140

*Does not include Rapid Rehousing units

Source: Washington HMIS Housing Inventory Report, WA Department of Commerce 1/29/14

Housing and shelter resources are summarized in Table 37 and listed in detail in Table 38. Additional housing resources include 11 Oxford Houses that provide housing for recovering addicts, several programs offering short-term vouchers, and the Benton Franklin Community Action Connections' 45 units of Tenant Based Rental Assistance.

Services

Mainstream Services Availability (MA30)

There is an array of mainstream services available in the Tri-Cities. The Community Action Connection provides information and access to emergency prescriptions and health insurance. There are a number of health care providers: Benton Franklin Health District Community Health Centers, Tri-Cities Community Health, Grace Clinic, Kadlec Medical Center, Kennewick General Hospital, Lourdes Medical Center, and Miramar Health Center. Substance abuse assessment and treatment services are available through the Action Chemical Dependency Center, Benton Franklin Detox Center, Central Washington Comprehensive Mental Health and Dependency Health Services, and First Step Community Counseling Services. Mental health services are available through Catholic Family and Child Services, Central Washington Comprehensive Mental Health and Dependency Health Services, Lourdes Counseling Center, and Therapeutic Innovations and Recovery.

Training, job preparation and employment services are available through Columbia Basin College, Columbia Industries, Goodwill Industries, Work Source, Community Action Connections' Adult Literacy Program, and other training and literacy programs. Veteran's services are available through the Columbia Basin Veterans Coalition and Catholic Family and Child Services.

Members of the two-county Continuum have focused on assuring that persons eligible for mainstream services are advised and assessed as to their eligibility and are assisted to obtain services for which they are eligible. The newly-instituted Coordinated Entry System, maintained by Benton and Franklin Counties Department of Human Services, includes a review of the individual's needs and a match to potential resources. Providers of homeless housing and services periodically review all participants to determine their need for mainstream and other services and their progress in moving toward self-sufficiency.

Nonmainstream Services Availability (MA30)

Most services shown in Table 39 related to preventing homelessness are existent in the Tri-Cities. Only mobile outreach clinics and law enforcement outreach services are not found in the area. In addition, most of the categories of services are available and targeted to homeless persons and persons with HIV.

While services are available, they are not necessarily at-hand or available in sufficient quantity. There was general agreement among stakeholders interviewed for this Consolidated Plan that there were gaps in intensive case management and other support services. Emergency assistance to prevent homelessness is inadequate including short-term rent assistance, help with utilities, and other forms of assistance that would benefit from an adequate source of flexible funds. As noted in the 10-Year Plan to End Homelessness, Phase Two, the cost of preventing homelessness by meeting immediate needs might range between \$3,000 and \$5,000, whereas intervening with a household once homeless could amount to many multiples of that cost.

Table 39: Homeless Prevention Services Summary

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	✓	✓	✓
Legal Assistance	✓	✓	
Mortgage Assistance	✓		
Rental Assistance	✓	✓	✓
Utilities Assistance	✓		✓
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	✓	✓	
Supportive Services			
Alcohol & Drug Abuse	✓	✓	✓
Child Care	✓	✓	
Education	✓	✓	✓
Employment and Employment Training	✓	✓	✓
Healthcare	✓	✓	✓
HIV/AIDS	✓	✓	✓
Life Skills	✓	✓	✓
Mental Health Counseling	✓	✓	✓
Transportation	✓	✓	✓
Other			
Other			

Source: 2012 Update of 10-Year Plan to End Homelessness as updated by members of the Continuum of Care in 2014

POPULATIONS WITH SPECIAL NEEDS (NA45)

Elderly/Frail Elderly

HUD defines elderly as age 62 and older and frail elderly as those requiring assistance with three or more activities of daily living (bathing, walking, light housework, etc.). It is expected that the share of older people will grow as the “baby boomers” (those born between 1946 and 1964) age. The projection in Washington is that 20% of the population will be 65 or older by 2030.¹³ The projections for both Benton County and Franklin County are lower – 18% of the population in Benton County and 11% of the population in Franklin County will be 65 or older by 2030. Still, the impact of an aging population will be substantial. Statewide, more than one in five people will be elderly by 2030 and, as that cohort ages, they will be increasing frail. According to OFM projections this means that the share of working age individuals will decline relative to the population dependent upon them.

After retirement, household income is reduced for most elderly households. Surviving spouses may see an additional reduction. According to 2008-2012 ACS estimates, 13% of seniors (65 and over) in Franklin County and 6% of those in Benton County were living below poverty. Seniors are also more likely to have a disability, most frequently an ambulatory difficulty. (Note that the ACS question asks about a “serious”

¹³ Washington OFM Forecasting, May 2012.

difficulty walking or climbing stairs.) One-third and more of people 65 and over (not living in institutions) had a disability – 33% in Richland to 37% in Pasco.

Southeast Washington Aging and Long Term Care (SE/ALTC) is the designated Area Agency on Aging covering eight counties in southeast Washington, including Benton and Franklin Counties. (Other counties covered are Yakima, Kittitas, Walla Walla, Columbia, Garfield and Asotin.)¹⁴ The SE/ALTC plan notes that agricultural workers, primarily Hispanic, from the eight counties have health issues “related to early years of very strenuous physical labor, exposure to pesticides, and repetitive functions that can damage the arms, elbows and shoulders.” While agriculture is not the primary employment in the Tri-Cities, a portion of seniors will have such health issues.

Priority needs recommended in the SE/ALTC plan by contributing stakeholders for both Benton and Franklin Counties include: services related to aging and disability resource center (referrals, assistance, outreach and navigation), senior nutrition, bathing programs, foot care, adult day care and dental. While the counties were not identical, they had these recommendations in common.

There is a recognized need for planning, outreach, housing and support services for seniors to age in place, that is, to stay in their own homes for as long as that is their choice. The SE/ALTC plan calls for collaboration to advocate for more affordable, safe housing for the elderly and people with disabilities. The need for an array of housing choices for seniors was echoed by stakeholders interviewed for this Consolidated Plan.

The Washington State Department of Social and Health Services published a report summarizing findings of a survey of potential clients and their families and service professionals that addressed the needs of older adults and people with disabilities.¹⁵ The results painted a not surprising picture of people wanting to live as part of communities and families, with access to in-home supports and accommodations to enable them to live safely. There was concern about running out of money, of being isolated, and being a burden on care-givers and families. Access to community services, including recreation, was emphasized by both potential clients/family caregivers and providers.

Persons with Mental or Physical Disabilities and Developmental Disabilities

People 65 and older represent the largest cohort of residents with disabilities, as surveyed in the American Community Survey. The 2008-2012 ACS estimated that in Benton County 10% of the population between the ages of 18 and 64 had a disability, as did 4% of those under the age of 18. The estimate in Franklin County was that 9% of the population between the ages of 18 and 64 had a disability, as did 2% under the age of 18. A recent analysis of 2012 single-year ACS data for Washington State provides insights into the extent of disabilities for the working-age population (21 to 64).¹⁶

¹⁴ South East Washington Aging and Long Term Care 2012-2015 Area Plan (altcWASHINGTON.com)

¹⁵ Kohlenberg, L., Raiha, N, and Felver, B. (2014). *What Do Older Adults and People with Disabilities Need: Answers to Open-Ended Questions from DSHS' Aging and Long-Term Support Administration State Plan on Aging Survey*. Washington State Department of Social and Health Services, Research and Data Analysis Division.

¹⁶ Erickson, W., Lee, C., & von Schrader, S. (2014). *2012 Disability Status report: Washington*. Ithaca, NY: Cornell University Employment and Disability Institute (EDI).

Statewide, the employment rate of working age people with disabilities was 37%, compared with 77% for persons without disabilities. In the same year, 23% of persons with disabilities had full-time, full-year employment, compared with 55% of persons without disabilities. About 18% were receiving SSI and 26% were living in poverty (compared with 11% of working-age adults without a disability).

The Washington Department of Social and Health Services (DSHS) served 1,911 clients with developmental disabilities in Benton and Franklin Counties, including 1,448 in the Tri-Cities, between July 2012 and June 2013.¹⁷ The Arc of Tri-Cities provides an array of services for persons with developmental disabilities of all ages. In their Strategic Business Plan (2013-2016), the agency identified limited funding and other resources as a circumstance that was a threat to success. Declining funding from government sources, uncertainty about funding, and competition among agencies, weakens the service delivery system. The report estimates that the eligible client list is growing at 6% a year in Washington resulting in an average caseload of over 100 clients per case manager, which is the highest in the United States. A change in focus from community residential placement by professionals to care in a client's own home or family home, an increased number of individuals with developmental delays and disabilities, an increased rate of persons with autism (now 1 in 50), and termination of some programs has resulted in denials and/or long waits for services. The aging population is an added concern, in that a number of clients are living with aging parents/caregivers.

Mental illness ranges from mild and short-term to chronic, lifetime conditions. Publicly funded services tend to focus on people whose illness affects their ability to work and live in the community independently. The Washington Department of Social and Health Services served 6,566 lower-income qualifying clients in Benton and Franklin Counties, including 5,305 in the Tri-Cities (2012-2013). The majority of the services were outpatient evaluation and treatment, followed by crisis intervention.

It is difficult to measure the incidence of serious mental illness (SMI). A 2003 study by DSHS estimated that there were 29,544 persons with SMI in the Greater Columbia RSN (Regional Service Network) that covers ten counties including Benton and Franklin. About 57% of that estimate was thought to be Medicaid eligible. Included in that estimate were 12,084 children with serious emotional disorders (SED).¹⁸

Mental illness is the primary disabling condition (about 47%) among Washington's SSI recipients (clients age 18-64) followed by developmental disabilities (about 16%).¹⁹ The Patient Protection and Affordable Care Act (ACA) provides a financial incentive for treatment of mental illness prior to it becoming a disabling condition. Beginning in 2014, persons under age 65 with incomes at or below 133% of poverty are eligible for Medicaid. Under the Medicaid Expansion and federal funding, it is less costly for

¹⁷ (clientdata.rda.dshs.wa.gov)

¹⁸ Washington Department of Social & Health services, Health & Rehabilitative Services Administration, Mental Health Division. (2003). *The Prevalence of Serious Mental Illness in Washington State: Report to the Legislature*.

¹⁹ Mancuso, D., Ford Shah, M., and Felver, B. (2011). *Disability Caseload Trends and Mental Illness: Incentives under Health Care Reform to Invest in Mental Health Treatment for Non-Disabled Adults*. Washington Department of Social and Health Services, Research & Data Analysis Division.

Washington to provide adequate treatment to prevent a disability than waiting until the person falls under federal disability, which requires a 50% match by the State.

Contributors to the development of this Consolidated Plan consistently mentioned the need for crisis intervention, housing and supportive services for persons with mental illness. Mental illness is a primary factor in homelessness, including homeless veterans.

Veterans

Nationally, data show that the majority of homeless veterans are male (92% are) and disproportionately African American or Hispanic (40% are). An estimated 12% of persons who are homeless in the United States are veterans. The majority suffer from mental illness and/or alcohol or substance abuse. They have served in war, mostly since Vietnam. Many veterans who have experienced combat suffer from PTSD. That leaves them vulnerable to family disruption and the inability to transfer military skills to civilian life. In addition to those actually homeless, another estimated 1.4 million veterans are considered to be at risk of homelessness due to poverty and lack of support networks.²⁰

National priorities for homeless veterans (housing and services targeted to sustained self-sufficiency including employment) are mirrored in the Tri-Cities. While transitional housing beds are available, there is a waiting list for a limited number of VASH vouchers (through the Walla Walla Housing Authority). Homeless veterans and those at risk of homelessness are hard pressed to find affordable housing with limited or no income. Long waits (up to two years) for housing and other assistance could be alleviated with additional service officers to get veterans qualified as having a service related disability, which would open doors for them.

The Columbia Basin Veterans Coalition/Veterans Resource Center provides homeless veterans with access to transitional housing and services, including a path toward education and jobs, but funds are limited. Ready access to legal services would go a long way to preventing a downward spiral in already vulnerable veterans many of whom end up losing families and end up in debt and without resources. Immediate needs also include the basics – transportation (bus vouchers), hygiene, food and other necessities. While women make up 8% of the veterans nationally, and are certainly part of the homeless population, they may not be visible, nor come in for services. The Veterans Resource Center is planning a campaign to reach out to female veterans.

Persons with Drug and Alcohol Dependency

The Washington Department of Social and Health Services (DSHS) served 2,044 clients with alcohol and substance abuse-related services in Benton and Franklin Counties, including 1,587 in the Tri-Cities, between July 2012 and June 2013. Most of the services were outpatient treatment and assessments. Substance abuse disorders may accompany mental illness and are often co-occurring disorders. Both mental illness and substance abuse disorders are factors in homelessness in the Tri-Cities.

²⁰ National Coalition for Homeless Veterans (nchv.org)

Domestic Violence

The National Coalition against Domestic Violence (NCADV) reports that nationally:

- 1 in 3 women and 1 in 4 men have experienced some form of physical violence by an intimate partner within their lifetime
- 1 in 5 women and 1 in 7 men have experienced severe physical violence by an intimate partner
- 1 in 7 women and 1 in 18 men have experienced stalking victimization
- Intimate partner violence accounts for 15% of all violent crime

Domestic Violence Services of Benton and Franklin Counties provides an array of services for victims including emergency shelter, crisis intervention, counseling and advocacy. While services are offered, they are not sufficient to meet demand. In 2013 the agency served 455 clients (unduplicated), mostly women, and in 2014 through July, the agency served even more – 599 through the first seven months of 2014. The agency provided emergency shelter, including hotel and motel vouchers amounting to 2,053 bed nights in 2013 and even more in 2014 through July (2,681 bed nights).

There is one shelter with eight bedrooms for families and one for single persons. Capacity in the shelter is anywhere from nine to 12 adults and 22 children. In addition to the shelter there are hotel and motel vouchers available for short term shelter. The agency was able to offer shelter to those in imminent danger in 2013 and through July in 2014, but did turn away clients who were not in imminent danger and those who were homeless, but not victims of domestic violence.

There is a need for affordable housing or ways to make housing affordable to victims. Domestic Violence Services is able to provide some rental assistance for a few months, there is a need for longer support. Priority needs also include a source of funds that can be used flexibly to meet individual needs – deposits, longer rental assistance, car repair, job readiness development, counseling and the number of other forms of assistance transitioning victims and families need to be successful. More advocates are badly needed to provide help in crises and with civil and legal matters. Finally, a focus on prevention is important, including community education about domestic violence and the need for perpetrator accountability. There is a campaign underway, in partnership with the Benton Franklin Health District, to raise awareness and skills among teens. Starting in Pasco, the hope is to expand the curriculum in both counties.

Persons with HIV/AIDS (NA45)

According to Washington State HIV Surveillance Semiannual Report (1st Edition 2014), there were 51 new cases of HIV diagnosed in Benton and Franklin Counties between 2008 and 2013, for a total cumulative diagnosis from 1982 of 243 cases. As of the end of December 2013, 83 persons in Benton and Franklin Counties were known to be living with HIV (not AIDS) and 112 persons living with AIDS. The local incidence of HIV/AIDS is relatively small; however, the disease is becoming more prevalent in suburban and rural areas. In addition 40% of new cases between 2008 and 2013 in the Benton-Franklin Health District were late HIV diagnoses (diagnosed with AIDS within 12 months of being diagnosed with HIV).

Housing and Support Services for Persons with Special Needs

Housing Needs for People with Disabilities and Victims of Domestic Violence (NA10)

There is no sure way to estimate the true extent of the population in need. One indication is the current wait list maintained by the housing authorities. At this writing, there are at least 300 people with disabilities and/or seniors waiting for housing. National ACS data show that 33% or more of people 65 and older have one or more disabilities. There is unmet need for supportive housing for persons with disabilities, including individuals who are homeless, including veterans. Notably the most frequent qualifying disability (federally for SSI) among working age persons (18-64) is mental illness. Domestic violence is not always (even usually) reported. Victims served by Domestic Violence Services of Benton and Franklin Counties is one way to estimate a need for housing support – in the first seven months of 2014, the agency served 599 clients.

Needs for Housing and Supportive Services (NA45)

The aging population will need additional supportive services in the years ahead. Outreach for this plan already identified a current and anticipated need for additional housing for the elderly. This will include a need for an array of choices – modifications in current housing to stay safely in place; in-home support services; different housing choices in the communities, including apartments and smaller units closer to services and recreation; meals and nutrition programs; transportation options; assisted living; and, nursing facilities.

The needs are mirrored in other populations with special needs with the overriding understanding that self-sufficiency and independence are primary goals, while being connected to the community and family. Supportive services and case management are necessary during crisis intervention and stabilization and, or some, on an ongoing basis. For victims of domestic violence and persons with disabilities, the needs go beyond crisis and short-term intervention. A flexible system of support is required to assist the individual or family to achieve self-sufficiency.

Supportive Housing Needs (MA35)

As shown in Table 39 (Homeless Prevention Services Summary) most services along the continuum through homeless prevention and support services are available in the community. These serve not only the homeless, but include those at risk of homelessness and those with special needs. The gap is in street outreach services (law enforcement and mobile clinics). While available, need far exceeds the ability to provide services. Service providers are struggling with reduced funding across the board and increased demand.

Discharge Planning (MA35)

Members of the homeless Continuum have, over the years, worked together to improve the discharge systems in the community to reduce the potential for persons being discharged from institutions (hospitals, mental health facilities, foster care and corrections facilities) being released into homelessness. Members are currently meeting to develop specific procedures and protocols to improve

release planning from health care facilities and to see that supportive services and housing are part of discharge plans. Homeless service and housing providers have been working with counselors and release agents from Eastern Washington Mental Health Hospital to smooth transitions and community support for persons with prior residence in the Tri-Cities who are being discharged.

Actions to Support Housing and Services for Persons with Special Needs (MA35)

Each of the Tri-Cities supports programs and projects to benefit persons with special needs. To name some, seniors are supported through nutrition and food distribution programs, and recreational programs. Each of the cities continues to remove architectural barriers and install sidewalks with curb cuts in older neighborhoods. Richland and Kennewick provide support for the ARC of Tri-Cities programs. The Tri-Cities provides support for domestic violence services in a number of ways. The City of Kennewick awarded a 4-plex for use as shelter and partnered with the Community Action Committee for tenant-based rental assistance. The City of Pasco Police Department has a Domestic Violence Response Unit for appropriate response to incidents, crisis intervention and referrals, including bilingual advocacy.

NON-HOUSING COMMUNITY DEVELOPMENT

Public Facilities Needs (NA50)

Capital Improvement Plans in the three cities include prioritization of park improvements and expansion. The City of Richland has identified a need to add over 100 acres of parks in the next 20 years and has developed financing plans (including the use of CDBG funds) to meet that need, while both Kennewick and Pasco include major allocations of resources for park improvements and facilities. Park improvements and facilities in lower income neighborhoods, particularly those which support youth activities, were identified as needs by those interviewed in developing this Consolidated Plan. Options for youth are needed, both programs and facilities, to engage in positive recreation and employment.

Renovation and upgrades to parks and playground facilities are needed in several existing parks. One example setting a new standard in the City of Pasco is Memorial Park, which is fully accessible for people with disabilities. Benton-Franklin Community Health Alliance: *Community Health Needs Assessment for Benton and Franklin Counties 2012* identified obesity as a major health concern and made recommendations to improve community health. These include alternative transportation (bikes, walking) and safe environments in which to do so. This is consistent with plans in the Tri-Cities to install or improve paths and alternative transportation routes. A major asset of all three communities is the riverfront park area. All three communities are making efforts to greatly improve access and use this as a major urban community park system.

While discussed in the section on homelessness, facilities to more appropriately prevent and intervene continue to be a high priority need in the Tri-Cities. These include homeless shelters, hygiene centers, crisis response facilities, day facilities and detoxification facilities.

Public Improvements (NA50)

The Tri-Cities continue to identify water/sewer improvements, street improvements and sidewalks as “high” priority needs. The Benton-Franklin County Health District also spoke of environmental health problems in the region associated with nitrates in water, particularly well water. In past Consolidated Plans, stakeholders expressed the need for neighborhood sidewalk improvements, street improvements and the use of Local Improvement Districts (LIDs). Advances have been made in meeting those needs, but stakeholders interviewed for the current plan supported these as continuing priorities among infrastructure needs.

Streets in several areas of all three cities lack sidewalks, curbs and gutters, and adequate lighting. All three cities continue to upgrade the most critical neighborhood streets – those with safety issues, particularly for children, the elderly and people with disabilities. Cities are also working to improve accessibility by making street crossings/curbs fully accessible.

Capital Improvement Plans in the three cities include an annual commitment to work toward improving handicapped accessible sidewalks. The City of Kennewick plans for \$75,000 annually for sidewalks and Pasco \$150,000 annually for ADA-grade sidewalk improvements, while Richland commits to fill in gaps where sidewalks are currently not present and reconstruct existing sidewalks to accessible standards. These plans include improvements in lower income neighborhoods, where the use of LIDs and payment of LID assessments for lower income households can be an effective means of improving the neighborhood infrastructure.

Public Service Needs (NA50)

Public services needs were identified through outreach to agencies and stakeholders in the Tri-Cities. As discussed in the section on homelessness and the section on persons with special needs, while actual gaps in the continuum of services are rare, services are not available in sufficient quantity and duration. First on the list among needs for many was mental health. There is a new crisis response center at Lourdes Health Network – PATH (Projects of Assistance in Transition from Homelessness). This is an important service in filling the gap. First responders (police, fire, community service personnel) noted that they were often the first called and the least capable of dealing with mental health related problems or concerns that warranted the call. Often aligned with mental health is the need for substance abuse services. Cycling persons with these needs in and out of courts and jails is not an affective or suitable plan of action.

There is a need for additional job skills training for youth, for seniors still needing to work, for people with disabilities, for people marginally employed, for refugees with limited skills, and for people transitioning to self-sufficiency (victims of domestic violence, returning veterans, people released from institutions). It was suggested that job training be matched to current skills (e.g., farm tractor driving to equipment operator).

There is a need to ensure home-safety for people with disabilities and the elderly. Related to this is the need to address transportation limitations. This applies to access to services and access to community and recreation. There was a concern about social isolation. There is a need for healthy recreational and employment opportunities for youth.

There is a need to educate and overcome the public perception of only helping the “deserving poor” which limits public support. Related to all needs, whether for housing or services, is the necessity of coordination between agencies. Silos are sometimes of a function of practice and habit, and often a function of funding requirements. Regardless, the need for greater coordination was expressed by both providers and funders.

STRATEGIC PLAN

Introduction (SP05)

This five-year strategic plan sets the framework for projects and activities in the Tri-Cities over the next five years. Three priority needs were determined:

- The need for affordable housing creation, preservation, access and choice
- The need for community, neighborhood and economic development
- The need for homeless intervention and prevention, and supportive public services

GEOGRAPHIC PRIORITIES (SP10)

There are no specific geographic priority areas established in this Consolidated Plan. However, each city will maximize use of grant funds and other local funding sources during the next five years to achieve the greatest benefit with limited resources. The cities will also continue to take advantage of opportunities to improve downtown areas, particularly in deteriorated areas, to attract and promote businesses that will potentially result in jobs for lower income residents. Each city is concerned with the vitality and viability of their downtowns, including promoting mixed-use development and mixed-income housing.

The “Bridge to Bridge, River to Railroad” Corridor in Kennewick has been a focus of revitalization efforts. The Port Authority and the City have cooperated to acquire and remove substandard housing, primarily older trailers and mobile homes in the area near the river to consolidate property for investment of housing and business neighborhoods.

In Kennewick the Neighborhood Revitalization Strategy Area (NRSA) was renewed once, but has since expired. However, all three cities have and will continue to focus local and other resources on rebuilding the downtown areas.

A priority for all three cities is building the infrastructure in low- and moderate- income neighborhoods, focusing on sidewalks, curbs and gutters, park improvements and improvements to bring neighborhoods into ADA compliance. Of particular note is the City of Pasco’s Memorial Park, which is completely accessible to persons with disabilities.

PRIORITY NEEDS

Table 40: Priority Needs Summary

Priority Need Name: (1) Affordable housing creation, preservation, access and choice	Priority Level: High
Goals Addressing: Increase and preserve affordable housing choices (affordable housing)	Geographic Areas Affected: N/A
Population: Income level: extremely low; low; moderate Family types: Large families, families with children, elderly Non-homeless special needs: elderly	
Description: Affordable housing is a priority need in the Tri-Cities, particularly for lower-income households, who may be at-risk of homelessness, living in unsafe or overcrowded conditions, or struggling to make ends meet. The majority of renter and owner households with incomes at or below 30% of Area Median Income (AMI) were burdened by housing costs, most frequently costs in excess of 50% of household income. There is a growing population of seniors in the cities who will be looking for housing that can accommodate their changing needs, including lower cost housing. Stakeholders and others interviewed for this Consolidated Plan identified lack of affordable housing as a significant barrier to self-sufficiency for several populations. The waiting lists maintained by Housing Authorities are another indication of the need for affordable housing. While housing in the Tri-Cities is relatively more affordable than many other areas in Washington, it is not the case for households with low-incomes. Maintenance of units can be a challenge for owner-households and landlords may lack the incentive to maintain units, which, without intervention, would necessitate living in substandard conditions. Neighborhoods are changed for the worse by deteriorating conditions.	
Basis for Relative Priority: Increasing and preserving affordable housing choices in the Tri-Cities was prioritized in public outreach for this Plan, particularly for lower-income households and households with special needs. Programs in each of the Cities are in place to enhance housing quality and promote homeownership. Housing continues to be a high priority.	
Priority Need Name: (2) Community, neighborhood and economic development (community development)	Priority Level: High
Goals Addressing: Community, neighborhood and economic development (community development)	Geographic Areas Affected: N/A
Population: Income levels: extremely low, low, moderate Family types: large families, families with children, elderly Non-homeless special needs: elderly, persons with physical disabilities, non-housing community development	
Description: There is a need for continued revitalization of older neighborhoods and downtown areas in each of the cities, including removal of architectural barriers. Parks require maintenance and improvements. The cities are each working on multimodal transportation plans, including supporting the Benton-Franklin Health Alliance identification of obesity as a major concern and promoting bicycling and walking as key strategies.	

Basis for Relative Priority: Each of the Cities identified infrastructure and public facilities as critical needs. Many of the older neighborhoods in each of the cities lacks sidewalks, curbs, gutters and are not safe for persons with disabilities. Likewise, there is a need for parks, playgrounds and support for public facilities. Improvements in neighborhoods and in downtown areas are important for residents and visitors alike. In a changing economic world in the Tri-Cities and with unknown changes resulting from completion of work at Hanford, the cities want to be in a position to attract new businesses, residents and tourists to promote new industry and jobs.	
Priority Need Name: (3) Homeless intervention and prevention and supportive services	Priority Level: High
Goals Addressing: Homeless interventions & prevention and supportive services	Geographic Areas Affected: N/A
Population: Income level: extremely low, low Family types: large families, families with children, elderly Homelessness: chronic homeless, individuals, families with children, mentally ill, veterans, victims of domestic violence, unaccompanied youth Non-homeless special needs: elderly, frail elderly, persons with mental disabilities, persons with physical disabilities, persons with development disabilities, victims of domestic violence	
Description: There were 743 persons estimated to have experience homelessness in the past year in Benton-Franklin Counties. Almost all experienced homelessness for an average of 200 days or more. This almost certainly underestimated the actual occurrence of homelessness. There are many more individuals and families at risk of homelessness because of lack of affordable housing and support services that would help them toward self-sufficiency. Lack of mental health support services was noted as a significant problem in the Tri-Cities, particularly for those with untreated serious mental illness. Services for vulnerable non-homeless populations are also critical, to maintain self-sufficiency and wellbeing.	
Basis for Relative Priority: This need was given high priority in the community outreach process. In times of decreasing funding and unreliable sources, providers are struggling to maintain a level of service sufficient to meet needs.	

Influence f Market Conditions

Table 41: Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Tenant based rental assistance is not anticipated
TBRA for non-homeless special needs	Tenant based rental assistance is not anticipated
New unit production	
Rehabilitation	
Acquisition, including preservation	

ANTICIPATED RESOURCES

Table 42: Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Amount Available Remainder of Plan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Federal	Acquisition Admin/Planning Economic Development Housing Public improvements Public services	\$1,362,015	\$143,321	\$403,797	\$1,909,133	\$6,616,532	Expected funds based on 2014 funding levels
HOME	Federal	Acquisition Homebuyer assistance Homeowner rehab	\$465,000	\$100,000	\$89,636	\$654,636	\$2,618,544	Expected funds based on 2014 funding levels

Leveraging Funds and Matching Requirements (SP35)

CDBG and HOME funds are important resources in the community and used in conjunction with local, state, other federal and private funds to support housing and other projects. Each of the cities is supportive of efforts by other organizations to obtain funding for projects to address needs and goals outlined in this plan and in meeting needs in the Tri-Cities. Cities also assist community organizations in strategizing, applying for, accessing, and developing new resources and partnerships. CDBG and HOME funds are frequently used to leverage local, state and federal funds such as United Way, Washington State Housing Trust Funds, Emergency Solutions Grant, housing and homeless funds generated by recording fee and county or city general funds.

Each of the cities also has the option of applying for a Section 108 loan in an amount not to exceed five years of the anticipated CDBG funds. There are no plans currently in place to make this application; however, the cities reserve the option of making Section 108 applications.

Each city, as a HOME Consortium participant, is required to match HOME funds. That match is met using city general funds or other non-federal funds, land made available at reduced cost (below appraised value), in the form of reduced financing fees from lenders and appraisers, grants for affordable housing from nonfederal sources, donated construction/housing materials and volunteer labor.

INSTITUTIONAL DELIVERY SYSTEM

Table 43: Institutional Delivery Structure

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Richland Planning & Redevelopment	Government	Planning Affordable housing – ownership Community development public facilities Community development: public services Community development: economic development	Jurisdiction
City of Kennewick Economic & Community Development	Government	Planning Affordable housing – ownership Community development public facilities Community development: public services Community development: economic development	Jurisdiction
City of Pasco Community & Economic Development	Government	Planning Affordable housing – ownership Community development public facilities Community development: public services Community development: economic development	Jurisdiction

Strengths and Gaps in Institutional Delivery System (SP40)

Tri-Cities CDBG and HOME staff works with a variety of nonprofit and governmental agencies during the planning, project proposal, and implementation stages of the programs. While the City of Richland is the lead entity, it relies heavily on the staff of the other two cities for support in the HOME program. Each city is responsible for all functions of its CDBG Program. One of the strengths of the Tri-Cities consortium is the close working relationship between the cities in general as well as between the departments charged with administering the HUD programs. In turn, agencies such as Benton Franklin Community Action Connections, TRIDEC, the Benton Franklin Continuum of Care, Benton Franklin Council of Governments, and several nonprofit agencies work in all three cities, improving the effectiveness of coordination and efficiencies. The fact that the three cities are in close proximity, with common issues and opportunities, provides a base for cooperation.

Staff of the cities and representatives of nonprofit services and housing agencies participate on committees crossing jurisdictional lines. This includes the Continuum of Care and the Benton Franklin Human Services Department. Staff of the three cities has developed and coordinated standardized reporting forms to reduce administrative burdens placed on recipients.

The Commissioners of each of the Housing Authorities are appointed by the City Councils of each of the cities. There is a close working relationship with the Housing Authorities, some of whom have used HOME and CDBG funds for assisted housing development activities and whose residents have benefitted

from public services delivered by the area's nonprofit agencies. A limitation on cooperative efforts is the lack of new federal resources available to the Housing Authorities that could be used to supplement HOME and CDBG funds.

The cities have consistently used their relationships with local groups that include representatives of faith-based organizations, nonprofit organizations and local coalitions to obtain input on needs in the community and proposed activities.

The overarching challenge is lack of resources, including limited staffing. Declining CDBG and HOME funds are only part of the problem. Nonprofit agencies, the Housing Authorities, and other providers are facing the same challenges. Still, steps have been taken to coordinate services, increase efficiencies, and reduce duplication. A significant step for providers is the Coordinated Entry System, an effective tool in appropriate connection of homeless persons with housing and services in the Tri-Cities.

Availability of Services

Table 44: Homeless Prevention Services Summary*

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	✓	✓	✓
Legal Assistance	✓	✓	
Mortgage Assistance	✓		
Rental Assistance	✓	✓	✓
Utilities Assistance	✓		✓
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	✓	✓	
Supportive Services			
Alcohol & Drug Abuse	✓	✓	✓
Child Care	✓	✓	
Education	✓	✓	✓
Employment and Employment Training	✓	✓	✓
Healthcare	✓	✓	✓
HIV/AIDS	✓	✓	✓
Life Skills	✓	✓	✓
Mental Health Counseling	✓	✓	✓
Transportation	✓	✓	✓
Other			
Other			

Note: Table 39 in Homeless Section.

Source: 2012 Update of 10-Year Plan to End Homelessness as updated by members of the Continuum of Care in 2014

Service Delivery in Relation to Needs (SP40)

There is an array of services available in the Tri-Cities. The exception is street outreach services from law enforcement and mobile clinics. Most of these services are also targeted to people who are homeless or at-risk of homelessness. Notably the full array supportive services are supportive of homeless persons and most are targeted to people with HIV.

Strengths and Gaps (SP40)

The strength of the service delivery system is the close relationship between providers and funders, particularly in addressing homelessness and those at risk of being homeless. The Coordinated Entry System, with shared data, is a substantial achievement in improving services and cross-system efficiencies. Housing First and a focus on a systems approach to case management reduces and hopefully eliminates return to homelessness for many families and individuals.

While available, services may be spread thin and that is indeed the case. The gaps noted in the 2012 update of the Benton-Franklin 10-Year Plan to End Homelessness, Phase II identified three major gap areas. In the area of services, there is an unmet demand for case management and rental assistance. In relationship to housing, there is a need for additional transitional housing for all homeless populations with intense case management, for shelter for youth, and for affordable permanent housing. Looking at the system as a whole, there is need for a centralized client intake, assessment and referral system for all homeless populations. Progress has been made toward meeting this gap.

In addition, stakeholders interviewed in the planning process for this Consolidated Plan identified needs for services and housing:

- Persons with serious mental illness
- Persons with substance abuse
- Persons with developmental disabilities
- Ex-felons
- Families and homeless teens
- Seniors: the full range of housing through nursing care
- Silos in service/agency system; need improved coordination

Tri-Cities residents who are most vulnerable are those at lowest levels of household income. Without sufficient income, any problem can become critical. For the working poor, childcare, health costs, transportation, food and housing/utilities compete for scarce dollars. Violence in the home, untreated serious mental illness and untreated substance abuse are circumstances demanding focused and sustained support which is not universally available.

Strategy for Overcoming Gaps (SP40)

The cities will continue to participate in cross-jurisdictional efforts to improve the institutional structure and reduce gaps in the service system. This includes participation in the Benton Franklin Continuum of Care, Benton Franklin Human Services Department, involvement with Housing Authorities, and continued efforts to foster cooperation. The latter includes encouraging joint applications for funding and support of collaboration.

GOALS

Table 45: Goals Summary

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Goal Outcome Indicator
Increase and preserve affordable housing choices	2015	2019	Affordable housing	N/A	Affordable housing creation, preservation, access and choice	Homeowner housing rehabilitated: 4 household housing units Direct financial assistance to homebuyers: 68 households assisted Homeowner housing added: 5 household housing units
Community, neighborhood & economic development	2015	2019	Non-housing community development	N/A	Community, neighborhood and economic development	Public facility or infrastructure other than low/moderate-income housing benefit: 15,929 persons assisted Public services activities other than low/moderate income housing benefit: 3,000 persons assisted Jobs created/retained: 6 jobs Businesses assisted: 6 businesses
Homeless interventions & prevention and supportive services	2015	2019	Homelessness and supportive services	N/A	Homeless intervention and prevention and supportive services	Public services activities other than low/moderate income housing benefit: 1,656 persons assisted

1	Goal Name	Increase and preserve affordable housing choices
	Description	Expand the supply of affordable housing units by developing owner and renter-occupied housing, including acquisition and rehabilitation. Provide financial assistance to local housing development organizations to increase the supply of affordable housing. Funds will sustain or improve the quality of existing affordable housing stock, such as rehabilitation of housing, eligible code enforcement tasks, energy efficiency/weatherization improvements, removal of spot blight conditions, and ADA improvements. Funds will increase community awareness of lead-paint hazards and assist with testing for lead hazards. Provide homeownership opportunities through such activities as gap financing, downpayment assistance and infill ownership.

2	Goal Name	Community, neighborhood and economic development
	Description	Support for businesses that create jobs for lower-income residents and/or businesses that provide essential services to lower-income neighborhoods or provide stability to at-risk or blighted areas through activities such as façade improvements and support for micro-enterprises. Funds may support activities that improve the skills of the local workforce, including those with special needs. Improve community infrastructure by provision and improvements such as ADA ramps, sidewalks, curbs, gutters, streets, parks, playgrounds, community gardens, and street lights. Funds may provide LID assessment payments for lower income households. Funds will be used to provide or improve public facilities, including neighborhood centers, recreation facilities, and neighborhood beautification projects.
3	Goal Name	Homeless interventions and prevention, and supportive services
	Description	Funds will be used to support public services that respond to the immediate needs of persons in crisis and that support regional efforts to meet the basic living needs of lower-income households and individuals including persons with special needs, seniors, and disadvantaged youth. Support homeless facilities and increase housing resources that assist homeless persons toward housing stability and self-sufficiency. Support increased case management and a high degree of coordination among providers.

PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT

Activities to Increase Resident Involvement (SP50)

As a small Housing Authority, the Housing Authority of the City of Pasco and Franklin County is exempt from the requirement for resident representation on the Governing Board. However, the Housing Authority annually sends notices to the appointing local governments indicating their desire for appointments of residents who may apply. The Housing Authority advertises in the local paper and its website for resident candidates. Despite these efforts, no residents have applied. In the coming year, a major effort will be made to encourage tenant involvement in management, including the reinstitution of the resident/tenant councils.

The Kennewick Housing Authority Governing Board includes one position designated for a resident representative. That position is currently filled and the resident representative is fully engaged.

BARRIERS TO AFFORDABLE HOUSING

Strategies to Remove Barriers to Affordable Housing (SP-55)

Expansion of infrastructure and services in all three cities is expected to result in new buildable lots, which should help meet the demand for housing, including affordable housing. Housing costs are lower in the Tri-Cities than in many other metropolitan areas, which is an advantage. Even some newly constructed housing is available to first-time buyers, including through the Downpayment Assistance Programs offered by the cities. While this may not be the rule, it is indicative of lower costs in the Tri-Cities.

To reduce the cost barrier and make housing more affordable to first-time buyers, the cities will provide downpayment assistance, which in some cases can lower the mortgage payment to the same level that the household was paying for rent. There is typically a shortage of low-cost land suitable for development in the central, already developed areas of the cities. All three cities encourage infill development to preserve older neighborhoods, and support an increase of housing densities in areas with adequate public facilities where services (police and fire protection, schools, water, sewer and drainage) are in place or can easily be provided.

Cities will continue to look for opportunities to overcome barriers. Richland has updated and modified four single-family residential “alphabet” floor plans to meet current code requirements and made the plans available to the public. The floor plans are well suited for development on small lots and for use in infill projects. Vacant land was identified in a residential neighborhood in Kennewick for the 2013 Perry Suites project which now provides 14 units of independent housing for low-income people with physical and developmental disabilities. Streamlined permitting processes in Pasco and Kennewick reduce delays and costs.

HOMELESSNESS STRATEGY

Reaching Out to Homeless Persons (SP60)

Each of the cities supports and participates in the Benton Franklin Continuum of Care and supports implementation of goals and strategy areas identified by the Continuum. The cities encourage cooperation in sharing information and cooperation among agencies and nonprofit providers. The cities will also participate in and support the annual Point-in-Time Count.

The 2012 update of the Benton-Franklin 10-Year Plan to End Homelessness, Phase II identifies goals in three areas. The first is to increase and improve system efficiency, with objectives of implementing a bi-county coordinated entry system and an effective data collection and coordination process. The second goal is prevention with associated objectives of focusing on prevention of homelessness and increasing affordable housing options. The third goal is to provide housing with services, with associated objectives of focusing on underserved populations, comprehensive support services, enhance emergency shelter programs with support services, and enhance transitional and permanent units with services for all homeless populations.

A major component of the Continuum outreach and assessment strategy is currently being implemented. The Continuum is in the process of making a major change in the way outreach and assessment is conducted for homeless unsheltered persons and others at-risk of homelessness. In 2013, the Continuum, with the assistance of the Department of Commerce, began working toward the development a Coordinated Entry System. The purpose of the system was a more coordinated outreach and placement effort to improve the speed and quality of assessment and placement. This system is

almost fully in place and homeless persons seeking housing are now referred through a single assessment process.

Emergency and Transition Housing Needs (SP60)

The Plan focuses on building, maintaining and preserving emergency shelter with services and transitional and permanent units with services for all homeless populations. To meet some of the need for emergency shelter and transitional housing in the community, agencies and nonprofits have developed an inventory of housing resources over the years. The communities currently have a total of 163 shelter beds and 88 transitional beds dedicated to the homeless.

My Friends Place (Safe Harbor Crisis Center) has recently opened an 8-bed shelter for youth ages 13 to 17 to work toward filling the gaps in youth shelters. Continuum members have been working independently in efforts to find and develop resources. The cities will continue to support the development of homeless housing through community resources such as, potentially, the HOME program and 2060 and 2163 Recording Fee resources as they have in the past (such as the recent rehabilitation/sale of a duplex for use as transitional housing for families).

Finally, members of the Continuum are active members of the Balance of Washington State Continuum which in turn is responsible for consultation on funding decisions related to the Emergency Solutions Grant administered by the Department of Commerce. Through this consultation process, the Continuum has helped impact funding decisions to work towards meeting the homelessness prevention and emergency shelter services of the community.

Transition to Permanent Housing (SP60)

The Continuum has been working to develop a more effective housing and services delivery system to assist individuals and families to more quickly transition to independent living. Providers of transitional housing and shelter programs have been focusing on providing the household with case management and needed services to prepare them for transition. Periodic program evaluations are made by several nonprofit programs to assess the effectiveness of service delivery. To facilitate the move of homeless persons to affordable housing in the community, ongoing efforts are made to strengthen ties with a small group of landlords who will take referrals out of programs. Upon entry in the transitional program, participants are assisted to apply for Public Housing and/or Section 8 Vouchers. The community is also now using Rapid Rehousing resources provided by the State to quickly house persons in appropriate housing.

The Continuum has recently begun using the HMIS performance measures created by the Federal Hearth Act to track progress in reducing the period of time people experience homelessness and to prevent persons in programs from returning to homelessness. This has provided them with an opportunity to assess current program efforts to develop better coordination and services delivery to impact those two performance areas.

Discharge Planning (SP60)

Members of the homeless Continuum have, over the years, worked together to improve the discharge systems in the community to reduce the potential for persons being discharged from institutions (hospitals, mental health facilities, foster care and corrections facilities) are not released into homelessness.

Discharge from Health Care Facilities: Several of the community's homeless providers are currently meeting to develop specific procedures and protocols to improve release planning and coordination in the delivery of supportive services and housing resources for persons identified as being at risk of homelessness upon their discharge from hospitals.

Discharge from Mental Health Facilities: For several years, homeless service and housing providers in the community have been working with counselors and release agents from Eastern State Hospital to smooth transitions and community support for persons with prior residence in the Tri-Cities who are being discharged. The current effort by housing providers to coordinate with local and regional hospitals and health care facilities is also working to improve coordination of mental health discharges.

Aging out of Foster Care: The Young Adult Center provides six beds for 18 to 19 year olds still in high school. Independent Living Skills are provided by Catholic Family and Child Services to help youth effectively transition from foster care to independence. Transitions of youth from foster care are also facilitated by State law which provides rental assistance and a small stipend to youth aging out who are continuing their education.

Release from Corrections: Washington State law requires that discharge planning for inmates of state facilities be initiated long before their release. Agencies in the Continuum participate in planning for releases of felons and provide both housing search and services to assist in their successful reintegration into the community. Persons exiting jails and other corrections facilities, who are residents of the counties, are assisted by the H-GAP Program (BFDHS Jail Release Program). This "Home Base Connections" program annually provides 68 released felons with transitional housing assistance and wraparound case management to help them successfully transition to community living. In addition, several religious organizations provide counseling and assist with transition support groups for ex-felons.

LEAD-BASED PAINT HAZARDS**Actions to Remove LBP Hazards (SP65)**

A substantial share of housing in each of the three cities is older and more at risk of having lead-paint hazards, which is particularly true of older units in poor maintenance, such as those in lower-income neighborhoods. Each city will increase community awareness as an important component of reducing lead hazards. Education efforts focus on actions to take when rehabilitating or remodeling a home and

steps to take if exposure to lead hazards is suspected. Each city will make those materials easily available in pamphlet form, via available links on websites, and in planning and building departments.

Information prepared by the Environmental Protection Agency (EPA) and Washington Department of Commerce includes “Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools,” “Protect Your Family from Lead in Your Home,” and “Reducing Lead Hazards when Remodeling your Home.” The cities actively promote safe work practices and information for residents and contractors.

Actions Related to Extent of Hazards (SP65)

Information is made generally available in the community and to parties visiting city offices, including planning and building departments. Applicants for down-payment assistance programs and housing renovation are provided the materials and given counseling on lead-safe practices and hazards. This benefits lower-income households that would qualify for programs. Information on Safe Work Practices is readily available.

Integration with Procedures (SP65)

The cities use Lead-based Paint (LBP) Safe Checklists to evaluate applicability of the lead safe housing rule to projects funded with CDBG and HOME funds. The cities will work with approved contractors to perform testing to identify lead hazards, and will assure compliance after remediation work through risk assessments and clearance exams.

The City of Richland will continue to reduce the cost burden to lower income households by paying for extensive testing to identify lead hazards and assure compliance after remediation work. This will be accomplished by granting the costs of lead-based paint inspections, risk assessments, and one clearance exam for persons assisted by the Rehabilitation Program using CDBG funds.

ANTI-POVERTY STRATEGY

Programs to Reduce Poverty (SP70)

Each of the three goals has the potential to reduce the number of households in poverty, in addition to providing relief from the burdens of poverty. The overarching caveat is limited availability of resources and future uncertainty about funding levels. The Tri-Cities is also subject to variability in employment, particularly associated with Hanford.

The goal to increase and preserve affordable housing choices (particularly rental housing) will remove some of the burden of cost, increase housing safety (improved condition), and result in housing stability for some Tri-Cities households. That would potentially free assets and energy for job skills development, education for youth and increased connections to economic options.

The goal of community, neighborhood and economic development will improve neighborhood environment and improve facilities. To the extent physical environments are improved, streets and roads made safer and more amenable to multiple modes of transportation, and people feel safer on their streets and downtown, the community is more attractive to new residents and new workers. The three cities have in the past and will continue to explore ways to use CDBG funds to support programs that help employ persons in poverty, such as the Pasco Specialty Kitchen, and to invest in training and support for new and existing businesses that provide jobs..

The goal to reduce homelessness and provide supportive services to homeless households and other at-risk or lower-income households has the potential to relieve the immediate burdens of poverty. Supportive services, as with affordable housing, offers the opportunity to make choices about self-sufficiency and a way out of poverty and the contributing circumstances (e.g., domestic violence, mental illness, loss of employment, illness). Supportive services for others in the community (e.g., elderly, persons with disability, lower-income youth) increases the chances of self-sufficiency and reduces burdens on over-taxed systems.

Coordination with Affordable Housing Plans (SP70)

The Tri-Cities Consolidated Plan focuses on meeting the needs of lower-income persons and neighborhoods. The Consortium will use HOME and CDBG funds to reduce the impacts of poverty on low and moderate income families while supporting strategies to increase self-sufficiency and increase economic opportunities.

The cost of housing will be addressed through downpayment assistance, and rehabilitation and weatherization activities. If feasible over the next five-years, the jurisdictions will cooperate and contribute to projects that increase the supply of housing affordable to lowest income residents.

The cities assist the Benton-Franklin Continuum of Care to expand housing and services to prevent and reduce homelessness. Importantly this includes a Coordinated Entry System to place homeless persons in appropriate housing, along with services and case management to assist them to move out of poverty.

The cities will continue to coordinate with the Housing Authorities to support opportunities to expand voucher programs and maintain capacity to assist lowest income households. Over the years, a close, cooperative relationship between the Benton Franklin Community Action Committee (CAC) allows the cities to support a coordinated effort to reduce burdens for those living in poverty.

MONITORING (SP80)

The City of Richland is responsible for monitoring Richland CDBG and HOME Consortium program subrecipients. The Cities of Kennewick and Pasco are responsible for CDBG program subrecipients. All are responsible to ensure compliance with all federal, state and local rules, regulations and laws. This is

accomplished through phone conversations, written correspondence, desk monitoring, and on-site monitoring visits. Technical assistance is offered throughout the year, both to new sub-recipients and existing subrecipients. Subrecipients are required minimally to provide written quarterly reports to identify progress made in the program and how funds have been used.

Housing projects funded by CDBG or HOME Programs are typically made as loans documented by recorded deeds of trust, promissory notes, and other contractual loan agreements. These documents establish the obligations for compliance with CDBG or HOME regulations. All housing projects are required to secure building permits and comply with zoning and building code requirements. Housing units are inspected and corrections are required to meet building codes as part of the permitting process. HOME funded projects to purchase existing units receive an on-site housing quality standards inspection and visual paint inspection. Specific language is in the written contractual agreement and Deeds of Trust to assure the assisted unit complies with affordability requirements.

A performance measurement system to determine the impact federal dollars are making in the community assists in monitoring program and subrecipient performance. These actions identify potential areas of concern and assist in making necessary changes to ensure programs operate efficiently and effectively. The cities do not monitor grants or loans awarded directly to other entities by HUD or other Federal or non-Federal agencies.

TRI-CITIES REGIONAL CONSOLIDATED PLAN 2015-2019

APPENDICES

Review Draft

OCTOBER 2014

APPENDIX A: CHAS TABLES

The IDIS CHAS tables are included in the appendix, along with analysis leading to conclusions about housing condition and need, particularly disproportionate needs in the Tri-Cities. The analysis helps define needs in the Tri-Cities and has been brought into discussions in the appropriate sections in the body of the Consolidated Plan and in sections pertaining to priority needs.

Table A-1: Number of Households (CHAS Table 6 – NA 10)

Household Type	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	7,645	7,535	10,415	6,295	29,975
Small Family Households	2,875	2,895	4,200	2,825	16,235
Large Family Households	955	950	1,675	740	2,550
Household contains at least one person 62-74 years of age	915	1,049	1,320	1,075	5,314
Household contains at least one person age 75 or older	745	1,135	1,490	809	1,835
Households with one or more children 6 years old or younger	2,565	2,293	2,989	1,745	2,830

Source: 2007-2011 CHAS

Housing Needs Summary Tables for Several Types of Housing Problems (NA 10)

Table A-2: Households with one of Listed Needs (1) (CHAS Table 7 – NA 10)

Housing Problem	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing: Lacking complete plumbing or kitchen facilities	29	75	105	105	314	0	0	40	0	40
Severely Overcrowded: >1.51 people per room (with complete kitchen/plumbing)	125	115	200	49	489	35	19	65	50	169
Overcrowded: 1.01-1.5 people per room (and none of the above problems)	460	290	285	60	1,095	65	155	220	99	539
Housing cost burden greater than 50% of income (and none of the above problems)	3,355	940	165	10	4,470	1,160	775	525	90	2,550
Housing cost burden greater than 30% of income (and none of the above problems)	480	1,930	1,550	165	4,125	400	830	1,540	1,100	3,870
Zero/negative Income (and none of the above problems)	315	0	0	0	315	230	0	0	0	230

Data Source: 2007-2011 CHAS

Table A-2 shows housing problems in order of severity, beginning with lack of complete kitchen or plumbing facilities. Households in the first row were not included in subsequent rows so many

households would be subject to more than one condition. The most prevalent housing condition for both renters and owner households is cost in relation to income. The 2011 ACS (CHAS) estimates showed that at least 8,595 renter households and 6,420 owner households were paying more than 30% of income for housing costs. At least 1,584 renter households and 708 owner households were living in overcrowded conditions. Over 350 households were living in housing without complete plumbing or kitchen facilities.

Poorest households were most burdened by cost. Of the 4,470 renter households with severe cost burdens (i.e., paying more than 50% of income for housing), 75% had incomes at or below 30% of AMI. Of the 2,550 owner households with severe cost burdens, 45% had incomes at or below 30% of AMI.

Table A-3: Conditions (CHAS Table 37 – MA 20)

Condition of Units*	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected condition	8,521	21%	9,553	44%
With two selected conditions	296	1%	1,088	5%
With three selected conditions	0	0%	29	0%
With four selected conditions	0	0%	0	0%
No selected conditions	31,151	78%	11,233	51%
Total	39,968	100%	21,903	100%

*Note that “condition” includes housing problems, the majority of which are cost-burden and to a lesser extent over-crowding.

Source: 2007-2011 CHAS

Nearly half (49%) of all renter households in the Tri-Cities had at least one housing problem, according to the CHAS data shown in Table A-3. Note that selected conditions include cost-burden and overcrowding, so “condition” is not primarily a matter of housing quality. As shown in Table A-2 housing problems were more frequently a matter of housing costs in relation to income. Nearly one-quarter (21%) of owner households also had least one housing problem.

Table A-4: Households with One or more Severe Housing Problems*(2) (CHAS Table 8 – NA 10)

Housing Problem	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having 1 or more of four housing problems	3,975	1,415	750	220	6,360	1,260	950	855	240	3,305
Having none of four housing problems	1,225	3,285	4,145	1,640	10,295	630	1,890	4,670	4,185	11,375
Household has negative income, but none of the other housing problems	315	0	0	0	315	230	0	0	0	230

*Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden

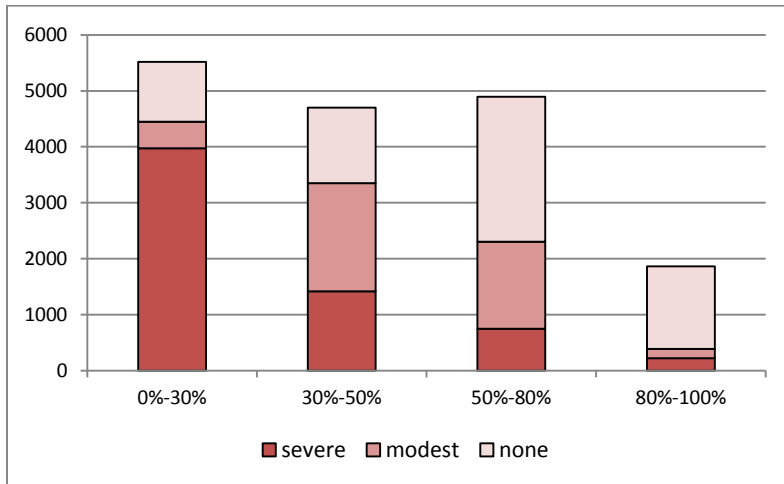
Data Source: 2007-2011 CHAS

Table A-4 (CHAS Table 8) summarizes severe housing problems – that is, lack of complete plumbing and/or kitchen facilities, severe cost burden (paying more than 50% of income for housing) and severe

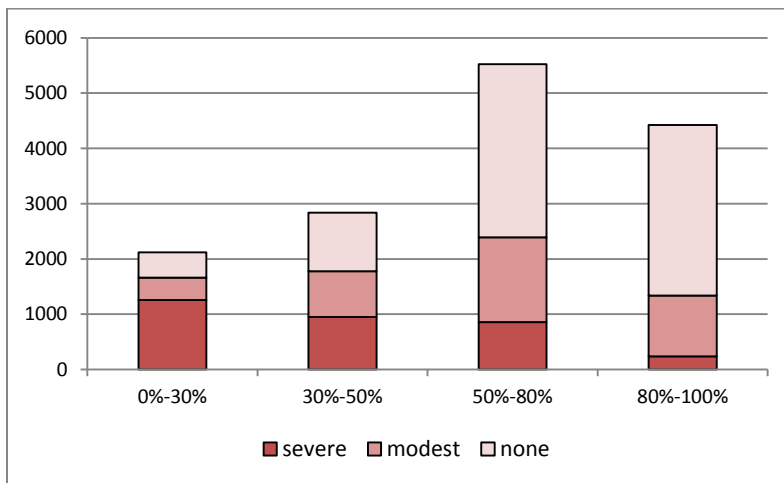
overcrowding (more than 1.5 persons per room). By far the most prevalent severe problem was housing cost in relation to income.

The following figures combine data from CHAS tables 7 and 8 and show problems (severe and moderate) for renters and owner by income range to 100% of AMI. Each column is the total of the estimated renters or owners in each income range for the Tri-Cities.

Tri-Cities Renter Households by Income Range by Degree of Housing Problems



Tri-Cities Owner Households by Income Range by Degree of Housing Problems



According to the CHAS data, there were 9,662 low and moderate income households (incomes below 80% of AMI) in the Tri-Cities – about the same number of renters (5,006 households) as owners (4,656) at low-mod income levels. However, there were many more renter households than owners with incomes at or below 30% of AMI and with incomes between 30% and 50% of AMI.

- The majority of both renter and owner households with incomes at or below 30% of AMI had one or more severe housing problems – 72% of renters and 59% of owners. By far the greatest factor was cost in relation to income.
- The majority of both renter and owner households with incomes between 30% and 50% of AMI had housing problems, although fewer severe problems – 71% of renters and 63% of owners. Again, the most prevalent contributing factor was cost in relation to income.

Table A-5: Cost Burden >30% (3) (CHAS Table 9 – NA 10)

Household Type	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small related	2,085	1,285	700	4,070	310	515	990	1,815
Large related	480	150	215	845	320	360	510	1,190
Elderly	385	490	440	1,315	648	643	314	1,605
Other	1,490	1,180	500	3,170	315	215	390	920
Total need	4,440	3,105	1,855	9,400	1,593	1,733	2,204	5,530

Data Source: 2007-2011 CHAS

Table A-6: Cost Burden >50% (4) (CHAS Table 10 – NA 10)

Household Type	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small related	1,795	390	50	2,235	230	280	155	665
Large related	275	0	0	275	295	260	95	650
Elderly	280	315	135	730	365	269	105	739
Other	1,350	275	30	1,655	305	80	175	560
Total need	3,700	980	215	4,895	1,195	889	530	2,614

Data Source: 2007-2011 CHAS

CHAS tables 9 and 10 reflect data on cost-burdens for low-mod households (incomes below 80% of AMI).

- Overall, close to 15,000 low-mod households were burdened by costs in excess of 30% of household income.
- 4,070 small related renter households had cost burdens greater than 30% of household income as did 1,185 small related owner households in the Tri-Cities.
- Over 7,500 (7,509) low-mod households were burdened with costs greater than 50% of household income. Small related renter households account for 39% of the severely cost-burdened households, renters substantially more so than owners.

(Note that data are not precise because of high margins of error and lack of totals by household type and tenure to use for reference.)

Table A-7: Crowding* (5) (CHAS Table 11 – NA 10)

Household Type	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	495	415	380	90	1,380	90	154	215	79	538
Multiple, unrelated family households	65	14	95	19	193	10	25	70	70	175
Other, non-family households	30	10	10	0	50	0	0	0	0	0
Total need	590	439	485	109	1,623	100	179	285	149	713

*More than one person per room

Data Source: 2007-2011 CHAS

A total of 2,336 lower-income (to 100% if AMI) households were living in overcrowded conditions, both renters and owners – the largest portion by single family households, rather than multiple family or non-related households.

Table A-8: Crowding* (5) (households with children present) (CHAS Table 12 – NA 10)

Households with Children	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Total need										

Data Source: LOCAL DATA SOURCE

Note: data for Table A-8 not provided in IDIS and not available through an alternate source.

Disproportionately Greater Need: Housing Problems (NA-15)**Table A-9: Disproportionately Greater Need 0%-30% of AMI (CHAS Table 13 – NA 15)**

Race/Ethnicity	One or more of four housing problems*	None of four housing problems	No/negative income, but none of housing problems
Jurisdiction as a whole	5,825	925	400
White	3,465	720	295
Black / African American	104	0	0
Asian	65	0	0
American Indian, Alaska Native	30	15	0
Pacific Islander	0	0	0
Hispanic	2,065	195	95

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Data Source: 2007-2011 CHAS

Table A-10: Disproportionately Greater Need 30%-50% of AMI (CHAS Table 14 – NA 15)

Race/Ethnicity	One or more of four housing problems*	None of four housing problems	No/negative income, but none of housing problems
Jurisdiction as a whole	4,980	2,025	0
White	2,925	1,310	0
Black / African American	150	45	0
Asian	30	35	0
American Indian, Alaska Native	80	10	0
Pacific Islander	0	0	0
Hispanic	1,755	615	0

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Data Source: 2007-2011 CHAS

Table A-11: Disproportionately Greater Need 50%-80% of AMI (CHAS Table 15 – NA 15)

Race/Ethnicity	One or more of four housing problems*	None of four housing problems	No/negative income, but none of housing problems
Jurisdiction as a whole	4,380	5,935	0
White	2,935	4,245	0
Black / African American	40	75	0
Asian	100	104	0
American Indian, Alaska Native	28	35	0
Pacific Islander	10	0	0
Hispanic	1,255	1,405	0

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Data Source: 2007-2011 CHAS

Table A-12: Disproportionately Greater Need 80%-100% AMI (CHAS Table 16 – NA 15)

Race/Ethnicity	One or more of four housing problems*	None of four housing problems	No/negative income, but none of housing problems
Jurisdiction as a whole	1,495	4,395	0
White	1,160	3,255	0
Black / African American	40	115	0
Asian	59	75	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	215	880	0

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Data Source: 2007-2011 CHAS

Disproportionately greater need is defined as a difference greater than ten percentage points for any racial or ethnic group than the jurisdiction as a whole (for the Tri-Cities as a region). CHAS tables 13 through 16 show households with housing problems by income and by race/ethnicity of the householder. With the exception of Hispanic householders, the numbers of minority householders are small and associated with large margins of error because of American Community Survey sampling.

In each of the tables (CHAS 13 through 16) the percentage of Hispanic householders with one or more housing problems was within ten percentage points of the jurisdiction as a whole.

Disproportionately Greater Need: Severe Housing Problems (NA-20)

Table A-13: Severe Housing Problems 0%-30% AMI (CHAS Table 17 – NA 20)

Race/Ethnicity	One or more of four housing problems*	None of four housing problems	No/negative income, but none of housing problems
Jurisdiction as a whole	4,970	1,785	400
White	2,975	1,210	295
Black / African American	94	10	0
Asian	35	30	0
American Indian, Alaska Native	30	15	0
Pacific Islander	0	0	0
Hispanic	1,740	520	95

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden greater than 50%

Data Source: 2007-2011 CHAS

Table A-14: Severe Housing Problems 30%-50% AMI (CHAS Table 18 – NA 20)

Race/Ethnicity	One or more of four housing problems*	None of four housing problems	No/negative income, but none of housing problems
Jurisdiction as a whole	2,340	4,665	0
White	1,335	2,910	0
Black / African American	110	80	0
Asian	25	45	0
American Indian, Alaska Native	10	80	0
Pacific Islander	0	0	0
Hispanic	840	1,540	0

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden greater than 50%

Data Source: 2007-2011 CHAS

Table A-15: Severe Housing Problems 50%-80% AMI (CHAS Table 19 – NA 20)

Race/Ethnicity	One or more of four housing problems*	None of four housing problems	No/negative income, but none of housing problems
Jurisdiction as a whole	1,335	8,980	0
White	675	6,505	0
Black / African American	10	104	0
Asian	24	180	0
American Indian, Alaska Native	4	59	0
Pacific Islander	0	10	0
Hispanic	625	2,035	0

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden greater than 50%

Data Source: 2007-2011 CHAS

Table A-16: Severe Housing Problems 80%-100% AMI (CHAS Table 20 – NA 20)

Race/Ethnicity	One or more of four housing problems*	None of four housing problems	No/negative income, but none of housing problems
Jurisdiction as a whole	275	5,620	0
White	169	4,255	0
Black / African American	0	155	0
Asian	15	120	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	90	1,005	0

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden greater than 50%

Data Source: 2007-2011 CHAS

CHAS tables 17 through 20 examine severe housing problems by race and ethnicity. As with tables looking at housing problems as a whole, the numbers of minority households, with the exception of Hispanic householders, are small and associated with large margins of error. Detailed analysis of non-Hispanic minority householders was not considered reliable for purposes of determining need.

With the exception of Table A-15 (CHAS table 19), there was no disproportionality between the jurisdiction as a whole and Hispanic householders. CHAS table 19 shows severed housing problems for households with incomes between 50% and 80% of AMI. Thirteen percent of households in the jurisdiction had one or more severe housing problems. In comparison 23% of Hispanic householders had one or more severe housing problems. The percentage difference was just over 10%, so the need is considered to be disproportionate.

Disproportionately Greater Need: Housing Cost Burdens

Table A-17: Housing Cost Burdens (CHAS Table 21 – NA 25)

Householder Race/Ethnicity	<=30%	30%-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	39,380	9,560	7,369	430
White	31,165	6,490	4,865	295
Black / African American	470	170	199	0
Asian	1,030	210	60	0
American Indian, Alaska Native	244	104	34	0
Pacific Islander	29	14	0	0
Hispanic	6,100	2,525	2,085	130

Data Source: 2007-2011 CHAS

Table A-17 (CHAS table 21) summarizes cost burden by race and ethnicity of the householder. As noted previously the number of non-Hispanic minority-headed households is too small to draw conclusions given the large margins or error. Note, too, that the total number of household in CHAS table 21 is about 5,000 households short of the 2007-2011 estimated number of households in the Tri-Cities (61,871). Given those limitations, however, for the jurisdiction as a whole, 30% of households experienced cost burdens. A disproportionate percentage of Hispanic-headed households experienced cost burdens (43% did in comparison with 30% of the jurisdiction).

APPENDIX B: ASSISTED HOUSING

Table B-1: 2014 Benton Franklin Counties Assisted Housing

Facility	Units	Target		Program Support
		Family	Elderly/Disabled	
Desert Rose Terrace	25	0	25	Tax Credit
Copper Ridge Apts	230	184	46	Tax Credit
Desert Villa	154	0	154	Tax Credit/HUD
Heatherstone	223	223	0	Tax Credit
Kamiakin Apts	233	233	0	Tax Credit
Kent Manor	50	40	10	Tax Credit
Meadow Park Apts	152	121	31	Tax Credit
Parkview Apts	107	85	22	Tax Credit
Quail Ridge Apts	50	40	10	Tax Credit
Sandstone Apts	119	92	27	Tax Credit
McMurray Park Phase II	98	98	0	Tax Credit
Orchard Hills Apts	141	141	0	Tax Credit
Three Rivers Village	41	0	41	Tax Credit/HUD
Vintage at Richland	148	0	148	Tax Credit
Pioneer Park	50	40	10	Tax Credit
Wheatlands Apts	19	19	0	Tax Credit
Bishop Topel Haven Farmworker	42	42	0	Tax Credit
Pinecrest Apts	53	42	11	Tax Credit
Silver Creek Apts	240	240	0	Tax Credit
Stonegate	198	158	40	Tax Credit
Tepeyac Haven Farmworker	44	44	0	Tax Credit
The Vineyards Farmworker	45	45	0	Tax Credit

Sources: Washington State Housing Finance Commission, Washington State Housing Trust Fund and US Department of Housing & Urban Development data bases

In addition to tax credit properties listed above, there are several other properties in the Tri-Cities providing lower-cost housing.

Housing for Families	Housing for Elderly/Disabled
Hillcrest Apartments	Edison Terrace South
Pinecrest Apartments	Edison Terrace West
Tri-Cities Vista	Kennewick Garden Court
Hawaiian Village	Kennewick Perry Suites
The Brentwood Apartments	Luther Senior Center I
Prosser Gardens	Luther Senior Center Addition
	Tri-Cities Terrace I West
	Tri-Cities Terrace II East
	Tri-Cities Terrace South

Table B-2: Homeless Resources in Benton-Franklin County

Agency	Clientele	Capacity
BFDHS HEN Program	DSHS determine eligible; verified by Benefit Verification System	Open
BFDHS TANF Ending Family Homelessness	Must be receiving or eligible for TANF and participating in Work First Program	40 HH
BFDHS Emergency Housing Assistance	One time assistance with eviction prevention, rapid rehousing or emergency shelter, must be homeless or have an eviction notice	Varies
BFDHS Jail Release Program	Individuals released from jail/prison; Benton/Franklin resident	25 HH
BFDHS Chemically Dependency Housing Program	For individuals exiting inpatient chemically dependency treatment into homelessness and be a Benton/Franklin resident	25 HH
Blue Mountain Council SSVF	Support Services to veterans and their families, need DD214	Referral
Columbia Basin Veterans Coalition VESTRA	Rental assistance for veterans and families for up to 6 months, must be homeless or pending homeless and have a DD214	22 HH
CAC Elderly Program	Homeless or at risk and over 55 years	12 HH
CAC Owens House	Franklin County, male, drug and alcohol free, no sex offenders	4 HH
CAC Chronic Homeless Program	Chronically homeless based on county definition	36 HH
CAC CDBG	Non-entitlement areas: North Franklin and West Benton County	Varies
CAC ESG	Homeless prevention and Rapid Rehousing	Varies
CAC ABD Program	ABD receipt according to DSHS Benefit Verification System	44 HH
CAC TBRA	Up to two years rental assistance for families	33 HH
CFCS Helping Hands	CFCS clients; 1-year for individuals with mental health issues	20 HH
CFCS 2163	Rental assistance (180 days) individuals with mental health issues	22 HH
CFCS Fresh Start	Rental assistance for individuals 18-24 up to 6 months	26 HH
CFCS Bridges	Rental assistance for individuals over 55 up to 6 months	16 HH
CFCS SSVF	Support services to veterans and families DD 214 required	30 HH
Domestic Violence Services	Rent assistance for DV victims graduated subsidy up to 6 months	20 HH
Lourdes Counseling Center Rental and Shelter Program	Emergency shelter vouchers and rental assistance for LCC clients with mental illness	40 HH
River of Life Young Adult Housing ANSIL	Ages 18-24 years, 12 month graduated subsidy model	12 HH
Benton Franklin Detox Center	Social detoxification facility for women	12 HH

CAC: Community Action Connections; CFCS: Catholic Family & Child Services; HH: Households

Source: Benton Franklin Continuum of Care Coordinator, August 2014

APPENDIX C: LOW/MOD & MINORITY BLOCK GROUPS

HUD-Determined Low-Moderate Income Block Groups 2006-2010

Disproportionate Minority Block Groups 2010 Census

City of Kennewick				City of Pasco				City of Richland			
Tract	Block Group	Percent Low-Mod	Min*	Tract	Block Group	Percent Low-Mod	Min*	Tract	Block Group	Percent Low-Mod	Min*
10901	4	59%		20100	1	82%	✓	10202	5	83%	✓
10901	5	77%	✓	20100	2	75%	✓	10400	1	48%	
10901	6	58%	✓	20100	3	75%	✓	10400	2	74%	
10902	2	67%		20100	4	97%	✓	10400	3	55%	
10902	3	80%	✓	20100	5	78%	✓	10500	1	58%	
11001	3	54%		20200	1	71%	✓	10600	3	76%	
11001	4	68%		20200	2	81%	✓	10600	4	81%	
11001	5	100%	✓	20200	3	76%	✓	10803	2	45%	
11002	1	61%		20300	3	74%	✓	10805	3	54%	
11002	2	73%		20400	1	72%	✓				
11002	3	60%		20400	2	74%	✓				
11002	4	61%		20400	3	91%	✓				
11100	3	54%		20400	4	70%	✓				
11200	1	63%		20400	5	74%	✓				
11200	3	87%	✓	20400	6	83%	✓				
11200	4	100%	✓	20502	3	64%					
11200	5	83%	✓	20603	1	74%					
11200	6	97%		20606	1	53%					
11300	1	75%	✓	20300	1		✓				
11300	2	80%									
11300	3	54%	✓								
11300	4	70%	✓								
11401	1	56%									
11401	3	60%	✓								
11503	5	65%									
11200	2		✓								

*Disproportionate minority population defined as 10% greater than for the jurisdiction (each city) as a whole.

Source: HUD 2014 and 2010 US Census



Council Agenda Coversheet

Council Date: 10/21/2014

Category: Public Hearing

Agenda Item: PH2

Key Element: Key 7 - Housing and Neighborhoods

Subject: 2015 COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME ANNUAL ACTION PLAN

Department: Community and Development Services

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

This is a public hearing; no action is necessary.

Summary:

The 2015 Annual Action Plan (AAP) for the City of Richland and the Tri-Cities HOME Consortium is a supplement to the 2015-2019 Consolidated Plan. It describes proposed uses of new 2015 funding from the US Department of Housing and Urban Development (HUD) and 2014 anticipated program income from repaid loans via the HOME Investment Partnership and Community Development Block Grant (CDBG) programs.

On August 12, 2014, the Housing & Community Development Advisory Committee (HCDAC) held a public hearing, heard applicant presentations and considered funding allocations for 2015. The HCDAC's recommendations have gone through a 30-day comment period that expired on September 23, 2013, with no comments received. The public hearing is an additional opportunity to receive comments on Richland's proposed use of CDBG funds and HOME funds (administered by Richland) for all three cities.

The HCDAC recommends the estimated \$221,943 CDBG funds expected to be received by Richland plus additional funds from program income are to be used as follows:

\$18,615 to Elijah Family Homes; \$8,838 to Senior Life Resources Meals on Wheels; \$106,585 to Richland Public Works ADA Sidewalk Ramps and removal of Architectural Barriers; \$60,000 to Richland Parks and Recreation for improvements to Barth Park; \$11,838 ARC of the Tri-Cities; and \$44,388 for program administration.

Each respective city is undergoing public comment periods, advisory board review and Council consideration of this matter. Richland's final approval of the 2014 Annual Action Plan as the lead agency to the Tri-City HOME Consortium is scheduled for November 4, 2014, prior to submittal to HUD by November 15, 2014. The submittal of the Annual Action Plan maintains the Tri-City HOME Consortium's ability to receive 2015 HOME Investment Partnership funding, but not the obligation.

Fiscal Impact?

☐ Yes ☒ No

Holding the public hearing does not have a direct fiscal impact. The Annual Action Plan will be presented to Council for formal adoption at the November 5, 2013, Council Meeting.

Attachments:

1) Richland Annual Plan Review Final Draft

City Manager Approved:

Hopkins, Marcia
Oct 16, 14:08:50 GMT-0700 2014

**TRI-CITIES REGIONAL
CONSOLIDATED PLAN 2015-2019**

RICHLAND ANNUAL ACTION PLAN

Review Draft

OCTOBER 2014

FIRST YEAR ACTION PLAN

INTRODUCTION (AP15)

The Cities of Richland, Kennewick and Pasco are entitlement communities under Title 1 of the Housing and Community Development Act of 1974. Each city is eligible to receive federal funds annually from the US Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) Program. Each city is separately responsible for planning and administering housing and community development activities within their jurisdiction, and implementing, monitoring, and reporting to HUD on the use of CDBG funds.

Richland, Kennewick and Pasco, as contiguous units of local government, entered into a Cooperative Agreement in 1995 to form the Tri-Cities HOME Consortium. The agreement was amended in 2007 to include an automatic renewal clause. At least every three years the Cooperative Agreement is re-evaluated by each city to determine continued participation in the Consortium and to propose change. The Tri-Cities HOME Consortium is eligible to receive annual federal HOME dollars from HUD under the HOME Investment Partnership Program authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act, as amended. Richland serves as the lead entity for the Tri-Cities HOME Consortium, and acts as the administrative, monitoring and reporting agency to HUD.

As each of the three cities share a common set of goals and directions for meeting the community development and affordable housing needs of lower income persons, the cities collaboratively prepared a 2015-2019 Tri-Cities Regional Consolidated Plan. The Plan provides the community with an assessment of needs and market conditions, establishes priority needs, sets goals to respond to the identified needs, and establishes outcome measures to serve as a basis for developing Annual Action Plans.

The City of Richland anticipates for planning purposes that the CDBG and HOME Programs will be federally funded at 2015 levels; however this is very difficult to project as the past several years have seen major funding reductions to these two federal programs. If actual federal awards are above or below the anticipated amount, the current approved projects will be increased or decreased proportionally based on the same percentage as the final allocation from HUD or alternate applicant projects may be considered. Under the CDBG Program, consideration will also be given to HCDAC priority ranking, with those activities scoring highest given consideration for full funding first. Final funding is also contingent on actual receipt of revolving loan program income from prior CDBG loans.

EXPECTED RESOURCES**Table 1: Expected Resources Priority Table**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Amount Available Remainder of Plan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	Federal	Admin and planning Housing Public improvements Public services	\$221,943	\$108,321	\$148,797	\$479,061	\$1,916,244	Expected funds based on 2014 award and program income projected annually over 5-year period
HOME	Federal	Admin and planning Homebuyer assistance New construction for homeownership	\$465,000	\$100,000	\$89,636	\$654,636	\$2,618,544	Expected funds based on 2014 award and program income projected annually over 5-year period

Leveraging Funds and Matching Requirements (AP15)

The Cities of Richland, Kennewick and Pasco are supportive of efforts by other agencies to apply for or leverage other funding sources that might become available during the year. City staff will be available to provide written and verbal support of projects that will meet a housing and community development need as identified in the 2015-2019 Consolidated Plan, and, within staffing capacity, will assist other organizations that implement portions of the Plan to apply for funds from other local, state, or federal resources.

Each city, as a participating jurisdiction of the Consortium, must make a permanent contribution to show support of affordable housing in the community. The contribution is considered to be a match for federal HOME dollars and must be 25% of the funds drawn from the jurisdiction's HOME Investment Trust Fund Treasury account, excluding funds identified for administering the HOME program and program income. Match obligations are satisfied by permanent non-federal investment in, or contribution to, HOME assisted or HOME eligible projects by reduction or contribution from the City's General or other non-federal funds, reduced cost for land purchased below appraised value, reduced financing fees from lenders and appraisers, grants for affordable housing from non-federal sources, donated construction/housing materials, and volunteer labor.

ANNUAL GOALS AND OBJECTIVES**Table 2: Goals Summary**

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Community development	2015	2019	Non-housing community development	N/A	Community & economic development	\$166,585	Public facility or infrastructure activities other than low/moderate-income housing benefit: 2,162 persons assisted
Homeless & services	2015	2019	Non-homeless special needs	N/A	Homeless & services	\$39,291	Public service activities other than low/moderate income housing benefit: 511 persons assisted
Housing	2015	2019	Affordable housing	N/A	Housing	\$826,933	Homeowner housing rehabilitated: 2 household housing units Direct financial assistance to homebuyers: 68 households assisted Homeowner housing added: 5 household housing units

PROJECTS*Introduction (AP35)*

This Annual Action Plans describes how funds will be used to support the goals and priorities identified in previous sections of this Consolidated Plan. Projects and activities are carefully chosen. CDBG activities and HOME CHDO projects go through a competitive process, ensuring the maximum effectiveness in the use of federal grant funds.

Table 3: Project Information

Project #	Project Name
1	CDBG Planning and Administration
2	CDBG Owner-Occupied Rehabilitation Program
3	The ARC of Tri Cities/Therapeutic Recreation Partners and Pals
4	Barth Park Playground Improvement
5	Elijah Family Homes/Transition to Success
6	Senior Life Resources/Meals on Wheels
7	Removal of Architectural Barriers
8	Tri-Cities HOME Consortium Administration
9	Richland HOME First Time Homebuyer Assistance Program
10	Kennewick HOME First Time Homebuyer Assistance Program
11	Pasco HOME First Time Homebuyer Assistance Program
12	Tri Cities HOME Consortium CHDO

1	Project name	CDBG Planning and Administration
	Target area	
	Goals supported	Increase and preserve affordable housing choices Community neighborhood & economic development Homeless intervention & prevention and supportive services
	Needs addressed	Affordable housing creation, preservation, access and choice Community, neighborhood and economic development Homeless intervention and prevention and supportive services
	Funding	CDBG: \$44,388
	Description	Fund necessary staff to administer, manage and monitor the implementation of CDBG funds and associated federal regulations. (Matrix 21A, Administrative)
	Location description	Not applicable
	Planned activity	Administration, management, and monitoring responsibilities include activity eligibility determination, fund management, labor standards enforcement, and environmental review. Policy leadership and back-office infrastructure is also included in this activity.
	Target date	December 2015
	Indicator/outcome	Other: Administration
2	Project name	CDBG Owner-Occupied Rehabilitation Program
	Target area	
	Goals supported	Increase and preserve affordable housing choices
	Needs addressed	Affordable housing creation, preservation, access and choice
	Funding	CDBG: \$228,797
	Description	Health- and safety-related minor home repairs for CDBG-eligible low- and moderate-income homeowners, including staff costs for program delivery of program. (Matrix14A)
	Location description	Within Richland city limits, with priority placed on Census Tracts 102, to 106 and 108.04, Block Group 4
	Planned activity	Staff support including marketing efforts, application intake, review and assess requested repairs from eligible homeowners. Implement qualifying minor repairs, repairs that will be necessary to maintain occupant health and safety, maintaining good supply of housing for CDBG eligible population.
	Target date	December 2015
	Indicator/outcome	Homeowner housing rehabilitated
3	Project name	The ARC of Tri-Cities/Therapeutic Recreation Partners and Pals Program
	Target area	
	Goals supported	Homeless intervention & prevention and supportive services
	Needs addressed	Homeless intervention & prevention and supportive services
	Funding	CDBG: \$11,838
	Description	Provide developmentally disabled individuals with therapeutic recreational opportunities. (Matrix 05B, Handicapped Services)
	Location description	Within Richland city limits
	Planned activity	Administration, monitoring, reporting, and management of contract and activity
	Target date	December 2015
	Indicator/outcome	Public service activities other than low/moderate income housing benefit

4	Project name	Barth Park Playground Improvement
	Target area	
	Goals supported	Community neighborhood & economic development
	Needs addressed	Community neighborhood & economic development
	Funding	CDBG: \$60,000
	Description	Provide for improvements in neighborhood parks that serve low- and moderate-income neighborhoods. (Matrix 03F, Parks/Recreation)
	Location description	Census Tract 106, Block Groups 1, 2, and 3.
	Planned activity	Park improvements including purchase and installation of safety surfacing and playground equipment and landscape restoration.
	Target date	December 2015
5	Indicator/outcome	Public facility or infrastructure activities other than low/moderate-income housing benefit
	Project name	Elijah Family Homes/Transition to Success Program
	Target area	
	Goals supported	Homeless intervention & prevention and supportive services
	Needs addressed	Homeless intervention & prevention and supportive services
	Funding	CDBG: \$18,615
	Description	Provide case management to recovering drug/alcohol abusers. (Matrix 05, Other Public Service)
	Location description	Within Richland city limits.
	Planned activity	Administration, monitoring, reporting, and management of contract and activity.
6	Target date	December 2015
	Indicator/outcome	Public service activities other than low/moderate income housing benefit
	Project name	Senior Life Resources/Meals on Wheels
	Target area	
	Goals supported	Homeless intervention & prevention and supportive services
	Needs addressed	Homeless intervention & prevention and supportive services
	Funding	CDBG: \$8,838
	Description	Provide meals to seniors that are homebound and at Richland Community Center (Matrix 01, People)
	Location description	Within Richland city limits.
7	Planned activity	Administration, monitoring, reporting, and management of contract and activity.
	Target date	December 2015
	Indicator/outcome	Public service activities other than low/moderate income housing benefit
	Project name	Removal of Architectural Barriers
	Target area	
	Goals supported	Community neighborhood & economic development
	Needs addressed	Community neighborhood & economic development
	Funding	CDBG: \$106,585
	Description	Support costs of implementing accessibility upgrades and removal of architectural barriers (Matrix 03L, Sidewalks)
	Location description	Within Richland Census Tract 105.
	Planned activity	Improve accessibility of neighborhoods for persons with mobility limitations.
	Target date	December 2015
	Indicator/outcome	Public facility or infrastructure activities other than low/moderate income housing benefit

8	Project name	Tri Cities HOME Consortium Administration
	Target area	
	Goals supported	Increase and preserve affordable housing choices
	Needs addressed	Affordable housing creation, preservation, access and choice
	Funding	HOME: \$56,500
	Description	Support costs of staff involved in the administration of the HOME grant.
	Location description	
	Planned activity	Grant administration including program evaluation and reporting, and contracting.
	Target date	December 2015
	Indicator/outcome	Other: Administration
9	Project name	Richland HOME First Time Homebuyer Assistance Program
	Target area	
	Goals supported	Increase and preserve affordable housing choices
	Needs addressed	Affordable housing creation, preservation, access and choice
	Funding	HOME: \$116,365.34
	Description	Support costs of providing downpayment assistance to qualifying first time homebuyers
	Location description	Within Richland city limits, with priority placed on Census Tracts 102, to 106 and 108.04, Block Group 4.
	Planned activity	Downpayment assistance and related costs including project delivery
	Target date	December 2015
	Indicator/outcome	Direct financial assistance to homebuyers
10	Project name	Kennewick HOME First Time Homebuyer Assistance Program
	Target area	
	Goals supported	Increase and Preserve Affordable Housing Choices
	Needs addressed	Affordable Housing Creation, Preservation, Access and Choices
	Funding	HOME: \$116,365.33
	Description	Support costs of providing downpayment assistance to qualifying first time homebuyers.
	Location description	Within Kennewick city limits.
	Planned activity	Downpayment assistance and related costs including project delivery.
	Target date	December 2015
	Indicator/outcome	Direct financial assistance to homebuyers
11	Project name	Pasco HOME First Time Homebuyer Assistance Program
	Target area	
	Goals supported	Increase and Preserve Affordable Housing Choices
	Needs addressed	Affordable Housing Creation, Preservation, Access and Choices
	Funding	HOME: \$116,365.33
	Description	Support costs of providing downpayment assistance to qualifying first time homebuyers
	Location description	Within Pasco city limits, with priority placed on Census Tracts 201, 202, 203 and 204
	Planned activity	Downpayment assistance and related costs including project delivery
	Target date	December 2015
	Indicator/outcome	Direct financial assistance to homebuyers

12	Project name	Tri Cities HOME Consortium CHDO
	Target area	
	Goals supported	Increase and Preserve Affordable Housing Choices
	Needs addressed	Affordable Housing Creation, Preservation, Access and Choices
	Funding	HOME: \$69,750
	Description	Project has not been established
	Location description	Location has not been established at this time.
	Planned activity	
	Target date	December 2015
	Indicator/outcome	Homeowner housing added

Allocation Priorities and Barriers (AP35)

Funding priorities are consistent with those stated in the Strategic Plan. The City of Richland intends to maximize the use of limited resources to ensure the highest benefit within the capacity to administer the program. Reduced funds have increased the challenge. Given the limited capacity, bricks and mortar projects resulting in visual physical improvements are important when those projects reduce barriers for physically impaired persons; result in the acquisition, construction or improvement to public facilities; and/or, result in neighborhood preservation and revitalization. High priority is also placed on projects that would result in enhancing the economic opportunities of residents.

The City likewise places a priority on bricks and mortar projects that result in the creation or preservation of housing for elderly or populations with special needs and social services projects to address community needs including projects to assist seniors or populations with special needs and disadvantaged youth.

Whenever feasible, projects that leverage additional funds and/or are coordinated with community partners are emphasized and given priority. The City does not anticipate obstacles to meeting the underserved needs addressed in the projects (within the anticipated funding levels).

GEOGRAPHIC DISTRIBUTION (AP50)

No specific geographic target areas have been identified. Richland's CDBG and HOME funds will be available to assist lower income residents within Richland city limits with priority placed on those activities that provide a benefit in the oldest neighborhoods of Richland.

AFFORDABLE HOUSING

Introduction (AP55)

The goal numbers represented below reflect activities that will be funded with federal funds through the Tri-Cities HOME Consortium and Richland's CDBG allocation.

Table 4: One Year Goals for Affordable Housing by Support Requirements

One-Year Goals for the Number of Households to be Supported	
Homeless	0
Non-homeless	22
Special needs	0
Total	22

Table 5: One Year Goals for Affordable Housing by Support Type

One-Year Goals for the Number of Households to be Supported	
Rental assistance	0
Production of new units	5
Rehab of existing units	2
Acquisition of existing units	68
Total	75

Discussion (AP55)

A goal of the three Cities is to provide decent affordable housing for its residents. To support this effort each city has programs to address this need. The following provides a general overview of the types of programs and projects that supports this effort.

- HOME – Down Payment Assistance Program. Each City provides a down payment program, providing funds for low and moderate income first time homebuyers.
- HOME – CHDO. Support efforts of a CHDO to develop single family homeownership units.

Using CDBG funds, the City of Richland provides an Owner-Occupied Rehabilitation Loan Program supporting the revitalization of existing neighborhoods by providing minor home repairs and weatherization improvements for low income homeowners.

PUBLIC HOUSING

Actions to Support Public Housing Needs (AP60)

The City of Richland will help address the needs of public housing and activities in 2014 by continuing to work closely with and supporting efforts of the Kennewick Housing Authority. The City and Authority will continue to coordinate housing activities throughout the City.

Actions to Encourage Residents (AP60)

The Kennewick Housing Authority Governing Board includes one position designated for a resident representative. That position is currently filled and the resident representative is fully engaged.

HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES (AP65)

The three cities will continue to be involved in the Benton Franklin Human Services planning efforts. The BFHS developed a plan for the homeless with the express purpose of giving nonprofit and government agency providers a “road map” of actions to follow to reduce homelessness in Benton and Franklin Counties. The plan is a concerted effort by numerous agencies, including the three cities, to develop a common understanding of the needs of the homeless and to agree upon a coordinated plan to improve services and housing for homeless. The goal of the plan is to move homeless individuals and families through a continuum of housing and supportive services leading them to permanent housing with the highest level of self-sufficiency they can achieve.

Assessing Individual Needs (AP65)

Richland, Kennewick and Pasco will continue to encourage cooperation in sharing information to identify existing resource that might be available to meet the needs of the homeless, or those at risk of becoming homeless. Staff from the Cities will also participate in and support the annual Point-in-Time Count in Benton and Franklin counties scheduled for January 2015.

In addition, Richland CDBG funds are being dedicated in the current year to providing case management services at Elijah Family Homes, which supports individuals recovering from substance abuse. Supportive services and supportive housing is essential in preventing homelessness and transitioning to self-sufficiency.

Addressing Emergency Shelter and Transitional Housing Needs (AP65)

Emergency Solutions Grant funds are not directly administered by the Continuum of Care. However, the Continuum consults on funding decisions. The cities do not address emergency shelter and transitional housing needs of homeless, except through their involvement with Benton Franklin Community Action Committee (BFCAC) and Benton Franklin Human Services. The three cities do not receive ESG funds but will continue to support the development of homeless housing through community resources such as, potentially, the HOME program and 2060 and 2163 Recording Fee resources, as they have in the past (such as the recent rehabilitation and sale of a duplex for use as transitional housing for families).

Transitions to Permanent Housing and Homeless Prevention (AP65)

The City of Richland purchased and rehabilitated a three-bedroom dilapidated duplex using CDBG and Benton County 2060 funds. The property was sold to Housing Authority City of Kennewick to serve as transitional housing for domestic violence victims and their family. The City of Richland purchased and rehabilitated a 3-bedroom duplex using CDBG funds to serve as transitional housing for persons and families that have been denied access to public housing due to previous related offenses. The facility was sold to Elijah Family Homes and has been in operation since August 2012.

Assistance with Discharge Housing and services (AP65)

Except for involvement with BFCAC, the three Cities don't provide assistance to those being discharged from publicly funded institutions or receiving assistance from public or private agencies.

BARRIERS TO AFFORDABLE HOUSING (AP75)

The purchase price and downpayment of a home generally serves as a significant barrier to affordable homeownership opportunities, particularly for lower income households. Local HUD-funded housing programs provide affordable housing opportunities for lower-income households by financing down payment assistance. Affordable housing opportunities are also available through programs for minor home repairs and weatherization upgrades to existing homes, decreasing energy costs for low income households.

All three cities encourage infill development to preserve older neighborhoods, and support increase of housing densities in areas where adequate public facilities and services (police and fire protection, schools, water, sewer, and drainage) are in place or can easily be provided.

There is a lack of low cost land for development in the central core area of Richland. Richland has updated and modified four single-family residential "alphabet" floor plans ("L", "R", and "V") to meet current code requirements and the plans are available to the public. These floor plans lend themselves well for development on small lots.

OTHER ACTIONS

Introduction (AP85)

Because of the layout of the Tri-Cities, Benton and Franklin Counties are taking a more regional approach for addressing obstacles to underserved needs. One of the challenges to meeting underserved needs by any one group is the lack of staff capacity, financial resources, and supportive services necessary to address all needs. All three cities attend, support and are active members of Continuum of Care, an organization comprised of local non-profit, housing, public service, correctional, and government agencies throughout Benton and Franklin counties. By maintaining open communication, collaboration, and partnering efforts among all groups, and reducing duplication of effort, more needs of lower income people can be met.

Actions to Meet Underserved Needs (AP85)

Decent housing can be made available to those below 30% median income by joining forces with community advocates such as the Benton Franklin Home Base Housing Network, Benton Franklin Community Action Committee and the Department of Human Services to provide affordable housing for this underserved population. Typical projects to meet this goal would be family shelter, domestic

violence shelter, developmentally disabled and chronically mentally disabled housing, elderly housing, migrant farmworker housing, homeless prevention rapid rehousing programs and state and local housing trust funds. The City supports the efforts of local non-profit agencies to meet needs of underserved populations.

Actions toward Affordable Housing (AP85)

The City will continue to support the efforts of various nonprofit agencies, housing authorities and CHDO's to provide affordable housing opportunities for special needs populations. Rehabilitation priority is given by the City and by Benton Franklin CAC Energy Efficient Healthy House Program to those homes occupied by frail elderly or homeowners and renters with disabilities. City staff will be available to assist in identifying potential funding sources and provide technical assistance within staff capacity, and will remain receptive to forming partnerships with other entities to assure vulnerable populations are able to reside in decent, safe housing.

Actions to Reduce Lead-Based Paint Hazards (AP85)

The City will undertake the following actions in program years 2015-2019 to increase community awareness of lead based paint and its hazards. The City will provide education on lead based paint including information on Safe Work Practices, actions to take when rehabbing or remodeling a home, and steps to take if exposure to lead hazards is suspected.

The pamphlets "Renovate Right" and "Protect Your Family from Lead in Your Home" published by Washington Department of Commerce and Environmental Protection Agency (EPA) will be distributed to all potential housing clients, and be available via online links from the City's website.

In compliance with Program Update 05-11, the Lead Based Paint (LBP) Safe Checklist is utilized to evaluate applicability of the lead safe housing rule to CDBG and HOME funded projects. The City will work with pre-qualified contractors to perform testing as necessary to identify lead hazards, and assure compliance after remediation work through clearance exams as required for persons assisted with CDBG or HOME funds.

Actions to Reduce Number of Poverty-Level Families (AP85)

Several activities may be undertaken to decrease cost-burdens for lower income people such as the various housing programs offered by the City and the Tri-Cities HOME Consortium, such as Local Improvement District (LID) Assistance Programs, life skills training, and the various public/social service programs offered. The Cities support economic development projects that create jobs or provide education or training to enable people to become self-sufficient and have an opportunity to work at living wage jobs. Neighborhood improvement plans inventory and designate neighborhoods for revitalization. Targeted revitalization of neighborhoods should increase the ability to impact the lives of

lower income residents who reside there, and promote these areas as a desirable place to live with connectivity to other desirable neighborhoods.

Actions to Develop Institutional Structure (AP85)

The City will pursue various activities outlined in the 2015-2019 Consolidated Plan to strengthen and coordinate actions with housing, nonprofit, and economic development agencies. Staff will continue to participate in the Continuum of Care Task Force to assist in the coordination of government agencies, nonprofit organizations, housing developers, social service providers, and Continuum of Care providers to meet the needs of the homeless. Richland staff will participate in the Point-in-Time Count of the homeless, used to measure community trends. The City will, within staff capacity, continue to encourage and support joint applications for resources and programs among housing and service providers.

Actions to Enhance Coordination (AP85)

The City supports efforts by other agencies to apply for, or leverage other funding sources that might become available during the year. City staff will be available to provide written and verbal support of projects that meet a Housing and Community Development need as identified in the 2010-2015 Consolidated Plan, and will assist other organizations to apply for funds from other local, state or federal resources within staff capacity.

PROGRAM SPECIFIC REQUIREMENTS

Introduction (AP90)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogramed	\$28,321.00
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0.00
3. The amount of surplus funds from urban renewal settlements	\$0.00
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0.00
5. The amount of income from float-funded activities	\$0.00
Total Program Income	\$28,321.00

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	100%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

Other Investments (AP90)

Not applicable

Guidelines for Resale/Recapture of HOME Funds (AP90)

There are two options the Tri-Cities HOME Consortium will use to structure its recapture provisions:

1. Direct HOME Subsidy. In this option, the Participating Jurisdiction recaptures the entire amount of the direct HOME subsidy provided to the homebuyer before the homebuyer receives a return. The recapture amount is limited to the net proceeds available from the sale of the property during the period of affordability. If there are insufficient net proceeds available at sale, the homebuyer is not required to repay the difference between the total direct HOME subsidy and the amount that is available from net proceeds, and the PJ is not required to pay the difference to HUD.
2. Reduction during the Affordability Period. The direct HOME subsidy, or a designated portion of the loan, is reduced based on the time the homebuyer has owned and occupied the housing, measured against the required affordability period. The pro-rata amount recaptured cannot exceed what is available from net proceeds.

Guidelines Ensuring Affordability (AP90)

To preserve affordability, Consortium members may use purchase options, rights of first refusal, or other preemptive rights to purchase previous HOME assisted housing prior to foreclosure or at a foreclosure sale. HOME funds may not be used to repay a HOME loan or investment. The additional HOME assistance combined with the initial HOME investment may not exceed the maximum 95 percent per unit subsidy limits established by HUD annually. The affordability restrictions may terminate upon foreclosure, transfer in lieu of foreclosure, or assignment of an FHA insured mortgage to HUD. However, affordability restrictions must be revived per the original terms if, during the original affordability period, the owner of record before the termination event obtains an ownership interest in the housing.

Refinancing Plans (AP90)

Not applicable



Council Agenda Coversheet

Council Date: 10/21/2014

Category: Public Hearing

Agenda Item: PH4

Key Element: Key 7 - Housing and Neighborhoods

Subject: 2015 HOME INVESTMENT PARTNERSHIP (HOME) PROGRAM

Department: Community and Development Services

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

This is a public hearing; no action is necessary.

Summary:

The City of Richland, as lead of the Tri-Cities HOME Consortium anticipates receiving \$465,000 of HOME funds directly from the U.S. Department of Housing and Urban Development (HUD), \$100,000 of HOME Program Income in 2015 and \$89,636 of unallocated funds to provide decent housing for lower income people within Richland, Kennewick and Pasco city limits. In keeping with the anticipated 2015-2019 Tri-Cities Consolidated Plan (CPS), and 2015 Annual Action Plan (AAP) goals the following projects are proposed:

Agency/Program	Amount Recommended
Consortium Administration of the HOME Program	\$ 46,500
Consortium Administration of Projected Program Income	\$ 10,000
Consortium CHDO Reservation	\$ 69,750
Consortium Down Payment Assistance	\$528,386
TOTAL RECOMMENDATION	\$654,636

Fiscal Impact?

☒ Yes ☐ No

It is anticipated that the HOME program will result in an allocation of \$654,636. Final 2015 HOME funding is dependent on final federal allocation and actual amounts of program income received from prior funded projects. Project funding may increase or decrease depending on actual final federal allocation.

Attachments:

City Manager Approved:

Hopkins, Marcia
Oct 16, 14:56:33 GMT-0700 2014



Council Agenda Coversheet

Council Date: 10/21/2014

Category: Public Hearing

Agenda Item: PH5

Key Element: Key 3 - Economic Vitality

Subject: PUBLIC HEARING TO CONSIDER 2014 AMENDMENTS TO THE CITY COMPREHENSIVE PLAN

Department: Community and Development Services

Ordinance/Resolution:

Reference:

Document Type: Presentation

Recommended Motion:

None.

Summary:

Each year the City provides the public with an opportunity to propose amendments to its comprehensive plan. This year, three applications were received. The first was submitted by Hayden Homes to amend the land use map on a 12.2 acre site located near the intersection of Steptoe Street and Center Parkway/Rachel Road. Currently, the land use map designates this site as suitable for low density residential development. The applicants have requested a commercial designation. They have also requested a change in zoning on this same property from the current Agricultural zone to a Neighborhood Retail zone.

The second application was filed by Pacific Northwest National Laboratories who are requesting the reclassification of 155 acres for properties located north of Horn Rapids Road, east of Stevens Drive and west of the Columbia River. The proposal would reclassify Low Density Residential and Commercial properties to Natural Open Space and Business Research Park.

The third application is a City initiated request involving the properties at 650 George Washington Way and 95 Amon Park Drive. The proposal would reclassify these properties from Waterfront and Developed Open Space to Central Business District. Included with this request is a change of zoning on the 95 Amon Park Drive property from Parks & Public Facilities to Central Business District.

The Planning Commission held a public hearing on September 24th and have forwarded recommendations to approve all three requests. Staff will provide Council with a draft ordinance for your consideration at the next regular meeting.

Fiscal Impact?

☐ Yes ☒ No

While there is no fiscal impact to holding the hearing, if the proposed changes are ultimately adopted and implemented, the City may incur some additional expenses, which staff anticipates will be more than offset by new tax revenues.

Attachments:

- 1) Hayden Homes Plan Amendment - Report to Planning Commission
- 2) PNNL Plan Amendment - Report to Planning Commission
- 3) City of Richland Plan Amendment - Report to Planning Commission
- 4) Planning Commission Meeting Minutes

City Manager Approved:

Johnson, Cindy
Oct 15, 14:23:39 GMT-0700 2014

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2014-103

PREPARED BY: RICK SIMON
HEARING DATE: SEPTEMBER 24, 2014

GENERAL INFORMATION:

APPLICANT: HAYDEN HOMES

REQUEST 1) AMENDMENT TO THE LAND USE DESIGNATION
 MAP OF THE CITY COMPREHENSIVE PLAN,
 RECLASSIFYING 12.2 ACRES FROM LOW
 DENSITY RESIDENTIAL TO COMMERCIAL
 2) REQUEST TO CHANGE THE ZONING ON 12.2
 ACRES FROM AG-AGRICULTURAL TO C-1
 NEIGHBORHOOD COMMERCIAL

LOCATION: PROPERTY LOCATED BOTH EAST AND WEST OF
 STEPTOE STREET AND SOUTH OF CENTER
 PARKWAY/RACHEL ROAD.

REASON FOR REQUEST

Hayden Homes is requesting an amendment to the comprehensive plan map and zoning map based upon its desire to develop the site with neighborhood commercial land uses.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for comprehensive plan amendment and zone change (Z2014-103) and submits that:

1. The City of Richland Comprehensive Plan, adopted in 1997, currently designates the 12.2 acres that comprise the application as suitable for Low Density Residential development. The property is currently zoned AG - Agricultural.
2. The site is bounded by the Burlington Northern Railroad to the south; the Amon Wasteway to the west; single family homes to the east and single family homes and vacant land to the north.
3. Steptoe Street is designated a principal arterial and Center Parkway/Rachel Road is designated an arterial collector under the City's Functional Classification System Plan.

4. A 12" water main is located in the Steptoe Street right-of-way. Sewer is not present in the immediate area but is planned to be extended from the adjacent Clearwater Creek subdivision to serve the proposed development site. Utility systems have adequate capacity to serve commercial development.
5. Hayden Homes initially included the project as part of the Clearwater Creek subdivision proposal when they submitted the original application in 2013. The City determined to conduct a phased environmental review and removed the commercial portion of the project from the initial environmental review of the Clearwater Creek subdivision. The City identified that additional information relating to traffic impacts was necessary. The City issued a Mitigated Determination of Non-Significance for the subdivision on March 4, 2013. Subsequently, the applicants submitted a new environmental checklist and a traffic impact analysis. Staff issued a Determination of Non-Significance for this portion of the project on September 3, 2014, completing the environmental review process required under the State Environmental Policy Act.
6. Significant growth within in the City since the comprehensive plan was initially adopted in 1997 provides a basis for the plan amendment. Specifically, City population has increased 30% in that time period, with the majority of the growth occurring within South Richland.
7. The site is well removed from existing neighborhood retail centers. The closest such center is located at Gage and Leslie, approximately 2 miles from the site.
8. The lack of vacant commercial land within the vicinity of the project site is indicative of the need for additional neighborhood commercial facilities.
9. The location of the site at the intersection of a principal arterial (Steptoe) and a collector arterial (Center Parkway/Rachel Road) is a logical location for commercial development.
10. The proposed plan amendment is consistent with and would further Land Use Policy #4 of Land Use Goal #4, which states that: *"The City will endeavor to locate neighborhood oriented commercial land uses in Neighborhood Activity Centers."*
11. Neighborhood Commercial zoning is appropriate for this site, as it is intended to provide for small scale commercial uses in close proximity to residential neighborhoods and is the least intensive commercial retail zoning that is provided in the City code. Setback and building height

requirements and landscape standards will help to minimize impacts to adjoining residences.

12. The location of the site bordered by the railroad, Amon Wasteway and vacant ground will help to minimize the impacts of commercial uses on adjacent properties.
13. The analysis of the Growth Management Act requirements completed by staff identified that that the proposal would not be in conflict with the state growth management regulations.
14. Based on the above findings and conclusions, approval of the comprehensive plan amendment and zone change request 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 (Z2014-113) and

- 1) Recommend approval of the request to amend the comprehensive plan designation for a 12.2 acre site, changing the land use designation from Low Density Residential to Commercial; and
- 2) Recommend approval of the request to amend the zoning on the 12.2 acre site from AG-Agricultural to C-1 Neighborhood Retail, subject to compliance with the mitigation measures as identified in the March 3, 2014 MDNS issued for the Clearwater Creek project.

EXHIBITS

1. Supplemental Information
2. Application Materials
3. Public Hearing Notice
4. RMC Chapter 23.22 - Commercial Zoning Regulations
5. Clearwater Creek MDNS
6. Environmental Checklist
7. Traffic Impact Analysis
8. Determination of Non-Significance
9. Inventory of C-1 Properties in South Richland
10. C-1 & C-LB Zoning Map of South Richland
11. GMA Goals Analysis
12. Public Comments
13. Comprehensive Plan & Zoning Maps

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EXHIBIT (1)

SUPPLEMENTAL INFORMATION

DESCRIPTION OF PROPOSAL

Hayden Homes is requesting a comprehensive plan amendment and a zone change request on 12.1 acres of property that they own located near the intersection of Center Boulevard and Steptoe Street.

SURROUNDING ZONING AND LAND USE DESIGNATIONS

- North -** North of the site, across Center Parkway and east of Steptoe Street, properties are developed with single family homes, are located within the City of Kennewick and are zoned for low density residential uses (RL). Property north of the site and west of Steptoe Street is undeveloped, is designated as Low Density Residential under the comprehensive plan and is presently zoned AG – Agricultural
- East -** Properties east of the site are located within the City of Kennewick are developed with single family homes and are zoned for low density residential uses (RL).
- South-** The southerly boundary of the site is formed by the Burlington Northern Railroad, which also forms the City's southerly boundary. Properties south of the railroad are designed for commercial and industrial uses under Kennewick zoning regulations.
- West -** The westerly boundary of the site is formed by the Amon Wasteway, which carries a Natural Open Space land use designation and Natural Open Space zoning. Property to the west of Amon Wasteway is presently undeveloped; is designated as low density residential under the comprehensive plan; zoned R-2S and is part of the Clearwater Creek preliminary plat, which was approved by the City earlier in 2014.

SITE DATA

Size: – Approximately 12.2 acres, consisting of two parcels: a 1.7 acre, triangular shaped parcel located east of Steptoe Street and a 10.5 acre tract located west of Steptoe Street.

Physical Features: The site contains a natural drainage way (Amon Wasteway) that forms the western boundary of the subject property. The Wasteway is used by the Kennewick Irrigation District for irrigation return flows and has a 400 foot wide easement across the wasteway. The site is divided by Steptoe Street from north to south. The

eastern portion of the site consists of a 1.7 acre, triangular shaped parcel. The majority of the site, 10.5 acres, is west of Steptoe Street and is roughly rectangular in shape. All the property is undeveloped presently. Much of the site was disturbed during the recent Steptoe Street extension; so much of the natural vegetation has been removed.

Utilities: All required utilities including water, sewer and electrical are available to serve the subject property, although sewer lines would have to be extended through the Clearwater Creek subdivision to reach the site.

PROJECT HISTORY

This application was originally filed in 2013 with the Clearwater Creek preliminary plat application. During the environmental review phase of the project, the City determined that additional information was needed to evaluate the traffic related impacts of the commercial plan amendment and rezoning application. At that time, the applicants chose to move forward with the preliminary plat portion of the project. The City completed its review of the plat and this spring took action to approve the project, allowing for the future development of 320 single family lots, a 13.6 school site, and the set aside of 31.8 acres for open space tracts. The approved plan called for the future extension of Rachel Road from Steptoe Street westward across the project site. Rachel Road would intersect with the extension of Bellerive Road from the north, so that access into the subdivision would be provided from both of these collector streets.

COMPREHENSIVE PLAN

The Comprehensive Plan designates the site as Low Density Residential. This designation is intended for single family residences and anticipates an average density of 3.5 dwellings per acre, with a maximum density of 5 units/acre.

The proposed comprehensive plan designation of Commercial is described as follows:

"The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels, and related uses. It also includes a variety of retail and service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply and garden supply. Other commercial uses include automobile-related uses, and uses that normally require outdoor storage and display of goods. In transitional areas between more intensive commercial uses and lower density residential uses, high-density residential development may also be located within the Commercial designated areas."

There are also a variety of goal and policy statements in the comprehensive plan that may provide some direction in the evaluation of this application:

Land Use Goal #3 contained in the plan relates to commercial development. It states:
The City will promote commercial growth and revitalization that serves residents and strengthens and expands the tax base.

Policy 1 – *The City will accommodate all types of commercial land uses including retail and wholesale sales and services, and professional services.*

Policy 2 – *The City will create new land use and zoning designations to facilitate both new development and redevelopment where required to implement the City's goals.*

Policy 3 – *The City will work to develop an attractive Central Business District and to revitalize declining commercial areas.*

Policy 4 – *The City will endeavor to locate neighborhood oriented commercial land uses in Neighborhood Activity Centers.*

Land Use Goal #4 relates to residential development. It states:
The city will establish a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

Policy 1 – The City will provide a balanced distribution of residential uses and densities throughout the urban growth area.

Policy 2 – The City will encourage residential densification through its land use regulations.

Policy 3 – The City will encourage innovative and non-traditional residential development through expanded use of planned unit developments, density bonuses and multi-use developments.

Policy 4 – The City will encourage conservation of lands identified as "Recreation Resource Conservation Areas" in the City's Parks, Recreation Facilities and Open Space Master Plan, by allowing developers to increase densities on adjacent lands. Such projects should occur as Planned Unit Developments.

The Transportation Element of the plan calls for the extension of Rachel Road across the site in an east-west orientation.

ZONING DESCRIPTIONS

Existing Zoning

The site is zoned AG – Agricultural. Section 23.14.010 of the Richland Municipal Code) is as follows:

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

Proposed Zoning

The purpose of the Neighborhood Retail (C-1) zoning district (as specified in Section 23.22.010 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.

A chart describing the uses permitted within the City's various commercial zoning districts is attached.

ENVIRONMENTAL REVIEW

The applicant originally submitted an environmental checklist for the Clearwater Creek project that included the proposed comprehensive plan amendment. However, the City opted to conduct a phased environmental review and issued a Mitigated Determination of Non-Significance (MDNS) that evaluated the impacts of the proposed residential, school and open space areas of the proposed project. A phased environmental review was used because the applicants did not have information pertaining to the traffic impacts associated with the proposed commercial development. Since this is a phased review, all the mitigation measures identified in the original MDNS apply to this phase of the project as well.

The applicants have submitted a new checklist focused on the 12 acres that are proposed for commercial development. A traffic impact analysis was included with this checklist. In conformance with the State Environmental Policy Act, staff reviewed these documents and issued a Determination of Non-Significance for the proposal on September 3, 2014. A copy of the checklist, traffic analysis and determination of non-significance is attached.

AGENCY & PUBLIC COMMENT

The City of Kennewick Traffic Engineer was provided an opportunity to review the project and indicated that he did not disagree with the results of the traffic impact analysis.

Public comments received to date consist of e-mail correspondence received from two area residents expressing opposition to the proposed commercial land use designation. Copies are attached.

ANALYSIS

In reviewing a proposed amendment to the comprehensive plan, the City should evaluate the changes that have occurred since the plan was first adopted to determine if circumstances have changed sufficiently to justify a change in the plan.

There have been significant changes in the City since the initial adoption of the comprehensive plan in 1997. Among them:

- The completion of Steptoe Street construction from Columbia Park Trail through the southerly boundary of the City to an arterial street standard;
- Overall growth of the City from an estimated population of 36,550 in 1997 to an estimated population of 52,090 in 2014, an increase of 30%;
- An increase in single family housing units of 4,567 since the 2000 census;
- Of these new housing units constructed since 2000, approximately 2/3rds have been constructed in South Richland (South of the Yakima River).

The purpose of the neighborhood retail zoning that has been requested is to serve the commercial needs of the adjacent neighborhoods (per Section 23.22.010). This is in contrast to other commercial zoning districts, namely C-2 and C-3 which are generally intended to serve the commercial needs of the wider community or region. The Commercial Limited Business zone is intended to serve as a transition between higher intensity commercial uses and residential uses and arguably could be said to serve neighborhood functions as well. Within South Richland (the area south of the Yakima River) there are a total of 62 acres of land that is zoned C-1 Neighborhood Retail and another 79 acres zoned C-LB – Limited Business. Of this acreage, 65% has been developed and the remaining 35% is vacant. The application would increase the total of C-1 zoned property by 12.2 acres or 8.6%.

Beyond the total acreage of commercial lands is the distribution of the existing neighborhood commercial centers in South Richland. There are three primary centers. The first is located at the intersection of Leslie Road and Gage Boulevard and extends along Keene Road. It is fully developed containing the Albertsons Grocery, Walgreens Pharmacy, Ace Hardware, as well as a number of strip mall businesses. The second center is located at Keene and Englewood and is now developing, containing Yoke's

Fresh Market, Dutch Brothers Coffee, a dental clinic on the south side of Keene and a strip mall that is under construction. There remain 9.6 acres of vacant land. The third center is located along Keene Road and its intersection with Queensgate. It contains the Queensgate Village, a strip mall, gas station, car wash and approximately 5 additional acres of vacant land. Beyond these centers, there is a 2 acre tract on the east end of Gage Boulevard that is developed with a strip mall. Additionally, there are vacant C-1 zoned parcels at the corner of Reata and Leslie Roads and at the intersection of Keene and Jericho.

A similar distribution of C-LB land also exists, with nearly full development of the C-LB zoned lands along Gage Boulevard closest to the site and vacant C-LB acreage clustered in the City View area.

The closest C-1 zoned property to the site is located on the 100 block of Gage, approximately 1.25 miles away. The closest neighborhood retail center (Albertsons) is located approximately 2 miles from the site. The distribution of existing C-1 zoned property supports the creation of a neighborhood retail center on-site. The development of the adjacent 320 lot Clearwater plat and Heights at Meadow Springs plat and the proximity of Kennewick neighborhoods east of Steptoe Street will create a demand for commercial services. The location of the site adjacent to Steptoe Street and Center Parkway/Rachel Road provide ready access for commercial services.

Given the relative lack of commercial services in the immediate area and the comprehensive plan policy (Land Use Goal #4, Policy 4) which encourages the location of neighborhood oriented commercial land uses in neighborhood activity centers, staff supports the proposed change in the plan to designate the 12.2 acre site for commercial purposes.

Another important issue to consider is the impact of commercial development on the adjacent properties. The site is adjacent to the railroad along its southern boundary and to the Amon Wasteway along its western boundary, so will not impact adjacent properties in those areas. To the north, there are existing single family residential lots in the Heights at Meadow Springs plat as well as future lots that will be developed as part of the Clearwater Creek subdivision. However, those lots are separated from the proposed commercial area by the extension of Rachel Road and are further separated from commercial development by a vacant parcel that is not a part of the Clearwater Creek subdivision and still carries an agricultural zoning designation. This parcel would provide a separation of between 175 and 500 feet from the proposed commercial property to the boundary of the Heights at Meadow Springs subdivision. Along the eastern boundary of the site, the 1.7 acre tract is immediately adjacent to the single family residential lots that are located within the City of Kennewick.

The C-1 zone is the least intensive commercial districts contained in the City's zoning code and is intended to be applied to properties within or adjacent to residential neighborhoods. The types of uses allowed, the setback requirements and building

height standards are more restrictive than the City's other commercial zones. The property line adjacent to the residences would require a 15 foot, landscaped setback area.

SUMMARY

Approval of the proposed comprehensive plan amendment and rezone would provide for a neighborhood retail center in a growing area that is not presently served with neighborhood commercial uses.

EXHIBIT (2)

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



PETITION TO AMEND COMPREHENSIVE PLAN
 (Including City Staff Comprehensive Plan Amendment Checklist)

Applicant or Sponsor <u>Hayden Homes, LLC (Nathan Machiela)</u>			
Address <u>2464 SW Glacier Pl sk#110</u>	City <u>Redmond</u>	State <u>WA</u>	Zip <u>97756</u>
Phone Number <u>509-544-0858</u>	Fax Number	Other/E-Mail Address	
Engineer/Architect Information (if applicable)			
Engineer/Architect <u>Travis Johnson</u>		Registration/License Number <u>43929</u>	
Address <u>2008 C Street</u>	City <u>Vancouver</u>	State <u>WA</u>	Zip <u>98663</u>
Phone Number <u>360-944-6519</u>	Fax Number <u>360-944-6539</u>	Other/E-Mail Address <u>travis@</u> <u>plseengineering.com</u>	

Proposed Plan Amendment: Please indicate type of amendment and its location within the Comprehensive Plan:

- ☐ Text Amendment: Element _____ Section _____ Subsections _____
- ☒ Map Amendment: Element Land Use Map Number Land Use Map

Describe your Proposed Amendment (provide suggested new language): use additional sheets as necessary.

See Attached

Describe why the amendment should be made and why it is in the public interest (e.g., correcting an error, improving consistency, addressing a need that is currently lacking, etc.)

See Attached

Describe how the current language or map designation affects you or your property.

See Attached

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 11 DAY OF July, 20 14.



Applicant's Signature

Applicant's Signature

2464 SW GLACIER PL. SE110
Address

Address

REDMOND, OR 97756
City, State, Zip

City, State, Zip

509.554.0858
Phone

Phone

FOR OFFICE USE ONLY

Please provide the following with your Comprehensive Plan Amendment Application:

- Ownership Report from Title Company Listing Owners Within 300' of the subject property
- SEPA Checklist, if applicable
- Complete Legal Description of Affected Property
- Application Fee N/A - Already Paid

Petition to Amend Comprehensive Plan

1. Describe the Proposed Amendment:

The purpose of this petition is to amend the City of Richland's Comprehensive Plan Mapping to change 12.21 acres of mapped area from Low Density Residential to Commercial. Concurrent with the proposed amendment the applicant is requesting a Change of Zone from Agriculture (AG) to Neighborhood Retail Business (C-1).

The site is a portion of a proposed master planned 320 lot subdivision known as Clearwater Creek. The south property abuts a 400' wide railroad right-of-way and the property is bordered along the west property line by a 400' wide irrigation easement. The irrigation easement is proposed as an open space tract with the Beer Falls subdivision application. The majority of the north edge of the proposed commercial area abuts the alignment for the future Rachel Road as proposed in the Clearwater Creek Subdivision Application. The site is bisected by Steptoe Street which was recently extended from north to south through the property through a capital improvement project. This resulted in a triangular remainder piece of property totaling 1.705 acres on the east side of Steptoe Street. The east edge of this property abuts a Low Density Residential zone where the applicant is proposing a 15' landscape buffer to provide a physical and visual separation.

The area of the site proposed for commercial use is located in an area that will take advantage of the existing infrastructure network. The proposed amendment will encourage new development and serve existing and future residences with all types of commercial uses meeting the goals and policies of the City of Richland's Comprehensive Land Use Plan.

2. Describe why the amendment should be made and why it is in the public interest:

The south property line abutting the railroad right-of way is the southern city limits of Richland and in this general area of the City there are currently no commercial services to serve the nearby residential areas. As previously mentioned the site is a portion of a master planned development with a total of 320 residential lots proposed. The commercial zoning will help provide jobs to those residents and existing residents, will provide local opportunities for shopping helping to reduce dependence on vehicles to attain basic services, and will promote commercial development to strengthen and expand the tax base.

This area of the site is also a logical location for commercial use as it is at the intersection of two arterial roadways (existing Steptoe Street and proposed Rachel Road).

3. Describe how the current map designation affects you or your property.

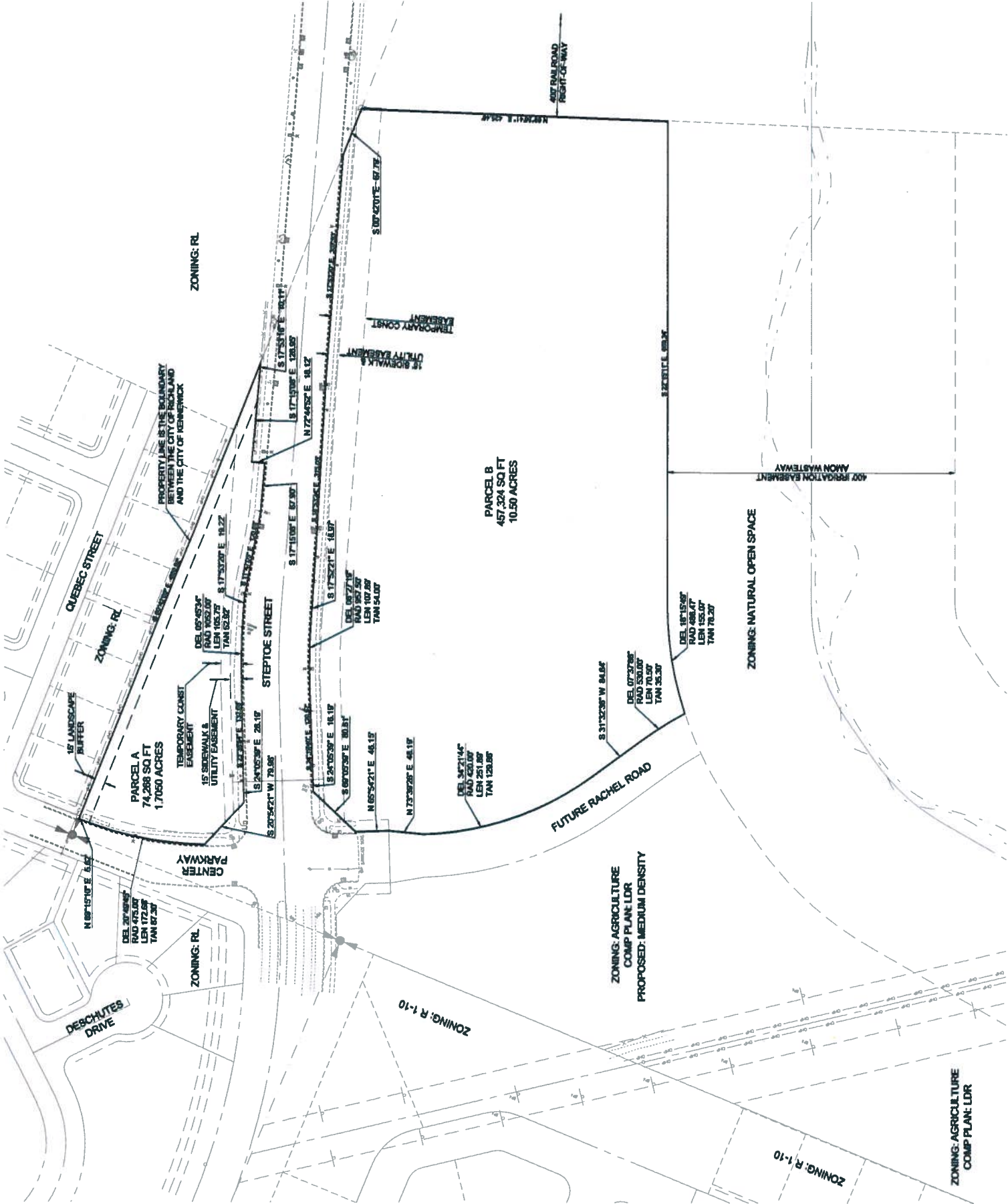
The Steptoe Street capital improvements project creates an arterial roadway connection between the City of Kennewick and the City of Richland and with the construction of the Clearwater Creek Subdivision there will be an additional arterial connection with Leslie Road and Rachel Road. Both Steptoe Street and Rachel Road bound the proposed commercial site and with the addition of 320 dwelling units to be constructed with the Clearwater Creek Subdivision there will be additional local demand for the types of businesses that Neighborhood Retail Business zoning will encourage.

The previously mentioned rail line abutting the south property line at this location is at the same grade in elevation creating a direct noise conflict if the property were to be developed with residential homes.

The current Comprehensive Plan designation of Low Density Residential creates a conflict with the high volume arterial roadway connections and the noise that will be produced from the rail line makes residential development challenging.

Clearwater Creek

Located in a portion of Section 1, T8N, R28E, W.M.
City of Richland, Benton County, Washington



VICINITY MAP
NOT TO SCALE



PROJECT NOTES:

Applicant:
Hayden Homes, LLC
2464 SW Glacier Place, Suite 110
Redmond, OR 97756
Ph: (509) 944-0858
e-mail: mrschels@hayden-homes.com

Owner:
John Michel
2555 W Hwy 24
Othello, WA 99344

Project Engineer:
PLS Engineering
Travis Johnson
2008 C Street
Vancouver, WA 98663
Ph: (360) 944-6519
Fax: (360) 944-6539
e-mail: travis@plsengineering.com

Project Notes:
The site address is 3548 Leslie Road. Benton County identifies the parcel as 101881000001000.

Both Parcel A & B are currently zoned Agriculture. The comprehensive plan designation for the site is Low Density Residential (LDR), 0-5 units per acre.

The requested Comprehensive Plan designation for Parcels A & B is Commercial.

The requested zoning for Parcels A & B is Neighborhood Retail Business.

Parcel A: 74,268 square feet
1.71 acres

Parcel B: 457,324 square feet
10.50 acres

See attached legal descriptions for Parcels A & B.



Scale 1" = 80'



Comprehensive Plan Amendment & Zone Change Exhibit For: Clearwater Creek

A Site Located In Richland, Washington

Revisions	
A	7/11/14
B	Submitted for Review
C	
D	

Project No. 2291
RE: F-89
SCALE: V: N/A
DESIGNED BY: TJB
DRAWN BY: TJB
REVIEWED BY: AJG

1
1

ENGINEERING

PLS

PH (360) 944-6519 FAX (360) 944-6539

2008 C Street, Vancouver, WA 98663

Consulting Engineers & Planners

EXHIBIT (3)



NOTICE OF APPLICATION, PUBLIC HEARING & SEPA DETERMINATION

File No's. (Z2014-103 & EA15-2014)

Notice is hereby given that the Richland Planning Commission will conduct a public hearing on September 24, 2014 at 7:00 p.m. in Council Chambers, Richland City Hall, 505 Swift Boulevard, Richland to consider the following proposed application requesting an amendment to the City's adopted comprehensive plan:

An application filed by Hayden Homes to change in the land use designation on 12.2 acres from Low Density Residential to Commercial on property located adjacent to Steptoe Street, and south of Center Parkway. This application also includes a change in zoning on this property from Agriculture to C-1 Neighborhood Commercial.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Rick Simon, Development Services Manager, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to rsimon@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Tuesday, September 16, 2014 to be incorporated into the Staff Report. Comments received after that date will be entered into the record at the hearing.

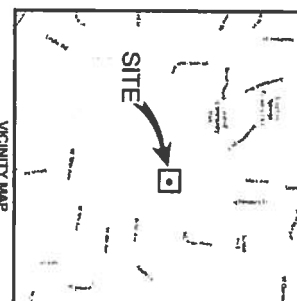
Copies of the staff report and recommendation will be available in the Development Services Division Office, and at the Richland Public Library beginning Friday, September 19, 2014

CITY OF RICHLAND Determination of Non-Significance

Notice is hereby given that the City of Richland on September 3, 2014 did issue a Determination of Non-Significance for the above referenced proposal to amend the City's comprehensive plan. The City of Richland has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days. Comments must be submitted by September 22, 2014. Comments should be submitted to Rick Simon, Development Services Manager, City of Richland, P.O. Box 190, Richland, WA 99352 or via fax at (509) 942-7764.

Rick Simon, Responsible Official

Located in a portion of Section 1, T8N, R28E, W1M
City of Richland, Benton County, Washington



Continuing Education: Masters 248 G Street, Vancouver, WA 98661 TEL (206) 441-1111

Scale 1" = 80'

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EXHIBIT (4)

Chapter 23.22 – Commercial Zoning Districts

Sections:

23.22.010 Purpose of Commercial Use Districts

23.22.020 Performance Standards and Special Requirements

23.22.030 Commercial Use Districts Permitted Land Uses

23.22.040 Site Requirements and Development Standards for Commercial Use Districts

23.22.050 Parking Standards for Commercial Use Districts

23.22.010 Purpose of Commercial Use Districts

- A. The Limited Business Use District (C-LB) is a zone classification designed to provide an area for the location of buildings for professional and business offices, motels, hotels, and their associated accessory uses, and other compatible uses serving as an administrative district for the enhancement of the central business districts, with regulations to afford protection for developments in this and adjacent districts and in certain instances to provide a buffer zone between residential areas and other commercial and industrial districts. This zoning classification is intended to be applied to some portions of the City that are designated either Commercial or High Density Residential under the City of Richland Comprehensive Plan.
- B. The neighborhood retail business use district (C-1) is a limited retail business zone classification for areas which primarily provide retail products and services for the convenience of nearby neighborhoods with minimal impact to the surrounding residential area. This zoning classification is intended to be applied to some portions of the City that are designated Commercial under the City of Richland Comprehensive Plan.
- C. The Retail Business Use District (C-2) is a business zone classification providing for a wide range of retail business uses and services compatible to the core of the City and providing a focal point for the commerce of the City. All activities shall be conducted within an enclosed building except that off-street loading, parking, and servicing of automobiles may be in the open and except that outdoor storage may be permitted when conducted in conjunction with the principal operation which is in an enclosed adjoining building. This zoning classification is intended to be applied to some portions of the City that are designated Commercial under the City of Richland Comprehensive Plan.
- D. The General Business Use District (C-3) is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with incidental shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 use district. This zoning classification is intended to be applied to some portions of the City that are designated Commercial under the City of Richland Comprehensive Plan.
- E. The waterfront use district (WF) is a special commercial and residential zoning classification providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, offices, and other similar commercial, apartment, and multi-family uses which are consistent with waterfront oriented development, and which are in conformance with Title 26, Shoreline Management, and with applicable U. S. corps of engineer's requirements. This zoning classification encourages mixed special commercial and high-density residential uses to accommodate a variety of lifestyles and housing opportunities. Any combination of listed uses may be located in one building or one development (i.e. related buildings on the same lot or site). This zoning classification is intended to be applied to those portions of the City that are designated Waterfront under the City of Richland Comprehensive Plan.
- F. The Central Business District (CBD) is a special mixed use zoning classification designed to encourage the transformation of the Central Business District from principally a strip commercial auto-oriented neighborhood to a more compact development pattern. The Central Business District is envisioned to become a center for housing, employment, shopping, recreation, professional service and culture. The uses and development pattern will be integrated and complementary to create a lively and self-supporting district. Medium rise buildings will be anchored by pedestrian oriented storefronts on the ground floor with other uses including housing on upper floors. Projects will be well designed and include quality building materials. Appropriate private development will be encouraged via public investments in the streetscape and through reduction in off-street parking standards. Uses shall generally be conducted completely within an enclosed building, except that outdoor seating for

cafes, restaurants, and similar uses and outdoor product display is encouraged. Buildings shall be oriented to the fronting street or accessway, to promote a sense of enclosure and continuity along the street or accessway. This zoning classification is intended for those portions of the City that are designated as Central Business District, as well as some properties designated as Commercial and Waterfront, under the Richland Comprehensive Plan. The Central Business District zone contains overlay districts titled Medical, Parkway, and Uptown. The overlay districts implement varying site development requirements.

- G. The Commercial Recreation District (CR) is a special commercial district providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, and other commercial uses which are consistent with waterfront oriented development, and which are in conformance with Title 26, Shoreline Management and with the U.S. Corps of Engineers requirements, and providing for regulations to protect the business and residents of the City from objectionable influences, building congestion and lack of light, air and privacy. This zoning classification is intended for those portions of the City that are designated as Waterfront or Commercial under the Richland Comprehensive Plan.
- H. The Commercial Winery Use District (C-W) is a zone classification designed to provide an area for the operation of commercial wineries, including all aspects of the wine making industry, from the raising of crops to the production, storage and bottling of wine and the retail sales of wine and related products. Other uses, which support winery related tourism, such as restaurants, entertainment venues, retail services such as gift shops and bed and breakfast facilities are also permitted, along with other uses that are compatible with wineries. (Ord. 04-09)

23.22.020 Performance Standards and Special Requirements

- A. **Commercial Limited Business:** Residential uses permitted in the C-LB district must comply with the following standards:
 - 1. Minimum Yard Requirements.
 - a) Front Yard. Twenty feet except as provided by Section 23.18.040 (2);
 - b) Side Yards. Each side yard shall provide one foot of side yard for each three foot or portion thereof of building height;
 - c) Rear Yards. Twenty-five feet.
 - 2. Required Court Dimensions. Each court on which windows open from any room other than a kitchen, bathroom or a closet, shall have all horizontal dimensions measured at right angles from the windows to any wall or to any lot line other than a front lot line equal to not less than the height of the building above the floor level of the story containing the room, but no dimension shall be less than twenty feet.
 - 3. Distance Between Buildings. No main building shall be closer to any other main building on the lot than a distance equal to the average of their heights. This provision shall not apply if no portion of either building lies within the space between the prolongation of lines along any two of the opposite walls of the other building, but in any such situation the buildings shall not be closer to each other than a distance of ten feet.
 - 4. Percentage of Lot Coverage. Apartment buildings in a C-LB district shall cover not more than thirty-three percent of the area of the lot.
- B. **Neighborhood Retail Business:** All uses permitted in a C-1 district must comply with the following performance standards:
 - 1. All business, service, repair, processing, or merchandise display shall be conducted wholly within an enclosed building, except for off-street automobile parking, the sale of gasoline, and self-service car washes. Limited outdoor display of merchandise is permitted, provided that such display shall include only those quantities sold in a day's operation.
 - 2. Outdoor storage areas incidental to a permitted use shall be enclosed with not less than a six (6) foot high fence and shall be visually screened from adjoining properties. All storage areas shall comply with building setbacks.
 - 3. Not more than three persons shall be engaged at any one time in fabricating, repairing, cleaning, or other processing of goods other than food preparation in any establishment. All goods produced shall be primarily sold at retail on the premises where produced.

4. Lighting, including permitted illuminated signs, shall be shielded or arranged so as not to reflect or cause glare to extend into any residential districts, or to interfere with the safe operation of motor vehicles.
 5. Noise levels resulting from the operation of equipment used in the conduct of business in the C-1 district shall conform to the requirements of Chapter 173-60 of the Washington Administrative Code-Maximum Environmental Noise Levels.
 6. No single retail business, except for a food store, shall operate within a building space that exceeds 15,000 square feet in area, unless approved by the Planning Commission through the issuance of a special use permit upon the finding that the proposed retail business primarily serves and is appropriately located within the surrounding residential neighborhoods.
- C. **General Business:** All permitted commercial business uses may be located in the C-3 district, provided their performance is of such a nature that they do not inflict upon the surrounding residential areas, smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare or safety of the public occupying or visiting the areas. The maximum permissible limits of these detrimental effects shall be as herein defined and upon exceeding these limits they shall be as herein considered a nuisance, declared in violation of this title and shall be ordered abated.
1. Smokestacks shall not emit a visible smoke except for one ten minute period each day, when a new fire is being started. During this period, the density of the smoke shall not be darker than No. 2 of the Ringlemann Chart as published by the U.S. Bureau of Mines.
 2. No visible or invisible noxious gases, fumes, fly ash, soot or industrial wastes shall be discharged into the atmosphere from any continuous or intermittent operation except such as is common to the normal operations of heating plant or gasoline or diesel engines in cars, trucks or railroad engines.
 3. Building materials with high light reflective qualities shall not be used in the construction of buildings in such a manner that reflected sunlight will throw intense glare to areas surrounding the C-3 district.
 4. Odors of an intensity greater than that of a faint smell of cinnamon which can be detected by persons traveling the roads bordering the lee side of the C-3 district, when a ten mph wind or less is blowing are prohibited.
 5. Machines or operations which generate air or ground vibration must be baffled or insulated to eliminate any sensation of sound or vibration outside the C-3 district.
- D. **Waterfront:** It is the intent of this section that:
1. Uses should be oriented primarily to the waterfront and secondarily to the public street to facilitate public access to the waterfront; and
 2. Public pedestrian access shall include clearly marked travel pathways from the public street through parking areas to primary building entries. (Ord. 07-06)
- E. **Central Business District:** New Buildings shall conform to the following design standards:
1. The maximum setback area shall only be improved with pedestrian amenities including but not limited to: landscaping, street furniture, sidewalks, plazas, bicycle racks, and public art.
 2. Building façades facing streets shall include:
 - a) Glass fenestration on 50%-80% of the ground floor of the building façade. A window display cabinet, work of art, decorative grille or similar treatment may be used to cover an opening for concealment and to meet this standard on those portions of the ground floor façade where the applicant can demonstrate that the intrusion of natural light is detrimental to the ground floor use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms.
 - b) At least two of the following architectural elements;
 - (1) awnings;
 - (2) wall plane modulation at a minimum of three feet for every wall more than 50 feet in length;
 - (3) pilasters or columns;
 - (4) bays;
 - (5) balconies or building overhangs; or
 - (6) upper story windows (comprising a minimum of 50% of the façade).

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

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 of this title.
- 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	C-W
Agricultural Uses								
Raising Crops, Trees, Vineyards								P
Automotive, Marine & Heavy Equipment								
Automotive Repair – Major				P				
Automotive Repair – Minor		P	P	P	S			
Automotive Repair – Specialty Shop		S	P	P	S			
Automobile Service Station		P ¹	P ¹	P ¹	S ¹			
Auto Part Sales		P	P	P	S			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	C-W
Boat Building				P				
Bottling Plants				P				P ²⁹
Car Wash-Automatic or Self Service		P ³	P ³	P ³	S ³			
Equipment Rentals			P	P				
Farm Equipment & Supplies Sales				P				
Gas/Fuel Station	S	P	P	P	P			
Heavy Equipment Sales & 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 ⁴				
Truck Rentals			P	P				
Truck Stop-Diesel Fuel Sales			S	P				
Truck Terminal				P				
Vehicle Leasing/Renting			P ⁵	P	S ⁵			
Vehicle Sales			P ⁵	P	S ⁵			
Warehousing, Wholesale Use				P				
Business and Personal Services								
Animal Shelter				S ⁶				
Automatic Teller Machines	P	P	P	P	P	P		P
Commercial Kennel				P ⁶				
Contractor's 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 ⁶				
Hospital/Clinic – Small Animal			S ⁶	P ⁶	P			
Laundry/Dry Cleaning, Com.				P	P ³⁰			
Laundry/Dry Cleaning, Neighborhood		P	P	P	P			
Laundry/Dry Cleaning, Retail	P	P	P	P	P	P		
Laundry-Self Service		P	P	P	P			
Mini-Warehouse				P ⁷				
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 & Printing Services	P	P	P	P	P	P		
Telemarketing Services	P		P	P	P			
Video Rental Store		P	P	P	P	P		P
Food Service								
Cafeterias	A		A	A	A	A	A	
Delicatessen	P	P	P	P	P	P	P	P
Drinking Establishments		P ⁸	P	P	P	P	P	P
Micro-Brewery			P	P	P	P	P	P
Portable Food Vendors ²⁷	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁹
Restaurants/Drive Through		S ⁹	P ⁹	P ⁹	S ^{9, 10}	S ^{9, 10}		
Restaurants/Lounge		P ⁸	P	P	P	P	P	P
Restaurants/Sit Down	A	P	P	P	P	P	P	P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	C-W
Restaurants/Take Out		P	P	P	P	P		P
Restaurants with Entertainment/Dancing Facilities		P ⁸	P	P	P	P	P	P
Wineries – Tasting Room		P ⁸	P	P	P	P	P	P
Industrial/Manufacturing Uses								
Laundry and Cleaning Plants				P				P ²⁹
Light Manufacturing Uses				P				P ²⁹
Warehousing and Distribution Facilities				P				P ²⁹
Wholesale Facilities & Operations				P				P ²⁹
Wineries – Production				P				P
Office Uses								
Financial Institutions	P	P/S ²³	P	P	P	P		
Medical, Dental and Other Clinics	P	P	P	P	P	P		
Newspaper Offices & Printing Works			P	P	P			
Office-Consulting Services	P	P	P	P	P	P		P ²⁹
Office – Corporate	P		P	P	P	P		P ²⁹
Office – General	P	P	P	P	P	P		P ²⁹
Office – Research & Development	P		P	P	P			P ²⁹
Radio and Television Studios			P	P	P			
Schools, Commercial	P		P	P	P	P		
Schools, Trade			P	P	P			P ²⁹
Travel Agencies	P	P	P	P	P	P		
Public/Quasi Public Uses								
Churches	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P	P ¹¹		
Clubs or Fraternal Societies	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹		
Cultural Institutions	P ¹¹	P ¹¹	P ¹¹		P ¹¹	P ¹¹		P ¹¹
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 & Irrigation Wasteway Easements & Utility Uses	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²
Public Agency Buildings	P	P	P	P	P	P	P	
Public Agency Facilities	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²
Public Campgrounds				S			S	
Public Parks	P	P	P	P	P		P	P
Schools	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³		
Schools, Alternative	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴			
Special Events including concerts, tournaments and competitions, fairs, festivals and similar public gatherings	P	P	P	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P	P	P	P
Trails for Equestrian, Pedestrian, or non-motorized Vehicle Use	P	P	P	P	P	P	P	P
Recreational Uses								
Art Galleries			P	P	P	P	P	P
Arcades		P	P	P	P	P	P	
Boat Mooring Facilities						P	P	
Cinema, Indoor			P	P	P	P	P	
Cinema, Drive-In			P	P				
Commercial Recreation, Indoor		S ⁸	P	P	P	P	P	
Commercial Recreation, Outdoor			P	P		P	P	

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	C-W
House Banked Card Rooms				P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	
Recreational Vehicle Campgrounds				S ¹⁶			S ¹⁶	
Recreational Vehicle Parks				S ¹⁷			S ¹⁷	
Stable, Public				S ¹⁸				
Theater		P8	P	P	P	P	P	P
Residential Uses								
Accessory Dwelling Unit		A	A	A	A	A		A
Apartment, Condominium (3 or more units)	P		P ¹⁹		P	P		
Assisted Living Facility	P		P		P ¹⁹	P		
Bed and Breakfast	P	P	P	P	P	P	P	P
Day Care Center	P ²⁰	P ²⁰	P ²⁰	P ²⁰	P ²⁰	P ²⁰		
Dormitories, Fraternities, & Sororities	P				P	P		
Dwelling, One Family Attached						P ²⁶		
Dwelling, Two-Family Detached						P		
Dwelling units for a resident watchman or custodian				A				P ²⁹
Family Day Care Home	P ²⁰					P ²⁰		
Houseboats						P	P	
Hotels or Motels	P		P	P	P	P	P	P
Nursing or Rest Home	P		P		P ¹⁹	P		
Recreational Club	A				A	A		
Senior Housing	P				P ¹⁹	P		
Temporary Residence	P ²¹	P ²¹	P ²¹	P ²¹	P ²¹	P ²¹		P
Retail Uses								
Adult Use Establishments				P ²²				
Apparel & Accessory Stores		P	P	P	P	P		P
Auto Parts Supply Store		P	P	P	P			
Books, Stationary & 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 ²³	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 & 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 & Pet Supply Stores		P	P	P	P			
Retail Hay, Grain & Feed Stores				P				
Second Hand Store			P	P	P	P		
Specialty Retail Stores		P	P	P	P	P		P
Miscellaneous Uses								
Bus Station				P	P			
Bus Terminal				P	P			
Bus Transfer Station	P		P	P	P		P	

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	C-W
Cemetery	P		P	P				
Community Festivals & 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 ²⁴				
On-site Hazardous Waste Treatment & Storage	A	A	A	A	A	A	A	A
Outdoor Storage		A ²⁵	A ²⁵	P ²⁵				
Storage in an Enclosed Building	A	A	A	A	A	A	A	A ²⁹

1 Section 23.42.280

2 Section 23.42.290

3 Section 23.42.270

4 Section 23.42.320

5 Section 23.42.330

6 Section 23.42.040

7 Section 23.42.170

8 Section 23.42.053

9 Section 23.42.047

10 Section 23.42.055

11 Section 23.42.050

12 Section 23.42.200

13 Section 23.42.250

14. Section 23.42.260

15 Section 23.42.100

16 Section 23.42.230

17 Section 23.42.220

18 Section 23.42.190

19 Use permitted on upper stories of multi-story buildings, if main floor is used commercial or office uses.

20 Section 23.42.080

21 Section 23.42.110

22 Section 23.42.030

23 Use permitted, requires special use permit with drive-through window.

24 Chapter 23.62

5 Section 23.42.180

26 Section 23.18.025

27 See definition 23.06.780

28 Section 23.42.185

29 Activities permitted only when directly related to and/or conducted in support of winery operations

30 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. 15-07: Ord. 04-09: Ord. 07-10)

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 – Multi Family 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	N/A	N/A
Minimum Front Yard Setback ¹⁴	20	45 ¹	0 ²	0 ²	CBD, Parkway, Uptown Districts: 0 min. – 20 max. ^{3, 11, 13} Medical District: 0 min,	Note 4,5	Note 4	20
Minimum Side Yard Setback	0 ⁶	0 ⁷	None	None	0 ^{6,8}	0 ^{5,9}	0	0 ^{6,8}
Minimum Rear Yard Setback	0 ^{6,8}	0 ⁷	None	None	0 ^{6,8}	0 ^{5,8,10}	0	0 ^{6,8}
Maximum Building Height ¹⁴	55 ¹¹	30	80	80	CBD – 110 Medical – 140 Parkway – 50 Uptown – 50	35/ 55 ¹²	35/ 55 ¹²	35
Minimum Dwelling unit size (in square feet, excluding porches, decks, balconies & basements)	500	N/A	N/A	N/A	500	500	N/A	N/A

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

² No setback required if street right-of-way is at least eighty feet (80') in width. Otherwise, a minimum setback of forty feet (40') from street centerline is required.

³ Unless a greater setback is required by RMC 12.11 – Intersection Sight Distance.

4 Front and side street. No building shall be closer than forty feet (40') to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.

⁵ In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the Medium Density Residential Small Lot (R-2S) zoning district. Refer to Section 23.18.040.

⁶ In any Commercial Limited Business (C-LB), Central Business (CBD) or in any Commercial Winery (C-W) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:

- A. Within the Commercial Limited Business (C-LB) and the Commercial Winery (CW) districts, buildings shall maintain at least a thirty-five foot (35') setback from any property that is zoned for single-family residential use. Within the Central Business District (CBD) buildings shall maintain at least a thirty-five (35') 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, R2-S – Medium Density Residential Small Lot or any residential Planned Unit Development that is comprised of single-family detached dwellings.
- B. Buildings that are within fifty 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 fifty feet (50') 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 item 1 above) shall not exceed thirty feet (30') in height. Beyond the area 50 feet from any property, that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.
- C. A six (6) 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 ten (10) feet 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 Section 23.54.140.
- D. In the C-LB and C-W districts, a twenty-foot (20') setback shall be provided for any side yard that adjoins a street; and a twenty-five foot (25') setback shall be provided for any side yard that adjoins a residential district.

⁷ Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum fifteen (15) setback. Lots adjoining a street shall maintain a minimum twenty (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 setback a minimum of five (5) feet to accommodate required landscape screening as required under RMC 23.54.140.

⁹ Side yard. No minimum, except parking shall be setback a minimum of five (5) feet, and buildings used exclusively for residences shall maintain at least one (1) foot of side yard for each three (3) 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 setback a minimum of five (5) 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 setbacks 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 Section 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 thirty-five (35) feet; unless the Planning Commission authorizes an increase in building height to a maximum height of fifty-five (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. (Ord. 04-09: Ord. 04-09A: Ord. 07-10)

PLATE NO. 1 - 23.22.040

PLATE 1



CBD - MEDICAL DISTRICT

PLATE NO. 2 - 23.22.040

PLATE 2



CBD - UPTOWN DISTRICT

PLATE NO. 3 - 23.22.040

PLATE 3



CBD - THE PARKWAY DISTRICT

23.22.050 Parking Standards for Commercial Use Districts

- A. Off street parking space shall be provided in all commercial zones in compliance with the requirements of Chapter 23.54 of this title.
- B. Central Business District Off-Street Parking
- C. All uses have a responsibility to provide parking. The parking responsibility for any new use or change in use shall be determined in accordance with the requirements of Section 23.54. The maximum number of parking spaces provided on-site shall not exceed 125% of the minimum required parking as specified in Section 23.54 provided that any number of parking spaces beyond the established maximum may be approved by the Planning Commission subject to RMC 23.22.090(E)(9) (Alternative Design).
 - 1. The off-street parking requirement may be reduced as follows.
 - a) The Planning Commission may reduce the parking responsibility as provided by Sections 23.54.080 Joint Use, and/or;
 - b) Within a 600-foot radius of the property, and within the CBD zoning district, a 25% credit will be provided for each on-street parking space and/or for each off-street parking space located in a city-owned public parking lot. The allowed combined reduction in required off-street parking shall not exceed 50% of the overall off-street parking requirement (including any reductions contained in RMC 23.54.080). Example: one off-street space will be credited if four on-street spaces are located within 600 feet of the property. Parking space dimensions are found in 23.54.120. Only those streets designated for on-street parking shall be considered for the credit. Curb cuts, driveways, hydrant frontages, and similar restricted parking areas shall be excluded from the calculation.
 - 2. Any parking lot that has frontage on a public street or accessway shall be screened with a combination of trees planted at no less than 30 feet on center and shrubs planted to form a uniform hedge within five years. A masonry wall not lower than 18" and not higher than 36" may be substituted for the shrubs. The landscaping and masonry wall, if used, shall be at no greater setback than the maximum setback for a front or street side (23.22.040). Masonry walls are subject to the performance standards found in 23.22.020 A.3.b.ii, and must be granted approval by the Public Works Director for compliance with vision clearance requirements for traffic safety before installation. (Ord. 04-09: Ord. 07-10)

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EXHIBIT (5)

CITY OF RICHLAND
Mitigated Determination of Non-Significance

Description of Proposal the development of a 131.9 acre site to include the development of 80.6 acres for single family residential development, comprised of 389 lots; the set aside of 23.2 acres for natural open space that would be improved with a pedestrian trail system; the set aside of an 11.7 acre site for a future public school; and the set aside of 15.5 acres for future, unspecified commercial development. The application will require a Comprehensive Plan Amendment to change the designation of 16.45 acres from Low Density Residential to Commercial. The proposal also involves a change of zone of 16.45 acres from Agricultural (AG) to Neighborhood Retail Business (C-1), a change of zone of 6.92 acres of Single Family Residential (R-1-10) to Medium Density Residential (R-2S), a change of zone of 19.01 acres from Agricultural (AG) to Natural Open Space (NOS), and a change of zone of 89.59 acres of Agricultural (AG) to Medium Density Residential (R-2S). For the residential portion of the site a preliminary plat application has been submitted for a 389 detached single family lot subdivision. Within the residential portion of the project, an 11.75 acre site has been reserved as an elementary school site.

Proponent Hayden Homes

Location of Proposal West of Steptoe Avenue, South of Claybell Park, North of the Burlington Northern Railroad right-of-way; East of the Amon Basin Preserve I in Section 1, Township 8 North, Range 28 E.W.M.

Phased Review: The residential portions of the proposal are well defined; however; the applicants have not identified with any specificity the type or nature of commercial development that is proposed for the 16.45 acres located on the eastern portion of the site. For this reason, the City is able only to evaluate the impacts of the proposed residential, school and open space areas which comprise the westerly 115.45 acres of the proposed project. Additional environmental review will be required at the time the applicant submits information concerning the nature of the commercial development proposed for the 16.45 acres in the easterly portion of the site. Traffic studies or other additional information may be required at that time. No action will be taken by the City on the proposed comprehensive plan amendment involving the easterly 16.45 acres of the project site until the additional environmental information for this portion of the site is completed.

Lead Agency City of Richland

The lead agency for this proposal has determined that, as conditioned, it does not have a probable significant adverse impact on the environment. (A copy of the required conditions is attached.) An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed

environmental checklist and other information on file with the lead agency. This information is available to the public on request.

() There is no comment for the DNS.

(XX) This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by **March 20, 2014**.

() This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official Rick Simon

Position/Title Planning and Development Services Manager

Address P.O. Box 190, Richland, WA 99352

Date March 4, 2014

Signature_____

CONDITIONS FOR MITIGATING ENVIRONMENTAL IMPACTS

- 1) All project slopes shall meet or be designed and constructed to meet a minimum factor of safety of 1.5 for the static condition.
- 2) Detailed geotechnical reports shall be prepared by a qualified consultant, submitted to the City for review and approval prior to any on-site earth moving activities and shall incorporate the recommendations of the November 2013 "Geotechnical Site Investigation/Geologic Hazards Assessment and Critical Areas Report" prepared by GN Northern, Inc. Grading activities shall be monitored by geotechnical professionals throughout the construction of each phase of the project.
- 3) Seismic design for the project shall comply with the 2012 edition of the International Building Code.
- 4) The placement of fill along the southerly boundary of the site, adjacent to the Burlington Northern Railroad, shall be reviewed by a qualified consultant.
- 5) Stormwater control measures shall be implemented during construction activities, utilizing best management practices in accordance with the Storm Water Control Manual for Eastern Washington and as identified by permit conditions issued by the City of Richland and or the Washington State Department of Ecology. No stormwater discharge will be permitted within 200 feet of the riparian community associated with the west fork of the Amon Basin. All stormwater will be infiltrated on-site.
- 6) An erosion control plan shall be prepared by the applicant and submitted to the City of Richland for review and approval. The plan shall be designed to prevent erosion from occurring within the Amon Wasteway channel and from occurring in the Amon Basin located immediately adjacent to and west of the site. Erosion control measures shall be maintained throughout the construction of the project.
- 7) A dust control plan shall be prepared by the applicant and approved by the Benton Clean Air Authority prior to the commencement of earth moving or construction activities on-site. Said dust control plan shall be implemented throughout the duration of project construction.
- 8) The maximum gradient of slopes on the project site shall not exceed 2.5H:1V. Exposed slope faces shall be protected with re-vegetation or other appropriate erosion control measures as delineated in storm water permits.
- 9) The geotechnical recommendations identified in the November 2013 "Geotechnical Site Investigation/Geologic Hazards Assessment and Critical Areas Report" prepared by GN Northern, Inc relating to Pre-Wetting, Clearing and Grubbing, Subgrade Preparation, Compaction Requirements, Engineered Structural Fill and Imported Structural Fill, Shrink and Swell, Temporary Excavation/Cut , Slope

Construction and Protection Guidelines, Key Fill Material and the Native Cut/Existing Ground, Fill Placement on Cut Slope, Fill Slopes, Temporary Excavation and Utility Trenches, construction and protection guidelines, key fill as delineated in pages 15 – 24 of said report, shall be followed.

- 10) No grading and excavation work shall be permitted on-site without the issuance of a valid grading permit by the City of Richland.
- 11) The preparation of future lots for home construction shall proceed in conformance with the recommendations included in the Section titled "General Considerations for Lot Design and Construction" (pages 25-30) of the November 2013 "Geotechnical Site Investigation/Geologic Hazards Assessment and Critical Areas Report" prepared by GN Northern, Inc.
- 12) Construction work within the irrigation Wasteway easement that extends across the site shall not occur unless first authorized by the Kennewick Irrigation District and shall occur only within the irrigation off-season unless otherwise permitted by the Kennewick Irrigation District.
- 13) Plans for sewer line extension across the northwestern portion of the site, near the wetlands in the adjacent Amon Basin shall be submitted to City of Richland for review and approval. Said plans shall identify adequate provisions for erosion control during construction of said line and shall include re-vegetation plans for disturbed areas following completion of construction. Re-vegetation plans shall be comprised of native plant materials and shall be prepared by a wetland biologist or other qualified professional. Said plans shall include provisions for temporary irrigation until plants become established and shall include provisions for monitoring re-vegetation efforts over time to ensure that plant materials become established.
- 14) Prior to any construction activities taking place on-site, wetland and buffer areas at the northwest corner of the site shall be marked in the field and shall not be disturbed throughout the construction of the project; however, a pedestrian trail within the buffer area shall be permitted.
- 15) The western property boundary of the site, which divides the project site from the adjacent Amon Basin Preserve, shall be fenced. Pedestrian access shall be provided only at designated trail locations.
- 16) Outdoor lighting of homes within the project and adjacent to the Amon Basin Preserve shall be shielded so that light trespass onto the adjacent Amon Basin Preserve is minimized to the greatest extent practical. A note shall be placed on the final plat advising future lot purchasers of this requirement. All exterior lighting within the project shall comply with the provisions of RMC Chapter 23.58.
- 17) The applicant shall submit a landscaping plan for all open space areas proposed within the project site to the City of Richland for review and approval. Said plan shall

be prepared by a wildlife biologist or similar qualified professional. The intent of the plan is to provide wildlife habitat within open space areas.

- 18) The applicant shall submit a pedestrian trail plan that identifies all trail locations within the project site to the City of Richland for review and approval. Said trail plan shall provide pedestrian access throughout the site and is intended to focus public use of the open space areas onto the trail system. The trail plan shall identify which specific sections of trail will be constructed with each phase of the project. Said trail plan shall provide for access to both the Amon Basin Preserve located immediately west of the project site and to Claybell Park, which is located immediately north of the project site.
- 19) The applicant shall comply with City and state noise standards throughout the construction of the project.
- 20) The areas identified as Natural Open Space in the proposed plan shall be placed in a conservation easement.
- 21) Maintenance responsibilities of the trail system shall be identified within Conditions, Covenants and Restrictions (CCRs) drafted for the project and the trail maintenance provisions of the CCRs shall be subject to review and approval by the City of Richland.
- 22) Disturbance to natural open space areas shall be minimized to the greatest degree possible in order to preserve the largest amount of native vegetation and wildlife habitat. Natural open space areas shall be marked in the field prior to the initiation of construction activities on-site. Areas designed for road crossings or trail construction shall be exempt from this requirement.
- 23) A note shall be placed on the final plat on any lot that lies adjacent to the Burlington Northern Railroad along the project's southern boundary advising future lot purchasers that noise impacts or other impacts associated with the operation and maintenance of the railroad may interfere with the normal enjoyment of their residence.
- 24) Lots within Phase 15 of the proposed project shall comply with all R1-10 zoning district standards for lot size, setback, lot coverage and building height.
- 25) All lots within the proposed project shall be subject to a development agreement between the City and the applicant that establishes minimum lot size, building setbacks, lot coverage and building height limitations. Said agreement shall ensure that residential development within the project remains consistent with the Low Density Residential designation that is assigned to the project site through the comprehensive plan.

- 26) Development within the project site shall be subject to the payment of traffic and parks mitigation fees as required under Chapters 12.03 and 22.12 of the Richland Municipal Code.
- 27) No construction activity shall be permitted within the Bonneville Power Administration easement unless authorized by the Bonneville Power Administration.
- 28) No construction activity shall be permitted on-site within the Amon Wasteway until such time as state and federal permits have been obtained, if such are deemed necessary.
- 29) If during grading and construction activities archeological or paleontological resources are uncovered, the developer shall suspend work in that particular area and contact the Washington State Office of Archeology and Historic Preservation to determine a plan for mitigation of the disturbance to the resource.

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EXHIBIT (6)

CITY OF RICHLAND
COMMUNITY & DEVELOPMENT SERVICES

File Number: _____

ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really don't know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. Background

1. Name of proposed project, if applicable:

Clearwater Creek

2. Name of applicant:

Hayden Homes, LLC

3. Address and phone number of applicant and contact person:

*Nathan Machiela, Phone Number: 509-554-0858,
Address: 2464 SW Glacier Place, Suite 110
Redmond, OR 97756*

4. Date checklist prepared:

July 11, 2014

5. Agency requesting checklist:

City of Richland

6. Proposed timing or schedule (including phasing, if applicable):

There is no development or phasing proposed with this application. The application is an amendment to the City of Richland's Comprehensive Plan and a Change of Zone.

7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.

None proposed at this time.

8. List any environmental information that has been or will be prepared related to this proposal.

There have been two separate critical areas assessments performed. One assessment by Biology Soil & Water Inc. (BSW) and another by PBS Engineering & Environmental (PBS). The assessment by BSW was summarized in a letter dated May 22, 2013 and states that there are no jurisdictional critical areas located on the site. PBS's assessment was summarized within a report dated November 4, 2013 and also determined that there are no jurisdictional critical areas on the site.

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

None known.

10. List any government approvals or permits needed for your proposal:

None known.

11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Petition to amend the City of Richland's Comprehensive Plan. This amendment is to change the mapping of 12.21 from Low Density Residential to Commercial. A Change of Zone is also being requested to Neighborhood Retail Business (C-1) for the 12.21 acres.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

The site is located in a portion of Section 1, Township 8 North, Range 28 East of the Willamette Meridian. The site address is 3548 Leslie Road, Richland, Washington. Benton County mapping identifies the property as parcel number 101881000001000.

B. Environmental Elements

Agency use only

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.

The site is hilly.

- b. What is the steepest slope on the site and the approximate percentage of the slope?

The steepest slope on the site is approximately 38%.

- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

*Esquatzel Fine Sandy Loam (EsA)
Finley Stony Fine Sandy Loam (FfE)
Hezel Loamy Fine Sand (HeA & HeD)
Quincy Loamy Sand (QuD)
Warden Very Fine Loamy Sand (WfB2)*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.

The City of Richland has mapped some portions of the site as Geological Hazard Areas (steep slopes) within the City of Richland Comprehensive Land Use Plan. A geotechnical site investigation which includes a geologic hazards assessment and critical areas report was completed for the entire site by GN Northern, Inc. and their findings were summarized in a report dated November of 2013.

The report states that upper portions of the site soils were found to be relatively loose and will require over-excavation and re-compaction to support structures. There are areas near the southern portion of the site where historic fill was placed for the railroad re-alignment that will require additional exploration. In summary the report states that native and proposed site slopes will remain stable and the risk posed by geologic hazards are considered negligible on this site.

- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

Not applicable.

- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.

Not Applicable.

- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

Not Applicable.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth include:

Not Applicable.

2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

Not Applicable.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to air:

Not Applicable.

3. Water

- a. Surface:

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into.

There is an irrigation channel named Amon Wasteway that borders the west side of the site. Overflow irrigation water from the Kennewick Irrigation District is directed to the channel in the spring and summer. There is no hydrology within the channel during the fall or winter. Located approximately 2800 feet to the west is the West Fork Amon Creek which fed by springs throughout the year.

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

Not with this application.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No construction or development is proposed with this application.

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

Not Applicable.

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

No.

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

No.

b. Ground:

Agency use only

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

Not Applicable.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

Not Applicable.

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

Not Applicable.

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

Not Applicable.

4. Plants

- a. Check or circle types of vegetation found on the site

- Deciduous tree: alder, maple, aspen, ***other***
- Evergreen tree: fir, cedar, pine, other
- **Shrubs**
- **Grass**
- Pasture
- Crop or grain

- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation

Agency use only

Based on the Biological Resources Report by PBS Engineering & Environmental dated November 4, 2013 specific species present at the site include big sagebrush, rabbitbrush, cheatgrass, common yarrow, Cymopterus terebinthinus, Western tansymustard, Gray rabbitbush, Spiny hopsage, & Tall tumblemustard.

Specific species noted within the same report present within the Amon Wasteway include Russian olive, Reed canary grass, Black cottonwood, Siberian elm, Thicket creeper, Russian knapweed, Indian Helm, Catnip, Narrow-leaf willow, and Willows.

- b. What kind and amount of vegetation will be removed or altered?

Not Applicable.

- c. List threatened or endangered species on or near the site.

No priority plant species were observed on the site during the biological review of the site.

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

Not Applicable.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site:

- Birds: hawk, heron, eagle, songbirds, other; - *See below*
- Mammals: deer, bear, elk, beaver, other; and, - *See below*
- Fish: bass, salmon, trout, herring, shellfish, other. - *See below*

Based upon the biological assessment done by BSW there are no salmon or steelhead within the Amon

Wasteway within the site's property boundary. There have been no other fish species observed on the site.

Agency use only

There have been restoration projects done to improve fish passage to the West Fork Amon Creek, but it is unknown what fish have been observed within this stream and no fish were documented by either BSW or PBS. The Tapteal Greenway Association notes that there are bass, salmon and trout within the West Fork Amon Creek, but these fish species have not been verified by a biologist in association with this project.

Types of birds observed near the site are songbird and hawks. The Columbia River Audubon Society has documented approximately 150 species of birds within the Amon Basin. Specific species of birds and their location are unknown. Burrowing owls are known to be in the vicinity of the subject property but no owls or identifiable burrows were found during PBS's visit to the site and the WDFW does not show presence on the subject property in their mapping..

During the site evaluation by PBS a number of black-tailed jackrabbits were observed. Based on comments received from the Tapteal Greenway there have been deer, beaver, coyote, American badger, river otters, mink and weasel on or near the site. Verification of these animals has not been observed by a biologist. The site also likely contains a variety of small mammals such as mice.

- b. List any threatened or endangered species known to be on or near the site.

There are no known threatened or endangered species located on the site based on a site assessment performed by PBS Engineering and Environmental and discussions with Mike Ritter from Washington Department Fish and Wildlife.

The Ferruginous hawk is listed by Washington State as a threatened species. The Washington Department of Fish and Wildlife indicates potential presence in the general area (within a few miles). None were observed on-site by PBS and the WDFW staff contacted by PBS thought breeding on this site was unlikely due to the proximity of urban development.

- c. Is the site part of a migration route? If so, please explain.

Agency use only

No specific migration route is known. However, the entire region is part of the Pacific Flyway.

- d. List proposed measures to preserve or enhance wildlife:

Not Applicable.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not Applicable.

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

Not Applicable.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:

Not Applicable.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, please describe.

Not Applicable.

- 1) Describe special emergency services that might be required.

Not Applicable.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

Not Applicable.

b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

Not Applicable.

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

Not Applicable.

- 3) Proposed measures to reduce or control noise impacts:

Not Applicable.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

The site is currently vacant and there is no specific use. The property to the south is a 400' railroad right-of-way with a rail line centered within the right-of-way. The eastern portion of the property is bisected by Steptoe Street, to the south is the 400' Amon Wasteway, and the North property will be bordered by future Rachel Road proposed with the Clearwater Creek Subdivision. A small portion on the east side of the site is bordered by existing residential homes.

- b. Has the site been used for agriculture? If so, please describe.

The applicant has no knowledge of agricultural use of the property.

- c. Describe any structures on the site.

There are no structures located on the site.

- d. Will any structures be demolished? If so, please describe.

No.

- e. What is the current zoning classification of the site?

Agricultural (AG)

- f. What is the current comprehensive plan designation of the site?

Low Density Residential (0-5 units per acre).

- g. What is the current shoreline master program designation of the site?

Not applicable.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

No areas on the site have been classified as an environmentally sensitive area.

- i. How many people would reside or work in the completed project?

Not Applicable.

- j. How many people would the completed project displace?

Not Applicable.

- k. Please list proposed measures to avoid or reduce displacement impacts:

Not applicable.

- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

The commercial portion of the site will provide a landscape buffer to provide physical and visual separation where it abuts the existing residential zone to the east. The remainder of the property boundary is bordered by arterial roadways, railroad and the Amon Wasteway.

9. Housing

Agency use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.

Not Applicable.

- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.

Not Applicable.

- c. List proposed measures to reduce or control housing impacts:

Not Applicable.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

Not Applicable.

- b. What views in the immediate vicinity would be altered or obstructed?

Not Applicable.

- c. Proposed measures to reduce or control aesthetic impacts:

Not Applicable.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not Applicable.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not Applicable.

- c. What existing off-site sources of light or glare may affect your proposal?

Not Applicable.

- d. Proposed measures to reduce or control light and glare impacts:

Not Applicable.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Claybell Community Park borders the north property line of the site and the Amon Creek borders the west portion of the site and both provide recreational opportunities. Although the site is private property, it also appears it has been used for pedestrians, dog walkers, and off-road vehicles.

- b. Would the project displace any existing recreational uses? If so, please describe.

Not Applicable.

- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:

Not Applicable.

13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe.

None known.

- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known.

- c. Proposed measures to reduce or control impacts:

Agency use only

Not applicable.

14. Transportation

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Rachel Road borders the site to the north and Steptoe Street bisects the site, both are classified as arterials and can serve the site.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The closest public transit stop appears to be approximately 1 mile east of the project site at the intersection of N. Center Parkway and W. Deschutes Avenue.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

Not Applicable.

- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

Not Applicable.

- e. Will the project use water, rail, or air transportation? If so, please describe.

Not Applicable.

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.

Not Applicable.

- g. Proposed measures to reduce or control transportation impacts:

Agency use only

Not Applicable.

15. Public services

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

Not Applicable.

- b. Proposed measures to reduce or control direct impacts on public services:

Not Applicable.

16. Utilities

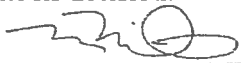
- a. Circle the utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:

Not Applicable.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Date Submitted: 7-11-14

D. SEPA Supplemental sheet for non-project actions

Agency use only

Instructions:

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal and the types of activities likely to result from this proposal. Please respond briefly and in general terms.

1. How would the proposal increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Not Applicable.

Proposed measures to avoid or reduce such increases are:

Not Applicable.

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

Not Applicable.

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

Not Applicable.

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

Not Applicable.

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

Not Applicable.

4. How would the proposal use or affect environmentally sensitive areas or those designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

There are no known sensitive areas on the subject property.

Agency use only

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

No measures are necessary.

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

The site is not within a shoreline area.

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

No measures are proposed.

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

Not Applicable.

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

Not Applicable.

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

The proposal will not conflict with local, state, or federal laws or requirements for the protection of the environment.

EXHIBIT (7)

Clearwater Creek Traffic Impact Analysis

Richland, WA

June 6, 2014

Prepared by:



**J-U-B ENGINEERS, Inc.
2810 W. Clearwater Avenue, Suite 201
Kennewick, Washington 99336**

Clearwater Creek Traffic Impact Analysis

Richland, WA

June 6, 2014



Prepared by:
Spencer Montgomery
Vijay Kornala, PE, PTOE
Rick Door, PE



J-U-B ENGINEERS, Inc.
2810 W. Clearwater Avenue, Suite 201
Kennewick, Washington 99336

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Appendices

- Appendix A: Detailed Traffic Volumes
- Appendix B: Level of Service Worksheets
- Appendix C: Clearwater Creek Preliminary Plat

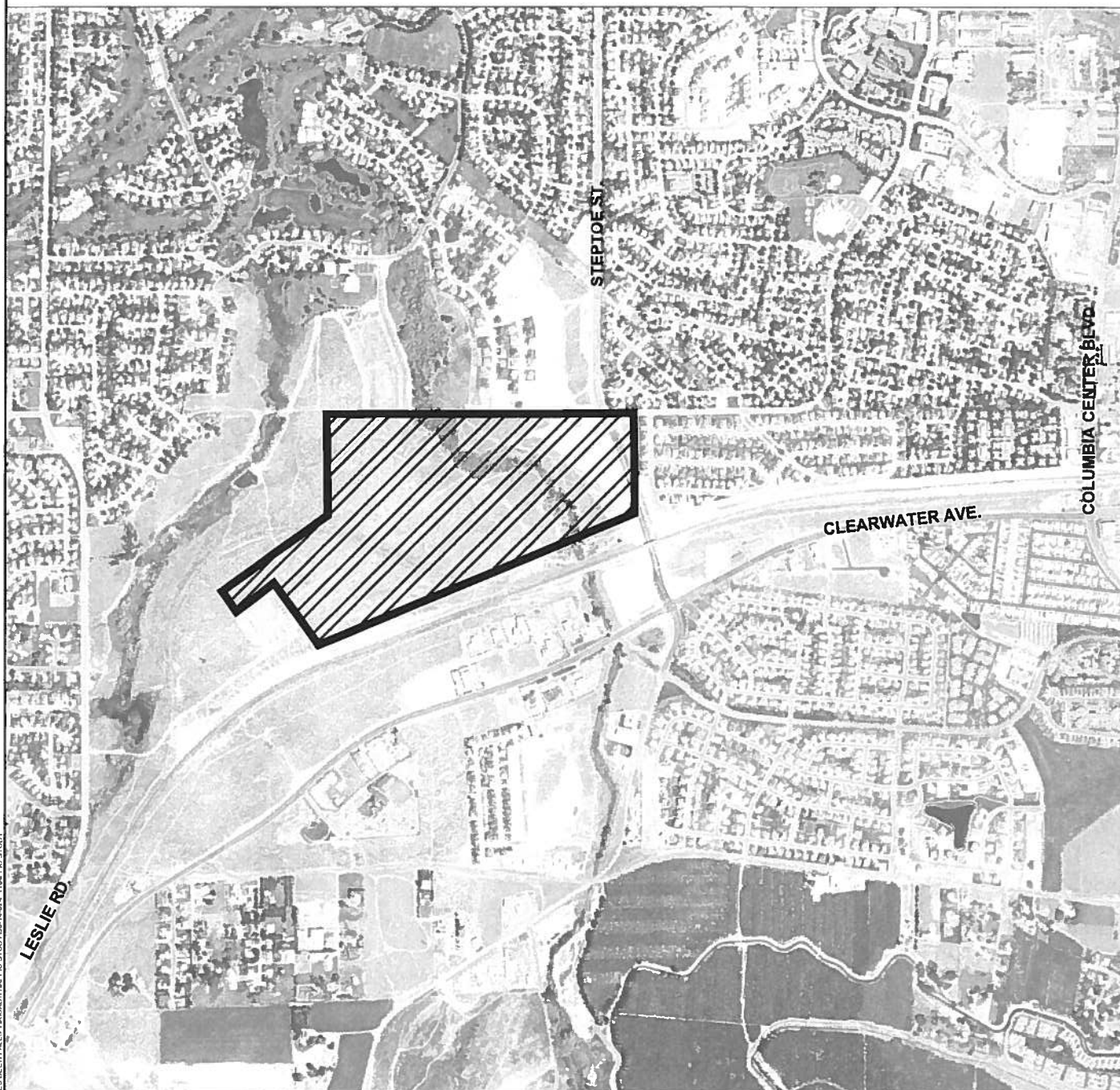
Introduction and Background

Hayden Homes has been working closely with the City of Richland in the development of a new subdivision in the southeastern portion of the City, west of Steptoe Street, south of Meadow Springs and north of the BNSF railroad tracks. The development is known as Clearwater Creek and is anticipated to consist of 320 single family residential lots, an elementary school site for the Kennewick School District, 3 commercial parcels totaling approximately 15.5 acres along the eastern boundary next to Steptoe Street, as well as open space surrounding the Amon Wasteway. A Vicinity Map is provided in Figure 1.

The City of Richland requested that a Traffic Impact Analysis be performed to determine the appropriate lanes at the intersection of Steptoe Street/Rachel Road/Center Parkway. Earlier traffic analysis for the design of Steptoe Street, which was completed between Gage Boulevard and Clearwater Avenue in 2013, concluded that dual northbound left turn lanes from Steptoe Street should be provided for westbound Rachel Road. The City also requested that this study determine an appropriate terminus for the second westbound lane and the lane configuration of Rachel Road from Steptoe Street west to Meadows Drive South.



NOT TO SCALE



PROJECT NUMBER: 14-024 - HAYDEN HOMES BEER FALLS TRAFFIC STUDY 14-024 TRAFFIC STUDY

LAST UPDATE: 5/28/2014
PLOT DATE: 5/28/2014
FILE: 30-14-024 TRAFFIC STUDY



VICINITY
MAP

FIGURE
1

HAYDEN HOMES
CLEARWATER CREEK
TRAFFIC IMPACT ANALYSIS

Existing Conditions

This section will describe the existing roadway network to serve the proposed Clearwater Creek Subdivision, and discuss existing traffic volumes and operations.

Roadway Characteristics

Three connections will be provided to the subdivision: to the east at Steptoe Street and to the north via Meadows Drive and Bellerive Ct. The City of Richland Transportation Plan identifies Rachel Road to be connected between Leslie Road and Steptoe Street, so Rachel Road extends to the western boundary.

Steptoe Street is a north south principal arterial roadway that connects to Clodfelter Road at Clearwater Avenue on the south and to Gage Boulevard, Columbia Park Trail and SR 240 to the north. In the vicinity of Clearwater Creek Steptoe Street is limited access with 4 travel lanes. It has a sidewalk on the west side and a separated pathway on the east side. The speed limit is 40 MPH. The intersection of Steptoe Street at Center Parkway is currently a "T" intersection with Center Parkway being stop controlled. The west leg has been constructed at 70' in width and stubbed to the adjacent parcel. The future intersection lane configuration is shown in Figure 2. Currently the west leg is barricaded with the southbound right turn, northbound left turn and westbound through movements not being used.

Bellerive Ct is a north-south arterial collector street that has no pavement markings but provides two travel lanes. It also has sidewalks on the west side. Bellerive Ct currently terminates at the southern end of Claybell Park. It provides a connection north to Broadmoor Street and Bellerive Drive. The speed limit is 25 MPH.

Meadows Drive South is a two lane north-south local street with no pavement markings. It has sidewalks on the both sides of the street and a speed limit is 25 MPH.

Center Parkway is a three lane collector street including a two-way left-turn lane. In the vicinity of Clearwater Creek it functions east-west however to the east it curves to head north. It has sidewalks on both sides of the street and a speed limit is 35 MPH.

Traffic Volumes

PM peak period turning movement counts were collected from 4:00 – 6:00 PM on April 15, 2014 at the intersection of Steptoe Street/Center Parkway. The peak hour occurred from 4:45 – 5:45 PM. The peak hour volumes are shown in Figure 2. Detailed traffic volumes are included in Appendix A.

Traffic Operations

The analysis of Level-of-Service (LOS) is a means of quantitatively describing the quality of operational conditions of a roadway segment or intersection and the perception by motorists. Service levels are identified by letter designation, A – F, with LOS "A" representing the best operating conditions and LOS "F" the worst. Each LOS represents a range of operating conditions. For intersections the average control delay in seconds per vehicle is typically used for the evaluation. While there are several methodologies for estimating the LOS of intersections, the most commonly used is presented in the Highway Capacity Manual and is the methodology used in this study (HCM 2010). The Highway Capacity Manual LOS criteria for intersections are summarized in Table 1.

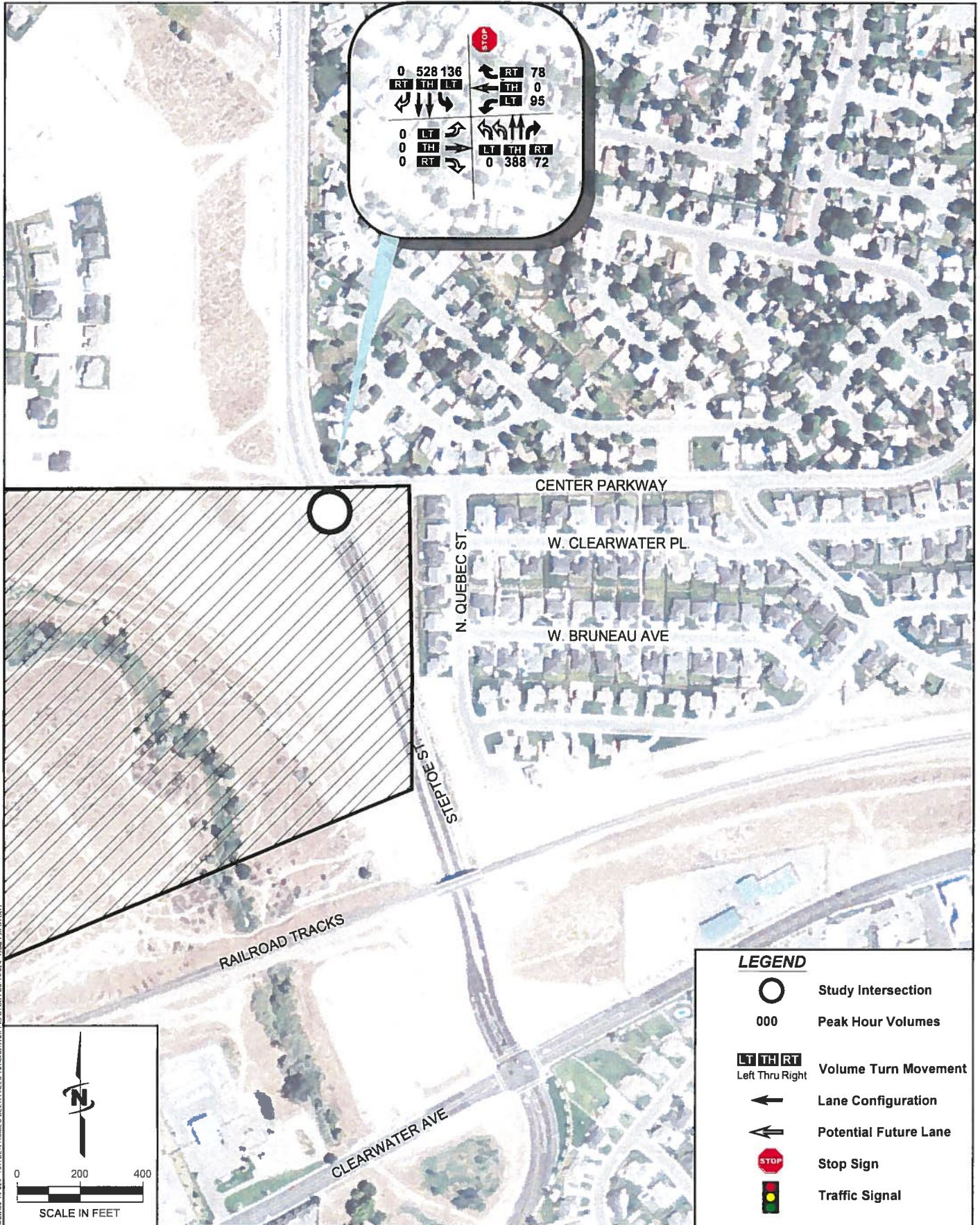


Table 1. Level of Service Criteria for Intersections

Level of Service (LOS)	Average Control Delay (seconds/vehicle)	
	Signalized Intersections	Unsignalized Intersections
A	< =10	< =10
B	>10 - < 20	>10 - < 15
C	>20 - < 35	>15 - < 25
D	>35 - < 55	>25 - < 35
E	>55 - < 80	>35 - < 50
F	>80	>50

Source: *Highway Capacity Manual 2010*, Transportation Research Board, National Research Council, Washington, D.C., 2010.

For unsignalized intersections “delay” is based on the availability of gaps in the major street to allow minor street movements to occur. The methodology prioritizes each movement at an unsignalized intersection consistent with rules that govern right-of-way for drivers. In other words major street through and right turn traffic has absolute priority over all other movements. Major street left turns must yield to opposing through traffic and right turns. Minor street through traffic and right turns yield to major street higher priority movements, and the minor street left turns have the lowest priority and must yield to all other movements. As traffic volumes increase, the availability of gaps will decrease and greater delay tends to result in driver frustration and anxiety, loss of time, unnecessary fuel consumption, and contributes to unnecessary air pollution. The City of Richland has adopted the standard for Level of Service as LOS “D” for intersections, meaning the overall intersection LOS must be “D” or better.

Traffic volumes, and existing intersection geometry were evaluated to determine the delay and Level of Service at the study intersection. The results of the capacity analysis are shown in Table 2 below with LOS worksheet calculations included in Appendix B.

Table 2. Summary of Existing Delay and Level of Service

Intersection	Delay (sec)/Level of Service	
	Overall Intersection	Worst Movement
Step toe Street/Center Parkway	*	27.5/D--WB

LEGEND

* Uncontrolled movements (major street through) not provided for overall intersection analysis for Two-way stop-controlled intersections

27.5/D Delay in average seconds per vehicle/Level of Service

NB = northbound, SB = southbound, WB = westbound, EB = eastbound

The existing conditions analysis indicates that overall delay and Level of Service (LOS) at the intersection of Step toe Street is acceptable with LOS “D” and average vehicle delay of 27.5 seconds for the stop controlled approach of Center Parkway.

2034 Build Conditions

This section will describe the Clearwater Creek subdivision, future traffic volumes and traffic operations with the proposed Clearwater Creek subdivision.

Proposed Development

The Clearwater Creek subdivision includes 320 single family residential lots, an elementary school site for the Kennewick School District, 3 commercial parcels totaling approximately 15.5 acres along the eastern boundary next to Steptoe Street, as well as 32 acres of open space surrounding the Amon Wasteway. The Preliminary Plat is included in Appendix C.

Roadway Network

For the purposes of this analysis, direction from the City of Richland staff, consistent with the City Transportation Plan, was to assume that Rachel Road would be extended westward through the development and connected to Leslie Road. It is understood that the alignment of this roadway is as yet undetermined and various alignments will be studied by the City. To retain flexibility in the future alignment of Rachel Road, the City has placed a condition of approval that Hayden Homes cooperates with the City in conducting an alignment study prior to the final plat for Phases 8, 10, 11, and 12.

It should also be noted that by the year 2034 significant development is anticipated in the region. The regional model assumes that much of the Southridge area will be built-out with one of the primary access points being Hildebrand Boulevard which will connect directly with Steptoe Street to the south of Clearwater Avenue.

The study intersection as currently constructed accommodates a future traffic signal with a westbound through lane, an exclusive southbound right turn lane and two northbound left turn lanes to access the west leg.

2034 Traffic Volumes

For this study a 20 year forecast of traffic volumes was needed in order to perform operational analysis at the intersection of Steptoe Street/Center Parkway/Rachel road such that appropriate design for the intersection could be completed. The methodology to prepare those forecasts is presented below.

As a tool in preparing the Regional Transportation Plan, the Benton Franklin Council of Governments (BFCOG) maintains a set of regional computerized transportation models. The model is developed using current traffic data and land uses in the region using Transportation Analysis Zones (TAZs) that are defined with various attributes describing the number and type of households and employees as well as other land uses within each zone. The model is calibrated using Federal Highway Administration procedures and methods. Once calibrated, changes in assumptions for future land uses and roadway networks can be made to determine the potential impacts of developments and/or roadway scenarios. Land use assumptions representing future conditions are developed to determine various impacts on the roadway network at a regional level. The future year model representing the year 2030 developed by BFCOG represents the best land use and roadway assumptions available at the time it was created.

In the case of the TAZ representing the geography that includes Clearwater Creek, the 2030 demographics used in the regional model do not fully represent the proposed development. The regional model did not include any commercial development. Residential land use assumptions included in the model give a close approximation to what currently exists plus the proposed development.

In order to adjust the 2030 volumes to include the proposed commercial development an estimate of the square footage was made by assuming 20% of the commercial acreage would be used for buildings, with the rest for parking, landscaping and other needs. With 15.5 acres of commercial proposed this would amount to just over 135,000 square feet of commercial development.

The Institute of Transportation Engineers (ITE) Trip Generation Manual 9th Edition was used to determine the number of trips that might be expected to be associated with the commercial development. Since no specific proposed commercial has been identified, ITE land use 826 "Specialty Retail" was used, which indicates that the average weekday trips anticipated would be approximately 44.32 trips per 1,000 square feet, with 2.71 occurring during the PM peak hour (44% inbound and 56% outbound). This would result in approximately 6,000 average weekday trips, with 367 trips during the PM peak hour (162 inbound and 205 outbound).

Traffic volumes representing the year 2034 PM peak hour were prepared, as shown in Figure 3, adding the proposed commercial development to the 2030 model results and increasing those volumes by 2% per year to year 2034 to represent background growth. It should be noted that these volumes are somewhat lower than the 2028 volumes forecast as part of the Steptoe Street design effort. This is primarily attributable to the fact that the demographics assumed as part of the 2025 regional model were more than 500 single family units and 270 multi-family units higher in the area between Leslie Road and Steptoe Street and south of Gage Blvd. In other words, the density of development currently forecast for the TAZ is considerably less dense than was planned 10 years ago.

Traffic Operations

Traffic volumes developed for the study intersection were evaluated for anticipated delay and Level of Service assuming traffic signalization and three different scenarios for the northbound left turn:

- Single northbound left turn lane with protected permissive phasing.
- Single northbound left turn lane with protected only phasing.
- Dual northbound left turn lanes with protected only phasing.

This analysis was performed to identify the benefits of the second northbound left turn lane since the forecasts with the updated demographics are lower than the forecasts used for the design of Steptoe Street which identified the potential need for dual northbound left turns and also to determine where the second northbound left turn lane should be terminated.

The results of the analysis are summarized in Table 3, with worksheets included in Appendix B.

The analysis indicates that for all scenarios the intersection will provide overall good levels of service at LOS "B", with the worst approach being the westbound with LOS "D".

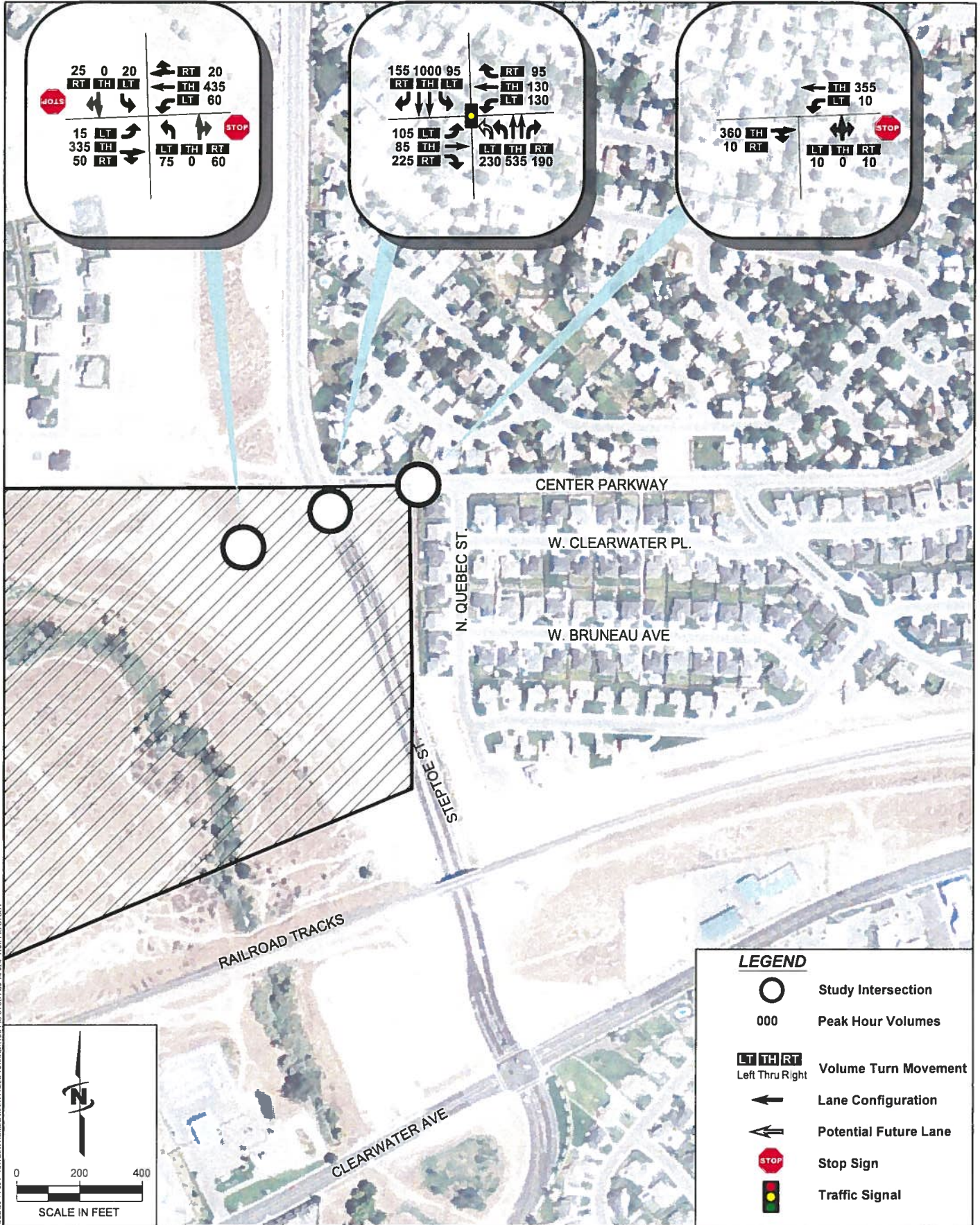


Table 3. Summary of 2034 Build Condition Delay and Level of Service

Scenario	Delay (sec)/Level of Service	
	Overall Intersection	Worst Movement
Steptoe St/Center Pkwy/Rachel R With single NBL lane turn, protected permissive phasing	14.9/B	38.5/D--WB
Steptoe St/Center Pkwy/Rachel R With single NBL turn lane, protected only phasing	18.9/B	41.9/D-WB
Steptoe St/Center Pkwy/Rachel R With dual NBL turn lanes, protected phasing only	17.7/B	38.2/D-WB

LEGEND

27.5/D Delay in average seconds per vehicle/Level of Service

NB = northbound, SB = southbound, WB = westbound, EB = eastbound

Both of the commercial driveways will function with level of service "B" with less than 15 seconds of average vehicle delay as stop controlled intersections under all scenarios. Queue lengths were also examined to ensure that queues on Rachel Road would not negatively impact traffic flow by backing up past the proposed driveways. The City of Richland has placed a condition of approval that the commercial driveways could not be placed within 300 feet of Steptoe Street. The eastbound queue lengths ranged from 119 – 125' thus the 300' setback from Steptoe Street will be adequate. The northbound left turn queue ranged from 52' to 173' for the two single left-turn lane scenarios, and the double left turn queue length is anticipated at approximately 94'. There is over 250' of storage space available.

All of the three scenarios with respect to serving the northbound left turn with one or two left turn lanes can achieve acceptable levels of service.

The results shown above are obtained by "optimizing" the traffic signal timing. Actual signal timing plans will be prepared based on future traffic volumes and adjusted regularly to serve traffic at the time. In fact some overall delay may increase in order to reduce the delay for minor street approaches. In reality, the traffic signal will likely be operated for many years with a single left turn lane and protected permissive phasing – a flashing yellow left turn arrow for the northbound left turn traffic. If traffic volumes grow and travelers take ill-advised chances to make the northbound left turn during inadequate gaps in traffic, thus causing accidents rates to climb, then the permissive portion of the phasing will be taken out of the signal operation and northbound left turning vehicles will only be allowed to proceed with a green left turn arrow. Based on this analysis and the traffic volumes forecasted it does not appear that the dual northbound left turn lanes are needed, thus it is recommended that only a single westbound departure lane be constructed on Rachel Road.

For safety and traffic operations purposes, it is recommended that a two-way left-turn lane be constructed between Steptoe Street and west of the commercial driveways on the north and south side of Rachel Road, and that these driveways be situated across from each other.

Summary and Recommendations

Hayden Homes has been working closely with the City of Richland in the development of a new subdivision in the southeastern portion of the City, west of Steptoe Street, south of Meadow Springs and north of the BNSF railroad tracks. The development is known as Clearwater Creek and is anticipated to consist of 320 single family residential lots, an elementary school site, 3 commercial parcels totaling approximately 15.5 acres, as well as 32 acres of open space surrounding the Amon Wasteway.

The City of Richland requested a Traffic Impact Analysis be conducted to determine the appropriate lanes at the intersection of Steptoe Street/Rachel Road/Center Parkway and the lane configuration of Rachel Road from Steptoe Street west to Meadows Drive South. Earlier traffic analysis for the design of Steptoe Street, which was completed between Gage Boulevard and Clearwater Avenue in 2013, concluded that dual northbound left turn lanes from Steptoe Street to Rachel Road should be provided.

Traffic volumes representing the year 2034 PM peak hour were prepared using the BFCOG regional model as a basis and adding the proposed commercial development since this development was not included in the model demographics. It should be noted that the resulting volumes are somewhat lower than the 2028 volumes forecast as part of the Steptoe Street design effort. This is primarily attributable to the fact that the demographics assumed as part of the 2025 regional model were more than 500 single family units and 270 multi-family units higher in the area around the proposed development.

Traffic volumes developed for the study intersection were evaluated for anticipated delay and Level of Service assuming traffic signalization and three different scenarios for the northbound left turn:

- Single northbound left turn lane with protected/permissive phasing.
- Single northbound left turn lane with protected only phasing.
- Dual northbound left turn lanes with protected only phasing.

This analysis was performed to identify the benefits of the second northbound left turn lane since the forecasts with the updated demographics are lower than the forecasts used for the design of Steptoe and to determine where the second northbound left turn lane should be terminated. The analysis indicates that for all scenarios the intersection will provide overall good levels of service at LOS "B", with the worst approach being the westbound with LOS "D".

Queue lengths were also examined to ensure that queues on Rachel Road would not negatively impact traffic flow by backing up past the proposed commercial driveways. The City of Richland has placed a condition of approval that the commercial driveways could not be placed within 300 feet of Steptoe Street. The eastbound queue lengths ranged from 119 – 125' thus the 300' setback from Steptoe Street will be adequate. The northbound left turn queue ranged from 52 to 173' for the two single left-turn lane scenarios, and the double left turn queue length is anticipated at approximately 94'. There is over 250' of storage space available. Based on this analysis and the traffic volumes forecasted it does not appear that the dual northbound left turn lanes are needed, thus it is recommended that only a single westbound departure lane be constructed on Rachel Road.

For safety and traffic operations purposes, it is recommended that a two-way left-turn lane be constructed between Steptoe Street and to west of the commercial driveways on the north and south side of Rachel Road, and that these driveways be situated across from each other.

Appendix A

Detailed Traffic Volumes

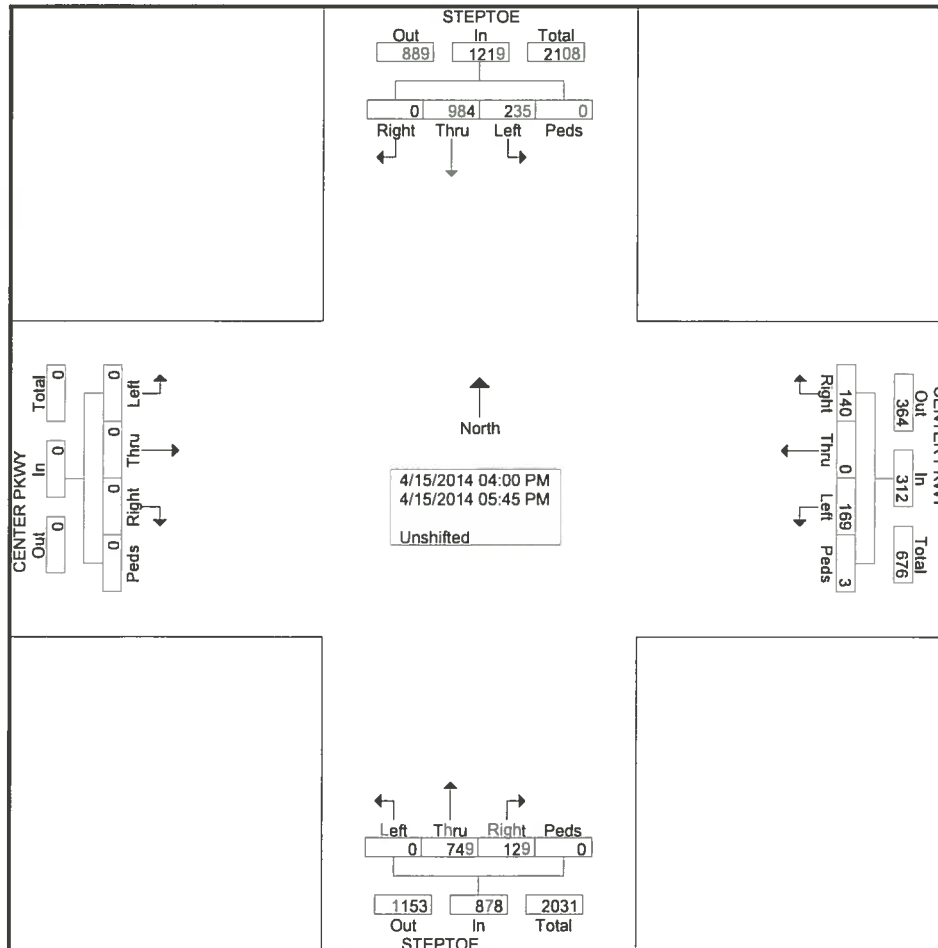
J-U-B ENGINEERS, Inc.

2810 W Clearwater Ave, Suite 201
Kennewick, WA 99336

File Name : Steptoe-CenterPkwy-PM
Site Code : 00000000
Start Date : 4/15/2014
Page No : 1

Groups Printed- Unshifted

Start Time	STEPTOE From North					CENTER PKWY From East					STEPTOE From South					CENTER PKWY From West					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
04:00 PM	25	118	0	0	143	20	0	17	0	37	0	80	12	0	92	0	0	0	0	0	272
04:15 PM	25	116	0	0	141	14	0	12	0	26	0	79	12	0	91	0	0	0	0	0	258
04:30 PM	27	114	0	0	141	23	0	16	0	39	0	91	17	0	108	0	0	0	0	0	288
04:45 PM	34	115	0	0	149	23	0	18	0	41	0	94	14	0	108	0	0	0	0	0	298
Total	111	463	0	0	574	80	0	63	0	143	0	344	55	0	399	0	0	0	0	0	1116
05:00 PM	34	148	0	0	182	27	0	21	3	51	0	107	21	0	128	0	0	0	0	0	361
05:15 PM	42	127	0	0	169	24	0	21	0	45	0	107	22	0	129	0	0	0	0	0	343
05:30 PM	26	138	0	0	164	21	0	18	0	39	0	80	15	0	95	0	0	0	0	0	298
05:45 PM	22	108	0	0	130	17	0	17	0	34	0	111	16	0	127	0	0	0	0	0	291
Total	124	521	0	0	645	89	0	77	3	169	0	405	74	0	479	0	0	0	0	0	1293
Grand Total	235	984	0	0	1219	169	0	140	3	312	0	749	129	0	878	0	0	0	0	0	2409
Apprch %	19.3	80.7	0	0		54.2	0	44.9	1		0	85.3	14.7	0		0	0	0	0	0	
Total %	9.8	40.8	0	0	50.6	7	0	5.8	0.1	13	0	31.1	5.4	0	36.4	0	0	0	0	0	



J-U-B ENGINEERS, Inc.

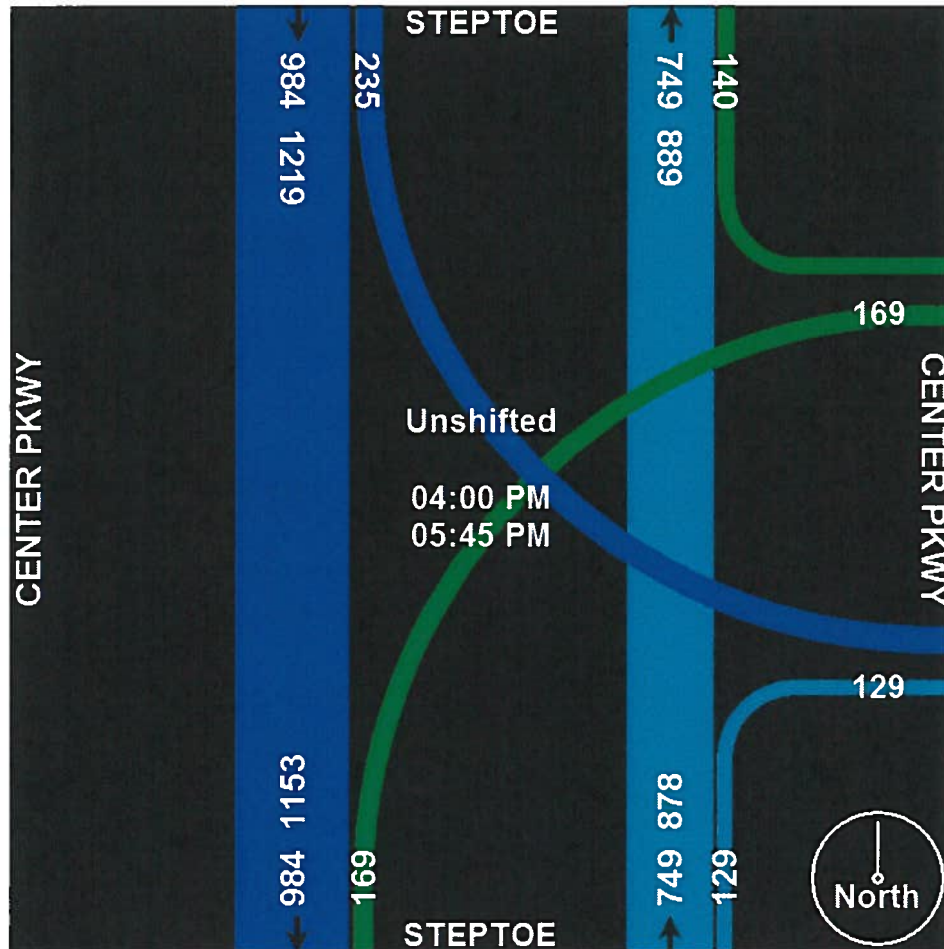
2810 W Clearwater Ave, Suite 201
Kennewick, WA 99336

File Name : Steptoe-CenterPkwy-PM

Site Code : 00000000

Start Date : 4/15/2014

Page No : 2

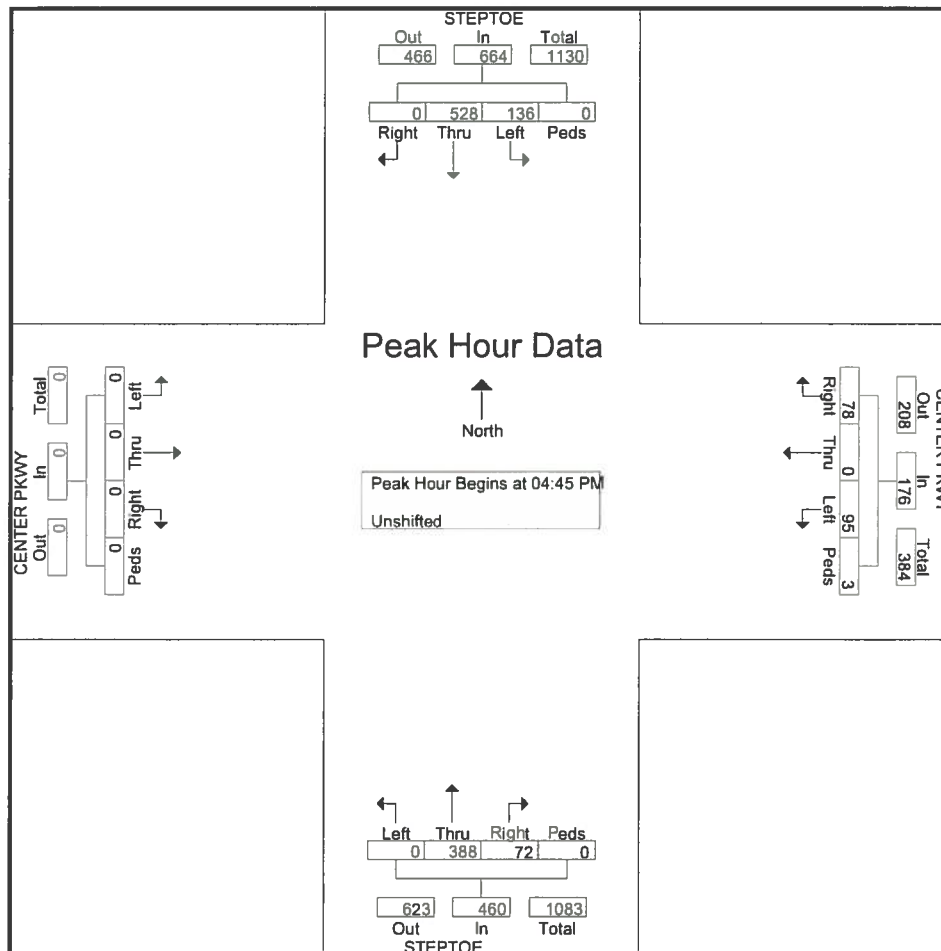


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2810 W Clearwater Ave, Suite 201
Kennewick, WA 99336

File Name : Steptoe-CenterPkwy-PM
Site Code : 00000000
Start Date : 4/15/2014
Page No : 3

	STEPTOE From North					CENTER PKWY From East					STEPTOE From South					CENTER PKWY From West					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	34	115	0	0	149	23	0	18	0	41	0	94	14	0	108	0	0	0	0	0	298
05:00 PM	34	148	0	0	182	27	0	21	3	51	0	107	21	0	128	0	0	0	0	0	361
05:15 PM	42	127	0	0	169	24	0	21	0	45	0	107	22	0	129	0	0	0	0	0	343
05:30 PM	26	138	0	0	164	21	0	18	0	39	0	80	15	0	95	0	0	0	0	0	298
Total Volume	136	528	0	0	664	95	0	78	3	176	0	388	72	0	460	0	0	0	0	0	1300
% App. Total	20.5	79.5	0	0		54	0	44.3	1.7		0	84.3	15.7	0		0	0	0	0		
PHF	.810	.892	.000	.000	.912	.880	.000	.929	.250	.863	.000	.907	.818	.000	.891	.000	.000	.000	.000	.000	.900



























Appendix B

Level of Service Worksheets

TWO-WAY STOP CONTROL SUMMARY									
General Information					Site Information				
Analyst	Montgomery				Intersection	Steptoe/Center Pkwy			
Agency/Co.	JUB Engineers				Jurisdiction	City of Kennewick			
Date Performed	4/18/2014				Analysis Year	2014			
Analysis Time Period	PM Peak Hour								
Project Description Clearwater Creek Traffic Study									
East/West Street: Center Parkway					North/South Street: Steptoe Street				
Intersection Orientation: North-South					Study Period (hrs): 0.25				
Vehicle Volumes and Adjustments									
Major Street	Northbound			Southbound					
Movement	1	2	3	4	5	6			
	L	T	R	L	T	R			
Volume (veh/h)		388	72	136	528				
Peak-Hour Factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90			
Hourly Flow Rate, HFR (veh/h)	0	431	80	151	586	0			
Percent Heavy Vehicles	2	--	--	2	--	--			
Median Type	Undivided								
RT Channelized			0			0			
Lanes	0	2	1	1	2	0			
Configuration		T	R	L	T				
Upstream Signal		0			0				
Minor Street	Eastbound			Westbound					
Movement	7	8	9	10	11	12			
	L	T	R	L	T	R			
Volume (veh/h)				95		78			
Peak-Hour Factor, PHF	0.90	0.90	0.90	0.90	0.90	0.90			
Hourly Flow Rate, HFR (veh/h)	0	0	0	105	0	86			
Percent Heavy Vehicles	2	0	0	2	0	0			
Percent Grade (%)	0			0					
Flared Approach		N			N				
Storage		0			0				
RT Channelized			0			0			
Lanes	0	0	0	1	0	1			
Configuration				L		R			
Delay, Queue Length, and Level of Service									
Approach	Northbound	Southbound	Westbound			Eastbound			
Movement	1	4	7	8	9	10	11	12	
Lane Configuration		L	L		R				
v (veh/h)		151	105		86				
C (m) (veh/h)		1050	198		829				
v/c		0.14	0.53		0.10				
95% queue length		0.50	2.74		0.35				
Control Delay (s/veh)		9.0	42.0		9.8				
LOS		A	E		A				
Approach Delay (s/veh)	--	--	27.5						
Approach LOS	--	--	D						

Lanes, Volumes, Timings
65: Steptoe St. & Rachel Road/Center Parkway

Clearwater Creek TIA
2034 Build_Prot-Per NB Left

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	105	85	225	130	130	95	230	535	190	95	1000	155
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		0%			0%			0%			4%	
Storage Length (ft)	150		100	150		150	250		250	170		180
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	3539	1583	1734	3468	1552
Flt Permitted	0.457			0.659			0.189			0.331		
Satd. Flow (perm)	851	1863	1583	1228	1863	1583	352	3539	1583	604	3468	1552
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			250			173			211			126
Link Speed (mph)		35			35			40			40	
Link Distance (ft)		352			285			1891			5461	
Travel Time (s)		6.9			5.6			32.2			93.1	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	117	94	250	144	144	106	256	594	211	106	1111	172
Shared Lane Traffic (%)												
Lane Group Flow (vph)	117	94	250	144	144	106	256	594	211	106	1111	172
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.03	1.03	1.03
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1	1	1	1	1	1	1	1	1	1	1
Detector Template												
Leading Detector (ft)	50	50	50	50	50	50	50	50	50	50	50	50
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	50	50	50	50	50	50	50	50	50	50	50	50
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8	2		2	6		6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	3.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	9.5	25.5	25.5	10.0	25.5	25.5	9.5	21.5	21.5	9.5	21.5	21.5
Total Split (s)	13.4	26.0	26.0	13.0	25.6	25.6	25.5	69.5	69.5	11.5	55.5	55.5

Lanes, Volumes, Timings
65: Steptoe St. & Rachel Road/Center Parkway

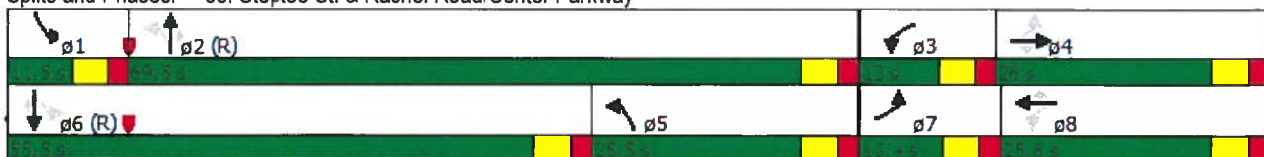
Clearwater Creek TIA
2034 Build_Prot-Per NB Left

	↖	→	↘	↙	←	↖	↘	↑	↗	↘	↓	↙
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Split (%)	11.2%	21.7%	21.7%	10.8%	21.3%	21.3%	21.3%	57.9%	57.9%	9.6%	46.3%	46.3%
Maximum Green (s)	7.9	20.5	20.5	7.5	20.1	20.1	20.0	64.0	64.0	6.0	50.0	50.0
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0
Flash Dont Walk (s)		15.0	15.0		15.0	15.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	24.8	15.9	15.9	24.0	15.5	15.5	68.6	68.6	68.6	56.6	56.6	56.6
Actuated g/C Ratio	0.21	0.13	0.13	0.20	0.13	0.13	0.57	0.57	0.57	0.47	0.47	0.47
v/c Ratio	0.48	0.38	0.59	0.51	0.60	0.30	0.57	0.29	0.21	0.29	0.68	0.22
Control Delay	43.2	51.0	11.4	44.2	59.2	2.5	11.8	3.9	1.0	10.0	13.0	2.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	43.2	51.0	11.4	44.2	59.2	2.5	11.8	3.9	1.0	10.0	13.0	2.0
LOS	D	D	B	D	E	A	B	A	A	B	B	A
Approach Delay		27.5			38.5			5.2			11.4	
Approach LOS		C			D			A			B	
Queue Length 50th (ft)	74	68	0	93	107	0	46	56	6	27	148	9
Queue Length 95th (ft)	120	115	72	144	167	4	m52	m62	m8	m27	m239	m9
Internal Link Dist (ft)		272			205			1811			5381	
Turn Bay Length (ft)	150		100	150		150	250		250	170		180
Base Capacity (vph)	243	333	488	283	327	420	449	2022	995	369	1636	798
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.48	0.28	0.51	0.51	0.44	0.25	0.57	0.29	0.21	0.29	0.68	0.22

Intersection Summary











Area Type: Other
 Cycle Length: 120
 Actuated Cycle Length: 120
 Offset: 59 (49%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
 Natural Cycle: 90
 Control Type: Actuated-Coordinated
 Maximum v/c Ratio: 0.68
 Intersection Signal Delay: 14.9
 Intersection LOS: B
 Intersection Capacity Utilization 68.0%
 ICU Level of Service C
 Analysis Period (min) 15
 m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 65: Steptoe St. & Rachel Road/Center Parkway























HCM Unsignalized Intersection Capacity Analysis 35: Center Parkway

Clearwater Creek TIA
2034 Build_Prot-Per NB Left

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (veh/h)	360	10	10	355	10	10
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	400	11	11	394	11	11
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	TWLT			TWLT		
Median storage (veh)	2			2		
Upstream signal (ft)	285					
pX, platoon unblocked			0.93		0.93	0.93
vC, conflicting volume			411		822	406
vC1, stage 1 conf vol					406	
vC2, stage 2 conf vol					417	
vCu, unblocked vol			329		771	323
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)					5.4	
tF (s)			2.2		3.5	3.3
p0 queue free %			99		98	98
cM capacity (veh/h)			1144		546	668
Direction, Lane #	EB 1	WB 1	WB 2	NB 1		
Volume Total	411	11	394	22		
Volume Left	0	11	0	11		
Volume Right	11	0	0	11		
cSH	1700	1144	1700	601		
Volume to Capacity	0.24	0.01	0.23	0.04		
Queue Length 95th (ft)	0	1	0	3		
Control Delay (s)	0.0	8.2	0.0	11.2		
Lane LOS		A		B		
Approach Delay (s)	0.0	0.2		11.2		
Approach LOS				B		
Intersection Summary						
Average Delay			0.4			
Intersection Capacity Utilization			30.6%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis 38: Rachel Road

























Clearwater Creek TIA
2034 Build_Prot-Per NB Left

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	15	335	50	60	435	20	75	0	60	25	0	20
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	17	372	56	67	483	22	83	0	67	28	0	22
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		TWLT			TWLT							
Median storage veh		2			2							
Upstream signal (ft)					352							
pX, platoon unblocked												
vC, conflicting volume	506			428			831	1072	400	1100	1089	253
vC1, stage 1 conf vol							433	433		628	628	
vC2, stage 2 conf vol							397	639		472	461	
vCu, unblocked vol	506			428			831	1072	400	1100	1089	253
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)							6.5	5.5		6.5	5.5	
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	98			94			81	100	89	91	100	97
cM capacity (veh/h)	1055			1128			433	374	600	312	367	747
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	NB 2	SB 1	SB 2			
Volume Total	17	428	67	322	183	83	67	28	22			
Volume Left	17	0	67	0	0	83	0	28	0			
Volume Right	0	56	0	0	22	0	67	0	22			
cSH	1055	1700	1128	1700	1700	433	600	312	747			
Volume to Capacity	0.02	0.25	0.06	0.19	0.11	0.19	0.11	0.09	0.03			
Queue Length 95th (ft)	1	0	5	0	0	18	9	7	2			
Control Delay (s)	8.5	0.0	8.4	0.0	0.0	15.3	11.8	17.7	10.0			
Lane LOS	A		A			C	B	C	A			
Approach Delay (s)	0.3		1.0			13.7		14.2				
Approach LOS						B		B				
Intersection Summary												
Average Delay			2.9									
Intersection Capacity Utilization			46.4%		ICU Level of Service				A			
Analysis Period (min)			15									

Lanes, Volumes, Timings

65: Steptoe St. & Rachel Road/Center Parkway

6/2/2014

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	105	85	225	130	130	95	230	535	190	95	1000	155
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		0%			0%			0%			4%	
Storage Length (ft)	150		100	150		150	250		250	170		180
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	1770	3539	1583	1734	3468	1552
Flt Permitted	0.468			0.640			0.950			0.950		
Satd. Flow (perm)	872	1863	1583	1192	1863	1583	1770	3539	1583	1734	3468	1552
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			250			173			211			124
Link Speed (mph)		35			35			40			40	
Link Distance (ft)		352			285			1891			5461	
Travel Time (s)		6.9			5.6			32.2			93.1	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	117	94	250	144	144	106	256	594	211	106	1111	172
Shared Lane Traffic (%)												
Lane Group Flow (vph)	117	94	250	144	144	106	256	594	211	106	1111	172
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.03	1.03	1.03
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1	1	1	1	1	1	1	1	1	1	1
Detector Template												
Leading Detector (ft)	50	50	50	50	50	50	50	50	50	50	50	50
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	50	50	50	50	50	50	50	50	50	50	50	50
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	3.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	9.5	25.5	25.5	10.0	25.5	25.5	9.5	21.5	21.5	9.5	21.5	21.5
Total Split (s)	10.0	25.7	25.7	10.0	25.7	25.7	30.0	64.8	64.8	19.5	54.3	54.3

Lanes, Volumes, Timings

65: Steptoe St. & Rachel Road/Center Parkway

6/2/2014



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Split (%)	8.3%	21.4%	21.4%	8.3%	21.4%	21.4%	25.0%	54.0%	54.0%	16.3%	45.3%	45.3%
Maximum Green (s)	4.5	20.2	20.2	4.5	20.2	20.2	24.5	59.3	59.3	14.0	48.8	48.8
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0
Flash Dont Walk (s)		15.0	15.0		15.0	15.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	21.0	15.5	15.5	21.0	15.5	15.5	25.5	68.0	68.0	13.0	55.5	55.5
Actuated g/C Ratio	0.18	0.13	0.13	0.18	0.13	0.13	0.21	0.57	0.57	0.11	0.46	0.46
v/c Ratio	0.61	0.39	0.59	0.61	0.60	0.30	0.68	0.30	0.21	0.57	0.69	0.22
Control Delay	54.2	51.6	11.6	53.4	59.2	2.5	27.9	4.8	1.2	64.0	13.0	2.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	54.2	51.6	11.6	53.4	59.2	2.5	27.9	4.8	1.2	64.0	13.0	2.0
LOS	D	D	B	D	E	A	C	A	A	E	B	A
Approach Delay		30.6			41.9			9.6			15.5	
Approach LOS		C			D			A			B	
Queue Length 50th (ft)	77	68	0	96	107	0	137	57	6	80	151	9
Queue Length 95th (ft)	125	116	73	150	167	4	m173	m78	m8	m70	m222	m9
Internal Link Dist (ft)		272			205			1811			5381	
Turn Bay Length (ft)	150		100	150		150	250		250	170		180
Base Capacity (vph)	193	329	485	235	329	422	376	2005	988	219	1603	784
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.61	0.29	0.52	0.61	0.44	0.25	0.68	0.30	0.21	0.48	0.69	0.22

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 66 (55%), Referenced to phase 2:NBT and 6:SBT, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.69

Intersection Signal Delay: 18.9

Intersection LOS: B

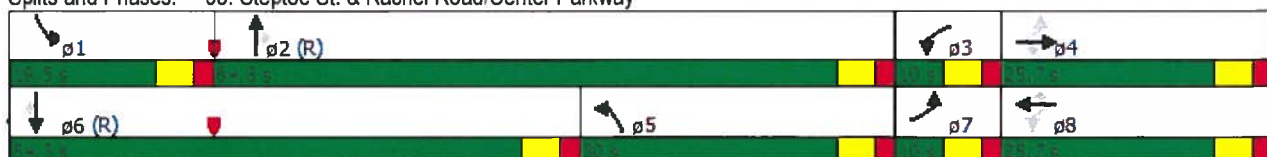
Intersection Capacity Utilization 68.0%

ICU Level of Service C

Analysis Period (min) 15

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 65: Steptoe St. & Rachel Road/Center Parkway



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HCM Unsignalized Intersection Capacity Analysis35: Center Parkway

6/2/2014

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗		↙	↗	↘	
Volume (veh/h)	360	10	10	355	10	10
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	400	11	11	394	11	11
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	TWLT			TWLT		
Median storage veh	2			2		
Upstream signal (ft)	285					
pX, platoon unblocked			0.96		0.96	0.96
vC, conflicting volume			411		822	406
vC1, stage 1 conf vol					406	
vC2, stage 2 conf vol					417	
vCu, unblocked vol			362		792	356
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)					5.4	
tF (s)			2.2		3.5	3.3
p0 queue free %			99		98	98
cM capacity (veh/h)			1145		545	658
Direction, Lane #	EB 1	WB 1	WB 2	NB 1		
Volume Total	411	11	394	22		
Volume Left	0	11	0	11		
Volume Right	11	0	0	11		
cSH	1700	1145	1700	596		
Volume to Capacity	0.24	0.01	0.23	0.04		
Queue Length 95th (ft)	0	1	0	3		
Control Delay (s)	0.0	8.2	0.0	11.3		
Lane LOS		A		B		
Approach Delay (s)	0.0	0.2		11.3		
Approach LOS				B		
Intersection Summary						
Average Delay			0.4			
Intersection Capacity Utilization			30.6%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis 38: Rachel Road

























6/2/2014

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	15	335	50	60	435	20	75	0	60	25	0	20
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	17	372	56	67	483	22	83	0	67	28	0	22
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	TWLTL			TWLTL								
Median storage veh	2			2								
Upstream signal (ft)				352								
pX, platoon unblocked												
vC, conflicting volume	506			428			831	1072	400	1100	1089	253
vC1, stage 1 conf vol							433	433		628	628	
vC2, stage 2 conf vol							397	639		472	461	
vCu, unblocked vol	506			428			831	1072	400	1100	1089	253
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)							6.5	5.5		6.5	5.5	
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	98			94			81	100	89	91	100	97
cM capacity (veh/h)	1055			1128			433	374	600	312	367	747
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	NB 2	SB 1	SB 2			
Volume Total	17	428	67	322	183	83	67	28	22			
Volume Left	17	0	67	0	0	83	0	28	0			
Volume Right	0	56	0	0	22	0	67	0	22			
cSH	1055	1700	1128	1700	1700	433	600	312	747			
Volume to Capacity	0.02	0.25	0.06	0.19	0.11	0.19	0.11	0.09	0.03			
Queue Length 95th (ft)	1	0	5	0	0	18	9	7	2			
Control Delay (s)	8.5	0.0	8.4	0.0	0.0	15.3	11.8	17.7	10.0			
Lane LOS	A		A			C	B	C	A			
Approach Delay (s)	0.3		1.0			13.7		14.2				
Approach LOS						B		B				
Intersection Summary												
Average Delay			2.9									
Intersection Capacity Utilization			46.4%	ICU Level of Service					A			
Analysis Period (min)			15									

Lanes, Volumes, Timings

65: Steptoe St. & Rachel Road/Center Parkway

6/2/2014

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	105	85	225	130	130	95	230	535	190	95	1000	155
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		0%			0%			0%			4%	
Storage Length (ft)	150		100	150		150	250		250	170		180
Storage Lanes	1		1	1		1	2		1	1		1
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	0.97	0.95	1.00	1.00	0.95	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1863	1583	3433	3539	1583	1734	3468	1552
Flt Permitted	0.443			0.682			0.950			0.950		
Satd. Flow (perm)	825	1863	1583	1270	1863	1583	3433	3539	1583	1734	3468	1552
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			250			173			211			135
Link Speed (mph)		35			35			40			40	
Link Distance (ft)		352			285			1891			5461	
Travel Time (s)		6.9			5.6			32.2			93.1	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Adj. Flow (vph)	117	94	250	144	144	106	256	594	211	106	1111	172
Shared Lane Traffic (%)												
Lane Group Flow (vph)	117	94	250	144	144	106	256	594	211	106	1111	172
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.03	1.03	1.03
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	1	1	1	1	1	1	1	1	1	1	1
Detector Template												
Leading Detector (ft)	50	50	50	50	50	50	50	50	50	50	50	50
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	50	50	50	50	50	50	50	50	50	50	50	50
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	7	4		3	8		5	2		1	6	
Permitted Phases	4		4	8		8			2			6
Detector Phase	7	4	4	3	8	8	5	2	2	1	6	6
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	3.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	9.5	25.5	25.5	10.0	25.5	25.5	9.5	21.5	21.5	9.5	21.5	21.5
Total Split (s)	14.0	27.0	27.0	13.0	26.0	26.0	20.0	60.0	60.0	20.0	60.0	60.0

Lanes, Volumes, Timings

65: Steptoe St. & Rachel Road/Center Parkway

6/2/2014

	↖	→	↘	↙	←	↖	↙	↑	↗	↘	↓	↙
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Total Split (%)	11.7%	22.5%	22.5%	10.8%	21.7%	21.7%	16.7%	50.0%	50.0%	16.7%	50.0%	50.0%
Maximum Green (s)	8.5	21.5	21.5	7.5	20.5	20.5	14.5	54.5	54.5	14.5	54.5	54.5
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Total Lost Time (s)	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lag	Lag	Lag	Lead	Lead	Lead
Lead-Lag Optimize?	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Recall Mode	None	None	None	None	None	None	None	C-Max	C-Max	None	C-Max	C-Max
Walk Time (s)		5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0
Flash Dont Walk (s)		15.0	15.0		15.0	15.0		11.0	11.0		11.0	11.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	25.7	16.4	16.4	24.0	15.5	15.5	15.5	64.0	64.0	13.1	61.6	61.6
Actuated g/C Ratio	0.21	0.14	0.14	0.20	0.13	0.13	0.13	0.53	0.53	0.11	0.51	0.51
v/c Ratio	0.47	0.37	0.58	0.50	0.60	0.30	0.58	0.31	0.22	0.56	0.62	0.20
Control Delay	42.1	50.1	11.1	43.4	59.2	2.5	29.0	5.5	1.4	61.3	12.0	1.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	42.1	50.1	11.1	43.4	59.2	2.5	29.0	5.5	1.4	61.3	12.0	1.8
LOS	D	D	B	D	E	A	C	A	A	E	B	A
Approach Delay		26.9			38.2			10.4			14.5	
Approach LOS		C			D			B			B	
Queue Length 50th (ft)	74	67	0	92	107	0	80	64	6	77	139	8
Queue Length 95th (ft)	119	114	72	143	167	4	m94	m87	m8	m65	m241	m8
Internal Link Dist (ft)		272			205			1811			5381	
Turn Bay Length (ft)	150		100	150		150	250		250	170		180
Base Capacity (vph)	252	349	499	289	333	425	443	1887	942	226	1781	863
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.46	0.27	0.50	0.50	0.43	0.25	0.58	0.31	0.22	0.47	0.62	0.20

Intersection Summary

Area Type: Other

Cycle Length: 120

Actuated Cycle Length: 120

Offset: 69 (58%), Referenced to phase 2:NBT and 6:SBT, Start of Green

Natural Cycle: 80

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.62

Intersection Signal Delay: 17.7

Intersection LOS: B

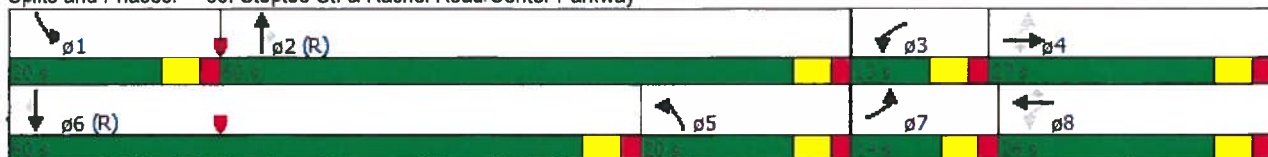
Intersection Capacity Utilization 61.9%

ICU Level of Service B

Analysis Period (min) 15

m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 65: Steptoe St. & Rachel Road/Center Parkway



HCM Unsignalized Intersection Capacity Analysis 35: Center Parkway

6/2/2014

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗		↙	↗	↙	
Volume (veh/h)	360	10	10	355	10	10
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	400	11	11	394	11	11
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	TWLT			TWLT		
Median storage veh	2			2		
Upstream signal (ft)	285					
pX, platoon unblocked			0.96		0.96	0.96
vC, conflicting volume			411		822	406
vC1, stage 1 conf vol					406	
vC2, stage 2 conf vol					417	
vCu, unblocked vol			362		792	357
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)					5.4	
tF (s)			2.2		3.5	3.3
p0 queue free %			99		98	98
cM capacity (veh/h)			1145		545	658
Direction, Lane #	EB 1	WB 1	WB 2	NB 1		
Volume Total	411	11	394	22		
Volume Left	0	11	0	11		
Volume Right	11	0	0	11		
cSH	1700	1145	1700	596		
Volume to Capacity	0.24	0.01	0.23	0.04		
Queue Length 95th (ft)	0	1	0	3		
Control Delay (s)	0.0	8.2	0.0	11.3		
Lane LOS		A		B		
Approach Delay (s)	0.0	0.2		11.3		
Approach LOS				B		
Intersection Summary						
Average Delay			0.4			
Intersection Capacity Utilization			30.6%	ICU Level of Service	A	
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis 38: Rachel Road

6/2/2014





















												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	15	335	50	60	435	20	75	0	60	25	0	20
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Hourly flow rate (vph)	17	372	56	67	483	22	83	0	67	28	0	22
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		TWLTL			TWLTL							
Median storage veh		2			2							
Upstream signal (ft)					352							
pX, platoon unblocked												
vC, conflicting volume	506			428			831	1072	400	1100	1089	253
vC1, stage 1 conf vol							433	433		628	628	
vC2, stage 2 conf vol							397	639		472	461	
vCu, unblocked vol	506			428			831	1072	400	1100	1089	253
tC, single (s)	4.1			4.1			7.5	6.5	6.9	7.5	6.5	6.9
tC, 2 stage (s)							6.5	5.5		6.5	5.5	
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	98			94			81	100	89	91	100	97
cM capacity (veh/h)	1055			1128			433	374	600	312	367	747
Direction, Lane #	EB 1	EB 2	WB 1	WB 2	WB 3	NB 1	NB 2	SB 1	SB 2			
Volume Total	17	428	67	322	183	83	67	28	22			
Volume Left	17	0	67	0	0	83	0	28	0			
Volume Right	0	56	0	0	22	0	67	0	22			
cSH	1055	1700	1128	1700	1700	433	600	312	747			
Volume to Capacity	0.02	0.25	0.06	0.19	0.11	0.19	0.11	0.09	0.03			
Queue Length 95th (ft)	1	0	5	0	0	18	9	7	2			
Control Delay (s)	8.5	0.0	8.4	0.0	0.0	15.3	11.8	17.7	10.0			
Lane LOS	A		A			C	B	C	A			
Approach Delay (s)	0.3		1.0			13.7		14.2				
Approach LOS						B		B				
Intersection Summary												
Average Delay			2.9									
Intersection Capacity Utilization			46.4%			ICU Level of Service			A			
Analysis Period (min)			15									

EXHIBIT (8)

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Amendment to comprehensive plan to re-classify 12.2 acres from Low Density Residential to Commercial and a corresponding change in the zoning from Agricultural to C-1 Neighborhood Retail

Proponent: Hayden Homes

Location of Proposal: Adjacent to and west and east of Steptoe Street, south of Center Parkway.

Lead Agency City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- () There is no comment for the DNS.
- (X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by September 22, 2014.
- () This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Rick Simon

Position/Title: Development Services Manager

Address: P.O. Box 190, Richland, WA 99352

Date: September 3, 2014

Signature _____



EXHIBIT (9)

INVENTORY OF C-1 & C-LB ZONED PROPERTIES IN SOUTH RICHLAND

C-1 Neighborhood Retail Zone

Address	Parcel ID	Business	Acres
110 Gage	1-25984000011000	Strip Mall	.96
140 Gage	1-25984000013000	Strip Mall	1.03
585 Gage	1-35981011612003	Walgreens	1.16
585 Gage	1-35981000001000	Walgreens	.27
590 Gage	1-26984000012000	Convenience Store/Gas Station	.38
600 612 Gage	1-26984012355002	Strip Mall	.61
690 Gage	1-26984012354001	Albertsons	3.77
690 Gage	1-26984012355001	Albertsons	2.21
694-98 Gage	1-26984012354002	Strip Mall	.7
705 Gage	1-35981012601003	Medical Office Building	1.25
723 Gage	1-35981012601005	Branch Bank	.56
731-43 Gage	1-35981012601004	Strip Mall	.69
81 -103 Keene	1-26984012301004	Ace Hardware & Strip Mall	3.24
112-120 Keene	1-26984012770001	Strip Mall	1.52
130-138 Keene	1-26984013334003	Strip Mall	.58
430 Keene	1-26982013402001	Vacant	4.59
454 Keene	1-26982000003004	Yoke's Fresh Market	5.86
460 Keene	1-26982013402002	Vacant	.89
480 Keene	1-26982013402003	Strip Mall (under construction)	.85
496 Keene	1-26982013420004	Dutch Brothers Coffee	.46
500 Keene	1-26982000003005	Vacant	4.15
1205 Brantingham	1-27981012482002	Keene Dental Clinic	2.61
1950 Keene	1-22983012966002	Queensgate Village	3.88
2100 Keene	1-22983012211002	Sherwin Williams	.81
2150-90 Keene	1-22983012211001	Strip Mall	1.00
2290 Keene	1-22983012302003	Vacant	2.07
3095 Keene	1-21981000003000	Dental Clinic	1.09
1811 Leslie	1-26984012355004	Gas Station	.63
1815-25 Leslie	1-26984012355003	Strip Mall	.63
3901 Leslie	1-11881000005004	Vacant	3.55
999 Queensgate	1-22983012302004	Chevron	1.29
1000 Queensgate	1-22983012211003	Vacant	2.0
1020 Queensgate	1-22983012211004	Vacant	1.0
1030 Queensgate	1-22982020003017	Vacant	1.39
1040 Queensgate	1-22982020003016	Vacant	1.09
2500 Jericho	1-21981000002012	Vacant	3.5
		Total Acreage	62.27

C-LB Limited Business Zone

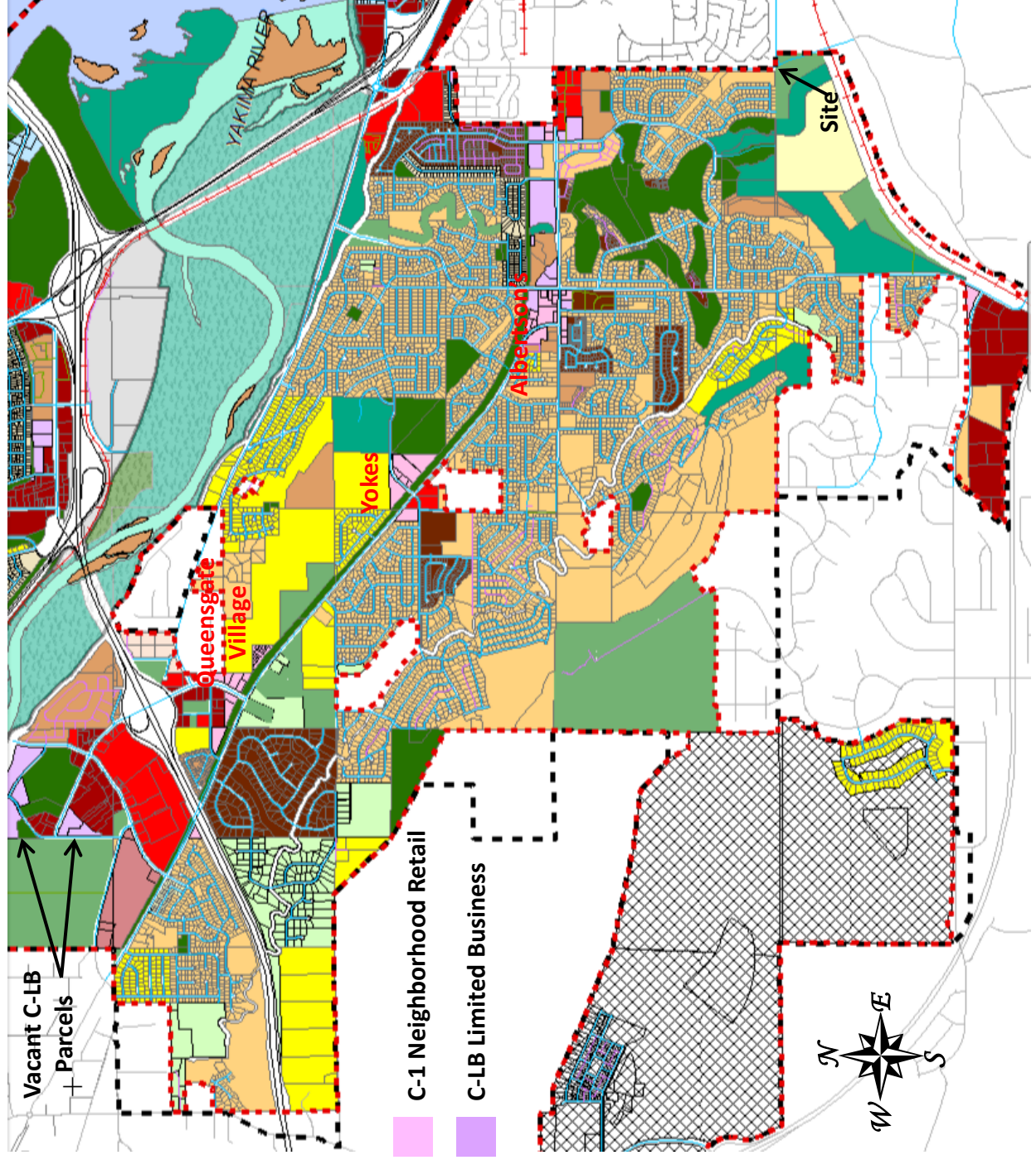
Address	Parcel ID	Business	Acres
139 Gage	1-36981020010008	Great American Bank	1.00
150 Gage	1-25984000005001	Col. Community Church	10.53
250 Gage	1-25983000006000	Village @ Meadow Springs	16.21
560 Gage	1-25983012597001	Kadlec Medical Offices	2.26
550 Gage	1-25983012597002	Kadlec Medical Offices	2.73
631 Gage	1-35981000003000	HAPO Credit Union	1.39
1800 Bellerive	1-25984000007000	Senior Housing	3.80
1950 Bellerive	1-36981020010006	Vintage @ Richland	5.17
1769 Leslie	1-26984012770003	Round Table Pizza	2.92
2761 Duportail	1-16984012593001	Vacant	2.00
2610 Duportail	1-16984000003001	Vacant	16.06
625 Truman Ave	1-16984000002004	Vacant	6.82
3003 Queensgate	1-16984013318001	Regency Apartments	7.96
		Total Acreage	78.85

Summary

Zone	Developed	Vacant	Total
C-1	38.04	24.23	62.27
C-LB	53.97	24.88	78.85
Totals	92.01	49.11	141.12

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EXHIBIT (10)



C-1 & C-LB ZONING IN SOUTH RICHLAND

EXHIBIT (11)

I. PUBLIC PARTICIPATION

The Growth Management Act requires the city to establish and broadly disseminate to the public a public participation program identifying procedures whereby proposed amendments or revisions of the comprehensive plan are considered by the governing body.

Review: The City of Richland has an established public participation program to ensure early and continuous public participation in comprehensive plan amendments. The following outlines the program as it applies to this comprehensive plan amendment:

- (1) Communication programs and information services. The City of Richland informed the public about the proposed plan amendment by publishing notice of the amendment in the Tri-City Herald, by posting the site, by mailing notice to surrounding land owners and by posting notice on the City web page.
- (2) Broad dissemination of proposals and alternatives. The City of Richland distributed the proposed plan amendment in the following manner to ensure that information on the amendment was available prior to discussion at public hearings:
 - (a) Copy was available at the City library.
 - (b) Copies were available at the Planning and Development Services Division.
 - (c) A copy was posted on the City web page.
 - (d) Copies were available at the public hearing held by the Planning Commission.
- (3) Public meeting after effective notice. The City of Richland publicized public hearings in the following manner to ensure the broadest cross-section was made aware of the opportunity to become involved in the planning process:
 - (a) Public hearings before the Planning Commission and City Council were scheduled to allow for public comment.
 - (b) Public hearing notices were published in the Tri-City Herald at least 10 days before the scheduled date.
 - (c) Meeting summaries will be prepared and available to the public shortly after the public hearing through the Planning and Development Services Division.
 - (d) All public hearings will be cablecast on the City's cable channel.
- (4) Provision for open discussion. The City of Richland took the following actions to ensure that the public had an opportunity to actually take part and have their opinion heard:
 - (a) Agendas are written that clearly define the purpose of the hearing, the item to be considered, and actions that may take place.
 - (b) All public hearings will be scheduled during the weekday in the evenings to encourage the greatest number of people to attend.
 - (c) The chairman presiding over the hearing shall allow the public an opportunity to comment on the amendment.
 - (d) All hearings will be recorded for public access and review.
- (5) Opportunity for Written Comments. The City of Richland provided the public an opportunity to submit written comment any time during the comprehensive plan amendment review process. These written comments will be made part of the record to allow the governing body to consider them in their decision making process.

II. PLANNING GOALS

The Growth Management Act (GMA) requires the city to consider and be guided by the 13 goals established in RCW 36.70A.020 when adopting comprehensive plans and development regulations. Staff carefully considered and weighed each goal in the light of the relevant information to achieve its desired goal. The following outlines staffs review process to ensure that the 13 goals were properly considered in guiding the city in its final recommendation.

GOAL 1: URBAN GROWTH. *City should encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

Review. The property is located within the City's existing Urban Growth Area as set forth by the Benton County comprehensive plan. The City's comprehensive plan includes provisions for the extension of utilities and services to lands located within the Urban Growth Area and specifically to this site. Water mains have already been installed along Steptoe Street, adjacent to this site and Steptoe Street, a fully developed arterial street has been improved across the site. The proposed amendment is consistent with this GMA goal.

GOAL 2: REDUCE SPRAWL. *City should try to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

Review. The proposed amendment would transfer 12 acres of land designated for residential use to commercial use. The proposed amendment would not impact this GMA goal.

GOAL 3: TRANSPORTATION: *City should encourage efficient multimodal transportation systems that are based on regional priorities and coordinate with county and city comprehensive plans.*

Review. The City of Richland's comprehensive plan policies state that the city will coordinate planning and operation of transportation facilities with programs to optimize multimodal transportation systems. Richland worked with the City of Kennewick to construct Steptoe Street, a collector road that is designated as an important travel corridor under both cities plans, demonstrating that the cities are coordinating with each other for the implementation of their comprehensive plans. The proposed amendment would not impact this GMA goal.

GOAL 4: HOUSING: *City should encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

Review. The proposed amendment would change the designation on 12 acres from low density residential to commercial and in so doing will slightly decrease the amount of land within the city that is available for residential development. The plan designates a total of 6,727 acres for low density, medium density and high density residential development. The proposed change would decrease the total land base of residential land by less than 2 tenths of one percent, and so would have an insignificant impact on the City's housing goal.

GOAL 5: ECONOMIC DEVELOPMENT. *City should encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, and public services, and public facilities.*

Review. The proposed plan amendment would increase the City's commercial land base by 12 acre and would result in a 1.1% increase in the City's commercial land base. Future commercial development of this site would provide additional job opportunities for City residents. The proposed amendment would have a slight, positive benefit to this GMA goal.

GOAL 6. PROPERTY RIGHTS. *City should consider that private property should not be taken for public use without just compensations having been made. The property rights of landowners shall be protected from arbitrary and discriminatory action.*

Review. The City's existing plan includes policies concerning the protection of private property rights. The proposed amendment would not impact this GMA goal.

GOAL 7: PERMITS. *Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

Review. The City will strive to complete the amendment process in a timely and fair manner.

GOAL 8: NATURAL RESOURCE INDUSTRIES. *City should maintain and enhance natural resources-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.*

Review. The proposed amendment does not involve any designated natural resource lands and so does not impact the goal of conserving and enhancing natural resource industries.

GOAL 9: OPEN SPACE. *City should encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands, and water, and develop parks.*

Review. The amendment does not involve open space lands and so does not impact the goal of encouraging open space.

GOAL 10: ENVIRONMENT. *City should protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

Review. The development of the property for either residential or commercial uses would have equivalent impacts to the natural environment. The development of the site for commercial

purposes could have different and perhaps greater impacts to the built environment than if the site were developed with residential uses. The specific nature of environmental impacts and the mitigation measures required to address those impacts would be evaluated at the time that specific development proposals for the site are brought forward. The City's development regulations are adequate to identify and mitigate these potential areas of impact and would ensure that the intent of this GMA goal is met.

GOAL 11: CITIZENS PARTICIPATION AND COORDINATION. *City should encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.*

Review. The City of Richland has an established public participation program to ensure early and continuous public participation in comprehensive plan amendments. The outline of that plan can be found in Section I: Public Participation. The review of this proposed amendment followed this public participation plan.

GOAL 12: PUBLIC FACILITIES & SERVICES. *City should ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

Review. The proposed amendment would result in different impacts on the City's public services and facilities. These differing impacts would be identified at the time that specific development proposals are brought forward and reviewed for compliance with City development standards and regulations. The City's development regulations are adequate to ensure that the intent of this GMA goal is met.

GOAL 13: HISTORIC PRESERVATION. *City should identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.*

Review. There are no known historical buildings or sites of historical or archaeological significance known to exist within or near the subject site.

III. CONCLUSION

The proposed plan amendment would reclassify approximately 12 acres of Low Density Residential land to Commercial land. This amendment is consistent with the goals of the Growth Management Act.

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EXHIBIT (12)

Simon, Rick

From: Russell Kelley <ra_kelley@yahoo.com>
Sent: Thursday, September 11, 2014 11:15 AM
To: Simon, Rick
Subject: Notice of Application

We received the Notice of Application for Hayden Homes request for a change of 12.2 Acres adjacent to Steptoe and South of Central Parkway. Since the notice states "South of Central Parkway," and since Rachael Road does not yet exist, I'm assuming that this property is on 12.2 acres on the west side of Steptoe.

We live at 215 N. Quebec St in Kennewick. From the maps I can find, my back yard seems to buttress against the small triangular piece of land on the east side of Steptoe, which may be in Richland.

My questions are:

- 1) What kind of commercial property does Hayden Homes want to build; and
- 2) Is the piece of property behind my property included in this zoning proposal?

Thank you,
Russell and Joy Kelley

Simon, Rick

From: Montreuil, Rebecca <RMONTREU@Bechtel.com>
Sent: Tuesday, September 16, 2014 7:26 AM
To: Simon, Rick
Subject: File No Z2014-103 and EA15-2014

2664 Tiger Lane, Montreuil votes **NO** against using land designated for Low Density Residential to Commercial on 12.2 acres located adjacent to Steptoe Street and south of Center Parkway.

This request should have been included in Hayden Homes original request. It appears to be a manipulative move on their part to have a second request.

It would be in Richland's best interest to reverse their original decision and keep the land as a reserve to maintain the diverse life style offered by the Tri-Cities.

The Home Buyers in the Meadow Springs Heights neighborhood paid a premium for the land due to its location, and with this change the home prices will plummet, and the neighborhood of people nearing or in the retirement age group cannot afford this change. Many built custom homes and will not be able to resale and relocate because of the proximity of commercial development.

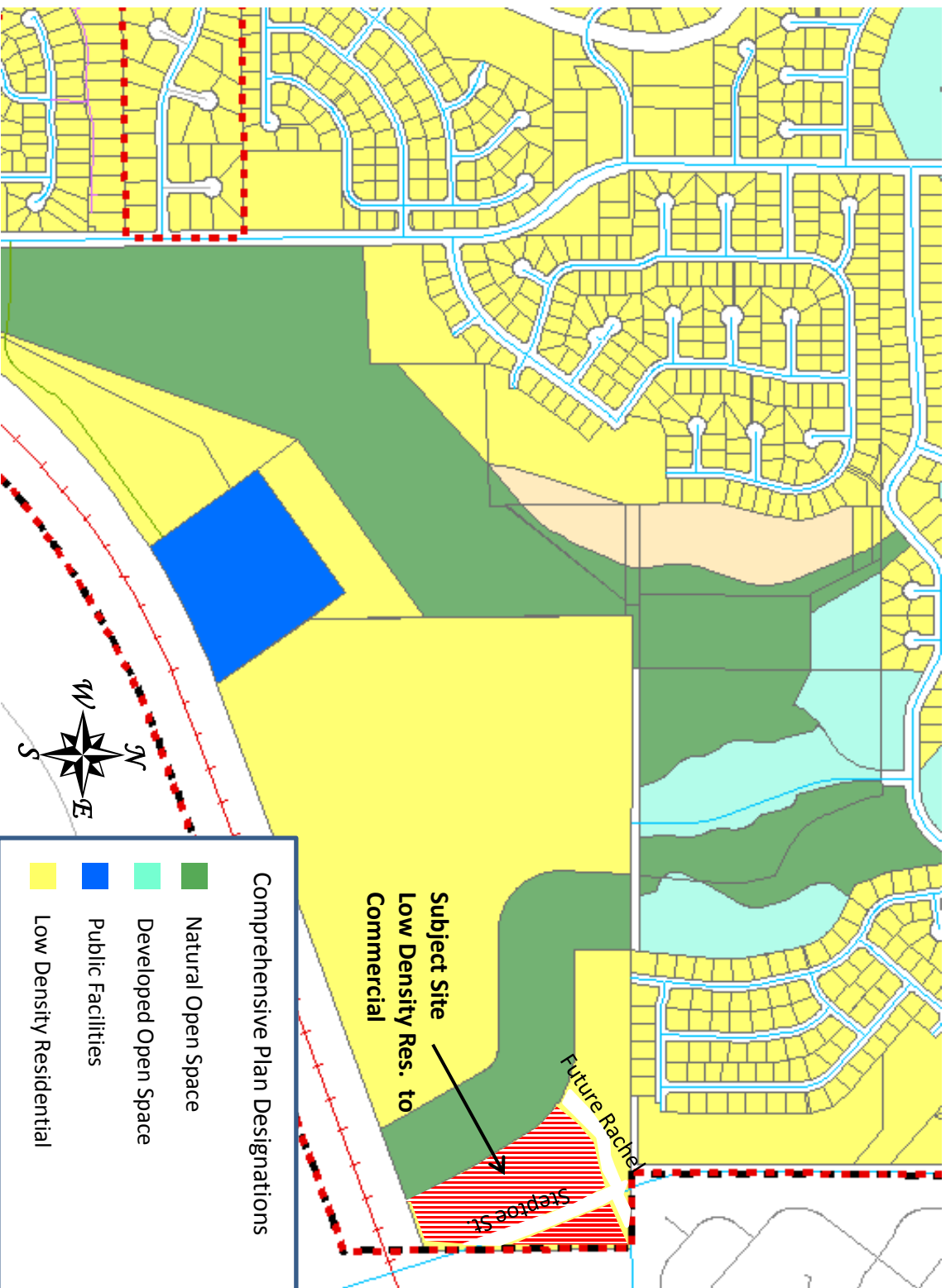
In addition to the loss of funds associated with Home values, the noise, lighting, traffic, etc. associated with commercial development will be a constant disruption to the quiet neighborhood we chose to live in at a premium price.

Thank you,

Rebecca Montreuil

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EXHIBIT (13)



Z2014-103 – LAND USE MAP



STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2014-104

PREPARED BY: AARON LAMBERT
MEETING DATE: SEPTEMBER 24, 2014

GENERAL INFORMATION:

APPLICANT: DEPARTMENT OF ENERGY, PACIFIC NORTHWEST SITE
OFFICE, PACIFIC NORTHWEST NATIONAL
LABORATORY (PNNL)

REQUEST: AMENDMENT TO THE COMPREHENSIVE PLAN TO
RECLASSIFY 155 ACRES FROM COMMERCIAL AND
LOW DENSITY RESIDENTIAL TO NATURAL OPEN
SPACE AND BUSINESS RESEARCH PARK.

LOCATION: NORTH RICHLAND URBAN GROWTH AREA NORTH OF
HORN RAPIDS ROAD AND EAST OF GEORGE
WASHINGTON WAY.

REASON FOR REQUEST:

The Applicant has requested a change to the subject area land use designation to align the City's Comprehensive Plan with the PNNL Campus Master Plan and future development plans.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the proposed amendments to the land use and map included in the comprehensive plan (Z2014-104) and submits that:

1. In 2005, the City of Richland amended its comprehensive plan to designate the subject properties as suitable for low density residential and commercial development in compliance with the Growth Management Act. These designations were established partly as an effort to encourage the Department of Energy (DOE) to remediate the Hanford 300 Area to a level that would be considered safe for re-use as residential, commercial and park space based on the prior use. In 1999 the DOE was issued a Record of Decision (ROD) that acknowledged the Environmental Impact Statement (EIS) that established the Hanford Comprehensive Land Use Plan (CLUP). The CLUP slated this area for industrial use and made no consideration of the City's goals. In 2005, the CLUP was revisited as

required by the ROD under a Supplement Analysis (SA). Concurrent with the SA process the City developed a report titled, (Preliminary Assessment of Redevelopment Potential for the Hanford 300 Area, 2005). The report supported the established comprehensive land use designations and was again meant to encourage a higher level of cleanup by the DOE. The SA maintained the industrial designation found in the LCUP.

The current clean-up levels will not support the uses designated by the City's Comprehensive Plan Map. Further, areas that were not utilized as a part of the 300 Area operations are natural in state and contain ecological and culturally sensitive resources according to Federal Government rules and regulations;

2. The site is under the ownership of the Federal Government and therefore the likelihood of residential development occurring on the subject area is extremely low. This is due to the historic use of the "300 Area" found to the north as well as the future development plans found in the PNNL Campus Master Plan, see exhibit 6, campus plan excerpts;
3. Adjacent properties to the west and north are designated for Industrial, Business Research Park, Developed Open Space and Natural Open Space land uses. Business Research Park land uses have been developed to the south and west of the subject area by the Applicant;
4. The application contained a map and noted the requested portions of the area be changed to "Open Natural Area". This is equivalent to the Natural Open Space designation found in the comprehensive plan. The project description in the SEPA checklist noted the requested change to Natural Open Space. The land that comprises the Natural Open Space request are classified as a preservation area by the Applicant due to the sensitive cultural resources documented and the ecological function it provides, reference the answer to question 11 found in the SEPA checklist, see exhibit 7;
5. The development of future commercial uses is not likely in this area given the Federal ownership. As noted in the request, the Applicant is working to align the City's comprehensive plan designations with the mission of PNNL and the adopted master plan. The requested designations of Business Research Park and Natural Open Space would accomplish this;
6. Based upon the above findings and conclusions, the adoption of the proposed amendment to the land use map of the comprehensive plan to designate the use of 95.56 acres to Natural Open Space and 59.33 acres as Business Research Park is in the best interest of the City of Richland.

RECOMMENDATION

Staff recommends that the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2014-104) and recommend to the City Council adoption of the proposed amendments to the Land Use Map of the City's Comprehensive Plan.

EXHIBITS

1. Supplemental Information
2. Application
3. Vicinity Map
4. Aerial Photo
5. Map – Comp Plan Changes by Acreage/Area
6. PNNL Campus Master Plan Excerpts, Figures 1-1 and 4-3
7. SEPA Documents
8. Public Notice
9. GMA Goals Analysis
10. Comprehensive Plan & Zoning Map

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EXHIBIT (1)

SUPPLEMENTAL INFORMATION

BACKGROUND

This subject area is completely within the urban growth boundary and not in the incorporated City limits. It is technically south of the Hanford site proper, south of the Hanford 300 area and managed by the Department of Energy, Pacific Northwest Site Office, Pacific Northwest National Laboratory.

The request is applicable to the land use designations of Commercial and Low Density Residential found north of Horn Rapids Road and east of George Washington Way, see exhibit 8 and the map contained in the application, exhibit 2.

SITE DATA

Size: Approximately 155 acres and affecting 3 parcels.

Current Use: The land is undeveloped with a few roads that cross it, see aerial photo, exhibit 4. It is unknown what utilities if any are present. The roads were likely used to access operations in the southern portion of the 300 Area. A heavy haul road crosses the site and is used on an infrequent basis to move large materials from a boat ramp into the Hanford Site. Per the SEPA checklist there are no toxic or hazardous chemicals on the site.

Property Status: The site, while located within the City's Urban Growth Area (UGA) is located outside of City limits. The City is responsible for developing a comprehensive plan for its UGA, but actual zoning and development of this site would be subject to Federal regulations. No annexation applications for any portion of the subject area are pending.

SURROUNDING LAND USES

North: Undeveloped land and the Hanford 300 Area.

South: Property immediately south of the site developed with research buildings.

East: East of the site lies the Columbia River.

West: Property west of the site is developed with research buildings in the SW portion and undeveloped for the remaining bulk of the site to the northern boundary.

COMPREHENSIVE PLAN DESIGNATION ACREAGE CALCULATIONS

See map exhibit 5, identifying the designations requested to be changed by location and acreage.

2014 PNNL Comp Plan Amendment - Z2014-104

Current Designation	Acreage	Requested Designation
Low Density Residential	14.76	Business Research Park
	67.73	Natural Open Space
Total		82.49
Commercial	44.57	Business Research Park
	27.83	Natural Open Space
Total		72.4
Resulting Acreage	59.33	Business Research Park
	95.56	Natural Open Space
		154.89

EXISTING COMPREHENSIVE PLAN DESIGNATION(S)

The site has two designations, Low Density Residential (LDR) and Commercial (C). The Comprehensive Plan describes low density residential as: “*single family residential uses with an average density of 3.5 dwelling units per acre.*”

Commercial is described as:

‘The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels, and related uses. It also includes a variety of retail and service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply, and garden supply. Other commercial uses include automobile-related uses, and uses that normally require outdoor storage and display of goods. In transitional areas between more intensive commercial uses and lower density residential uses, high-density residential development may also be located within the Commercial designated areas.’

PROPOSED COMPREHENSIVE PLAN DESIGNATION(S)

The proposed comprehensive plan designation of Business Research Park (BRP) is described as follows:

“The Business/Research Park designation provides for a variety of office and research and development facilities in a planned business park setting. Permitted uses include science-related research and development and testing facilities; administrative offices for those uses; and other general office uses.”

The proposed comprehensive plan designation of Natural Open Space (OSN) is described as follows:

“The Natural Open Space category includes lands intended to remain as long-term undeveloped open space with limited public access. This category primarily includes lands associated with the Yakima River floodplain and islands in the Columbia River.”

It is acknowledged that the request represents a loss in land available for future residential commercial and residential development. However, the underlying Federal land ownership and the sovereignty of the Federal government supersedes regulation by local government. The City has little legal influence in this portion of the urban growth area. The PNNL Campus Master Plan was developed following requirements of the Federal government. Aligning the Comprehensive Plan Map with the Applicants request and planning efforts represents sound planning principles.

APPLICABILITY TO THE COMPREHENSIVE PLAN GOALS AND POLICIES

Land Use Goal #9 contained in the plan relates to the relationship between the City and the Federal and State government, it states:

The City will follow controlling law and constitutional requirements both state and federal, to ensure the appropriate protection of private property rights.

Policy 1 – *The City will continue to monitor evolving state and federal statutory amendments and judicial precedent so that it can timely make such corrective amendments or changes as may be necessary in the process of implementing its comprehensive plan policies and development regulations.*

Policy 2 – *The City will strive to adopt comprehensive plan amendments and development regulations using a fair and open hearing process, with adequate public notice and opportunities to participate to ensure the protection of all to due process rights.*

Policy 3 - The City will strive for the timely, fair and predictable processing and review of land use permit applications in conformance with applicable federal and state legal and regulatory requirements.

ANALYSIS

The proposed change in the designation of this land is justified, by the ownership of the property, the physical characteristics of the area and adjacent lands and by the need for the Applicant to align their long range planning with the City's.

RECOMMENDATION

Staff recommends approval of the proposed changes to the Land Use Plan Map to designate 95.56 acres as Natural Open Space and 59.33 acres as Business Research Park.

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EXHIBIT (2)



PETITION TO AMEND COMPREHENSIVE PLAN
(Including City Staff Comprehensive Plan Amendment Checklist)

Applicant or Sponsor PNNL			
Address 902 Battelle Blvd. / PO Box 999	City Richland	State WA	Zip 99352
Phone Number (509) 948-7705	Fax Number —	Other/E-Mail Address jim.bixler@pnnl.gov	
Engineer/Architect Information (if applicable)			
Engineer/Architect — N/A —		Registration/License Number	
Address — N/A —	City	State	Zip
Phone Number	Fax Number	Other/E-Mail Address	

Proposed Plan Amendment: Please indicate type of amendment and its location within the Comprehensive Plan:

☒ Text Amendment: Element _____ Section _____ Subsections _____

☐ Map Amendment: Element _____ Map Number _____ (see noted 7-14-14 email/attachment)

Describe your Proposed Amendment (provide suggested new language): use additional sheets as necessary.

Propose changes in land use designations for City
UGA land that is owned by DOE as described
on the 7-14-14 email/attachments.

Describe why the amendment should be made and why it is in the public interest (e.g., correcting an error, improving consistency, addressing a need that is currently lacking, etc.)


Proposed changes are appropriate in that
they reflect the appropriate planned/required
use of these DOE owned lands.

Describe how the current language or map designation affects you or your property.

Proposed changes are required in order
to reflect appropriate campus master planning of
DOE Pao and its contractor PNNL.

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 14th DAY OF July, 2014.

 Applicant's Signature	<u>-Jim Bixler</u> <u>PANEL FRO External</u> <u>Po Box 999 Interfaces Proj. Mgr.</u> Address <u>Richland, WA 99352</u> City, State, Zip <u>(509) 948-7705</u> Phone	 Applicant's Signature Address City, State, Zip Phone
--	--	---

FOR OFFICE USE ONLY

Please provide the following with your Comprehensive Plan Amendment Application:

- Ownership Report from Title Company Listing Owners Within 300' of the subject property
- SEPA Checklist, if applicable
- Complete Legal Description of Affected Property
- Application Fee

Attachment to Petition

7-14-14

Notes by Jim Bixler,
PWNL, (509) 948-7705

BIA RIVER

WOODED IS.

Hanford Site

DOE Hanford Site 300 Area

DOE's Hanford Site and PWNL Site boundary

Preservation Designated Area - see attached

PWNL Site

FLOW

SUSAN ISLAND

BARB ISLAND

should Be Built Research Park

DENNY WAY
REEVES DR

ALASKA AVE
GINKO ST
APPLE ST
HEMLOCK ST
PECAN ST
IDAHO AVE
SPRUCE ST
CALIFORNIA AVE
REDWOOD ST
VALLEY DR
ALGER ST
VADER LN
WISCONSIN AVE
NEBRASKA AVE
BIRCH ST
ASH ST
ARIZONA AVE
NEW MEXICO AVE

LOCUST RD
CYPRESS ST
DOCKTON AVE
DILWORTH AVE
HUGO DR
GLEED DR
DENMARK DR

GEORGE WASH WAY EXTENSION

GEORGE WASH WAY

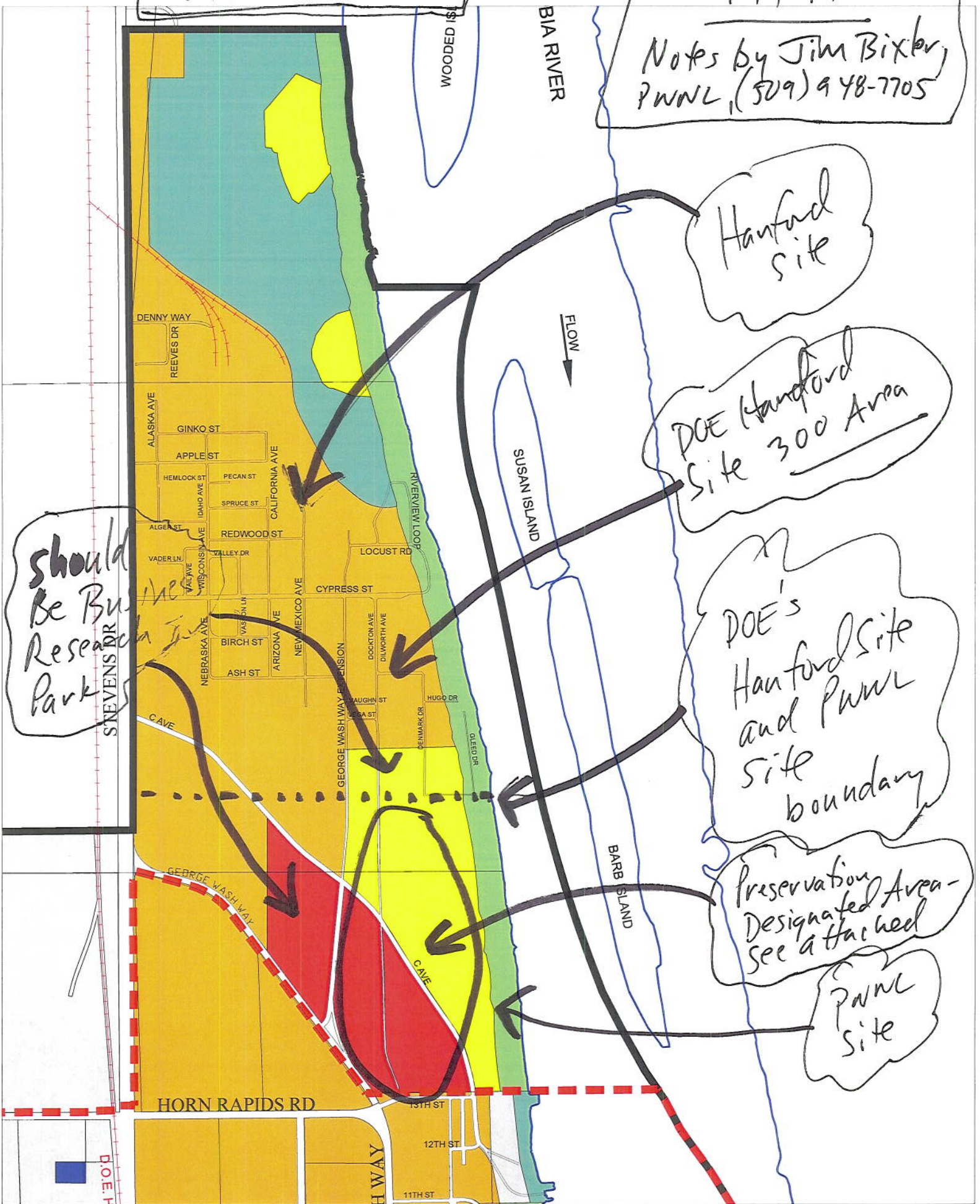
HORN RAPIDS RD

13TH ST

12TH ST

11TH ST

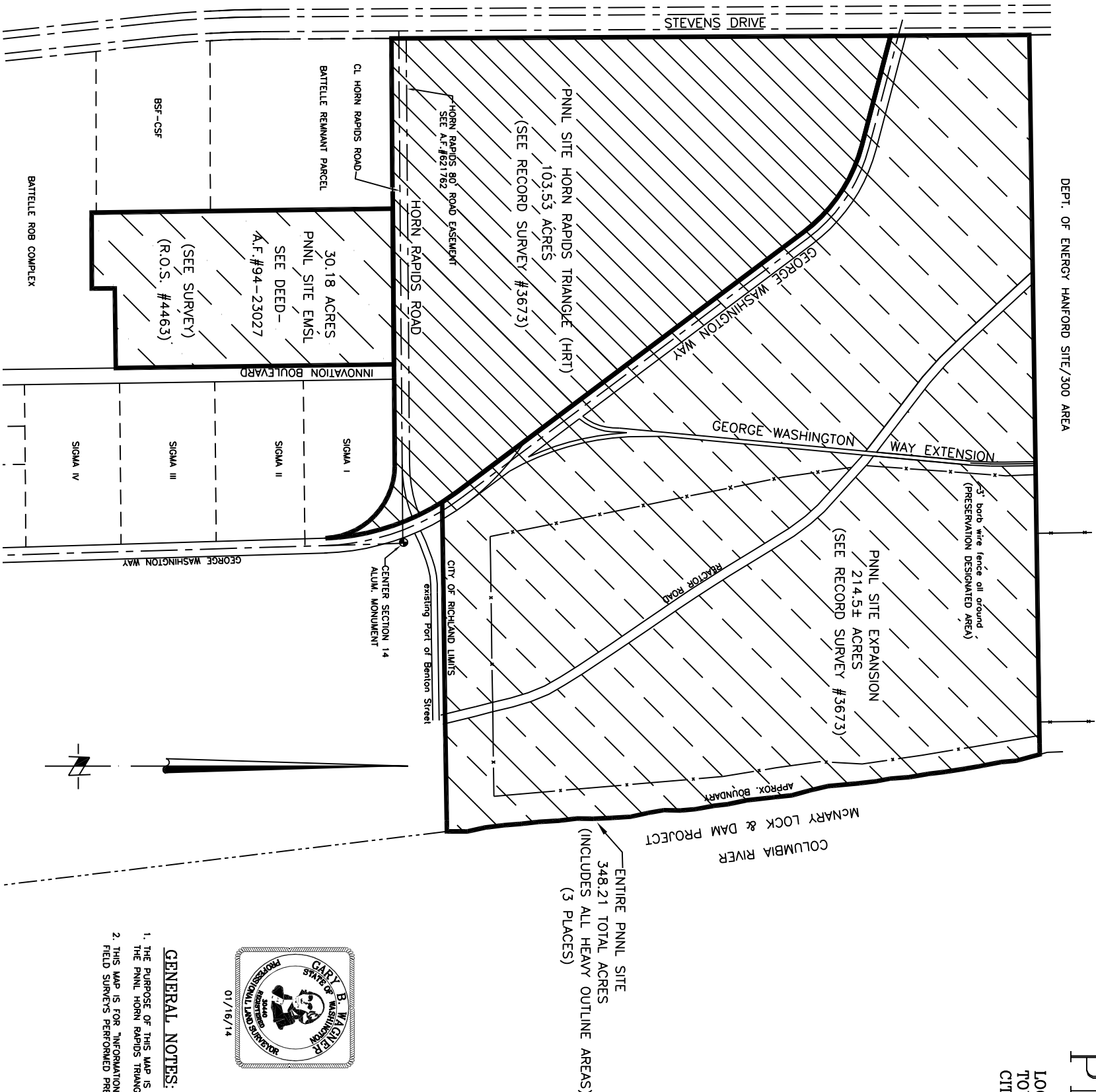
D.O.E. H



DEPT. OF ENERGY HANFORD SITE/300 AREA

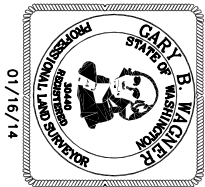
PNNL SITE MAP

LOCATED IN SECTIONS 14 & 15
TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WA.

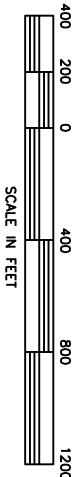


GENERAL NOTES:

1. THE PURPOSE OF THIS MAP IS TO ILLUSTRATE PARCEL AREAS WHICH COMPRISE THE PNNL SITE EXPANSION, THE PNNL HORN RAPIDS TRIANGLE AND THE PNNL EMSL SITE.
2. THIS MAP IS FOR "INFORMATION PURPOSES ONLY" AND WAS COMPILED FROM EXISTING SURVEY RECORDS AND FIELD SURVEYS PERFORMED PREVIOUSLY FOR PNNL.



REV: 01/16/14



RSI
ROGERS
SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8984
www.rogerssurveying.com

CLIENT		JOB	
PACIFIC N.W. NATIONAL LABORATORY		16313	
PROJECT			
PNNL SITE MAP			
DRN. BY	GBW	SCALE 1"= 400'	F. B. NO. N/A
APPROVED	GBW	DATE 12/04/13	ACAD VER 6342013
		FILE: 16313.DWG	SHEET 1
			OF 1

- PNNL SITE (~348 ACRES)
- PNNL CORE CAMPUS (~270 ACRES)
- BATTELLE LAND
- HANFORD SITE
- EM FACILITIES, AREAS, OCCUPIED & OPERATED BY PNNL
- LEASED FACILITIES

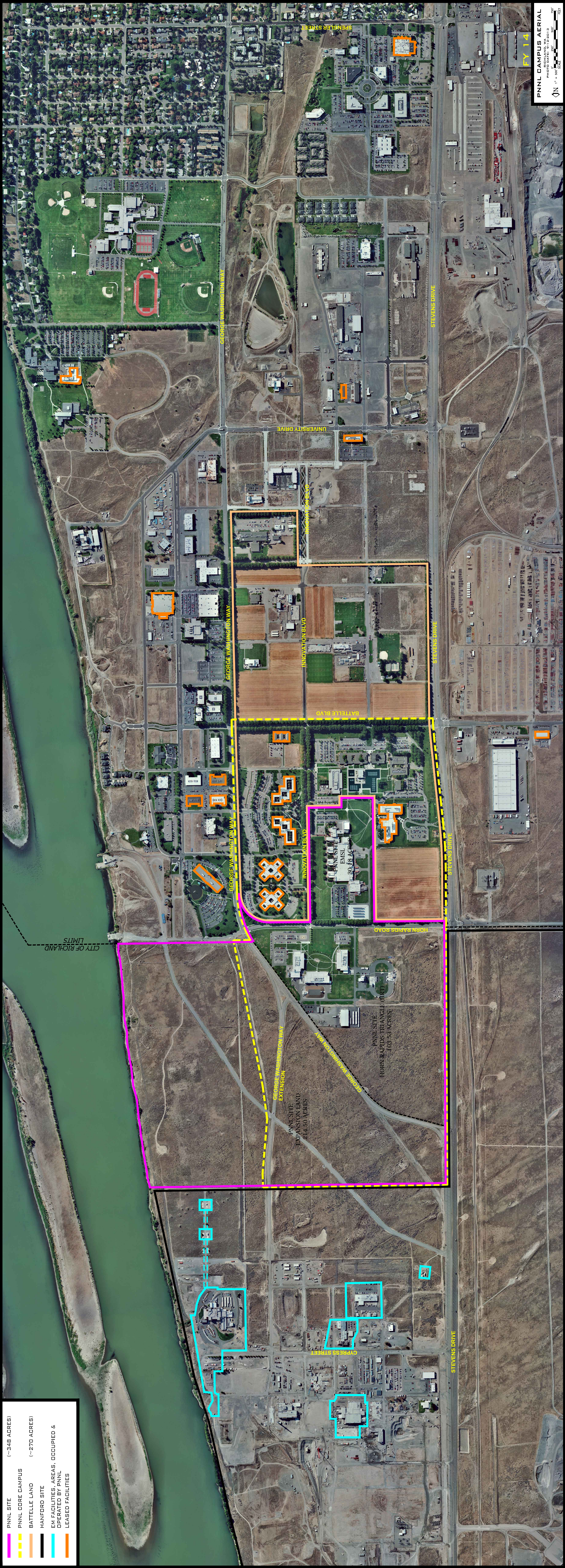


EXHIBIT (3)

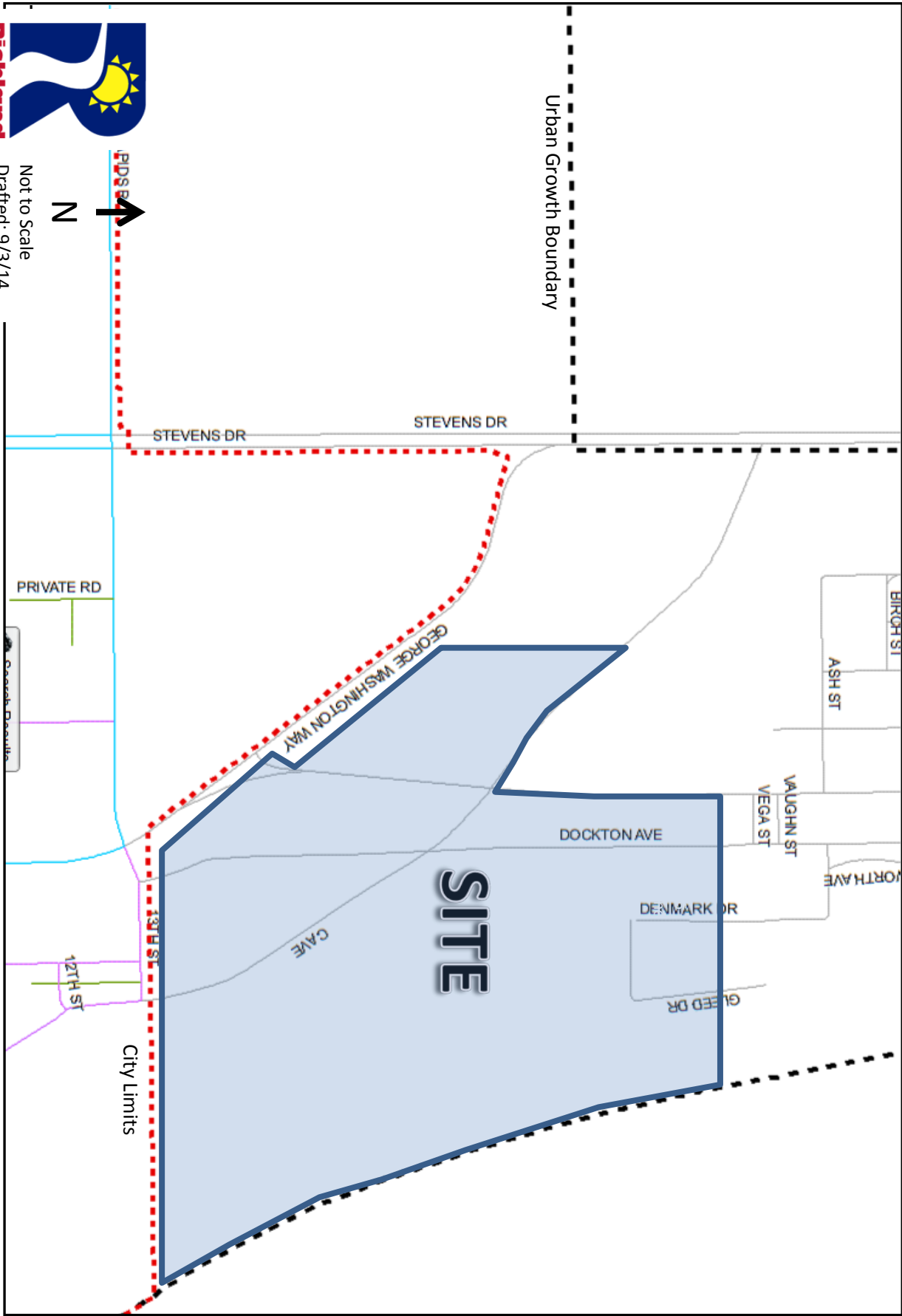
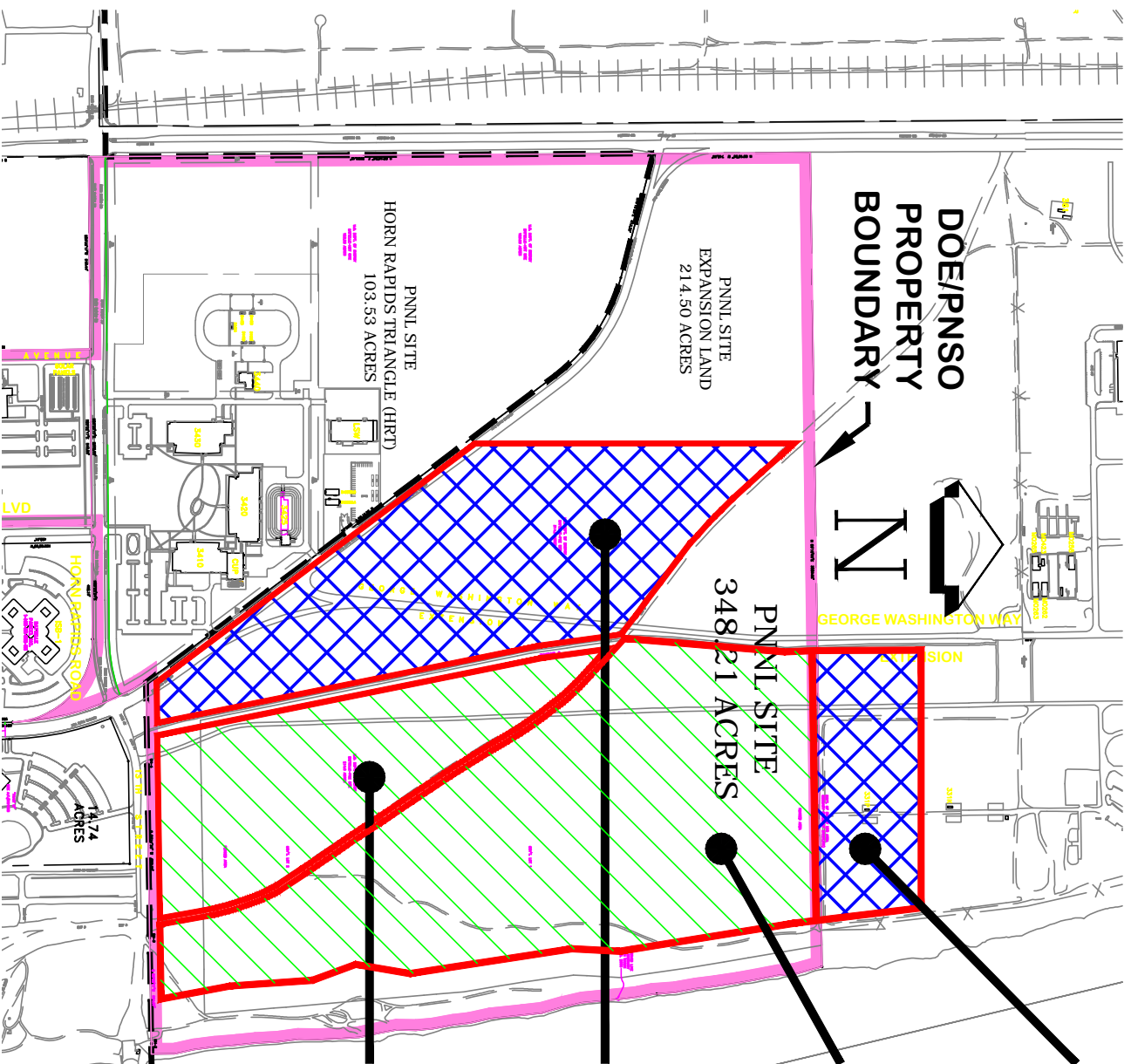


EXHIBIT (4)



EXHIBIT (5)



CURRENTLY 14.76 acres
"LOW DENSITY RESIDENTIAL"
CHANGE TO
"BUSINESS RESEARCH PARK"

CURRENTLY 67.73 acres
"LOW DENSITY RESIDENTIAL"
CHANGE TO
"OPEN NATURAL AREA"

CURRENTLY 44.57 acres
"COMMERCIAL"
CHANGE TO
"BUSINESS RESEARCH PARK"

CURRENTLY 27.83 acres
"COMMERCIAL"
CHANGE TO
"OPEN NATURAL AREA"

EXHIBIT (6)

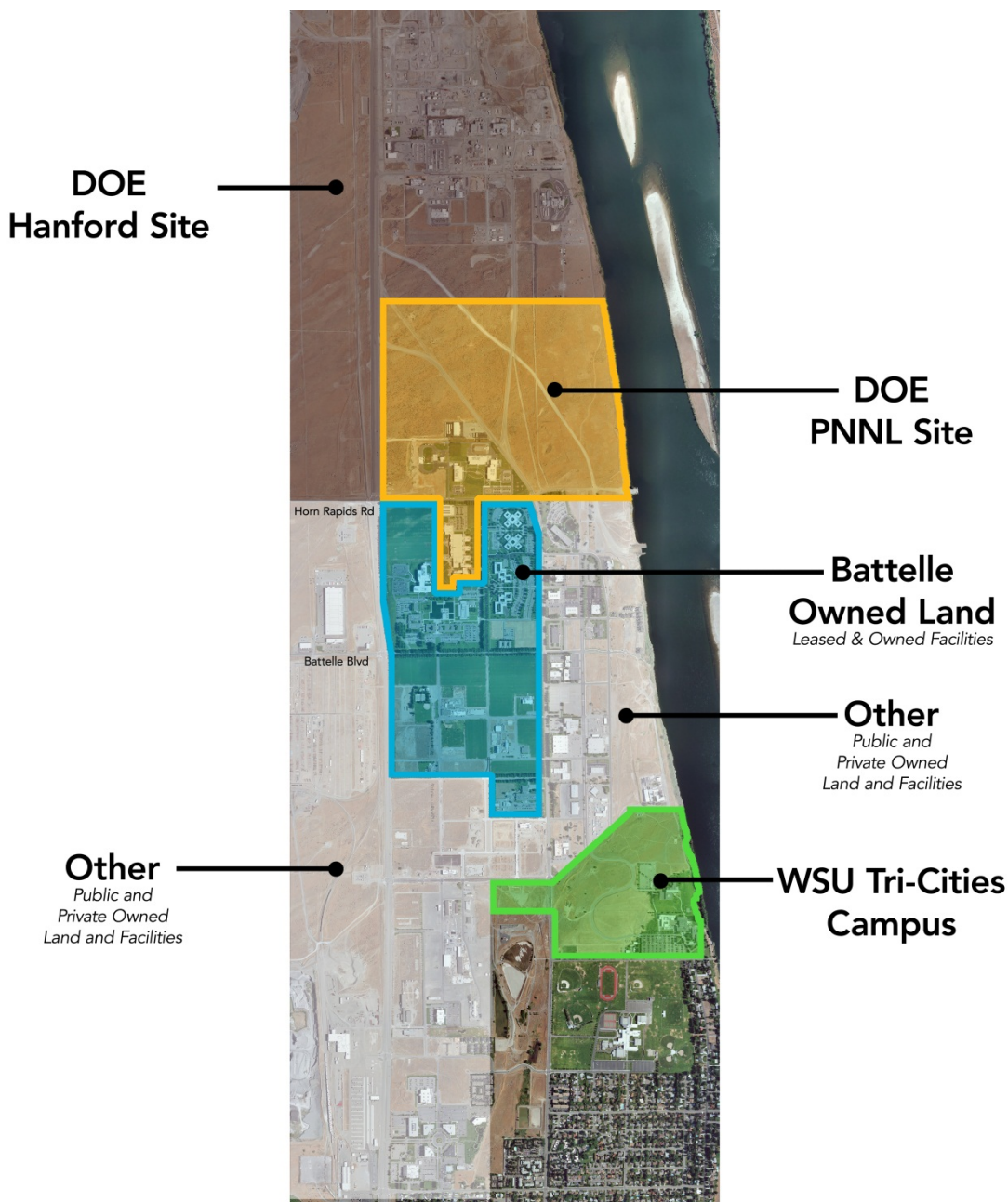


Figure 1-1. PNNL Campus, Depicting Land Ownership

The non-core campus is the area surrounding the PNNL core campus. The 300 Area is part of the non-core campus and is included in the DOE Hanford Site north of the PNNL campus. It houses some of PNNL's radiological and higher risk facilities. The land surrounding the southern part of the core campus is a mix of public and private owned land and facilities. The Battelle owned land south of Battelle Boulevard is adjacent to and comprises the north border of the Innovation Center, LLC, which is a major private-sector property owner in the Tri-Cities Research District (TCRD). PNNL leases additional office buildings adjacent to the core campus, most of which are east of George Washington Way, north of Battelle Boulevard, and west of Richardson Road and accommodate the growth and contraction of PNNL staff population. As new facilities on the core campus are acquired and modernized to accommodate research

Each modification of the campus, its facilities, and infrastructure should be made with the guiding principles defined in this Plan, as well as its long-term aspirations, in mind. Incremental campus development steps should focus on establishing the proposed open spaces, recognizing the potential for research adjacencies and effectively placing amenities and support services. It is anticipated that most new construction will move from south to north, with lease arrangements in the core campus on non-DOE land continuing to support contracting and expanding campus needs. There is a section of culturally sensitive land in the north core campus that is not available for development. Figure 4-3 depicts the land available for development in the core campus with significantly more land available in the north core. Lease arrangements outside the core campus and south of Battelle Boulevard will be evaluated to determine if appropriate to vacate based on availability in the core campus as renewals come due to support the migration north to the core campus.

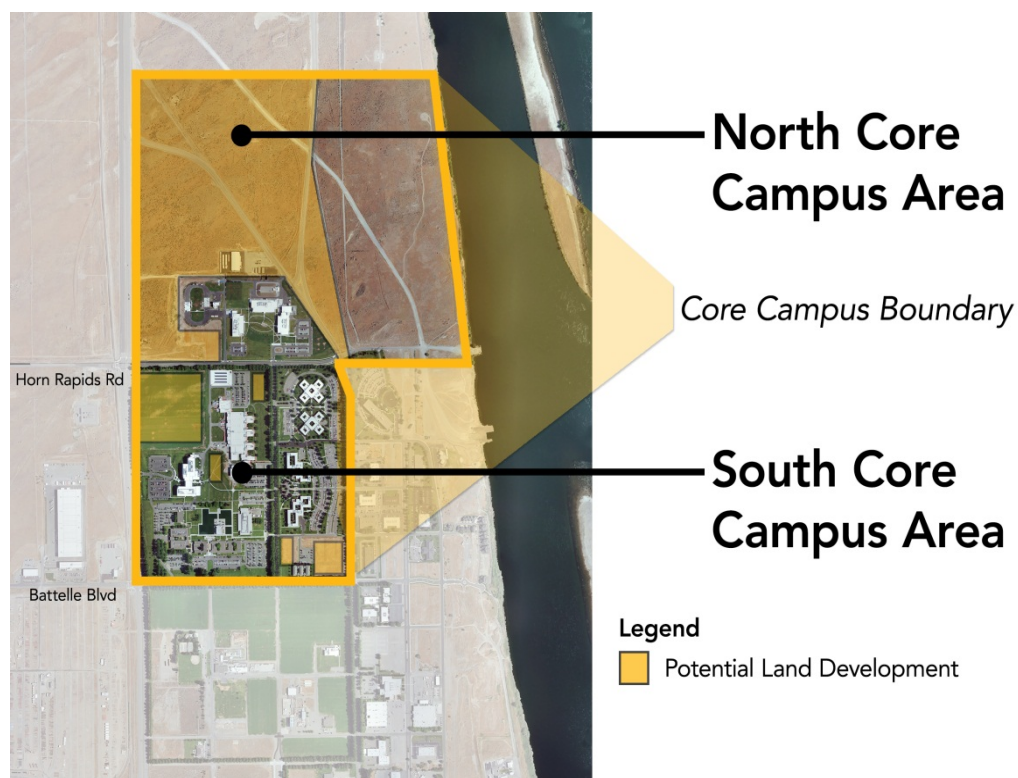


Figure 4-3. Land Development Potential with North and South Core Campus Boundaries Identified

4.5 Development Capacity

This CMP proposes that future development considers established planning zones for building placement and continues the present physical arrangement of facilities, circulation patterns, and open spaces for the entire build-out of the north and south campus. This Plan addresses PNNL's full build-out potential: some 3,000,000 gross square feet (GSF) of new buildings.

4.5.1 North Core Campus

Even with the DOE Pacific Northwest Site Office (PNSO) Cultural & Biological Resources Management Plan's exclusion of the culturally sensitive area adjacent to the Columbia River from

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EXHIBIT (7)

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Amendment to comprehensive plan to re-classify 147 acres from Commercial and Low Density Residential to Natural Open Space and Business Research Park

Proponent: Pacific Northwest National Laboratories

Location of Proposal: North of Horn Rapids Road, west of the Columbia River and east of Stevens Drive.

Lead Agency City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- () There is no comment for the DNS.
- (X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by September 22, 2014.
- () This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Rick Simon

Position/Title: Development Services Manager

Address: P.O. Box 190, Richland, WA 99352

Date: September 3, 2014

Signature 

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants: [\[help\]](#)

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals: [\[help\]](#)

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

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

*Department of Energy, Pacific Northwest Site Office, Pacific Northwest National Laboratory,
request for change in the City of Richland Comprehensive Plan Land Use designations.*

2. Name of applicant: [\[help\]](#)

James W. Bixler

3. Address and phone number of applicant and contact person: [\[help\]](#)

Pacific Northwest National Laboratory (PNNL)

*P.O. Box 999, J2-33
Richland, WA 99352
509-371-7755*

4. Date checklist prepared: [\[help\]](#)

24 July 2014

5. Agency requesting checklist: [\[help\]](#)

City of Richland, Washington

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

2014 cycle for Comprehensive Plan land use designation reassignments.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

There are no current or future plans for development within the subject land area.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

The request is for a change in land use designation as denoted in the City of Richland Comprehensive land use plan. No development of the subject lands is planned at this time. PNNL has performed biological and cultural resource reviews of the property.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

PNNL is not aware of any other proposals related to this property.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

No other permits or approvals will be required.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

Most of the PNNL campus is currently designated appropriately as "Business Research Park", however, two areas that are outside of the current city limit, but within the City of Richland Urban Growth Area are incorrectly designated.

One area is designated as “Low Density Residential,” most of this area has been designated as a preservation area for the protection of sensitive cultural resources. The Department of Energy (DOE) has no intention of releasing this area from federal ownership, and will certainly not allow residential development. The area east of “C Avenue” and George Washington Way Extension north of C Avenue north to the Hanford 300 Area should be designated as “Natural Open Space” to align with its current and future land use.

The other area is currently designated as “commercial.” There is currently no plans for development in this area, but any future development within this area would be consistent with DOE’s current campus long-term plans, and would be consistent with the “Business Research Park” designation assigned to the rest of the PNNL campus. The eastern third of this area, between the existing fence line / bike path and C Avenue is part of the existing sensitive resource preservation area and should be redesignated as “Natural Open Space.” The portion of the currently designated “Commercial” area west of the fence line from Horn Rapids Road to the intersection of George Washington Way Extension and “C Avenue” should be redesignated as “Business Research Park” to be consistent with the surrounding land use designation and PNNL’s long range plans.

Note that the area currently designated as “Low Density Residential” also extends into property owned by the U.S. Department of Energy Hanford Site where PNNL has several small facilities that are incompatible with residential development.

A map of the current and proposed land use designations is attached.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The subject land areas are located just north of the current Richland City boundary near the Columbia River. The area currently designated as “Commercial” is located north of Horn Rapids Road, east of George Washington Way, and South and west of “C Avenue” (actually a submarine compartment haul road). The area currently designated as “Low Density Residential” is located east of “C Avenue” and west of the Columbia River north to the Hanford Site 300 Area.

The subject lands are located in Benton County Parcels 114084000002005, 114081000001001, and 111080000000000.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)

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

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

< 2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Sands and sandy loams

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No development is currently planned. There are no indications of unstable soils within the subject area.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

No development is currently planned. There will be no fill or excavation.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No development is currently planned. No erosion will result.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

No development is currently planned. There will be no new impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

No development is currently planned. No mitigation is required.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

No development is currently planned. There will be no air emissions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No development is currently planned. No operations will be affected by offsite emissions or odors.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

No development is currently planned. No mitigation is required.

3. Water

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

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

The Columbia River is just east of the subject area.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No development is currently planned. No work within, over, or near surface waters.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

No development is currently planned. There will be no dredge or fill, no wetlands or waters will be affected.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No development is currently planned. There will no water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

The site is not within a 100 year floodplain. .

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No development is currently planned. No discharge to surface water will occur.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No development is currently planned. No ground water will be withdrawn at the site.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

No development is currently planned. No waste material or water will be discharged from the site.

c. Water runoff (including stormwater):

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

No development is currently planned. Water comes solely from incident rainfall which is absorbed into the soil.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No development is currently planned. There will be no waste materials as a result of the proposed land use designation change.

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

No development is currently planned. There will be no change in drainage patterns.

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

No development is currently planned. No mitigation is required.

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

a. Check the types of vegetation found on the site: [\[help\]](#)

- ☐deciduous tree: alder, maple, aspen, other
- ☐evergreen tree: fir, cedar, pine, other
- ☒X shrubs
- ☒X grass
- ☐pasture
- ☐crop or grain
- ☐Orchards, vineyards or other permanent crops.
- ☐wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐water plants: water lily, eelgrass, milfoil, other
- ☐other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

No development is currently planned. No vegetation will be removed or altered.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

Field surveys have not identified any threatened or endangered plant species on the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

No development is currently planned. The current and proposed land use preserves native vegetation on the subject property.

- e. List all noxious weeds and invasive species known to be on or near the site.

Rush skeltonweed, diffuse knapweed, Russian knapweed, puncture vine have been observed on site. PNNL has an proactive control program in place to limit the spread of noxious weeds.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other: coyote

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

Field surveys have not identified and threatened or endangered animal species present on the PNNL site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

The site is not part of a significant migration route for birds or other animals.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

No development is currently planned. Continuation of current land uses as proposed will preserve wildlife in the area.

- e. List any invasive animal species known to be on or near the site.

Field surveys have not identified any invasive animal species on the PNNL site.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

No development is currently planned. There are no new energy needs for the subject land area.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No development is currently planned. There will be no effect on the potential use of solar energy on adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

No development is currently planned. No energy conservation measures are needed.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

- 1) Describe any known or possible contamination at the site from present or past uses.

Ground water beneath the site is part of the Hanford Area 300-FF-5 operable unit and is potentially contaminated. This groundwater will not be used on site, nor will land use designation changes subsurface transport of potential groundwater contaminants.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

The site is currently unoccupied with no structures. There are no toxic or hazardous chemicals or conditions on site.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No development is currently planned. No toxic or hazardous chemicals will be stored on site.

- 4) Describe special emergency services that might be required.

No development is currently planned. No emergency services will be required.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

No development is currently planned. No mitigation is required

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

No development is currently planned. There are currently low levels of noise from traffic on area roads, operation of the barge unloading facility, and operation of PNNL buildings west of the site.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

No development is currently planned. No noise will be associated with the proposed land use designation changes.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

No development is currently planned. No mitigation is required.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The eastern area is currently used for the protection and preservation of sensitive resources. The western area is undeveloped, natural vegetation.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

The site has not been used as working farms or grazing lands since at least 1943.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No development is currently planned. There will be no effect on farms or other business operations.

- c. Describe any structures on the site. [\[help\]](#)

There are no structures currently on the site.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No development is currently planned. NO structures will be demolished.

e. What is the current zoning classification of the site? [\[help\]](#)

The area is in an un-zoned portion of the City of Richland GMA.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Commercial and Low Density Residential

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Under the current (1974) map, the nearby shoreline is “A.E.C. Hanford Reservation.” The current draft revision (2014) classifies the adjacent shoreline as “Urban Transition.”

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
[\[help\]](#)

No part of the site is classified as a critical area.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

No development is currently planned. No people will reside or work at the site.

j. Approximately how many people would the completed project displace? [\[help\]](#)

No development is currently planned. No people will be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

No development is currently planned. No mitigation is required.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposal is to make the land use designations consistent and compatible with existing and projected land uses and plans.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

No development is currently planned. No mitigation is required.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No development is currently planned. No new housing units will be provided.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

No development is currently planned. No housing units will be created or eliminated.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

No development is currently planned. No mitigation is required.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

No development is currently planned. There will be no new structures on site.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

No development is currently planned. There will be no change to views or the viewshed.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

No development is currently planned. No mitigation is required.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

No development is currently planned. No new light or glare will occur.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No development is currently planned. No new light or glare will occur.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

No development is currently planned. Offsite light or glare will have no effect on the current site use.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

No development is currently planned. No mitigation is required.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

The land parcels are government –owned areas where public access and therefore recreation is not allowed, this will not change with the proposed change in land use designation..

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No development is currently planned. No changes to existing recreation would occur.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

No development is currently planned. No mitigation is required.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

There are no buildings on the site. There is also a portion of a National Register eligible historic irrigation canal located within the area designated as “Commercial,” the DOE has a mitigation plan in place for this historic property.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

The portion of the subject area currently designated as low density residential contains highly sensitive cultural resources that are regularly monitored and protected by DOE under Section 110 of the National Historic Preservation Act. The area is currently designated as a preservation area by DOE/PNSO specifically to protect these sensitive cultural resource sites.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

No development is currently planned. The entire subject area has been surveyed for cultural resources, and the DOE regularly consults with local tribes and the State Historic Preservation Office concerning the management and preservation of these lands.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

No development is currently planned. No mitigation is required.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The sites are accessible via George Washington Way, George Washington Way Extension, and Horn Rapids Road.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Bus service is available at the Corner of Horn Rapids Road and George Washington Way.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

No development is currently planned. No parking is required.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No development is currently planned. No changes to current transportation infrastructure will be required.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No development is currently planned. A barge unloading facility is located near the southeast corner of the area, a heavy haul road runs through the subject area.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

No development is currently planned. There will be no change to current traffic volume due to this land use designation change.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No development is currently planned. Movement of agricultural or forest products will not be affected.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

No development is currently planned. No mitigation measures are required.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No development is currently planned. No change in the need for public services will result from this change.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

No development is currently planned. No mitigation measures are required.

16. Utilities

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

No development is currently planned. Utilities are available in the site vicinity, but are not needed at this time.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

No development is currently planned. No new utilities are proposed.

C. SIGNATURE [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee James W. Bixler

Position and Agency/Organization F40 Proj. / Pacific Northwest National Laboratory

Date Submitted: 8/11/14 mgr.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal is to change comprehensive plan land use designations from “Low Density Residential” and “Commercial” to “Open Natural Area” and “Business Research Park.” Because part of the subject area is currently a cultural resource preservation area, and DOE has no currently plans to develop the rest of the subject area, this land use designation change will not result in any discharge to water, air emissions, noise, or the production, storage or release of any toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

Because there will be no discharges, emission, noise, or hazardous substance, no means of avoidance or reduction are required.

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

Because there will be no development in these areas, the proposed land use designation changes will have a beneficial effect on native plants and wildlife by preserving the areas in a natural state.

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

The proposed land use designation change will in itself protect and conserve native plants and animals.

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

Because there is no development planned, and no expected change to the use or condition of the subject land, the proposal will not require the use or depletion of any energy or natural resources.

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

Because there will be no energy or natural resource use, no avoidance or reduction measures are required.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The requested land use designation changes are proposed primarily to protect sensitive cultural resources that are currently managed and protected by DOE under Section 110 of the National Historic Preservation Act. Once implemented, the proposal will also preserve native plants and animals within the open natural area designation, and have no effect (relative to the current land use designation) on natural resources in the portions of the subject area that would switch from "Commercial" to "Business Research Park."

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

The proposal is specifically directed at protecting cultural and ecological resources, no additional avoidance or reduction measures would be required.

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

The proposed land use designation changes would have no effect on how the land or shoreline are currently used, the proposed changes would not allow some of the development envisioned in existing plans.

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

The proposal would protect and preserve the land areas and shoreline, no additional impact avoidance or reduction measures are required.

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

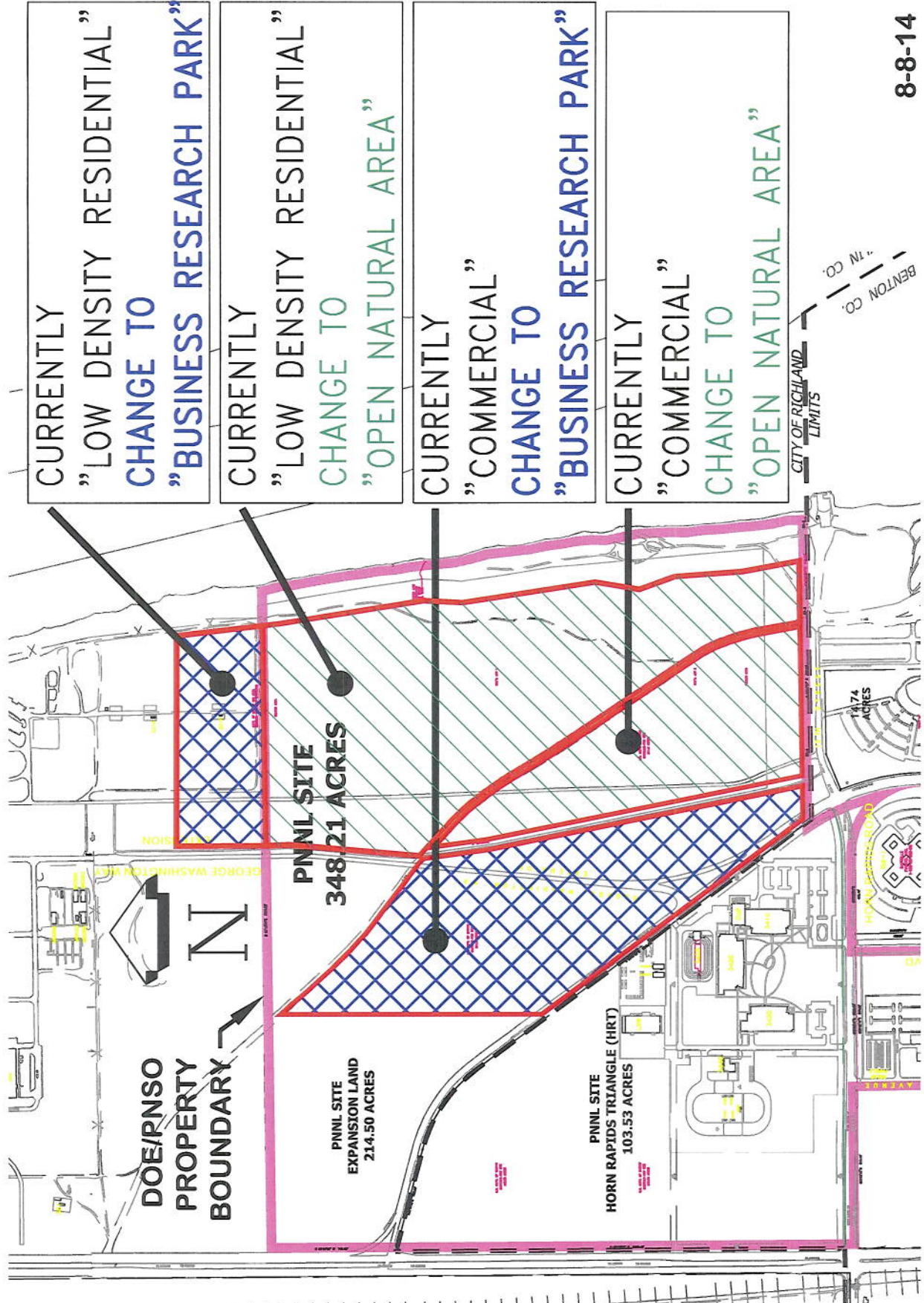
The proposal will have no effect on transportation or public services or utilities because there is no development planned for the subject land area.

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

Because there will be no effect to public services or utilities or to transportation, no measures to avoid or reduce impacts are required.

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

The proposal will not conflict with local, state, or federal laws. The proposal will assist DOE maintain compliance with the National Historic Preservation Act.



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EXHIBIT (8)



NOTICE OF APPLICATION, PUBLIC HEARING & SEPA DETERMINATION

File No's. (Z2014-104 & EA16-2014)

Notice is hereby given that the Richland Planning Commission will conduct a public hearing on September 24, 2014 at 7:00 p.m. in Council Chambers, Richland City Hall, 505 Swift Boulevard, Richland to consider the following proposed application requesting an amendment to the City's adopted comprehensive plan:

An application filed by Pacific Northwest National Laboratories to change land use designations on 67.8 acres from Commercial to Business Research Park; on 60 acres from Low Density Residential to Natural Open Space; and on 20 acres from Low Density Residential to Business Research Park. These properties are located north of Horn Rapids Road, east of Stevens Drive and west of the Columbia River.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Rick Simon, Development Services Manager, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to rsimon@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Tuesday, September 16, 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, September 19, 2014

CITY OF RICHLAND Determination of Non-Significance

Notice is hereby given that the City of Richland on September 3, 2014 did issue a Determination of Non-Significance for the above referenced proposal to amend the City's comprehensive plan. The City of Richland has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days. Comments must be submitted by September 22, 2014. Comments should be submitted to Rick Simon, Development Services Manager, City of Richland, P.O. Box 190, Richland, WA 99352 or via fax at (509) 942-7764.

Rick Simon, Responsible Official

EXHIBIT (9)

I. PUBLIC PARTICIPATION

The Growth Management Act requires the city to establish and broadly disseminate to the public a public participation program identifying procedures whereby proposed amendments or revisions of the comprehensive plan are considered by the governing body.

Review: The City of Richland has an established public participation program to ensure early and continuous public participation in comprehensive plan amendments. The following outlines the program as it applies to this comprehensive plan amendment:

- (1) Communication programs and information services. The City of Richland informed the public about the proposed plan amendment by publishing notice of the amendment in the Tri-City Herald, by posting the site, by mailing notice to surrounding land owners and by posting notice on the City web page.
- (2) Broad dissemination of proposals and alternatives. The City of Richland distributed the proposed plan amendment in the following manner to ensure that information on the amendment was available prior to discussion at public hearings:
 - (a) Copy was available at the City library.
 - (b) Copies were available at the Planning and Development Services Division.
 - (c) A copy was posted on the City web page.
 - (d) Copies were available at the public hearing held by the Planning Commission.
- (3) Public meeting after effective notice. The City of Richland publicized public hearings in the following manner to ensure the broadest cross-section was made aware of the opportunity to become involved in the planning process:
 - (a) Public hearings before the Planning Commission and City Council were scheduled to allow for public comment.
 - (b) Public hearing notices were published in the Tri-City Herald at least 10 days before the scheduled date.
 - (c) Meeting summaries will be prepared and available to the public shortly after the public hearing through the Planning and Development Services Division.
 - (d) All public hearings will be cablecast on the City's cable channel.
- (4) Provision for open discussion. The City of Richland took the following actions to ensure that the public had an opportunity to actually take part and have their opinion heard:
 - (a) Agendas are written that clearly define the purpose of the hearing, the item to be considered, and actions that may take place.
 - (b) All public hearings will be scheduled during the weekday in the evenings to encourage the greatest number of people to attend.
 - (c) The chairman presiding over the hearing shall allow the public an opportunity to comment on the amendment.
 - (d) All hearings will be recorded for public access and review.
- (5) Opportunity for Written Comments. The City of Richland provided the public an opportunity to submit written comment any time during the comprehensive plan amendment review process. These written comments will be made part of the record to allow the governing body to consider them in their decision making process.

II. PLANNING GOALS

The Growth Management Act (GMA) requires the city to consider and be guided by the 13 goals established in RCW 36.70A.020 when adopting comprehensive plans and development regulations. Staff carefully considered and weighed each goal in the light of the relevant information to achieve its desired goal. The following outlines staffs review process to ensure that the 13 goals were properly considered in guiding the city in its final recommendation.

GOAL 1: URBAN GROWTH. *City should encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

Review. The property is located within the City's existing Urban Growth Area as set forth by the Benton County comprehensive plan. The City's comprehensive plan includes provisions for the extension of utilities and services to lands located within the Urban Growth Area and specifically to this site. Water and sewer mains already serve the developed land west of and adjacent to this site. Electricity is provided by the City and capacity exists for future development to be served by the City for water, sewer and power.

GOAL 2: REDUCE SPRAWL. *City should try to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

Review. The proposed amendment would transfer 67.73 acres of land designated for residential use to natural open space use. The proposed amendment would meet this GMA goal.

GOAL 3: TRANSPORTATION: *City should encourage efficient multimodal transportation systems that are based on regional priorities and coordinate with county and city comprehensive plans.*

Review. The City of Richland's comprehensive plan policies state that the city will coordinate planning and operation of transportation facilities with programs to optimize multimodal transportation systems. Future development will be served by public and private streets. The proposed amendment would not impact this GMA goal.

GOAL 4: HOUSING: *City should encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

Review. The proposed amendment would change the designation of 82.49 acres from low density residential to natural open space and in so doing will slightly decrease the amount of land within the city that is available for residential development. The plan designates a total of 6,727 acres for low density, medium density and high density residential development. The proposed change would decrease the total land base of residential land by less than 1 tenth of one percent, and so would have an insignificant impact on the City's housing goal.

GOAL 5: ECONOMIC DEVELOPMENT. *City should encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, and public services, and public facilities.*

Review. The proposed plan amendment would decrease the City's commercial land base by 72 acres but would establish 44.57 acres as business research park which does provide for some service oriented businesses. The site is not suitable for commercial uses given the ongoing PNNL mission, ownership and Federal protections. The proposed amendment will not affect this GMA goal.

GOAL 6. PROPERTY RIGHTS. *City should consider that private property should not be taken for public use without just compensations having been made. The property rights of landowners shall be protected from arbitrary and discriminatory action.*

Review. The City's existing plan includes policies concerning the protection of private property rights. The proposed amendment would not impact this GMA goal.

GOAL 7: PERMITS. *Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

Review. The City will strive to complete the amendment process in a timely and fair manner.

GOAL 8: NATURAL RESOURCE INDUSTRIES. *City should maintain and enhance natural resources-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.*

Review. The proposed amendment does not involve any designated natural resource lands and so does not impact the goal of conserving and enhancing natural resource industries.

GOAL 9: OPEN SPACE. *City should encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands, and water, and develop parks.*

Review. The amendment provides for the protection of 95.56 acres with the designation of natural open space.

GOAL 10: ENVIRONMENT. *City should protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

Review. The development of the property for a business research park uses. The specific nature of environmental impacts and the mitigation measures required to address those impacts would be evaluated at the time that specific development proposals for the site are brought forward unless

the Federal sovereignty from local regulation is applied. The City's development regulations are adequate to identify and mitigate these potential areas of impact and would ensure that the intent of this GMA goal is met. The Federal government's development regulations are more stringent than the City's thus further ensuring this goal is met.

GOAL 11: CITIZENS PARTICIPATION AND COORDINATION. *City should encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.*

Review. The City of Richland has an established public participation program to ensure early and continuous public participation in comprehensive plan amendments. The outline of that plan can be found in Section I: Public Participation. The review of this proposed amendment followed this public participation plan.

GOAL 12: PUBLIC FACILITIES & SERVICES. *City should ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

Review. The proposed amendment would result in different impacts on the City's public services and facilities. These differing impacts would be identified at the time that specific development proposals are brought forward and reviewed for compliance with City development standards and regulations. The City's development regulations are adequate to ensure that the intent of this GMA goal is met.

GOAL 13: HISTORIC PRESERVATION. *City should identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.*

Review. The Applicant has identified a historical irrigation canal on the site and has planned for the mitigation of it.

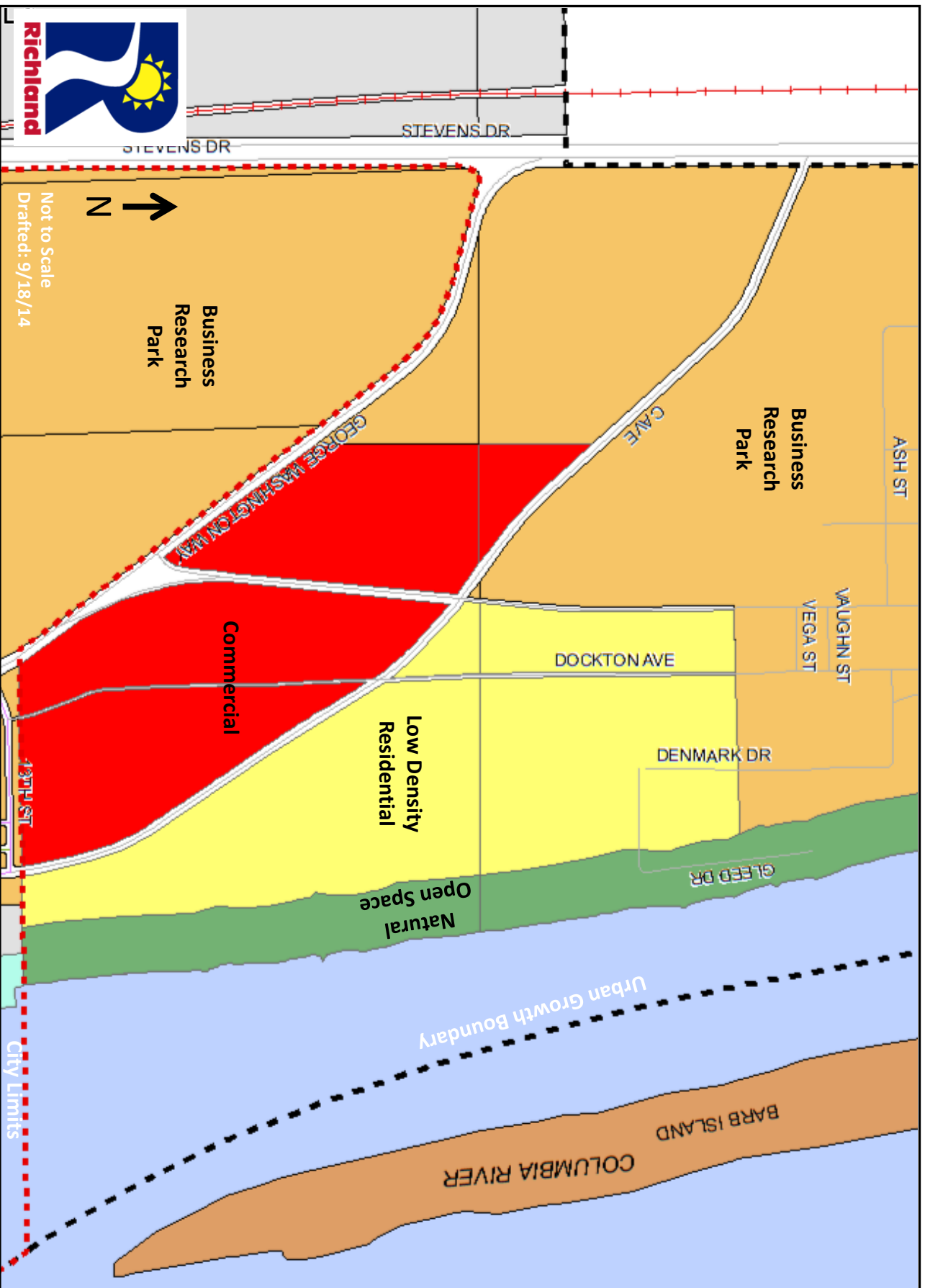
III. CONCLUSION

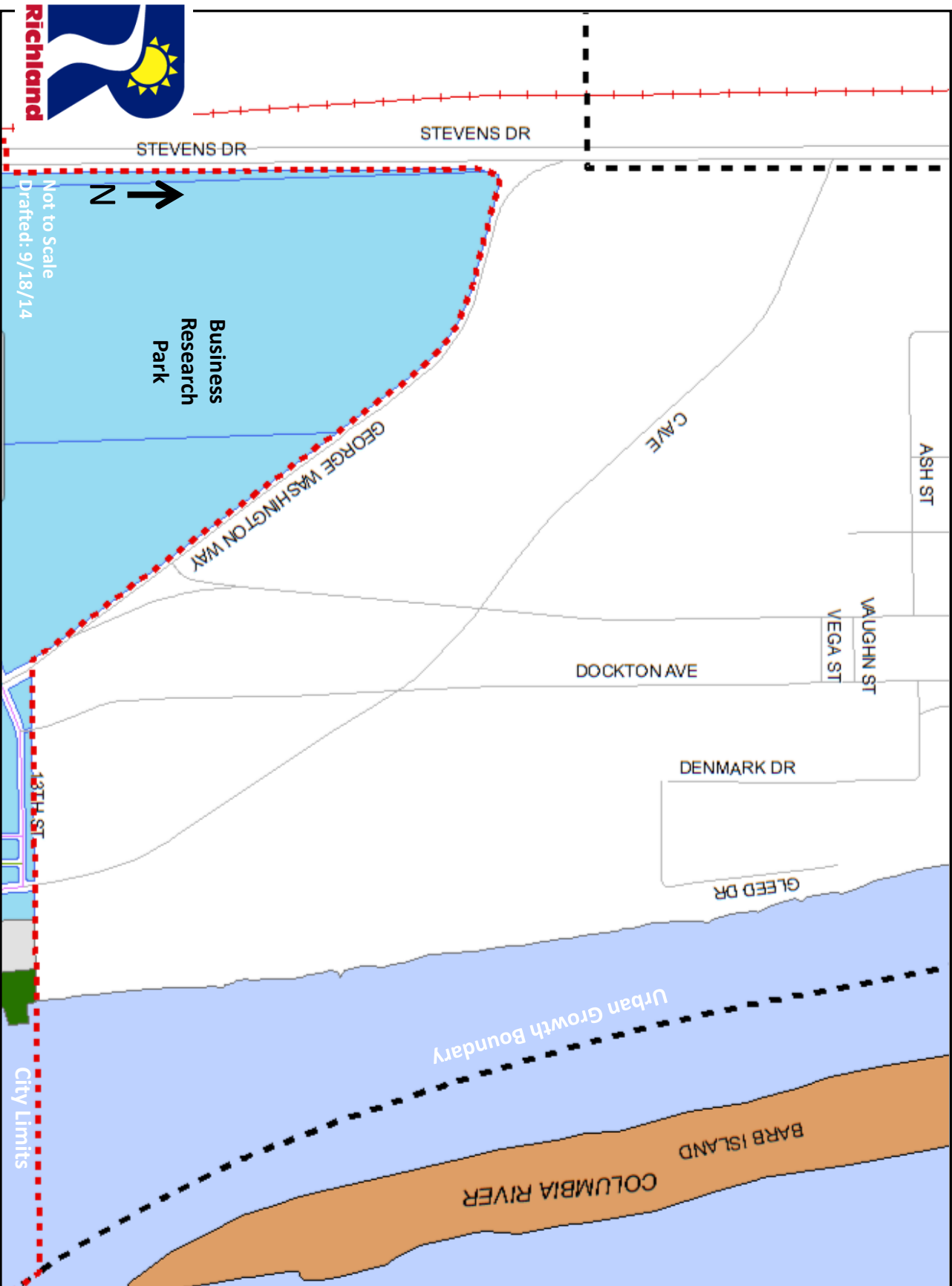
The proposed plan amendment would reclassify approximately 72.4 acres of commercial and 82.49 acres of low density residential land to business research park and natural open space. The resulting acreages are 59.33 as business research park and 95.66 acres as natural open space. This amendment is consistent with the goals of the Growth Management Act.

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EXHIBIT (10)

COMPREHENSIVE PLAN MAP — PNNL 2014 Comprehensive Plan Amendment,





STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2014-107

PREPARED BY: RICK SIMON
HEARING DATE: SEPTEMBER 24, 2014

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND

REQUEST

- 1) AMENDMENT TO THE LAND USE MAP OF THE CITY COMPREHENSIVE PLAN, RECLASSIFYING 2.68 ACRES FROM DEVELOPED OPEN SPACE AND WATERFRONT TO CENTRAL BUSINESS DISTRICT
- 2) REQUEST TO CHANGE THE ZONING ON .61 ACRES FROM DEVELOPED OPEN SPACE TO CENTRAL BUSINESS DISTRICT
- 3) SURPLUS OF .61 ACRES OF CITY OWNED PARK SITE

LOCATION: 95 AMON PARK DRIVE (FORMER CHREST MUSEUM)

REASON FOR REQUEST

The City is requesting an amendment to the comprehensive plan map and zoning map and approval of a surplussing action to prepare the former Chrest Museum site to be made available for private re-development.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for comprehensive plan amendment and zone change (Z2014-107) and submits that:

1. The City of Richland Comprehensive Plan, adopted in 1997, currently designates the portion of the 2.68 acre site lying west of Amon Park Drive as Waterfront and designates the portion of the site east of Amon Park Drive as Developed Open Space.
2. The western 2.07 acres of the site is zoned Central Business District and the remaining .61 acres is zoned Parks and Public Facilities.
3. Existing land uses in the vicinity include a variety of retail uses to the west, north and south of the site and park uses to the east.

4. The western 2.07 acres of the site has previously been declared surplus to the City's needs and has already been made available for private re-development.
5. The eastern .61 acre portion of the site that contains the building formerly leased to the Chrest Museum is no longer needed for City purposes.
6. The expansion of Central Business District plan designations and zoning on the site would provide opportunities for the private re-development of the site in a way that would complement and enhance the City's Central Business District and adjacent park land.
7. An environmental checklist was reviewed and a Determination of Non-Significance was issued completing the State Environmental Policy Act process.
8. Based on the above findings and conclusions, approval of the comprehensive plan amendment, zone change request and surplussing action 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 (Z2014-107) and

- 1) Recommend approval of the request to amend the comprehensive plan designation for 2.68 acre site, changing the land use designation from Waterfront and Developed Open Space to Central Business District; and
- 2) Recommend approval of the request to amend the zoning on the .61 acre site from Parks and Public Facilities to Central Business District; and
- 3) Recommend approval of an action to declare the .61 acre site located at 95 Amon Park Drive surplus to the City's needs.

EXHIBITS

1. Supplemental Information
2. Application Materials
3. Public Hearing Notice
4. RMC Chapter 23.22 - Commercial Zoning Regulations
5. Environmental Checklist
6. Determination of Non-Significance
7. GMA Goals Analysis
8. Comprehensive Plan Map
9. Zoning Map

EXHIBIT (1)

SUPPLEMENTAL INFORMATION

DESCRIPTION OF PROPOSAL

The City is interested in surplussing the .61 acre property was the site of the former Chrest Museum. As this property is part of Howard Amon Park, it carries a comprehensive plan designation and zoning for park use. In order to make the property usable for private re-development, both the plan and the zoning need to be amended. Additionally, the adjacent 650 George Washington Way site carries a Waterfront comprehensive plan designation and Central Business District zoning. The proposed amendment would alter the land use plan designation on this site to Central Business District.

SURROUNDING ZONING AND LAND USE DESIGNATIONS

- North -** North of the site, properties are developed with a sports bar and the Allied Arts facility. The properties are designated as Central Business District under the comprehensive plan and are part of the Central Business District zone.
- East -** Properties east of the site are part of Howard Amon Park. This property is designated as Developed Open Space under the plan and is zoned Parks and Public Facilities.
- South-** South of the site is an existing gas station. This property is designated as Central Business District under the plan and is part of the Central Business District zone
- West -** The westerly boundary of the site is formed by George Washington Way. Adjacent uses include a variety of retail uses and one vacant property. These properties are designated as Central Business District under the plan and are part of the Central Business District zone.

SITE DATA

Size: – Approximately 2.68 acres, consisting of two parcels that are separated by Amon Park Drive. The westerly parcel is situated on George Washington Way, is 2.07 acres in size and is presently vacant. It was the former home of the community house facility. The second parcel lies east of Amon Park Drive, is .61 acres and contains the building that was formerly used as the Chrest Museum.

Utilities: All required utilities including water, sewer and electrical are available to serve the subject properties.

PROJECT HISTORY

In 2001 the Community House property was determined to be surplus. The comprehensive plan on the property was changed from Developed Open Space to Waterfront. The site was also zoned Waterfront and made available for sale and private re-development. Subsequently, the property was sold, the community house building was removed and excavation of the site began in preparation for new building construction. However, the company owning the property lost it through a bankruptcy proceeding and the City now has taken over ownership of the property again. In 2009, the City established the Central Business District zone and made the community house property part of that zone. However, no underlying change in the comprehensive plan was initiated at that time.

Recently, the lease agreement with the Chrest Museum has expired and the City desires to make this property available for private re-development as well, necessitating an amendment to both the plan and to the zoning map.

COMPREHENSIVE PLAN

The Comprehensive Plan designates the former community house property as Waterfront. This plan designation is described as follows:

“The Waterfront category includes a variety of water-oriented uses such as marinas, boat docks, resorts, mixed commercial/residential development, hotels, motels, and offices along the Columbia River shoreline. The intent is to bring significant development to the Columbia riverfront that is consistent with the City’s vision and that incorporates public access recreational features and attractive and high quality development.”

The former Chrest Museum property is designated as Developed Open Space. This plan designation is described as follows:

“This category includes golf courses, federal power transmission and irrigation wasteway easements, private open space, riverfront parks, undeveloped parks, and parks intended for long-term open space.”

The proposed comprehensive plan designation of Central Business District is described as follows:

"This classification includes a mix of residential, retail, service and business uses that provide for the daily convenience needs of on-site and nearby employees and residents. The purpose is to provide for pedestrian and transit-oriented high density employment and cultural uses together with limited complementary retail and higher density residential, and other compatible uses that enhance the Central Business District."

There are also a variety of goal and policy statements in the comprehensive plan that may provide some direction in the evaluation of this application:

Land Use Goal #3 contained in the plan relates to commercial development. It states:
The City will promote commercial growth and revitalization that serves residents and strengthens and expands the tax base.

Policy 1 – *The City will accommodate all types of commercial land uses including retail and wholesale sales and services, and professional services.*

Policy 2 – *The City will create new land use and zoning designations to facilitate both new development and redevelopment where required to implement the City's goals.*

Policy 3 - *The City will work to develop an attractive Central Business District and to revitalize declining commercial areas.*

Policy 4 – *The City will endeavor to locate neighborhood oriented commercial land uses in Neighborhood Activity Centers.*

Land Use Goal #5 relates to municipal facilities and parks. It states:
The city will encourage efficient use and location of municipal public facilities such as transportation centers, utility facilities, schools, parks and other public uses.

Policy 1 – The City will locate municipal facilities in proximity to the people they serve and will ensure the grouping of facilities in Neighborhood Activity Centers whenever possible.

Policy 2 – The City will ensure that public facilities are of a scale compatible with surrounding areas.

Policy 3 – The City through its land use plan and development regulations, will ensure that public facilities are specifically located to be compatible with existing and planned surrounding land uses.

Policy 4 – Wherever possible, the City will locate park and school facilities together.

ZONING DESCRIPTIONS

Existing Zoning

The former Chrest Museum site is zoned Parks and Public Facilities. Section 23.30.010 of the Richland Municipal Code) is as follows:

The parks and public facilities district (PPF) is a special use classification intended to provide areas for the retention of public lands necessary for open spaces, parks, playgrounds, trails and structures designed for public recreation and to provide areas for the location of buildings and structures for public education, recreation and other public and semi-public uses. This zoning classification is intended to be applied to those portions of the city that are designated as developed open space and public facility under the city of Richland comprehensive plan.

Proposed Zoning

The purpose of the Central Business District zone (as specified in Section 23.22.010 of the Richland Municipal Code) is as follows:

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

A chart describing the uses permitted within the City's various commercial zoning districts is attached.

ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the proposal on September 3, 2014. A copy of the checklist and determination of non-significance is attached.

PROCESS FOR SURPLUSsing PROPERTY

Per RMC 3.06, staff is seeking input from other departments, the Planning Commission, the Parks and Recreation Commission and the Economic Development Committee prior to bringing the item before Council.

The community house property was declared surplus by the City years ago, so this proposed surplussing action only applies to the former Chrest Museum building.

If the property is determined to be surplus to city needs, Council may provide direction on each of the following:

- 1. Whether the parcel should be sold or leased.*
- 2. Whether special consideration should be given to abutting land owners.*
- 3. Whether special covenants or restrictions should be placed on the real property as a condition of sale or lease.*
- 4. Whether the parcel should be sold or leased by sealed bid.*
- 5. What formality of appraisal is necessary to set the minimum acceptable price to achieve reasonable value.*

In this proposed surplussing action, all of the adjacent properties are owned by the City, so no special consideration would be granted to abutting land owners. The intent is to combine both parcels and sell them as one large parcel for private re-development. Staff will be suggesting some development restrictions be put on the property to achieve the re-development goals for the property. The specific restrictions would be written into the deed and would be developed based on negotiations with the future prospective purchaser.

ANALYSIS

The proposed amendment to the comprehensive plan would amend the designation on the 2.68 acre site from Waterfront and Developed Open Space to Central Business District. The proposed change from Waterfront to CBD would clear up an existing discrepancy that exists between the plan and the existing zoning. The proposed change

from Developed Open Space to CBD is needed in order for the property to be made available for private re-development. Rezoning of this portion of the site is needed for the same reason.

The extension of the Central Business District plan designation and zoning is appropriate since the adjacent properties to the west are already part of the district and would fit with and complement both the retail uses in the vicinity and in Howard Amon Park.

SUMMARY

Approval of the proposed comprehensive plan amendment, rezone and surplussing action would provide the City the opportunity to re-develop the subject property in a way that would enhance the City's Central Business District.

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EXHIBIT (2)



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

PETITION TO AMEND COMPREHENSIVE PLAN
(Including City Staff Comprehensive Plan Amendment Checklist)

COMPREHENSIVE PLAN AMENDMENT INFORMATION AND PROCEDURES

Amendments to the Comprehensive Plan are Type V legislative actions governed by the procedures and regulations provided in Title 19 of the Richland Municipal Code. As mandated by RCW 36.70A.130 of the Growth Management Act, the City of Richland may consider and make changes to the Comprehensive Plan and its maps once each year. Any interested person, organization or agency may submit an application to the City for amendments to the Comprehensive Plan.

In accordance with the Growth Management Act, the City of Richland has established a docketing system for the annual receipt, processing and consideration of suggested amendments. The full set of submittals for amendments may be examined at the Planning and Development Services Department.

Procedures

Application Period: Applications for amendments may be submitted to the Planning & Development Services Department any time during the year. To be considered in the next annual amendment cycle, applications must be received no later than the application deadline for the current year. Applications received after the current year deadline will be considered in the following year's amendment cycle. [Contact planning staff for the current year's application deadline.]

Notice and Review of Proposed Amendments: The City of Richland will publish a legal notice(s) in the official newspaper of the City each year to inform the public of the opportunity to submit suggestions or requests for changes to the Comprehensive Plan. All proposed amendments would be considered at advertised public hearings before the Planning Commission and City Council, in accordance with state law and City requirements. Notice of public hearings or public meetings will be provided to the public as set forth in Richland Municipal Code 19.40.

Appeal Procedures: The City's final decision on an application may be appealed by a party of record with standing to file a land use petition in Benton County Superior Court. Such petition must be filed within twenty-one (21) days of issuance of the decision, as provided in RCW Chapter 36.70C.

For further information, please contact the Planning & Development Services Department at 840 Northgate Drive in Richland, or phone (509) 942-7794.



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

PETITION TO AMEND COMPREHENSIVE PLAN
(Including City Staff Comprehensive Plan Amendment Checklist)

Applicant or Sponsor City of Richland, Economic Development Department			
Address PO Box 190 MS-18		City Richland	State WA Zip 99352
Phone Number 509-942-7725	Fax Number	Other/E-Mail Address bmoore@ci.richland.wa.us	
Engineer/Architect Information (if applicable)			
Engineer/Architect		Registration/License Number	
Address		City	State Zip
Phone Number	Fax Number	Other/E-Mail Address	

Proposed Plan Amendment: Please indicate type of amendment and its location within the Comprehensive Plan:

☐ Text Amendment: Element _____ Section _____ Subsections _____

☒ Map Amendment: Element Land Use Map Number Land Use Map

Describe your Proposed Amendment (provide suggested new language): use additional sheets as necessary.

Change the Land Use of a portion of the site at 650 George Washington Way from
Developed Open Space to Water Front

Describe why the amendment should be made and why it is in the public interest (e.g., correcting an error, improving consistency, addressing a need that is currently lacking, etc.)

The parcel is part of a contiguous site intended for Water Front. It improves consistency of
the Plan by better aligning the boundaries of these two use areas with the intended uses.

Describe how the current language or map designation affects you or your property.

The current map splits the site into two separate and incompatible Land Use designations
which prevents beneficial use of the property.

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.


Applicant's Signature

Applicant's Signature

PO Box 190 MS-18
Address
Richland, WA 99352
City, State, Zip
509-942-7725
Phone

Address

City, State, Zip

Phone

FOR OFFICE USE ONLY

Please provide the following with your Comprehensive Plan Amendment Application:

- Ownership Report from Title Company Listing Owners Within 300' of the subject property
- SEPA Checklist, if applicable
- Complete Legal Description of Affected Property
- Application Fee

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

Petition for Change of Zoning District Classification

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

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

SECTION I – APPLICANT INFORMATION			
Applicant's Name: City of Richland, Economic Development Office			
Address: PO Box 190 MS-18			
City: Richland		State: WA	Zip: 99252
Phone: 509-942-7725	Fax:		Other and/or e-mail address: bmoore@ci.richland.wa.us
Please check under what capacity you are filing:			
<input checked="" type="checkbox"/> Recorded owner of the property as of 10/4/2010		<input type="checkbox"/> Purchasing under contract as of	
<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).	
SECTION II – PROPERTY LOCATION AND GENERAL DESCRIPTION			
Street address(es) of property for which the zone change is requested, if applicable: 650 George Washington Way			
Relationship to adjacent streets (i.e., west of Main Street between 1 st Avenue and 2 nd Avenue): North of Jadwin, West of Amon Park Drive, South of Lee, East of George Washington Way			
General description of development status (i.e., vacant, agricultural, buildings, or miscellaneous improvement): Commercial buildings and vacant			
Size of petition area	0	acres and	26,548 square feet
SECTION III - CHANGE OF ZONE REQUEST			
A change of zone from		PPF	To CBD
is requested for the property described in Section II of this application.			
SECTION IV – JUSTIFICATION			
State the reason(s) for the requested change of zone:			
Currently the site is split by the zones. Approximately ½ acre of the 2.5 acre site is zoned PPF. The entire site should be zoned CBD to make the and zoning consistent across the entire site.			

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.

D. Moore
Applicant's Signature

PO Box 190 MS-18
Address

Richland, WA 993252
City, State, Zip

509-942-7725
Phone

Applicant's Signature

Address

City, State, Zip

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



Project Site
(95 Amon Park Drive)

95 Amon Park Drive
Vicinity Map



EXHIBIT "A"



Parcel Line Table

Line #	Length	Direction
L1	180.47	S15° 22' 45"E
L2	83.00	S18° 22' 45"E
L3	246.08	S14° 23' 26"E
L4	80.20	N74° 37' 46"E
L5	254.71	N14° 06' 41"W
L6	64.39	N11° 37' 20"W
L7	90.71	S80° 58' 24"W



PROJECT: CREHST MUSEUM SURPLUS LOT
 DRAWN BY: B. LOPEZ
 CHECKED BY: DRPJR P.L.S.
 SCALE: 1"=250
 SHEET: N/A
 DATE: 07-08-14

EXHIBIT (3)



NOTICE OF APPLICATION, PUBLIC HEARING & SEPA DETERMINATION

File No's. (Z2014-107 & EA17-2014)

Notice is hereby given that the Richland Planning Commission will conduct a public hearing on September 24, 2014 at 7:00 p.m. in Council Chambers, Richland City Hall, 505 Swift Boulevard, Richland to consider the following proposed application requesting an amendment to the City's adopted comprehensive plan:

An application filed by the City of Richland to change the land use designation on .75 acres from Developed Open Space to Waterfront on property located at 95 Amon Park Drive. This application also includes a change in zoning from Parks and Public Facilities to Waterfront.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Rick Simon, Development Services Manager, 840 Northgate Drive, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to rsimon@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Tuesday, September 16, 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, September 19, 2014

CITY OF RICHLAND Determination of Non-Significance

Notice is hereby given that the City of Richland on September 3, 2014 did issue a Determination of Non-Significance for the above referenced proposal proposal to amend the City's comprehensive plan. The City of Richland has determined that this proposal does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days. Comments must be submitted by September 22, 2014. Comments should be submitted to Rick Simon, Development Services Manager, City of Richland, P.O. Box 190, Richland, WA 99352 or via fax at (509) 942-7764.

Rick Simon, Responsible Official

EXHIBIT (4)

Chapter 23.22 – Commercial Zoning Districts

Sections:

23.22.010 Purpose of Commercial Use Districts

23.22.020 Performance Standards and Special Requirements

23.22.030 Commercial Use Districts Permitted Land Uses

23.22.040 Site Requirements and Development Standards for Commercial Use Districts

23.22.050 Parking Standards for Commercial Use Districts

23.22.010 Purpose of Commercial Use Districts

- A. The Limited Business Use District (C-LB) is a zone classification designed to provide an area for the location of buildings for professional and business offices, motels, hotels, and their associated accessory uses, and other compatible uses serving as an administrative district for the enhancement of the central business districts, with regulations to afford protection for developments in this and adjacent districts and in certain instances to provide a buffer zone between residential areas and other commercial and industrial districts. This zoning classification is intended to be applied to some portions of the City that are designated either Commercial or High Density Residential under the City of Richland Comprehensive Plan.
- B. The neighborhood retail business use district (C-1) is a limited retail business zone classification for areas which primarily provide retail products and services for the convenience of nearby neighborhoods with minimal impact to the surrounding residential area. This zoning classification is intended to be applied to some portions of the City that are designated Commercial under the City of Richland Comprehensive Plan.
- C. The Retail Business Use District (C-2) is a business zone classification providing for a wide range of retail business uses and services compatible to the core of the City and providing a focal point for the commerce of the City. All activities shall be conducted within an enclosed building except that off-street loading, parking, and servicing of automobiles may be in the open and except that outdoor storage may be permitted when conducted in conjunction with the principal operation which is in an enclosed adjoining building. This zoning classification is intended to be applied to some portions of the City that are designated Commercial under the City of Richland Comprehensive Plan.
- D. The General Business Use District (C-3) is a zone classification providing a use district for commercial establishments which require a retail contact with the public together with incidental shop work, storage and warehousing, or light manufacturing and extensive outdoor storage and display, and those retail businesses satisfying the essential permitted use criteria of the C-2 use district. This zoning classification is intended to be applied to some portions of the City that are designated Commercial under the City of Richland Comprehensive Plan.
- E. The waterfront use district (WF) is a special commercial and residential zoning classification providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, offices, and other similar commercial, apartment, and multi-family uses which are consistent with waterfront oriented development, and which are in conformance with Title 26, Shoreline Management, and with applicable U. S. corps of engineer's requirements. This zoning classification encourages mixed special commercial and high-density residential uses to accommodate a variety of lifestyles and housing opportunities. Any combination of listed uses may be located in one building or one development (i.e. related buildings on the same lot or site). This zoning classification is intended to be applied to those portions of the City that are designated Waterfront under the City of Richland Comprehensive Plan.
- F. The Central Business District (CBD) is a special mixed use zoning classification designed to encourage the transformation of the Central Business District from principally a strip commercial auto-oriented neighborhood to a more compact development pattern. The Central Business District is envisioned to become a center for housing, employment, shopping, recreation, professional service and culture. The uses and development pattern will be integrated and complementary to create a lively and self-supporting district. Medium rise buildings will be anchored by pedestrian oriented storefronts on the ground floor with other uses including housing on upper floors. Projects will be well designed and include quality building materials. Appropriate private development will be encouraged via public investments in the streetscape and through reduction in off-street parking standards. Uses shall generally be conducted completely within an enclosed building, except that outdoor seating for

cafes, restaurants, and similar uses and outdoor product display is encouraged. Buildings shall be oriented to the fronting street or accessway, to promote a sense of enclosure and continuity along the street or accessway. This zoning classification is intended for those portions of the City that are designated as Central Business District, as well as some properties designated as Commercial and Waterfront, under the Richland Comprehensive Plan. The Central Business District zone contains overlay districts titled Medical, Parkway, and Uptown. The overlay districts implement varying site development requirements.

- G. The Commercial Recreation District (CR) is a special commercial district providing for the establishment of such uses as marinas, boat docking facilities, resort motel and hotel facilities, and other commercial uses which are consistent with waterfront oriented development, and which are in conformance with Title 26, Shoreline Management and with the U.S. Corps of Engineers requirements, and providing for regulations to protect the business and residents of the City from objectionable influences, building congestion and lack of light, air and privacy. This zoning classification is intended for those portions of the City that are designated as Waterfront or Commercial under the Richland Comprehensive Plan.
- H. The Commercial Winery Use District (C-W) is a zone classification designed to provide an area for the operation of commercial wineries, including all aspects of the wine making industry, from the raising of crops to the production, storage and bottling of wine and the retail sales of wine and related products. Other uses, which support winery related tourism, such as restaurants, entertainment venues, retail services such as gift shops and bed and breakfast facilities are also permitted, along with other uses that are compatible with wineries. (Ord. 04-09)

23.22.020 Performance Standards and Special Requirements

- A. **Commercial Limited Business:** Residential uses permitted in the C-LB district must comply with the following standards:
 - 1. Minimum Yard Requirements.
 - a) Front Yard. Twenty feet except as provided by Section 23.18.040 (2);
 - b) Side Yards. Each side yard shall provide one foot of side yard for each three foot or portion thereof of building height;
 - c) Rear Yards. Twenty-five feet.
 - 2. Required Court Dimensions. Each court on which windows open from any room other than a kitchen, bathroom or a closet, shall have all horizontal dimensions measured at right angles from the windows to any wall or to any lot line other than a front lot line equal to not less than the height of the building above the floor level of the story containing the room, but no dimension shall be less than twenty feet.
 - 3. Distance Between Buildings. No main building shall be closer to any other main building on the lot than a distance equal to the average of their heights. This provision shall not apply if no portion of either building lies within the space between the prolongation of lines along any two of the opposite walls of the other building, but in any such situation the buildings shall not be closer to each other than a distance of ten feet.
 - 4. Percentage of Lot Coverage. Apartment buildings in a C-LB district shall cover not more than thirty-three percent of the area of the lot.
- B. **Neighborhood Retail Business:** All uses permitted in a C-1 district must comply with the following performance standards:
 - 1. All business, service, repair, processing, or merchandise display shall be conducted wholly within an enclosed building, except for off-street automobile parking, the sale of gasoline, and self-service car washes. Limited outdoor display of merchandise is permitted, provided that such display shall include only those quantities sold in a day's operation.
 - 2. Outdoor storage areas incidental to a permitted use shall be enclosed with not less than a six (6) foot high fence and shall be visually screened from adjoining properties. All storage areas shall comply with building setbacks.
 - 3. Not more than three persons shall be engaged at any one time in fabricating, repairing, cleaning, or other processing of goods other than food preparation in any establishment. All goods produced shall be primarily sold at retail on the premises where produced.

4. Lighting, including permitted illuminated signs, shall be shielded or arranged so as not to reflect or cause glare to extend into any residential districts, or to interfere with the safe operation of motor vehicles.
 5. Noise levels resulting from the operation of equipment used in the conduct of business in the C-1 district shall conform to the requirements of Chapter 173-60 of the Washington Administrative Code-Maximum Environmental Noise Levels.
 6. No single retail business, except for a food store, shall operate within a building space that exceeds 15,000 square feet in area, unless approved by the Planning Commission through the issuance of a special use permit upon the finding that the proposed retail business primarily serves and is appropriately located within the surrounding residential neighborhoods.
- C. **General Business:** All permitted commercial business uses may be located in the C-3 district, provided their performance is of such a nature that they do not inflict upon the surrounding residential areas, smoke, dirt, glare, odors, vibration, noise, excessive hazards or water pollution detrimental to the health, welfare or safety of the public occupying or visiting the areas. The maximum permissible limits of these detrimental effects shall be as herein defined and upon exceeding these limits they shall be as herein considered a nuisance, declared in violation of this title and shall be ordered abated.
1. Smokestacks shall not emit a visible smoke except for one ten minute period each day, when a new fire is being started. During this period, the density of the smoke shall not be darker than No. 2 of the Ringlemann Chart as published by the U.S. Bureau of Mines.
 2. No visible or invisible noxious gases, fumes, fly ash, soot or industrial wastes shall be discharged into the atmosphere from any continuous or intermittent operation except such as is common to the normal operations of heating plant or gasoline or diesel engines in cars, trucks or railroad engines.
 3. Building materials with high light reflective qualities shall not be used in the construction of buildings in such a manner that reflected sunlight will throw intense glare to areas surrounding the C-3 district.
 4. Odors of an intensity greater than that of a faint smell of cinnamon which can be detected by persons traveling the roads bordering the lee side of the C-3 district, when a ten mph wind or less is blowing are prohibited.
 5. Machines or operations which generate air or ground vibration must be baffled or insulated to eliminate any sensation of sound or vibration outside the C-3 district.
- D. **Waterfront:** It is the intent of this section that:
1. Uses should be oriented primarily to the waterfront and secondarily to the public street to facilitate public access to the waterfront; and
 2. Public pedestrian access shall include clearly marked travel pathways from the public street through parking areas to primary building entries. (Ord. 07-06)
- E. **Central Business District:** New Buildings shall conform to the following design standards:
1. The maximum setback area shall only be improved with pedestrian amenities including but not limited to: landscaping, street furniture, sidewalks, plazas, bicycle racks, and public art.
 2. Building façades facing streets shall include:
 - a) Glass fenestration on 50%-80% of the ground floor of the building façade. A window display cabinet, work of art, decorative grille or similar treatment may be used to cover an opening for concealment and to meet this standard on those portions of the ground floor façade where the applicant can demonstrate that the intrusion of natural light is detrimental to the ground floor use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms.
 - b) At least two of the following architectural elements;
 - (1) awnings;
 - (2) wall plane modulation at a minimum of three feet for every wall more than 50 feet in length;
 - (3) pilasters or columns;
 - (4) bays;
 - (5) balconies or building overhangs; or
 - (6) upper story windows (comprising a minimum of 50% of the façade).

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

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 of this title.
- 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	C-W
Agricultural Uses								
Raising Crops, Trees, Vineyards								P
Automotive, Marine & Heavy Equipment								
Automotive Repair – Major				P				
Automotive Repair – Minor		P	P	P	S			
Automotive Repair – Specialty Shop		S	P	P	S			
Automobile Service Station		P ¹	P ¹	P ¹	S ¹			
Auto Part Sales		P	P	P	S			

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	C-W
Boat Building				P				
Bottling Plants				P				P ²⁹
Car Wash-Automatic or Self Service		P ³	P ³	P ³	S ³			
Equipment Rentals			P	P				
Farm Equipment & Supplies Sales				P				
Gas/Fuel Station	S	P	P	P	P			
Heavy Equipment Sales & 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 ⁴				
Truck Rentals			P	P				
Truck Stop-Diesel Fuel Sales			S	P				
Truck Terminal				P				
Vehicle Leasing/Renting			P ⁵	P	S ⁵			
Vehicle Sales			P ⁵	P	S ⁵			
Warehousing, Wholesale Use				P				
Business and Personal Services								
Animal Shelter				S ⁶				
Automatic Teller Machines	P	P	P	P	P	P		P
Commercial Kennel				P ⁶				
Contractor's 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 ⁶				
Hospital/Clinic – Small Animal			S ⁶	P ⁶	P			
Laundry/Dry Cleaning, Com.				P	P ³⁰			
Laundry/Dry Cleaning, Neighborhood		P	P	P	P			
Laundry/Dry Cleaning, Retail	P	P	P	P	P	P		
Laundry-Self Service		P	P	P	P			
Mini-Warehouse				P ⁷				
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 & Printing Services	P	P	P	P	P	P		
Telemarketing Services	P		P	P	P			
Video Rental Store		P	P	P	P	P		P
Food Service								
Cafeterias	A		A	A	A	A	A	
Delicatessen	P	P	P	P	P	P	P	P
Drinking Establishments		P ⁸	P	P	P	P	P	P
Micro-Brewery			P	P	P	P	P	P
Portable Food Vendors ²⁷	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁸	A ²⁹
Restaurants/Drive Through		S ⁹	P ⁹	P ⁹	S ^{9, 10}	S ^{9, 10}		
Restaurants/Lounge		P ⁸	P	P	P	P	P	P
Restaurants/Sit Down	A	P	P	P	P	P	P	P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	C-W
Restaurants/Take Out		P	P	P	P	P		P
Restaurants with Entertainment/Dancing Facilities		P ⁸	P	P	P	P	P	P
Wineries – Tasting Room		P ⁸	P	P	P	P	P	P
Industrial/Manufacturing Uses								
Laundry and Cleaning Plants				P				P ²⁹
Light Manufacturing Uses				P				P ²⁹
Warehousing and Distribution Facilities				P				P ²⁹
Wholesale Facilities & Operations				P				P ²⁹
Wineries – Production				P				P
Office Uses								
Financial Institutions	P	P/S ²³	P	P	P	P		
Medical, Dental and Other Clinics	P	P	P	P	P	P		
Newspaper Offices & Printing Works			P	P	P			
Office-Consulting Services	P	P	P	P	P	P		P ²⁹
Office – Corporate	P		P	P	P	P		P ²⁹
Office – General	P	P	P	P	P	P		P ²⁹
Office – Research & Development	P		P	P	P			P ²⁹
Radio and Television Studios			P	P	P			
Schools, Commercial	P		P	P	P	P		
Schools, Trade			P	P	P			P ²⁹
Travel Agencies	P	P	P	P	P	P		
Public/Quasi Public Uses								
Churches	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P	P ¹¹		
Clubs or Fraternal Societies	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹		
Cultural Institutions	P ¹¹	P ¹¹	P ¹¹		P ¹¹	P ¹¹		P ¹¹
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 & Irrigation Wasteway Easements & Utility Uses	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²
Public Agency Buildings	P	P	P	P	P	P	P	
Public Agency Facilities	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²
Public Campgrounds				S			S	
Public Parks	P	P	P	P	P		P	P
Schools	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³		
Schools, Alternative	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴			
Special Events including concerts, tournaments and competitions, fairs, festivals and similar public gatherings	P	P	P	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P	P	P	P
Trails for Equestrian, Pedestrian, or non-motorized Vehicle Use	P	P	P	P	P	P	P	P
Recreational Uses								
Art Galleries			P	P	P	P	P	P
Arcades		P	P	P	P	P	P	
Boat Mooring Facilities						P	P	
Cinema, Indoor			P	P	P	P	P	
Cinema, Drive-In			P	P				
Commercial Recreation, Indoor		S ⁸	P	P	P	P	P	
Commercial Recreation, Outdoor			P	P		P	P	

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	C-W
House Banked Card Rooms				P ¹⁵	P ¹⁵	P ¹⁵	P ¹⁵	
Recreational Vehicle Campgrounds				S ¹⁶			S ¹⁶	
Recreational Vehicle Parks				S ¹⁷			S ¹⁷	
Stable, Public				S ¹⁸				
Theater		P8	P	P	P	P	P	P
Residential Uses								
Accessory Dwelling Unit		A	A	A	A	A		A
Apartment, Condominium (3 or more units)	P		P ¹⁹		P	P		
Assisted Living Facility	P		P		P ¹⁹	P		
Bed and Breakfast	P	P	P	P	P	P	P	P
Day Care Center	P ²⁰	P ²⁰	P ²⁰	P ²⁰	P ²⁰	P ²⁰		
Dormitories, Fraternities, & Sororities	P				P	P		
Dwelling, One Family Attached						P ²⁶		
Dwelling, Two-Family Detached						P		
Dwelling units for a resident watchman or custodian				A				P ²⁹
Family Day Care Home	P ²⁰					P ²⁰		
Houseboats						P	P	
Hotels or Motels	P		P	P	P	P	P	P
Nursing or Rest Home	P		P		P ¹⁹	P		
Recreational Club	A				A	A		
Senior Housing	P				P ¹⁹	P		
Temporary Residence	P ²¹	P ²¹	P ²¹	P ²¹	P ²¹	P ²¹		P
Retail Uses								
Adult Use Establishments				P ²²				
Apparel & Accessory Stores		P	P	P	P	P		P
Auto Parts Supply Store		P	P	P	P			
Books, Stationary & 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 ²³	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 & 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 & Pet Supply Stores		P	P	P	P			
Retail Hay, Grain & Feed Stores				P				
Second Hand Store			P	P	P	P		
Specialty Retail Stores		P	P	P	P	P		P
Miscellaneous Uses								
Bus Station				P	P			
Bus Terminal				P	P			
Bus Transfer Station	P		P	P	P		P	

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	C-W
Cemetery	P		P	P				
Community Festivals & 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 ²⁴				
On-site Hazardous Waste Treatment & Storage	A	A	A	A	A	A	A	A
Outdoor Storage		A ²⁵	A ²⁵	P ²⁵				
Storage in an Enclosed Building	A	A	A	A	A	A	A	A ²⁹

1 Section 23.42.280

2 Section 23.42.290

3 Section 23.42.270

4 Section 23.42.320

5 Section 23.42.330

6 Section 23.42.040

7 Section 23.42.170

8 Section 23.42.053

9 Section 23.42.047

10 Section 23.42.055

11 Section 23.42.050

12 Section 23.42.200

13 Section 23.42.250

14. Section 23.42.260

15 Section 23.42.100

16 Section 23.42.230

17 Section 23.42.220

18 Section 23.42.190

19 Use permitted on upper stories of multi-story buildings, if main floor is used commercial or office uses.

20 Section 23.42.080

21 Section 23.42.110

22 Section 23.42.030

23 Use permitted, requires special use permit with drive-through window.

24 Chapter 23.62

5 Section 23.42.180

26 Section 23.18.025

27 See definition 23.06.780

28 Section 23.42.185

29 Activities permitted only when directly related to and/or conducted in support of winery operations

30 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. 15-07: Ord. 04-09: Ord. 07-10)

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 – Multi Family 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	N/A	N/A
Minimum Front Yard Setback ¹⁴	20	45 ¹	0 ²	0 ²	CBD, Parkway, Uptown Districts: 0 min. – 20 max. ^{3, 11, 13} Medical District: 0 min,	Note 4,5	Note 4	20
Minimum Side Yard Setback	0 ⁶	0 ⁷	None	None	0 ^{6,8}	0 ^{5,9}	0	0 ^{6,8}
Minimum Rear Yard Setback	0 ^{6,8}	0 ⁷	None	None	0 ^{6,8}	0 ^{5,8,10}	0	0 ^{6,8}
Maximum Building Height ¹⁴	55 ¹¹	30	80	80	CBD – 110 Medical – 140 Parkway – 50 Uptown – 50	35/ 55 ¹²	35/ 55 ¹²	35
Minimum Dwelling unit size (in square feet, excluding porches, decks, balconies & basements)	500	N/A	N/A	N/A	500	500	N/A	N/A

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

² No setback required if street right-of-way is at least eighty feet (80') in width. Otherwise, a minimum setback of forty feet (40') from street centerline is required.

³ Unless a greater setback is required by RMC 12.11 – Intersection Sight Distance.

4 Front and side street. No building shall be closer than forty feet (40') to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.

⁵ In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the Medium Density Residential Small Lot (R-2S) zoning district. Refer to Section 23.18.040.

⁶ In any Commercial Limited Business (C-LB), Central Business (CBD) or in any Commercial Winery (C-W) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:

- A. Within the Commercial Limited Business (C-LB) and the Commercial Winery (CW) districts, buildings shall maintain at least a thirty-five foot (35') setback from any property that is zoned for single-family residential use. Within the Central Business District (CBD) buildings shall maintain at least a thirty-five (35') 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, R2-S – Medium Density Residential Small Lot or any residential Planned Unit Development that is comprised of single-family detached dwellings.
- B. Buildings that are within fifty 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 fifty feet (50') 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 item 1 above) shall not exceed thirty feet (30') in height. Beyond the area 50 feet from any property, that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.
- C. A six (6) 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 ten (10) feet 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 Section 23.54.140.
- D. In the C-LB and C-W districts, a twenty-foot (20') setback shall be provided for any side yard that adjoins a street; and a twenty-five foot (25') setback shall be provided for any side yard that adjoins a residential district.

⁷ Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum fifteen (15) setback. Lots adjoining a street shall maintain a minimum twenty (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 setback a minimum of five (5) feet to accommodate required landscape screening as required under RMC 23.54.140.

⁹ Side yard. No minimum, except parking shall be setback a minimum of five (5) feet, and buildings used exclusively for residences shall maintain at least one (1) foot of side yard for each three (3) 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 setback a minimum of five (5) 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 setbacks 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 Section 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 thirty-five (35) feet; unless the Planning Commission authorizes an increase in building height to a maximum height of fifty-five (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. (Ord. 04-09: Ord. 04-09A: Ord. 07-10)

PLATE NO. 1 - 23.22.040

PLATE 1



CBD - MEDICAL DISTRICT

PLATE NO. 2 - 23.22.040

PLATE 2



CBD - UPTOWN DISTRICT

PLATE NO. 3 - 23.22.040

PLATE 3



CBD - THE PARKWAY DISTRICT

23.22.050 Parking Standards for Commercial Use Districts

- A. Off street parking space shall be provided in all commercial zones in compliance with the requirements of Chapter 23.54 of this title.
- B. Central Business District Off-Street Parking
- C. All uses have a responsibility to provide parking. The parking responsibility for any new use or change in use shall be determined in accordance with the requirements of Section 23.54. The maximum number of parking spaces provided on-site shall not exceed 125% of the minimum required parking as specified in Section 23.54 provided that any number of parking spaces beyond the established maximum may be approved by the Planning Commission subject to RMC 23.22.090(E)(9) (Alternative Design).
 - 1. The off-street parking requirement may be reduced as follows.
 - a) The Planning Commission may reduce the parking responsibility as provided by Sections 23.54.080 Joint Use, and/or;
 - b) Within a 600-foot radius of the property, and within the CBD zoning district, a 25% credit will be provided for each on-street parking space and/or for each off-street parking space located in a city-owned public parking lot. The allowed combined reduction in required off-street parking shall not exceed 50% of the overall off-street parking requirement (including any reductions contained in RMC 23.54.080). Example: one off-street space will be credited if four on-street spaces are located within 600 feet of the property. Parking space dimensions are found in 23.54.120. Only those streets designated for on-street parking shall be considered for the credit. Curb cuts, driveways, hydrant frontages, and similar restricted parking areas shall be excluded from the calculation.
 - 2. Any parking lot that has frontage on a public street or accessway shall be screened with a combination of trees planted at no less than 30 feet on center and shrubs planted to form a uniform hedge within five years. A masonry wall not lower than 18" and not higher than 36" may be substituted for the shrubs. The landscaping and masonry wall, if used, shall be at no greater setback than the maximum setback for a front or street side (23.22.040). Masonry walls are subject to the performance standards found in 23.22.020 A.3.b.ii, and must be granted approval by the Public Works Director for compliance with vision clearance requirements for traffic safety before installation. (Ord. 04-09: Ord. 07-10)

EXHIBIT (5)

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants: [\[help\]](#)

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals: [\[help\]](#)

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

A. BACKGROUND

1. Name of proposed project, if applicable:

City of Richland 2014 Comprehensive Plan Amendment, 95 Amon Park Dr.

2. Name of applicant: City of Richland, Economic Development Department

3. Address and phone number of applicant and contact person: Brian Moore, 509-942-7725, PO Box 190, MS-18, Richland, WA 99352

4. Date checklist prepared: 9/2/14

5. Agency requesting checklist: City of Richland, Development Services

6. Proposed timing or schedule (including phasing, if applicable):

Anticipate adoption of the comp plan change and rezone by December 2014.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

N/A

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

N/A, Non-project action. Future development will be reviewed in accordance with applicable regulations at the time of development.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No applications are currently pending for the subject property.

10. List any government approvals or permits that will be needed for your proposal, if known.

Approval of a comprehensive plan amendment and concurrent rezone are required to change the land use and zoning designations.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is to proposal to amend the City's comprehensive plan by re-classifying .75 acres from developed open space to waterfront and to make a corresponding zoning change from Parks to waterfront.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located at 95 Amon Park Drive within the City of Richland. See attached maps for clarification.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other
- b. What is the steepest slope on the site (approximate percent slope)?
20%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
No agricultural lands are found on the site that is developed with a private drive, off street parking and a 4,000 SF commercial building.
- d. Are there surface indications or history of unstable soils in the immediate vicinity?
If so, describe.
None Known.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
N/A, non-project action.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
See 1.e above.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? See 1.e above.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
See 1.e above.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe
and give approximate quantities if known.
See 1.e above.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
See 1.e above.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
See 1.e above.

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Columbia River is located approximately 630 feet from the site. The developed Howard Amon Park separates the site from the river. This is a non-project action and no work will take place in or adjacent to said river.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

This is a non-project action and no work will take place in or adjacent to said river.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

See 1.e above.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

See 1.e above.

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

The site is protected by a levy from flooding and further flooding is currently managed by the McNary Dam.

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

See 1.e above.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

See 1.e above.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

See 1.e above.

c. Water runoff (including stormwater):

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

See 1.e above.

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

See 1.e above.

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

See 1.e above.

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

See 1.e above.

4. Plants

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

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

___shrubs

X grass

___pasture

___crop or grain

___ Orchards, vineyards or other permanent crops.

___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___water plants: water lily, eelgrass, milfoil, other

___other types of vegetation

The site is covered by impervious asphalts, building structure and maintains a small grass landscaped area.

b. What kind and amount of vegetation will be removed or altered?

See 1.e above.

c. List threatened and endangered species known to be on or near the site.

See 1.e above.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

See 1.e above.

e. List all noxious weeds and invasive species known to be on or near the site.

None known. See 1.e above.

5. Animals

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

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

The Columbia River contains salmonoids and other various fish and waterfowl however this is a non-project action and will not impact the wildlife.

- b. List any threatened and endangered species known to be on or near the site.

Threatened or endangered species are not known to be on or near the site.

- c. Is the site part of a migration route? If so, explain.

The site is not known to be part of a significant migration route for birds or animals.

- d. Proposed measures to preserve or enhance wildlife, if any:

See 1.e above.

- e. List any invasive animal species known to be on or near the site.

None known, see 1.e above.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

See 1.e above.

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

See 1.e above.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

See 1.e above.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe.

See 1.e above.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known, see 1.e above.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known, see 1.e above.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None known, see 1.e above.

- 4) Describe special emergency services that might be required.

See 1.e above.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

See 1.e above.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

See 1.e above.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

See 1.e above.

- 2) Proposed measures to reduce or control noise impacts, if any:

See 1.e above.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently developed with a 4,000 SF commercial building with off-street parking provided. The building is currently vacant. The land to the south and east are public parks with associated park improvements. The land to the north and northeast is commercial in nature and the land to the west is vacant commercial land.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application

of pesticides, tilling, and harvesting? If so, how: N/A

c. Describe any structures on the site.

A 4,000 SF commercial building with a daylight type basement is on the site. The building is one story on the west elevation with a basement that is on grade on the east elevation.

d. Will any structures be demolished? If so, what?

N/A

e. What is the current zoning classification of the site?

The site is zoned Parks & Public Facilities (PPF)

f. What is the current comprehensive plan designation of the site?

Developed Open Space (DOS)

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

N/A, see 1.e above.

j. Approximately how many people would the completed project displace?

N/A, see 1.e above.

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A, see 1.e above.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project is the ultimate rezoning of the site that will apply Central Business District zoning to the property which will then be consistent with the commercial properties to the north & west.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A, see 1.e above

- b. What views in the immediate vicinity would be altered or obstructed?

N/A, see 1.e above

- c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A, see 1.e above

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A, see 1.e above

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A, see 1.e above

- c. What existing off-site sources of light or glare may affect your proposal?

N/A, see 1.e above

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A, see 1.e above

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Howard Amon Park is found to the east and has both active and passive recreation opportunities such as tennis courts, playgrounds, boat docks and a launch, an outdoor amphitheater and community center. Overlook Park found to the

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Non –project action. See 1.e. above.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A, see 1.e. above.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

See attached maps. The site has access to Lee Blvd. by a private access drive.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Benton Franklin Transit has stops within a quarter mile of the site.

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

N/A, see 1.e. above.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

N/A, see 1.e. above.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

N/A, see 1.e. above.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A, see 1.e. above.

- h. Proposed measures to reduce or control transportation impacts, if any:

N/A, see 1.e. above.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A, see 1.e. above.

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

N/A, see 1.e. above.

16. Utilities

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

Water, power sewer, telephone, data, and refuse service are available to the site.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N/A, see 1.e. above.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Signature: _____

Name of signee Aaron T. Lambert

Position and Agency/Organization Senior Planner, City of Richland

Date Submitted: 9/2/14

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

No impact. This is a non-project action. Future development of the site will be reviewed against all requirements, rules and regulations in effect the time of said development.

Proposed measures to avoid or reduce such increases are:

N/A

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

See #1 above.

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

N/A

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

See #1 above.

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

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

See #1 above.

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

N/A

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

See #1 above.

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

N/A

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

See #1 above.

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

N/A

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

See #1 above.

EXHIBIT (6)

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Amendment to comprehensive plan to re-classify .75 acres from Developed Open Space to Waterfront and to make a corresponding change in zoning from Parks & Public Facilities to Waterfront.

Proponent: City of Richland

Location of Proposal: 95 Amon Park Drive

Lead Agency City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- () There is no comment for the DNS.
- (X) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by September 22, 2014.
- () This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Rick Simon

Position/Title: Development Services Manager

Address: P.O. Box 190, Richland, WA 99352

Date: September 3, 2014

Signature 

EXHIBIT (7)

I. PUBLIC PARTICIPATION

The Growth Management Act requires the city to establish and broadly disseminate to the public a public participation program identifying procedures whereby proposed amendments or revisions of the comprehensive plan are considered by the governing body.

Review: The City of Richland has an established public participation program to ensure early and continuous public participation in comprehensive plan amendments. The following outlines the program as it applies to this comprehensive plan amendment:

- (1) Communication programs and information services. The City of Richland informed the public about the proposed plan amendment by publishing notice of the amendment in the Tri-City Herald, by posting the site, by mailing notice to surrounding land owners and by posting notice on the City web page.
- (2) Broad dissemination of proposals and alternatives. The City of Richland distributed the proposed plan amendment in the following manner to ensure that information on the amendment was available prior to discussion at public hearings:
 - (a) Copy was available at the City library.
 - (b) Copies were available at the Planning and Development Services Division.
 - (c) A copy was posted on the City web page.
 - (d) Copies were available at the public hearing held by the Planning Commission.
- (3) Public meeting after effective notice. The City of Richland publicized public hearings in the following manner to ensure the broadest cross-section was made aware of the opportunity to become involved in the planning process:
 - (a) Public hearings before the Planning Commission and City Council were scheduled to allow for public comment.
 - (b) Public hearing notices were published in the Tri-City Herald at least 10 days before the scheduled date.
 - (c) Meeting summaries will be prepared and available to the public shortly after the public hearing through the Planning and Development Services Division.
 - (d) All public hearings will be cablecast on the City's cable channel.
- (4) Provision for open discussion. The City of Richland took the following actions to ensure that the public had an opportunity to actually take part and have their opinion heard:
 - (a) Agendas are written that clearly define the purpose of the hearing, the item to be considered, and actions that may take place.
 - (b) All public hearings will be scheduled during the weekday in the evenings to encourage the greatest number of people to attend.
 - (c) The chairman presiding over the hearing shall allow the public an opportunity to comment on the amendment.
 - (d) All hearings will be recorded for public access and review.
- (5) Opportunity for Written Comments. The City of Richland provided the public an opportunity to submit written comment any time during the comprehensive plan

amendment review process. These written comments will be made part of the record to allow the governing body to consider them in their decision making process.

II. PLANNING GOALS

The Growth Management Act (GMA) requires the city to consider and be guided by the 13 goals established in RCW 36.70A.020 when adopting comprehensive plans and development regulations. Staff carefully considered and weighed each goal in the light of the relevant information to achieve its desired goal. The following outlines staffs review process to ensure that the 13 goals were properly considered in guiding the city in its final recommendation.

GOAL 1: URBAN GROWTH. *City should encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.*

Review. The property is located within the City's existing Urban Growth Area as set forth by the Benton County comprehensive plan. City water, sewer and power serve the site which is developed with a 4,000 square foot commercial building.

GOAL 2: REDUCE SPRAWL. *City should try to reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.*

Review. The proposed amendment would meet this GMA goal and represents the reuse of developed urban property.

GOAL 3: TRANSPORTATION: *City should encourage efficient multimodal transportation systems that are based on regional priorities and coordinate with county and city comprehensive plans.*

Review. The site is served by public transit and is within 600 feet of a regional trail. The proposed amendment would not impact this GMA goal.

GOAL 4: HOUSING: *City should encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*

Review. The proposed amendment does not affect housing in any manner and would not impact this GMA goal.

GOAL 5: ECONOMIC DEVELOPMENT. *City should encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, and public services, and public facilities.*

Review. The proposed plan amendment would allow the efficient reuse of the existing building for commercial and professional office purposes. The current designation and zoning allows only for municipal uses. The proposed amendment will not affect this GMA goal.

GOAL 6. PROPERTY RIGHTS. *City should consider that private property should not be taken for public use without just compensations having been made. The property rights of landowners shall be protected from arbitrary and discriminatory action.*

Review. The City's existing plan includes policies concerning the protection of private property rights. The proposed amendment would not impact this GMA goal.

GOAL 7: PERMITS. *Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.*

Review. The City will strive to complete the amendment process in a timely and fair manner.

GOAL 8: NATURAL RESOURCE INDUSTRIES. *City should maintain and enhance natural resources-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.*

Review. The proposed amendment does not involve any designated natural resource lands and so does not impact the goal of conserving and enhancing natural resource industries.

GOAL 9: OPEN SPACE. *City should encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands, and water, and develop parks.*

Review. No lands utilized for recreation are included in this amendment. The proposed amendment would not impact this GMA goal.

GOAL 10: ENVIRONMENT. *City should protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.*

Review. The site is developed. The proposed amendment would not impact this GMA goal.

GOAL 11: CITIZENS PARTICIPATION AND COORDINATION. *City should encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.*

Review. The City of Richland has an established public participation program to ensure early and continuous public participation in comprehensive plan amendments. The outline of that plan

can be found in Section I: Public Participation. The review of this proposed amendment followed this public participation plan.

GOAL 12: PUBLIC FACILITIES & SERVICES. *City should ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

Review. The facility is no longer utilized or needed by the City. The proposed amendment would not impact this GMA goal.

GOAL 13: HISTORIC PRESERVATION. *City should identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.*

Review. The existing building is not historic nor is the land it is sited on.

III. CONCLUSION

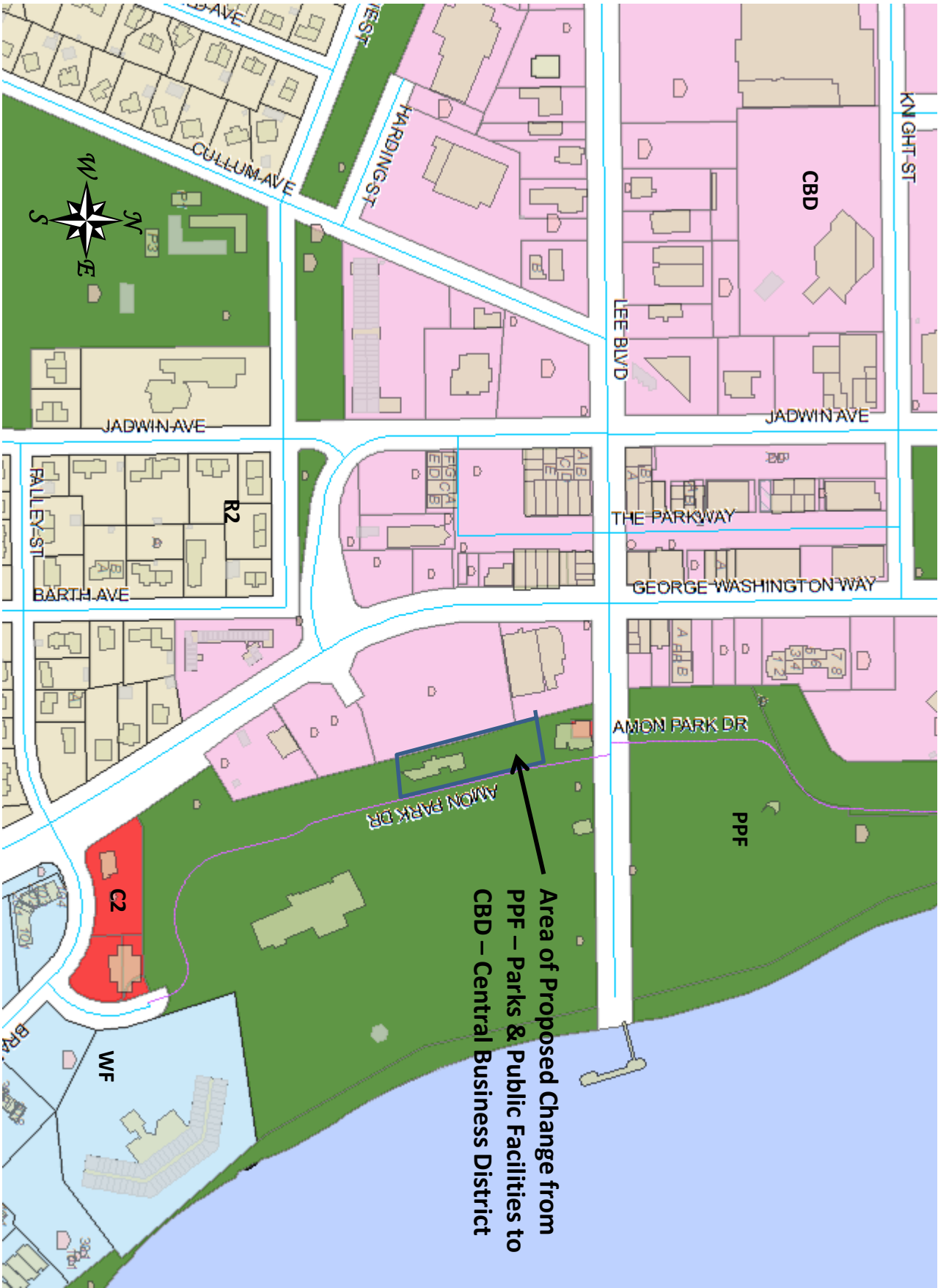
The proposed plan amendment would reclassify 2.68 acres from developed open space and waterfront to commercial. This amendment is consistent with the goals of the Growth Management Act.

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EXHIBIT (8)



EXHIBIT (9)





MINUTES

RICHLAND PLANNING COMMISSION MEETING No. 9-2014

Richland City Hall – 550 Swift Boulevard – Council Chamber

WEDNESDAY, September 24, 2014

7:00 PM

Call to Order:

Chairman Utz called the meeting to order at 7:00 PM

Attendance:

Present: Commissioners Berkowitz, Boring, Jones, 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. Commissioners Clark and Madsen were excused.

PUBLIC HEARING

Public Hearing Explanation: Ms. Howard explained the public hearing notice and appeal process and asked Commissioners to identify any conflicts of interest, ex-parte contact or any other appearance of fairness issues.

Commissioner Berkowitz announced that she would recuse herself from the first hearing item and also noted that while she formerly worked for PNNL, she did feel she would be able to fairly participate in the review of that application. She then left the hearing chamber.

Commissioner Jones also announced that he formerly was a representative of PNNL but did not feel that would impair his ability to hear the PNNL application.

New Business

- 1. APPLICANT: HAYDEN HOMES (Z2014-103)**
 - A.) AMENDMENT TO THE LAND USE MAP OF THE CITY COMPREHENSIVE PLAN, RECLASSIFYING 12.2 ACRES FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL**

B) REQUEST TO CHANGE THE ZONING ON 12.2 ACRES FROM AG- AGRICULTURAL TO C-1 NEIGHBORHOOD COMMERCIAL

Mr. Simon presented the staff report for the plan amendment and rezoning request, discussed the site and displayed several maps and aerial photographs.

Chairman Utz opened the public hearing at 7:16 PM.

Applicant, Nathan Machiela: representative of Hayden Homes, 7406 Country Heights Drive, Kennewick agreed with the staff report and indicated that the best use of this property, along the Steptoe corridor is commercial. The small triangular area on the east boundary is an odd piece and may be landscaped or used for a small coffee shop, but is not sure at this point. The natural separation of the wasteway between the proposed commercial area and the residential development of Clearwater Creek provides a good buffer.

Chairman Utz seeing no others who wished to speak, closed the public hearing at 7:19 PM.

Discussion:

Commissioner Wise asked if they would be additional environmental review for a future commercial uses or would the SEPA checklist prepared for this present application serve for any future commercial use that may be brought forward for this site. **Mr. Simon** responded that any future commercial development would have to go through a separate SEPA analysis.

Commissioner Jones questioned if the present application locks the future location of Rachel Road into place. **Mr. Simon** responded that the western portion of Rachel Road, as it runs through the Clearwater Creek plat has lots of flexibility to move, but that the eastern end of the road, as it extends from the Steptoe Street/Center Parkway intersection is well established. **Mr. King** added that with the approval of the Clearwater Creek subdivision the City required that an alignment study would be done that would ensure that there would be adequate flexibility as to the future location of the western portions of Rachel Road.

Commissioner Boring noted the 10 foot wide trail planned by the Parks Department and asked if there would be an 8 foot sidewalk in addition to the trail or within the trail. **Mr. Lambert** expected consistency with the Keene Road frontage, but deferred to Public Works where the development review for sidewalks would occur.

Commissioner Wallner inquired as to the zoning of the property adjoining the site that is in the City of Kennewick and questioned what would happen with the property if it remained in an undeveloped state and whether it would just be covered with weeds. **Mr. Simon** indicated that the City of Kennewick has a low density residential zoning

designation on the adjacent property. The land owner has the responsibility for maintaining the property in accordance with City requirements for weed control.

Chairman Utz questioned what would happen with the property immediately to the north which has been identified as a buffer for the commercial property. Mr. Simon responded that the property in question is also under the ownership of Hayden Homes, but they had not yet identified a proposed use for that property.

Nathan Machiela, Hayden Homes representative responded that the area to the north would be single family residential to match Clearwater Creek and stated that a residential development application would be brought forward in the future and that Hayden Homes had no plans to expand commercial uses onto this site.

Commissioner Boring noted that there is a benefit to have commercial services in the midst of a residential development and noted that there are commercial businesses in close proximity to her neighborhood.

Commissioner Wise asked for clarification that the area north of the future Rachel Road would not be included in the commercial rezone. **Chairman Utz** responded that this was the case. He also noted that with only five members present

A motion was made by Commissioner Boring and seconded by Commissioner Jones to concur with the findings and conclusions set forth in Staff Report Z2014-103 and recommend approval to the City Council to one: amend the comprehensive plan designation for a 12.2 acre site, changing the land use designation from Low Density Residential to Commercial; and number two: recommend approval of the request to amend the zoning on the 12.2 acre site from AG-Agricultural to C-1 Neighborhood Retail, subject to compliance with the mitigation measures as identified in the March 3, 2014 MDNS issued for the Clearwater Creek project.

THE MOTION CARRIED 5-0.

Commissioner Berkowitz entered the hearing chamber.

2. APPLICANT: PACIFIC NORTHWEST NATIONAL LABORATORIES (Z2014-104) AMENDMENTS TO THE LAND USE MAP OF THE CITY COMPREHESIVE PLAN RECLASSIFYING 155 ACRES FROM COMMERCIAL AND LOW DENSITY RESIDENTIAL TO NATURAL OPEN SPACE AND BUSINESS RESEARCH PARK DESIGNATIONS

Mr. Lambert presented the staff report for the proposed comprehensive plan amendment, noting that the subject property lies outside of the City limits but within the

City's Urban Growth Area. He explained the current uses of the site and the history of both the City's and the Department of Energy's plans for this area.

Chairman Utz opened the public hearing at 7:39PM.

Jim Bixler, 516 Meadows Drive, Richland representing Pacific Northwest National Laboratories and Department of Energy Pacific Northwest Office of Science. He pointed out the PNNL campus master plan is a strategic guide for the development of the entire campus. The intent of the application is to bring the City's plans into agreement with the master plan and with DOE's plans. He noted that the area proposed for natural open space is not available for development as it has been set aside by the DOE as a preservation area.

Chairman Utz closed the public hearing at 7:44 PM.

Commissioner Jones asked a series of questions regarding the impact of the proposed plan amendment on the 325 facility; on future utility corridors, on cultural resources, **Jim Bixler** explained that the proposed amendment would not have an impact on these facilities and resources.

Commissioner Berkowitz noted that the Business Research Park allows for residential development and asked if the owner would be mandated to have residential development on-site. **Mr. Lambert** responded that the owner would not be required to develop a portion of the site with residential uses.

A motion was made by Commissioner Boring and seconded by Commissioner Berkowitz to concur with the findings and conclusions set forth in Staff Report (Z2014-104) and recommend to the City Council adoption of the proposed amendments to the Land Use Map of the City's Comprehensive Plan.

THE MOTION CARRIED 6-0.

- 3. APPLICANT: CITY OF RICHLAND (Z2014-107)**
 - A) AMENDMENT TO THE LAND USE MAP OF THE CITY COMPREHENSIVE PLAN RECLASSIFYING 2.75 ACRES FROM DEVELOPED OPEN SPACE AND WATERFRONT TO CENTRAL BUSINESS DISTRICT**
 - B) REQUEST TO CHANGE THE ZONING ON .75 ACRES FROM DEVELOPED OPEN SPACE TO CENTRAL BUSINESS DISTRICT**
 - C) SURPLUS OF .75 ACRES OF CITY OWNED PARK SITE**

Mr. Simon presented the staff report of the proposed amendments to the comprehensive plan and zoning code to make the former Chrest Museum site ready for private redevelopment and to clean up an existing issue with the property at 650

George Washington Way to bring the plan designation and zoning into conformance with each other.

Chairman Utz opened the public hearing at 7:58.

Brian Moore, the City's Redevelopment Project Supervisor, noted that the former museum site is at grade with 650 George Washington Way and excludes any property that is used for park purposes. He noted that the property is being marketed for mixed use development and that improvements would be made to provide ADA accessibility for the existing urban greenbelt trail.

Chairman Utz closed the Public Hearing 8:02 PM, with no one wishing to speak.

Commissioner Boring asked if the City would get rid of the hole at 650 George Washington Way. **Mr. Moore** responded that this would be the intent. The site is anticipated to be developed with 10,000 to 15,000 square feet of retail space and up to 20,000 square feet of office space.

Commissioner Berkowitz asked what building height would be allowed in the Central Business District. **Mr. Lambert** responded that allowable building height would be 110 feet. Commissioner Berkowitz expressed concern with that building height immediately adjacent to the park and suggested that a more appropriate height limit would be 50 feet, which is the standard that is in place at the Uptown.

Commissioner Boring noted that all the adjoining properties are part of the CBD district and would be allowed to build to a height of 110 feet. **Chairman Utz** also noted the presence of several buildings along Howard Amon Park that have CBD zoning and could be built to a height of 110.

Commissioner Berkowitz questioned how parking reductions would be applied to this site. **Mr. Moore** responded that the site would be eligible for parking reductions contained in the CBD but noted that the current project proposed would include all required parking on-site. He also noted that the parking reduction that could potentially be applied would reduce one parking space for every four parking spaces available on street or within a municipal parking lot that are located within 600 feet of the site.

A motion was made by Commissioner Wallner and seconded by Commissioner Boring that the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2014-107) and first recommend approval of the request to amend the comprehensive plan designation for 2.68 acre site, changing the land use designation from Waterfront and Developed Open Space to Central Business District; and second to recommend approval of the request to amend the zoning on the .61 acre site from Parks and Public Facilities to Central

Business District; and third to recommend approval of an action to declare the .61 acre site located at 95 Amon Park Drive surplus to the City's needs.

Commissioner Berkowitz noted that she has a philosophical objection to giving up park land.

Commissioner Berkowitz moved to amend the original motion to place a height restriction of 50 feet on the .61 acre site as a condition of sale. **Commissioner Wise** seconded the amendment.

The amendment carried by a vote of 4-2 with **Commissioners Boring and Wallner** voting against the motion.

The motion as amended was then carried by a vote of 5-1, with **Commissioner Berkowitz** voting in opposition to the motion.

REVIEWED BY:

Rick Simon, Secretary
Richland Planning Commission



Council Agenda Coversheet

Council Date: 10/21/2014

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 meeting held on October 7, 2010.

Summary:

None.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

1) Draft 10/07/14 Council Meeting Minutes

City Manager Approved:

Hopkins, Marcia
Oct 16, 14:56:15 GMT-0700 2014

**MINUTES****RICHLAND CITY COUNCIL REGULAR MEETING****Richland City Hall ~ 505 Swift Boulevard****Tuesday, October 7, 2014**

Pre-Meeting Workshop:

Mayor Rose called the Council pre-meeting to order at 6:00 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, and Thompson were present.

Also present were City Manager Johnson, Assistant City Manager Amundson, Deputy City Manager King, City Attorney Kintzley, Administrative Services Director Koch, Parks and Public Facilities Director Schiessl, Development Services Manager Simon and City Clerk Hopkins.

Workshop:

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

Ms. Johnson gave a detailed report of her proposed, balanced budget. She discussed the plan to increase the general fund reserves, some reductions to public facilities and street overlays, strategic plan funding, and adjustments to accounting practices.

On other topics, Ms. Johnson said that if a Council Member wished to read Council Member Jones's written statement supporting the ban on marijuana in his absence at the meeting, they were free to do so.

She also noted she talked to officials in West Richland about a future animal shelter and noted the animals needing shelter in Richland is low.

Agenda Item:

1. Richland Public Facilities District 2014 Limited Sales Tax Refunding Bonds
 - Bill King, Deputy City Manager

Mr. King said by refinancing the loan made for the REACH Interpretive Center, more funds can be put into the reserves. He explained how he planned to average the savings and future operating plans for the REACH.

2. Review Comprehensive Plan Amendments
 - Bill King, Deputy City Manager

Mr. King discussed the three proposed amendments to the comprehensive plan this year and that the Planning Commission approves all of them.

Mr. Amundson said the Council workshops will be canceled in November and December, unless one is necessary.

3. Discuss Meeting Agenda

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 and Thompson were present.

Also present were City Manager Johnson, Assistant City Manager Amundson, Deputy City Manager King, City Attorney Kintzley, Administrative Services Director Koch, Fire and Emergency Services Director Baynes, Police Services Director Skinner, Public Works Director Rogalsky, Energy Services Director Hammond, Parks and Public Facilities Director Schiessl, and City Clerk Hopkins.

MAYOR PRO TEM LEMLEY MOVED AND COUNCIL MEMBER THOMPSON SECONDED A MOTION TO EXCUSE COUNCIL MEMBER KENT AND JONES. THE MOTION CARRIED 5-0.

Pledge of Allegiance:

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

Approval of Agenda:

MAYOR PRO TEM LEMLEY MOVED AND COUNCIL MEMBER CHRISTENSEN SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 5-0.

Presentations:

1. Proposed Westchester Group Annexation Proponent (per RCW 35.13.125) - Resolution No. 151-14
- Rick Simon, Development Services Manager

Mr. Simon said described the property proposed for the Westchester Group annexation and said the resolution on the agenda accepting the annexation request represents the first step in the process. He then gave the details of the remaining annexation process.

2. New Employee Introduction

- Allison Jubb, Administrative Services Human Resources Director

Ms. Jubb introduced the new employees Sergey Savchuk who joined the City June 23 as an IT Customer Service Technician and Jonathan Walling who joined the City September 22 as a Firefighter/EMT and gave their backgrounds.

Public Hearing:

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

1. Proposed Surplus and Disposal of Excess Equipment - Resolution No. 143-14

- Cathy Robinson, Administrative Services Purchasing Manager

Ms. Robinson explained the surplus policy, the need for the public hearing and what City property is ready for surplus.

Mayor Rose opened the public hearing at 7:38 p.m. and closed the hearing at 7:38:15 p.m. as there were no public comments.

Public Comments:

Robert Jenkins, 4190 Kimberly Avenue, Richland, WA, said he supports the ban on marijuana and cited problems other cities are having with the sale of marijuana.

William Webber, 810 Willard, Richland, WA, uses medical marijuana and is opposed to the ban and taking away his right to access it. He believes marijuana-related crimes will continue to happen if it is banned.

Lori Ness, 2253 Davison Avenue, Richland, WA, spoke on the Horn Rapids Plan update and believes that the SEPA review process has not been completed correctly for the 2011 Master Plan Update and wants to know why.

Darla Plaisted, 4175 Kimberly Street, Richland, WA, said she supports the ban on marijuana and does not agree with the State of Washington's decision.

Marla Summers, 4350 Tami Street, Richland, WA, said she supports the ban on marijuana and supports upholding the federal law regarding marijuana.

Kristen Leporderin, 9324 West 19th Ave, Kennewick, WA, said that marijuana is easily accessible and she supports legalized marijuana to make it safer to procure.

Frank Grahams, 5812 West Victoria, Kennewick, WA, said he supports legal marijuana to stimulate new business and supports it for medical reasons and believes it is safe to use.

Kevin Melbust, 417 Sierra Street, Richland, WA, does not believe the government should impose a ban on its citizen's right to use marijuana.

Jeremy Peterson, 1414 West 6th Avenue, Kennewick, WA, supports legalized marijuana believes that the public is not well informed on the legitimate uses for marijuana.

Catherine Creighton, 1009 West 14th Place, Kennewick, WA, supports legalized marijuana and believes it will make it safer to procure. She noted that children are exposed to alcohol and tobacco purchase and use and marijuana purchase and use would not be any different.

Nick Napoli, 616 Coast Street, Richland, WA, described the process of buying legal marijuana which he has done in Prosser.

Alexrandia Alford, 810 Willard Avenue, Richland, WA, said that marijuana is already easily available in the schools.

Kelin Krieder, 2813 Road 44, Pasco, WA, supports legal marijuana for the new business and jobs it will create.

Jedidiah Haney, 405 S. 34th 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.

Brad Klippert, 2301 South Rainier Street, Kennewick, WA, said he has been in law enforcement for over 20 years and has seen the negative effects on individuals and their families from marijuana use and supports the ban.

Consent Calendar:

City Clerk Hopkins read the consent calendar.

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
- Pete Rogalsky, Public Works Director

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

MAYOR PRO TEM LEMLEY MOVED AND COUNCIL MEMBER THOMPSON SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED.THE MOTION CARRIED 5-0.

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

MAYOR PRO TEM LEMLEY MOVED AND COUNCIL MEMBER CHRISTENSEN SECONDED THE MOTION TO GIVE SECOND READING AND PASS ORDINANCE NO. 29-14, AMENDING TITLE 23: ZONING REGULATIONS, PROHIBITING PRODUCTION, PROCESSING AND/OR SALE OF MARIJUANA.

Mayor Pro Tem Lemley read from a Colorado study that tracked the impact of legalizing marijuana in Colorado. The study tracked six different categories and the effects marijuana had on each. He noted that no one is currently qualified to open a marijuana store in Richland and the dangers of edible marijuana products and the production of hash oil. He said he supports the ban on marijuana.

Council Member Anderson thanked the public for their comments on the proposed ban. He has given this topic a great deal of thought and research. His research on medical marijuana did not reveal support of medicinal properties. He noted that people can debate and come up with evidence for both sides of the topic. He said he will not vote in favor of an issue that is in contrast with the federal government as he is not confident that the federal government won't change its opinion on how it will address a state making its own marijuana decisions.

Council Member Thompson pointed out all of the issues the federal government already controls. He said the State of Washington made the decision to decriminalize marijuana and the State Attorney General made the decision to allow cities to choose to ban marijuana. He believes that I502 was poorly written and that the state will take measures to correct the problems it caused; however, he does not believe that city governments should go against the State's decision. He believes people can make the decision to use marijuana themselves. He will vote against banning marijuana.

Council Member Christensen said the City is banning the production and sale of marijuana, not the use in the limits of the state law. He said I502 was flawed and it did not fix the problems it intended to address, it is highly taxed and not many new businesses will be able to open. He is going to vote in favor of banning marijuana until some of these issues are addressed. He thanked the people for their comments on the topic.

Mayor Rose said he doesn't have any new information to add to this topic. He said people are already using marijuana recreationally and that he supports medical marijuana. He would like the City of Richland to be in charge of when, where and to whom marijuana can be sold to. He is voting against the ban.

THE MOTION CARRIED 3-2. COUNCIL MEMBER THOMPSON AND MAYOR ROSE OPPOSED.

Reports and Comments:

1. City Manager Johnson said at the October 21 Council meeting, the Tri-City Regional Hotel Motel Commission will present its 2015 Budget and Marketing Plan. She also noted the ground has been broken on for the construction of the new Fire Station No. 74 on Duportail Street.
2. Council Members:

Council Member Anderson said he and Public Works Director Rogalsky took Senator Curtis King and Don Whitehouse from WSDOT on a tour of the Duportail bridge project.

Council Member Christensen said he attended the Senior Picnic on September 18 and remarked on the success of the event; attended the groundbreaking event for Fire Station

No. 74; and attended the joint tour with the Port of Benton to look at economic development sites for potential joint projects.

Council Member Thompson thanked the public for their comments regarding the ban on marijuana.

Mayor Pro Tem Lemley said he attended the grand opening of the new French restaurant, the Senior Picnic and the joint tour with the Port of Benton which included a tour of the Chill Build cold storage building.

Adjournment:

Mayor Rose adjourned the meeting at 8:43 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

David W. Rose, Mayor

DATE APPROVED:



Council Agenda Coversheet

Council Date: 10/21/2014

Category: Consent Calendar

Agenda Item: C2

Key Element: Key 2 - Infrastructure & Facilities

Subject: ORDINANCE NO. 15-14, DEDICATING RIGHT OF WAY FOR SMARTPARK STREET

Department: Public Works

Ordinance/Resolution: 15-14

Reference:

Document Type: Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 15-14, dedicating right-of-way for Smartpark Street.

Summary:

Smartpark Street was an existing private road located between Stevens Drive and Hanford Street. The portion of Smartpark Street between Hanford Street and the Sienna Sky Village development was improved, and a public access easement established as a condition of the Sienna Sky Village development. An access easement was also granted to the Sienna Sky Village properties on the portion of Smartpark Street extending to Stevens Drive.

City staff has intended that Smartpark Street would become a City street once further development occurred to facilitate street network connectivity and emergency vehicle access between Stevens Drive and George Washington Way. In late spring 2014, the property owners, SMI Group XV, LLC and Stevens Drive Storage, LLC, approached the City requesting the City take ownership of the roadway because the general public was using the private segment of street.

Council approved Resolution 98-14 on July 15, 2014, entering into an Infrastructure Improvement Agreement that outlined the conditions necessary for the transfer to take place. The property owners then proposed to develop a portion of the adjacent property which requires a waterline within Smartpark Street to be extended. The Agreement was then amended on August 19, 2014 by Resolution 111-14, to secure the funding for the overlay requirement established in the original Agreement so that the waterline could be extended prior to overlaying the roadway.

SMI Group XV and City staff have implemented portions of the infrastructure agreement sufficient for the City to take ownership of the street segment. Quitclaim deeds were prepared, signed and recorded with the Benton County Auditor's Office on October 1, 2014 transferring ownership of the private road to the City. By approving this ordinance, the road right-of-way as described in the quitclaim deeds would be dedicated as a City street named "Smartpark Street."

Fiscal Impact?

☒ Yes ☐ No

Typical street maintenance activities (sweeping, pavement maintenance, signing, etc.) would become an ongoing expense as it would add approximately 2000 ft. of roadway to the City street network.

Attachments:

- 1) Ord. No. 15-14 Dedicating Right of Way for Smartpark Street
- 2) Smartpark Quit Claim Deed - SMI Group XV, LLC

City Manager Approved:

Hopkins, Marcia
Oct 16, 14:11:28 GMT-0700 2014

ORDINANCE NO. 15-14

AN ORDINANCE of the City of Richland dedicating and establishing the right-of-way for Smartpark Street, as fully described in this ordinance.

WHEREAS, Smartpark Street was an existing private road between Stevens Drive and Hanford Street; and

WHEREAS, the City of Richland held a public access easement on the portion of Smartpark Street between Hanford Street and the west boundary of Sienna Sky Village; and

WHEREAS, Smartpark Street effectively functioned as a City street connecting Stevens Drive and George Washington Way; and

WHEREAS, the City and land owners' long range plan was to dedicate the private segment of Smartpark Street to the City as development progressed to complete a desirable network of public streets between Stevens Drive and George Washington Way; and

WHEREAS, the property owners, SMI Group XV, LLC and Stevens Drive Storage, LLC desired to prevent general public use of the private portion of Smartpark Street or transfer ownership to the City; and

WHEREAS, the City agreed to the transfer of ownership to avoid disruption to local travel patterns and emergency response provided the roadway was brought up to equivalent City standards; and

WHEREAS, these conditions were documented in an Infrastructure Improvement Agreement that was approved by Council on July 15, 2014 through Resolution No. 98-14; and

WHEREAS, an Addendum to Infrastructure Improvement Agreement was approved by Council on August 19, 2014 through Resolution No. 111-14 to secure funds to overlay the roadway with 1 inch of Hot Mix Asphalt due to utility work needed for a development proposed by the property owners; and

WHEREAS, Quitclaim deeds were prepared, signed, and recorded with the Benton County Auditor's Office on October 1, 2014 transferring ownership of the private road Smartpark Street to the City.

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

Section 1. The portion of road right-of-way as described and shown in the quitclaim deeds from Grantor SMI Group XV, LLC to Grantee City of Richland attached as Exhibit A and recorded under Auditor's File 2014-024746, and from Grantor Stevens Drive Storage, LLC to Grantee City of Richland attached as Exhibit B and recorded under Auditor's File 2014-024747 is hereby ordered to be dedicated as a City street named "Smartpark Street."

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

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

PASSED by the City Council of the City of Richland, at a regular meeting on the _____ day of _____ 2014.

Quit

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

2014-024746 D
10/01/2014 04:31:35 PM Pages: 5 Fee: \$76.00
City of Richland
Benton County Auditor's Office

WHEN RECORDED RETURN TO:

City Surveyor
City of Richland
840 Northgate Drive
Richland, WA 99352
MS#26

EXCISE TAX PAID

DC - 14 K 04651

Bat
BENTON COUNTY WA
Cert.

Grantor: SMI Group XV, LLC.

Grantee: City of Richland

Legal Description: PTN NW 1/2 S 26, Twp 10 N, R28 E. Complete legal description below on pages 1-2.

Tax Parcel: #1-2608-200-0006-003

QUIT CLAIM DEED

The Grantor, **SMI Group XV, LLC.**, for the transfer of personal property and other good and valuable consideration, in hand paid, conveys and quit claims to **THE CITY OF RICHLAND**, a municipal corporation, any interest the Grantor has or may have, at the date of conveyance, in the property situated in the County of Benton, State of Washington, together with all after acquired title of the Grantor therein and described as follows:

A portion of the Northwest 1/4 of Section 26, Township 10 North, Range 28 East, W.M., The City of Richland, Benton County, Washington, described as follows:

That portion of a Parcel described in a deed recorded under Auditor's File No. 1998-033621, Parcel "A" as depicted on a Record of Survey No. 3001, as recorded in Volume 1 of Surveys on Page 3001, records of said County and State, more particularly described as follows:

Beginning at the Northwest corner of said Parcel "A"; Thence South 01°16'08" West a distance of 222.94 feet along the West line of said Parcel "A" and the Easterly right-of-way of Stevens Drive, to the **TRUE POINT of BEGINNING**; Thence South 43°43'51" East a distance of 77.78 feet, leaving said West line and Easterly right-of-way; Thence South 88°43'47" East a distance of 751.10 feet; Thence North 89°27'42" East a distance of 39.08 feet to a point on the Westerly line of an existing Access and Utility easement recorded under Auditor's File No. 2006-022039, records of said County and State; Thence continuing North 89°27'42" East a distance of 775.51 feet along the Northerly line of said existing Access and Utility easement to the beginning of a 130.00 foot radius tangent curve to the right; Thence Southeasterly a distance of 203.65 feet along the arc of said curve and said Access and Utility easement, through a central angle of 89°45'23" to a tangent point on the Easterly line of Parcel described by Trustee's Deed recorded under Auditor's File No. 2011-018539, Thence South 00°45'55" East a distance of 141.68 feet along said Easterly line and said Access and Utility easement, and said leaving said tangent curve to a point on the Northerly right-of-way of Hanford Street as described by City Ordinance No. 04-02 as recorded under Auditor's file No. 2002-019508, records of said County and State; Thence South 89°13'38" West a distance of 85.00 feet along said Northerly right-of-way and leaving said Easterly line to the beginning of a 25.00 foot radius non-tangent curve concave to the Northwest and having a radial bearing of North 00°46'22" West; Thence Northeasterly a distance of 39.27 feet along said arc of said curve through a central angle of 89°59'33" leaving said Northerly right-of-way; Thence North 00°45'55" West a distance of 116.67 feet leaving said tangent curve along said Access and Utility easement to the beginning of a 70.00 foot radius tangent curve to the right (having a common radius point with the aforementioned 130.00 foot radius curve); Thence Northwesterly a distance of 109.66

Ordinance 15-14 Exhibit "A" - Page 2 of 4

feet along the arc of said curve through a central angle of 89°45'23"; Thence South 89°27'42" West a distance of 776.89 feet leaving said tangent curve, along said Access and Utility easement to said point on the Westerly line of said existing Access and Utility easement recorded under Auditor's File No. 2006-022039; Thence South 89°27'42" West a distance of 38.64 feet, leaving said Westerly line; Thence North 88°43'47" West a distance of 528.81 feet to a point on the Easterly line of a Parcel described by Bargain & Sale Deed recorded under Auditor's File No. 2014-006029 records of said County and State; Thence North 01°16'08" East a distance of 5.00 feet along said Easterly line to the Northeast corner of said Parcel; Thence North 88°43'47" West a distance of 278.23 feet leaving said corner along the Northerly line of said Parcel to the Northwest corner of said Parcel, and a point on said Easterly right-of-way of Stevens Drive; Thence North 01°16'08" East a distance of 110.00 feet along said right-of-way leaving said corner back to the true point of beginning.

Containing 115,452.5 square feet, more or less, according to the bearings and distances listed above and as depicted on the attached Exhibit "A".

(SEE AGREEMENT APP 2014-019630)
4-18-14

Reference document:

Trustee's Deed Auditor's File No. 2011-018539.

50' Private Access Easement Auditor's File No. 2005-016388.

20' Emergency Access Easement Auditor's File No. 2005-016389.

Record of Survey No. 3001 recorded under Auditor's File No. 2002-009241.

Record of Survey No. 3065 recorded under Auditor's File No. 2002-030347.

Michael C. Henry 9/3/14
Sign Name:

An authorized representative for:

SMI Group XV, LLC.

STATE OF WASHINGTON)

: SS

COUNTY OF BENTON)

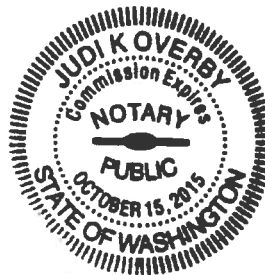
On this 3 day of September 2014, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared, Michael E. Henry an authorized representative for **SMI Group XV, LLC.**, and that he/she executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed for the uses and purposes therein mentioned, and on oath state that he/she are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Judi K Overby
Sign Name:

Notary Public in and for the State of
Washington; residing at Kennewick WA
My appointment expires October 15, 2015

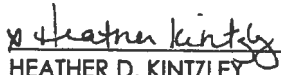
Judi K Overby
Print Name:




Ordinance 15-14 Exhibit "A" - Page 3 of 4

APPROVED AS TO FORM:

CITY OF RICHLAND, WASHINGTON


HEATHER D. KINTZLEY
City Attorney


PETER K. ROSALSKY
Public Works Director

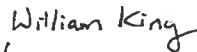

CYNTHIA D. JOHNSON
City Manager


MARCIA HOPKINS
City Clerk

STATE of WASHINGTON)


: SS

COUNTY of BENTON)

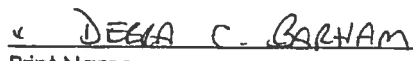


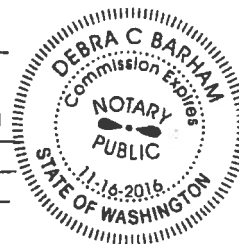
On this 15 day of September, 2014, before me the undersigned, Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ~~Cynthia D. Johnson~~, and William King, to me known to be the, City Manager and City Clerk, respectively, of the City of Richland, Benton County, Washington, the corporation that executed the foregoing instrument and acknowledged the same instrument to be the free and voluntary act and deed of said corporation, for the uses and purposed therein mentioned, and on oath stated that they are authorized to execute the said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate above written.


Sign Name: Notary Public

Notary Public in and for the State of WASHINGTON
Residing at BENTON COUNTY
My Commission Expires 11/16/16


Print Name



14-048



[illegible]

2014-024747 D
10/01/2014 04:31:35 PM Pages: 5 Fee: \$76.80

Benton County, Benton County Auditor's Office



WHEN RECORDED RETURN TO:

City Surveyor
City of Richland
840 Northgate Drive
Richland, WA 99352
MS#26

EXCISE TAX PAID

DC-114 K04652

BENTON COUNTY WA
CERT.

Grantor: Stevens Drive Storage, LLC

Grantee: City of Richland

Legal Description: PTN NW 1/4 S 26, Twp 10 N, R28 E. Complete legal description below on pages 1-2.

Tax Parcel: #1-2608-200-0006-004

QUIT CLAIM DEED

The Grantor, **Stevens Drive Storage LLC.**, for the transfer of personal property and other good and valuable consideration, in hand paid, conveys and quit claims to **THE CITY OF RICHLAND**, a municipal corporation, any interest the Grantor has or may have, at the date of conveyance, in the property situated in the County of Benton, State of Washington, together with all after acquired title of the Grantor therein and described as follows:

A portion of the Northwest 1/4 of Section 26, Township 10 North, Range 28 East, W.M., The City of Richland, Benton County, Washington, described as follows:

That portion of a Parcel described in a deed recorded under Auditor's File No. 1998-033621, Parcel "A" as depicted on a Record of Survey No. 3001, as recorded in Volume 1 of Surveys on Page 3001, records of said County and State, more particularly described as follows:

Beginning at the Northwest corner of said Parcel "A"; Thence South 01°16'08" West a distance of 332.94 feet along the West line of said Parcel "A" and the Easterly right-of-way of Stevens Drive, to the Northwest corner of a Parcel described by Bargain & Sale Deed recorded under Auditor's File No. 2014-006029 records of said County and State, and the **TRUE POINT of BEGINNING**; Thence South 88°43'47" East a distance of 278.23 feet leaving said Easterly right-of-way along the Northerly line of said Parcel to the Northeast corner of said Parcel; Thence South 01°16'08" West a distance of 5.00 feet leaving said corner and along the Easterly line of said Parcel; Thence North 88°43'10" West a distance of 223.23 feet leaving said Easterly line; Thence South 46°16'10" West a distance of 77.78 feet to a point on the Westerly line of said Parcel and said Easterly right-of-way of Stevens Drive; Thence North 01°16'08" East along said Easterly right-of-way and said Westerly line back to the true point of beginning.

Containing 2,903.7 square feet, more or less, according to the bearings and distances listed above and as depicted on the attached **Exhibit "A"**.

Ordinance 15-14 Exhibit "B" - Page 2 of 4

Reference document:

Trustee's Deed Auditor's File No. 2011-018539.

50' Private Access Easement Auditor's File No. 2005-016388.

(SEE AGREEMENT AFF# 2014-019630)
4-9-14

Michael E. Henry 9/3/14

Sign Name:

An authorized representative for:

Stevens Drive Storage LLC.,

Michael E. Henry

Print Name:

An authorized representative for:

Stevens Drive Storage LLC.,

STATE OF WASHINGTON)

: SS

COUNTY OF BENTON)

On this 3 day of September 2014, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared, Michael E. Henry an authorized representative for **Stevens Drive Storage LLC.,** and that he/she executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed for the uses and purposes therein mentioned, and on oath state that he/she are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

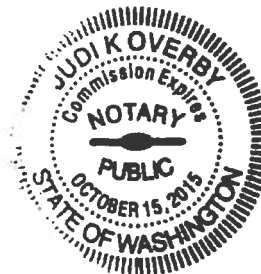
Judi K Overby
Sign Name:

Notary Public in and for the State of

Washington; residing at Kennecook WA

My appointment expires October 15, 2015

Judi K Overby
Print Name:



Ordinance 15-14 Exhibit "B" - Page 3 of 4

APPROVED AS TO FORM:

CITY OF RICHLAND, WASHINGTON

Heather D. Kintzley
HEATHER D. KINTZLEY
City Attorney

Peter K. Rogalsky
PETER K. ROGALSKY
Public Works Director

Cynthia D. Johnson
CYNTHIA D. JOHNSON
City Manager

Marcia Hopkins
MARCIA HOPKINS
City Clerk

STATE of WASHINGTON)
COUNTY of BENTON)

William King

On this 15 day of September, 2014, before me the undersigned, Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Cynthia D. Johnson, and Marcia Hopkins, to me known to be the, City Manager and City Clerk, respectively, of the City of Richland, Benton County, Washington, the corporation that executed the foregoing instrument and acknowledged the same instrument to be the free and voluntary act and deed of said corporation, for the uses and purposed therein mentioned, and on oath stated that they are authorized to execute the said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate above written.

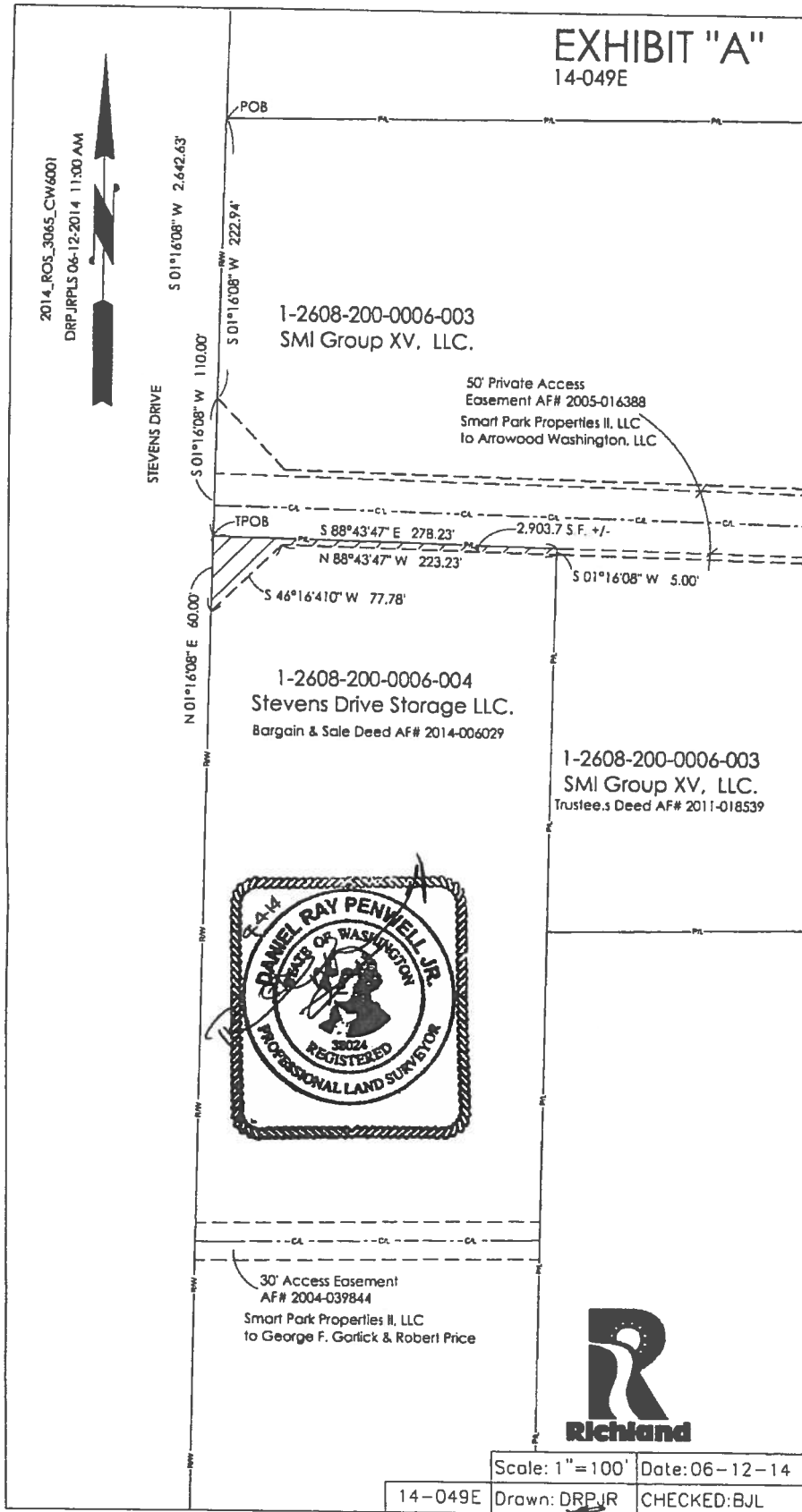
Debra C. Barham
Sign Name: NOTARY PUBLIC

Notary Public in and for the State of WASHINGTON
Residing at BENTON COUNTY
My Commission Expires 11/16/16

DEBRA C. BARHAM
Print Name



14-049
Drpjrpls



WHEN RECORDED RETURN TO:

City Surveyor
City of Richland
840 Northgate Drive
Richland, WA 99352
MS#26

EXCISE TAX PAID

OC - 14 K 04651

Bat
BENTON COUNTY WA
Cert.

Grantor: SMI Group XV, LLC.

Grantee: City of Richland

Legal Description: PTN NW 1/2 S 26, Twp 10 N, R28 E. Complete legal description below on pages 1-2.

Tax Parcel: #1-2608-200-0006-003

QUIT CLAIM DEED

The Grantor, **SMI Group XV, LLC.**, for the transfer of personal property and other good and valuable consideration, in hand paid, conveys and quit claims to **THE CITY OF RICHLAND**, a municipal corporation, any interest the Grantor has or may have, at the date of conveyance, in the property situated in the County of Benton, State of Washington, together with all after acquired title of the Grantor therein and described as follows:

A portion of the Northwest 1/4 of Section 26, Township 10 North, Range 28 East, W.M., The City of Richland, Benton County, Washington, described as follows:

That portion of a Parcel described in a deed recorded under Auditor's File No. 1998-033621, Parcel "A" as depicted on a Record of Survey No. 3001, as recorded in Volume 1 of Surveys on Page 3001, records of said County and State, more particularly described as follows:

Beginning at the Northwest corner of said Parcel "A"; Thence South 01°16'08" West a distance of 222.94 feet along the West line of said Parcel "A" and the Easterly right-of-way of Stevens Drive, to the **TRUE POINT of BEGINNING**; Thence South 43°43'51" East a distance of 77.78 feet, leaving said West line and Easterly right-of-way; Thence South 88°43'47" East a distance of 751.10 feet; Thence North 89°27'42" East a distance of 39.08 feet to a point on the Westerly line of an existing Access and Utility easement recorded under Auditor's File No. 2006-022039, records of said County and State; Thence continuing North 89°27'42" East a distance of 775.51 feet along the Northerly line of said existing Access and Utility easement to the beginning of a 130.00 foot radius tangent curve to the right; Thence Southeasterly a distance of 203.65 feet along the arc of said curve and said Access and Utility easement, through a central angle of 89°45'23" to a tangent point on the Easterly line of Parcel described by Trustee's Deed recorded under Auditor's File No. 2011-018539, Thence South 00°45'55" East a distance of 141.68 feet along said Easterly line and said Access and Utility easement, and said leaving said tangent curve to a point on the Northerly right-of-way of Hanford Street as described by City Ordinance No. 04-02 as recorded under Auditor's file No. 2002-019508, records of said County and State; Thence South 89°13'38" West a distance of 85.00 feet along said Northerly right-of-way and leaving said Easterly line to the beginning of a 25.00 foot radius non-tangent curve concave to the Northwest and having a radial bearing of North 00°46'22" West; Thence Northeasterly a distance of 39.27 feet along said arc of said curve through a central angle of 89°59'33" leaving said Northerly right-of-way; Thence North 00°45'55" West a distance of 116.67 feet leaving said tangent curve along said Access and Utility easement to the beginning of a 70.00 foot radius tangent curve to the right (having a common radius point with the aforementioned 130.00 foot radius curve); Thence Northwesterly a distance of 109.66

feet along the arc of said curve through a central angle of 89°45'23"; Thence South 89°27'42" West a distance of 776.89 feet leaving said tangent curve, along said Access and Utility easement to said point on the Westerly line of said existing Access and Utility easement recorded under Auditor's File No. 2006-022039; Thence South 89°27'42" West a distance of 38.64 feet, leaving said Westerly line; Thence North 88°43'47" West a distance of 528.81 feet to a point on the Easterly line of a Parcel described by Bargain & Sale Deed recorded under Auditor's File No. 2014-006029 records of said County and State; Thence North 01°16'08" East a distance of 5.00 feet along said Easterly line to the Northeast corner of said Parcel; Thence North 88°43'47" West a distance of 278.23 feet leaving said corner along the Northerly line of said Parcel to the Northwest corner of said Parcel, and a point on said Easterly right-of-way of Stevens Drive; Thence North 01°16'08" East a distance of 110.00 feet along said right-of-way leaving said corner back to the true point of beginning.

Containing 115,452.5 square feet, more or less, according to the bearings and distances listed above and as depicted on the attached Exhibit "A".

(SEE AGREEMENT APP 2014-019630)
4-18-14

Reference document:

Trustee's Deed Auditor's File No. 2011-018539.
50' Private Access Easement Auditor's File No. 2005-016388.
20' Emergency Access Easement Auditor's File No. 2005-016389.
Record of Survey No. 3001 recorded under Auditor's File No. 2002-009241.
Record of Survey No. 3065 recorded under Auditor's File No. 2002-030347.

Michael C. Henry 9/3/14
Sign Name:

An authorized representative for
SMI Group XV, LLC.

STATE OF WASHINGTON)

: SS

COUNTY OF BENTON)

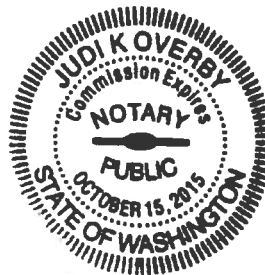
On this 3 day of September 2014, before me, the undersigned, a Notary Public in and for the State of Washington, personally appeared, Michael E. Henry an authorized representative for **SMI Group XV, LLC.**, and that he/she executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed for the uses and purposes therein mentioned, and on oath state that he/she are authorized to execute the said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

Judi K Overby
Sign Name:

Notary Public in and for the State of
Washington; residing at Kennewick WA
My appointment expires October 15, 2015

Judi K Overby
Print Name:



APPROVED AS TO FORM:

CITY OF RICHLAND, WASHINGTON

Heather Kintzley
HEATHER D. KINTZLEY
City Attorney

Peter K. Robalsky
PETER K. ROBASKY
Public Works Director

Cynthia D. Johnson
CYNTHIA D. JOHNSON
City Manager

Marcia Hopkins
MARCIA HOPKINS
City Clerk

STATE of WASHINGTON)

: SS

COUNTY of BENTON)

William King

On this 15 day of September, 2014, before me the undersigned, Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Cynthia D. Johnson, and Marcia Hopkins, to me known to be the, City Manager and City Clerk, respectively, of the City of Richland, Benton County, Washington, the corporation that executed the foregoing instrument and acknowledged the same instrument to be the free and voluntary act and deed of said corporation, for the uses and purposed therein mentioned, and on oath stated that they are authorized to execute the said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate above written.

Debra C. Barham
Sign Name: Notary Public

Notary Public in and for the State of WASHINGTON
Residing at BENTON COUNTY
My Commission Expires 11/16/16

DEBRA C. BARHAM
Print Name



14-048

Dripipis





Council Agenda Coversheet

Council Date: 10/21/2014

Category: Consent Calendar

Agenda Item: C3

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORD. NOS. 30-14 AND 32-14, APPROVING 2015 AD VALOREM TAX AND PRESERVE UNLEVIED CAPACITY

Department: Administrative Services

Ordinance/Resolution: 30-14 & 32-14

Reference:

Document Type: Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance Nos. 30-14 and 32-14, approving the 2015 Ad Valorem Tax and preserving unlevied capacity.

Summary:

Each year, Council sets the property tax levy as part of the annual budget process. Two separate ordinances are required to adopt the property tax levy.

Ordinance No. 30-14 sets the dollar amount of the regular levy and the three bond levies, and authorizes these amounts to be certified to the Benton County Board of Commissioners. Ordinance No. 32-14 authorizes the increase of the regular levy over the prior year, in terms of dollar amount and percent, and in doing so preserves the City's authority to utilize un-levied capacity in future years (that is commonly referred to as "banking"). RCW 84.55.005(2)(c) sets the limit factor for a taxing jurisdiction with a population of 10,000 or over as the lesser of one hundred and one percent or one hundred percent plus inflation. Inflation for July 2014 is above 1 percent, which establishes the limit factor at 101 percent without a declaration of substantial need by Council. In order to increase the regular levy and preserve any un-levied capacity an ordinance must be adopted to express the increase in terms of dollars and percent, even if that amount is zero. For 2015, there are no new tax dollars proposed for the regular levy other than those arising from new construction value, annexations, refunds, and increases in State-assessed property ("add-ons"). Attached is an analysis of three options for the levy, including a 1% increase, a 0% increase, and the maximum lawful levy that can currently be adopted.

Amounts are based on preliminary numbers received from the Benton County Assessor and do not reflect the change in State-assessed property values or any provision for refund levy, as these amounts are not yet available. Because the amount of the regular levy that is certified to the County has a limiting effect on the actual calculated levy once all variables are known, care must be taken to avoid locking in a levy amount that is too low before the values for all add-ons are known. Ordinance No. 30-14 establishes the estimated levy dollar amount for 2015 tax collections. The actual dollar amount will be determined as more information is received from the Benton County Assessor's office. Second reading and passage of the ordinances is anticipated for the November 4, 2014, Council meeting.

Fiscal Impact?

☒ Yes ☐ No

At this time state-assessed property values and refund levy amounts have not been released and new construction values are still preliminary. As such, the estimated 2015 levy is still subject to change.

Attachments:

- 1) 2015 Property Tax Options
- 2) Proposed Ord. 30-14 Ad Valorem Tax Levied
- 3) Proposed Ord. 32-14 Increase Levy or Bank Unused Capacity

City Manager Approved:

Hopkins, Marcia
Oct 16, 14:10:54 GMT-0700 2014

CITY OF RICHLAND
2015 AD VALOREM PROPERTY TAX OPTIONS
FOR REGULAR LEVY AND SPECIAL LEVIES

Home Value	2014 Current Tax Dollars & Rate	Option 1 Current Tax Current Tax + 1% (+ New Const \$374,005) (+ Annexations \$-----)	City Manager's Budget	
			Option 2 Current Tax Dollars +0% (+ New Const \$374,005) (+ Annexations \$-----)	Option 3 Current Max \$15,155,193 +1% (+ New Const \$374,005) (+ Annexations \$-----)
\$200,000	596	598	593	636
\$150,000	448	448	444	477
\$100,000	299	299	296	318
\$85,000	253	254	252	271
\$50,000	149	149	148	159
Regular Levy (General Fund, RAISE Area Debt Service & Fire Pension):				
Tax Dollars	\$14,105,610 *	14,620,671	14,479,615	15,680,750
Levy Rate	\$2.6271	\$2.6284	\$2.6030	\$2.8190
Regular Levy Assessed				
Valuation (in \$1,000)	\$5,369,208	\$5,562,612	\$5,562,612	\$5,562,612
Special Levies:				
Tax Dollars - Police Station	\$261,823 *	\$269,003	\$269,003	\$269,003
Levy Rate	\$0.0490	\$0.0485	\$0.0485	\$0.0485
Tax Dollars - Community Center	\$326,408 *	\$337,967	\$337,967	\$337,967
Levy Rate	\$0.0610	\$0.0610	\$0.0610	\$0.0610
Tax Dollars - Library	\$1,320,538 *	\$1,384,682	\$1,384,682	\$1,384,682
Levy Rate	\$0.2469	\$0.2499	\$0.2499	\$0.2499
Tax Dollars - Total Special Levies	\$1,908,769 *	\$1,991,652	\$1,991,652	\$1,991,652
Levy Rate	\$0.3569	\$0.3594	\$0.3594	\$0.3594
Special Levy Assessed - Valuation (in \$1,000)	5,348,256	5,541,660	5,541,660	5,541,660
Grand Total All Levies				
Tax Dollars	\$16,014,379	\$16,612,323	\$16,471,267	\$17,672,402
Levy Rate	\$2.9840	\$2.9878	\$2.9624	\$3.1784
Regular Levy Tax \$ Differential (Option vs. Recommended):		\$141,056	\$0	\$1,201,135

(*) Final levy. Amount levied by ordinance may differ due to appeals and cancellations. Original levy limit calculation is modified after appeals are processed by the County. All 2015 rates are based on estimated valuations and are subject to adjustment.

ORDINANCE NO. 30-14

AN ORDINANCE of the City of Richland relating to the
Ad Valorem Property tax levied for the calendar year 2015.

WHEREAS, the Richland City Council has properly given notice of the public hearing held October 21, 2014, to consider City of Richland's revenue sources for the City's following year current expense budget pursuant to RCW 84.55.120; and

WHEREAS, the Richland City Council, after hearing, and after duly considering all relevant evidence and testimony presented, has determined that the City of Richland does not require an increase in property tax revenue from the previous year in excess of the increase resulting from the addition of new construction, annexation, refunds and improvements to property and any increase in the value of State-assessed property, in order to discharge the expected expenses and obligations of the City of Richland and in its best interest.

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

Section 1.01 In accordance with RCW 84.52.020 the City Clerk is hereby directed to certify to the Benton County Board of Commissioners, and to the Benton County Assessor, that the Richland City Council requests that the following levy amounts be collected in 2015 as provided in the City's budget, which was adopted following a public hearing held on October 21, 2014:

Regular Levy:

General Fund,
RAISE Area Debt Service Fund and
Firemen's Pension Fund \$14,600,000 (Preliminary Estimate)

Police Station
Debt Service Fund \$269,003

Richland Community Center
Debt Service Fund \$337,967

Library Debt Service Fund \$1,384,682

TOTAL \$16,591,652 (Estimated)

Section 1.02 The taxes shall be collected and paid to the City Treasurer at the same time and in the same manner as provided by the laws of the State of Washington relating to collection of taxes in the cities of the first class.

Section 1.03 This ordinance shall become effective 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 at a regular meeting on the _____ day of _____ 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

ORDINANCE NO. 32-14

AN ORDINANCE of the City of Richland relating to an increase in the calendar year 2015 Ad Valorem Property tax levy over the amount levied in the previous year.

WHEREAS, the Richland City Council has met and considered its budget for the calendar year 2015; and

WHEREAS, the Richland City Council, after hearing, and after duly considering all relevant evidence and testimony presented, has determined that the City of Richland does not require an increase in property tax revenue from the previous year in excess of the increase resulting from the addition of new construction, annexation, refunds and improvements to property and any increase in the value of State-assessed property, in order to discharge the expected expenses and obligations of the City of Richland and in its best interest; and

WHEREAS, the City of Richland actual regular levy amount from the previous year was \$14,105,610; and

WHEREAS, the population of the City of Richland is more than 10,000.

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

Section 1.01 An increase in the regular property tax levy is hereby authorized for the levy to be collected in the 2015 tax year. The dollar amount of the increase over the actual levy amount from the previous year shall be zero dollars (\$0) which is a percentage increase of zero percent (0%) from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of State-assessed property, any annexations that have occurred and refunds made.

Section 1.02 This ordinance shall become effective 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 at a regular meeting on the _____ day of _____ 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____



Council Agenda Coversheet

Council Date: 10/21/2014

Category: Consent Calendar

Agenda Item: C4

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORDINANCE NO. 33-14, AMENDING A LEGAL DESCRIPTION FROM A PREVIOUS ANNEXATION

Department: Community and Development Services

Ordinance/Resolution: Ord. 33-14

Reference:

Document Type: Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 33-14, amending the legal description contained in a previous annexation (Ordinance No. 24-12) to include a portion of the Columbia Park Trail right-of-way.

Summary:

In 2012, the City annexed 51 acres located along the Queensgate corridor, including properties along Jericho Road and the winery properties along Tulip Lane. Part of this annexation included properties that abut that portion of Columbia Park Trail that lies between Queensgate Drive and Malibu Lane (refer to the vicinity map that is an exhibit to Ordinance No. 33-14). The legal description that was attached to the annexation ordinance (Ordinance No. 24-12) did not specifically include this right-of-way. County records show that this segment of right-of-way was annexed, so there is some question as to whether this segment of right-of-way is in the City or not. The proposed ordinance would resolve this issue by clearly identifying that the right-of-way in question belongs to the City. The City's normal practice is to annex the rights-of-way that abut lands that are annexed, and the proposed new legal description would officially place this right-of-way in the annexation area.

Fiscal Impact?

☒ Yes ☐ No

The addition of approximately 1,000 feet of right-of-way into the City street system will increase City street maintenance costs incrementally. Since the City currently maintains approximately 263 miles of street, the additional street segment would increase the length of the City's street network by .07%.

Attachments:

1) ORD 33-14 Amending Ordinance No 24-12

City Manager Approved:

Hopkins, Marcia
Oct 16, 14:12:45 GMT-0700 2014

WHEN RECORDED RETURN TO:

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

ORDINANCE NO. 33-14

AN ORDINANCE of the City of Richland amending the legal description contained in Ordinance No. 24-12 which annexed 51 acres into the City, but which did not include a portion of Columbia Park Trail Right-of-Way.

WHEREAS, the City passed Ordinance No. 24-12 on August 21, 2012, thereby annexing approximately 51 acres of unincorporated territory located generally along Queensgate Drive; and

WHEREAS, the legal description contained in Ordinance No. 24-12 excluded the portion of Columbia Park Trail Right-of-Way located east of Queensgate Drive and west of Malibu Private Road; and

WHEREAS, it has been the practice of the City to concurrently annex those segments of public right-of-way that are located adjacent to lands that are proposed for annexation into the City; and

WHEREAS, the Benton County Public Works and Planning Departments amended their records to show that the portion of Columbia Park Trail Right-of-Way located east of Queensgate Drive and west of Malibu Private Road as a City right-of-way at the time that Ordinance No. 24-12 was adopted by the City; and

WHEREAS, the City of Richland and Benton County are in agreement that this segment of right-of-way should be annexed into the City of Richland.

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

Section 1.01 The portion of the Columbia Park Trail Right-of-Way, lying east of Queensgate Drive and west of Malibu Private Road, 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.

Section 1.02 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, duly certified by the Clerk as a true copy.

Section 1.03 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

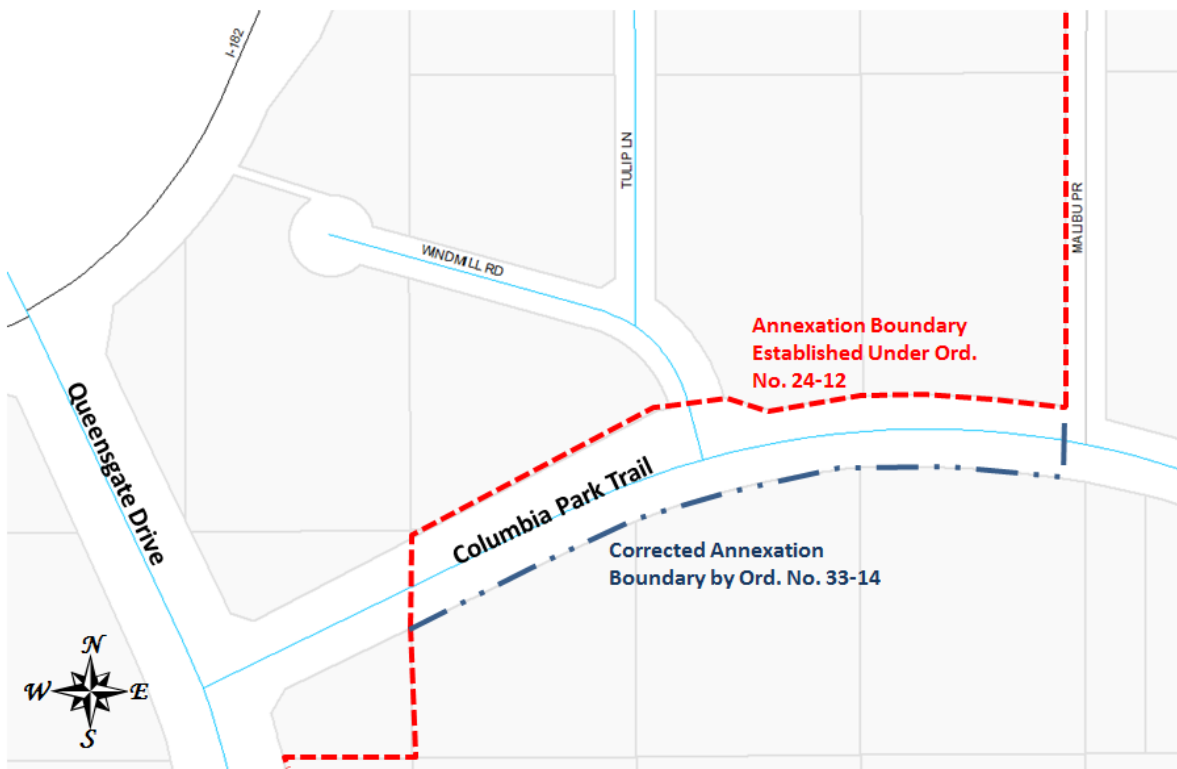
Date Published: _____

Exhibit A

Legal Description of the Annexed Area

That portion of Columbia Park Trail, lying within the Northwest $\frac{1}{4}$ of said Section 22, Township 9 North, Range 28 East, Lying Easterly of Queensgate Drive right-of-way, and west of a southerly projection of the westerly right-of-way of Malibu Private Road, except any portion of Lot 2, Block 4 of said plat of Badger Heights Subdivision.

Exhibit B





Council Agenda Coversheet

Council Date: 10/21/2014

Category: Consent Calendar

Agenda Item: C5

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 second reading and pass 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.

Council gave first reading at its October 7, 2014, meeting.

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 net 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:

Hopkins, Marcia
Oct 16, 14:13:20 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 21st day of October, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: October 26, 2014

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
Richland		51,150
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

Permit Type	Hearing Body	Decision Body	Appeal
<i>Zoning Approvals</i>			
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
<i>Subdivision Approvals</i>			
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
<i>Shoreline Permits</i>			
Substantial Development Permit	Hearing Examiner	Hearing Examiner	Shoreline Board
<i>Other Approvals – Legislative Items</i>			
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
<i>Other Approvals</i>			
Sidewalk Use Licenses	Planning Com	Planning Com	City Council
<i>Appeals</i>			
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
Annexation		
Annexation Petition	\$905	Per Application
SEPA		
SEPA – Application for Threshold Determination	\$165 – No Notifications Required \$330 – With Notifications Required	Per Project
Shoreline		
Shoreline Management Permit	\$905 <u>\$1,200</u>	Per Application
Shoreline Program Amendment	\$655	Per Application
Subdivision		
Plat Exemption/Lot Line Adjustment	\$32	
Binding Site Plan	\$50 <u>\$75</u> \$330 <u>\$525</u>	Per lot Minimum No Maximum
Final Plat	\$330	Per Application
Preliminary Plat	\$30 <u>\$40</u> \$845 <u>\$1,200</u> \$1,960 <u>\$3,500</u>	Per Lot Minimum Maximum
Plat Vacation or Alteration	\$460	Per Application
Short Plat	\$385	Per Application
Zoning		
Appeal of Administrative Decision	\$140 <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	\$20 <u>\$60</u> \$650 <u>\$900</u> \$1,320 <u>\$3,000</u>	Per Acre Minimum Maximum
Site Plan Review	\$650 <u>\$1,100</u>	Per Application
Special Use Permit	\$385	Per Application
Variance	\$330	Per Application
Zone Change	\$905 <u>\$1,100</u>	Per Application
Zoning Text Amendments	\$650	Per Application
Comprehensive Plan Change	\$905	Per Application



Council Agenda Coversheet

Council Date: 10/21/2014

Category: Consent Calendar

Agenda Item: C6

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:

Pass 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 two 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) Supplemental Info

City Manager Approved:

Hopkins, Marcia
Oct 16, 14:12:32 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>
<u>Resource Uses</u>							
<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 & 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>
<u>Automotive, Marine and Heavy Equipment</u>							
<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>

<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>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>
<u>Business and Personal Services</u>							
<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 & 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 & 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&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>
<u>Residential Uses</u>							
<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>
<u>Retail Uses</u>							
<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>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Miscellaneous Uses</u>							
<u>Bus Station, Transfer Station or Terminal</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Community Festivals and Street Fairs</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>X</u>
<u>Convention Center</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>X</u>
<u>Micro- and Macro-Antennas</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>P</u>	<u>P</u>	<u>S</u>
<u>Storage in an Enclosed Building</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>A</u>	<u>A</u>	<u>X</u>
<u>Transportation</u>							
<u>Roads and Railroads Serving Shoreline Uses</u>	<u>X</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
<u>Roads and Railroads Not Serving Shoreline Uses</u>	<u>X</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
<u>Parking Areas Serving Primary Use within the Shoreline</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Parking Areas Not Serving Primary Use within the Shoreline</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Parking as a Principal Use</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
<u>Utilities</u>							
<u>Public and private utility distribution serving shoreline uses, water, sewer, electrical, gas, and communication</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Public and Private Utility Distribution serving uses within the city</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Utility Facilities serving uses not within the city</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>
<u>Electrical Transmission of Greater than 50 Kilovolts</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</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>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>NA¹</u>	<u>NA¹</u>	<u>NA¹</u>	<u>NA¹</u>	<u>NA¹</u>	<u>NA¹</u>	<u>NA¹</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>NA²</u>	<u>NA¹</u>	<u>NA¹</u>	<u>NA¹</u>	<u>NA¹</u>	<u>NA¹</u>	<u>NA¹</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 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 ²</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>NA²</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. t 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, of 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.

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

D. The following buffer widths are established:

Table 26.60.024 D. Wetland Buffer Widths

<u>Wetland Characteristics</u>	<u>Buffer Width by Impact of Proposed Land Use</u>	<u>Other Measures Recommended for Protection</u>
<u>Category IV Wetlands (For wetlands scoring less than 30 points or more for all functions)</u>		
<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>
<u>Category III Wetlands (For wetlands scoring 30-50 points or more for all functions)</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>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>
<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>		
<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>
<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>		
<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>
	<u>High – 150 ft</u>	
<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 $\frac{3}{4}$ 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 $\frac{3}{4}$ 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"> • <u>Parking lots</u> • <u>Warehouses</u> • <u>Manufacturing</u> • <u>Residential areas</u> 	<ul style="list-style-type: none"> • <u>Direct lights away from wetland</u>
<u>Noise</u>	<ul style="list-style-type: none"> • <u>Manufacturing</u> • <u>Residential areas</u> 	<ul style="list-style-type: none"> • <u>Locate activity that generates noise away from wetland</u>
<u>Toxic runoff*</u>	<ul style="list-style-type: none"> • <u>Parking lots</u> • <u>Roads</u> • <u>Manufacturing</u> • <u>Residential areas</u> • <u>Application of agricultural pesticides</u> • <u>Landscaping</u> 	<ul style="list-style-type: none"> • <u>Route all new, untreated runoff away from wetland while ensuring wetland is not dewatered</u> • <u>Establish covenants limiting use of pesticides within 150 ft of wetland</u> • <u>Apply integrated pest management</u>
<u>Stormwater runoff</u>	<ul style="list-style-type: none"> • <u>Parking lots</u> • <u>Roads</u> • <u>Manufacturing</u> • <u>Residential areas</u> • <u>Commercial</u> 	<ul style="list-style-type: none"> • <u>Retrofit stormwater detention and treatment for roads and existing adjacent development</u> • <u>Prevent channelized flow from lawns that directly enters the buffer</u>

	• Landscaping	
Change in water regime	• Impermeable surfaces • Lawns • Tilling	• Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns
Pets and human disturbance	• Residential areas	• 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
Dust	• Tilled fields	• Use BMPs to control dust
* These examples are not necessarily adequate for minimizing toxic runoff if threatened or endangered species are present at the site.		

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 Washington¹

<u>Category and Type of Wetland Impacts</u>	<u>Re-establishment or Creation</u>	<u>Rehabilitation Only²</u>	<u>Re-establishment or Creation (R/C) and Rehabilitation (RH)²</u>	<u>Re-establishment or Creation (R, C) and Enhancement (E)²</u>	<u>Enhancement Only²</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 Only²</u>	<u>Re-establishment or Creation (R/C) and Rehabilitation (RH)²</u>	<u>Re-establishment or Creation (R,C) and Enhancement (E)²</u>	<u>Enhancement Only²</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 ³	6:1 Rehabilitation of a Natural Heritage site	R/C Not considered possible ³	R/C Not considered possible ³	Case-by-base
Category I Alkali	Not considered possible ³	6:1 Rehabilitation of an alkali wetland	R/C Not considered possible ³	R/C Not considered possible ³	Case-by-case
Category I Bog	Not considered possible ³	6:1 Rehabilitation of a bog	R/C Not considered possible ³	R/C Not considered possible ³	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)^{1,2}</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 line³</u>
<u>⁽¹⁾ Measured from the OHWM or top of bank, as applicable</u>	
<u>⁽²⁾ Accompanied by other sensitive area protections and stormwater management measures, as applicable</u>	
<u>⁽³⁾ 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

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 21st day of October, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: October 26, 2014

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

Permit Type	Hearing Body	Decision Body	Appeal
<i>Zoning Approvals</i>			
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
<i>Subdivision Approvals</i>			
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
<i>Shoreline Permits</i>			
Substantial Development Permit	Hearing Examiner	Hearing Examiner	Shoreline Board
<i>Other Approvals – Legislative Items</i>			
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
<i>Other Approvals</i>			
Sidewalk Use Licenses	Planning Com	Planning Com	City Council
<i>Appeals</i>			
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
Annexation		
Annexation Petition	\$905	Per Application
SEPA		
SEPA – Application for Threshold Determination	\$165 – No Notifications Required \$330 – With Notifications Required	Per Project
Shoreline		
Shoreline Management Permit	\$905 <u>\$1,200</u>	Per Application
Shoreline Program Amendment	\$655	Per Application
Subdivision		
Plat Exemption/Lot Line Adjustment	\$32	
Binding Site Plan	\$50 <u>\$75</u> \$330 <u>\$525</u>	Per lot Minimum No Maximum
Final Plat	\$330	Per Application
Preliminary Plat	\$30 <u>\$40</u> \$845 <u>\$1,200</u> \$1,960 <u>\$3,500</u>	Per Lot Minimum Maximum
Plat Vacation or Alteration	\$460	Per Application
Short Plat	\$385	Per Application
Zoning		
Appeal of Administrative Decision	\$140 <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	\$20 <u>\$60</u> \$650 <u>\$900</u> \$1,320 <u>\$3,000</u>	Per Acre Minimum Maximum
Site Plan Review	\$650 <u>\$1,100</u>	Per Application
Special Use Permit	\$385	Per Application
Variance	\$330	Per Application
Zone Change	\$905 <u>\$1,100</u>	Per Application
Zoning Text Amendments	\$650	Per Application
Comprehensive Plan Change	\$905	Per Application



Council Agenda Coversheet

Council Date: 10/21/2014

Category: Items of Business

Agenda Item: C7

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 second reading and pass 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.

Council gave first reading to Ordinance No. 27-14 at its October 7, 2014 meeting.

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 net 2015 cost increase of approximately \$12,000, assuming the fee schedule increases are also adopted.

Attachments:

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

City Manager Approved:

Hopkins, Marcia
Oct 16, 14:13:05 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 21st day of October, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: October 26, 2014

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
Richland		51,150
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

Permit Type	Hearing Body	Decision Body	Appeal
<i>Zoning Approvals</i>			
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
<i>Subdivision Approvals</i>			
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
<i>Shoreline Permits</i>			
Substantial Development Permit	Hearing Examiner	Hearing Examiner	Shoreline Board
<i>Other Approvals – Legislative Items</i>			
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
<i>Other Approvals</i>			
Sidewalk Use Licenses	Planning Com	Planning Com	City Council
<i>Appeals</i>			
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
Annexation		
Annexation Petition	\$905	Per Application
SEPA		
SEPA – Application for Threshold Determination	\$165 – No Notifications Required \$330 – With Notifications Required	Per Project
Shoreline		
Shoreline Management Permit	\$905 <u>\$1,200</u>	Per Application
Shoreline Program Amendment	\$655	Per Application
Subdivision		
Plat Exemption/Lot Line Adjustment	\$32	
Binding Site Plan	\$50 <u>\$75</u> \$330 <u>\$525</u>	Per lot Minimum No Maximum
Final Plat	\$330	Per Application
Preliminary Plat	\$30 <u>\$40</u> \$845 <u>\$1,200</u> \$1,960 <u>\$3,500</u>	Per Lot Minimum Maximum
Plat Vacation or Alteration	\$460	Per Application
Short Plat	\$385	Per Application
Zoning		
Appeal of Administrative Decision	\$140 <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	\$20 <u>\$60</u> \$650 <u>\$900</u> \$1,320 <u>\$3,000</u>	Per Acre Minimum Maximum
Site Plan Review	\$650 <u>\$1,100</u>	Per Application
Special Use Permit	\$385	Per Application
Variance	\$330	Per Application
Zone Change	\$905 <u>\$1,100</u>	Per Application
Zoning Text Amendments	\$650	Per Application
Comprehensive Plan Change	\$905	Per Application



Council Agenda Coversheet

Council Date: 10/21/2014

Category: Consent Calendar

Agenda Item: C156

Key Element: Key 2 - Infrastructure & Facilities

Subject: RESOLUTION NO. 156-14 ENDORSING NEW STREET LIGHT STANDARDS

Department: Public Works

Ordinance/Resolution: 156-14

Reference:

Document Type: Resolution

Recommended Motion:

Approve Resolution No. 156-14, endorsing the City Engineer's proposed update to the City's street light standards for new developments and City street improvement projects.

Summary:

The City Engineer is tasked with periodically reviewing and updating design standards and specifications for City infrastructure as outlined in Titles 12, 17, 18 and 24 of the Richland Municipal Code. Street lights are a typical element of public streets that have associated design standards and specifications. The street light design standards were last updated in 1999, and the material specifications were last updated in 2010.

Staff from the Public Works and Energy Services Departments conducted a thorough review of the street light design and material standards by reviewing new street lighting technologies as well as recommended practices for light levels. At its September 23, 2014 Workshop, Council was presented with a consultant's review on updating lighting design standards. This review indicated that the City should update its design light level requirements to align them with the nationally recognized minimum light level requirements. The City should also switch to Light Emitting Diode (LED) street light technology to take advantage of the significant energy and long-term maintenance cost savings this technology provides over our current High Pressure Sodium (HPS) designs.

The City Engineer is therefore proposing to update the City's street light standards for new developments and City street improvement projects by switching to LED street lighting technology and revising the light level standards to align with nationally recommended practices.

The City is seeking Council endorsement of the intended update to the street lighting standards. This action completes an important step in evaluation of lighting technologies, but does not include a plan for retrofitting the City's existing inventory of street lights. Staff intends to continue evaluation of potential retrofit programs to discover if a positive cost-benefit case can be made for such a program, and if funding sources can be assembled that integrate with the City's Strategic Plan.

Fiscal Impact?

☒ Yes ☐ No

New developments and City street improvement projects would be subject to the new standards. LED fixtures are typically more expensive to purchase than HPS fixtures but last much longer and require significantly less energy and maintenance, reducing operating costs. This will result in an overall cost savings over time. The vast majority of new street lights are donated to the City as part of privately-financed land development.

Attachments:

- 1) Res. No. 156-14 Adopting New Streetlight Standards
- 2) Richland Lighting Standards Summary
- 3) Pedestrian Activity Map

City Manager Approved:

Hopkins, Marcia
Oct 16, 14:14:08 GMT-0700 2014

RESOLUTION NO. 156-14

A RESOLUTION of the City of Richland endorsing new street light standards for new development and City street improvement projects.

WHEREAS, Titles 12, 17, 18 and 24 of the Richland Municipal Code refer to standards of infrastructure construction set and administered by the City Engineer; and

WHEREAS, street lighting is a typical element of public streets; and

WHEREAS, the City Engineer periodically updates and revises infrastructure design standards and specifications as a means of ensuring the quality, serviceability and regulatory compliance of the City's infrastructure; and

WHEREAS, the street light material standards were last updated in 2010 and the design standards were last updated in 1999; and

WHEREAS, Staff from the City Engineer's Office and the Energy Services Department has conducted a thorough review of the street light standards and technologies available; and

WHEREAS, light levels on the roadways and street light pole spacing need to be adjusted to meet currently recognized national standards; and

WHEREAS, Light Emitting Diode (LED) technology was found to be the most cost-effective approach for new street lights installed in the City due to long-term energy and maintenance savings.

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

1. The City Council endorses the City's Engineer's proposed update to the City's street lighting standards that will more closely align light levels to updated national guidance, will implement LED lighting technology, and will provide for remote monitoring and control of street lighting equipment.
2. The City Council authorizes the City Engineer to make periodic modifications to these standards to leverage technological advances that deliver adequate lighting at improved efficiency and to align with state and national lighting guidance.

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 21st day of October 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

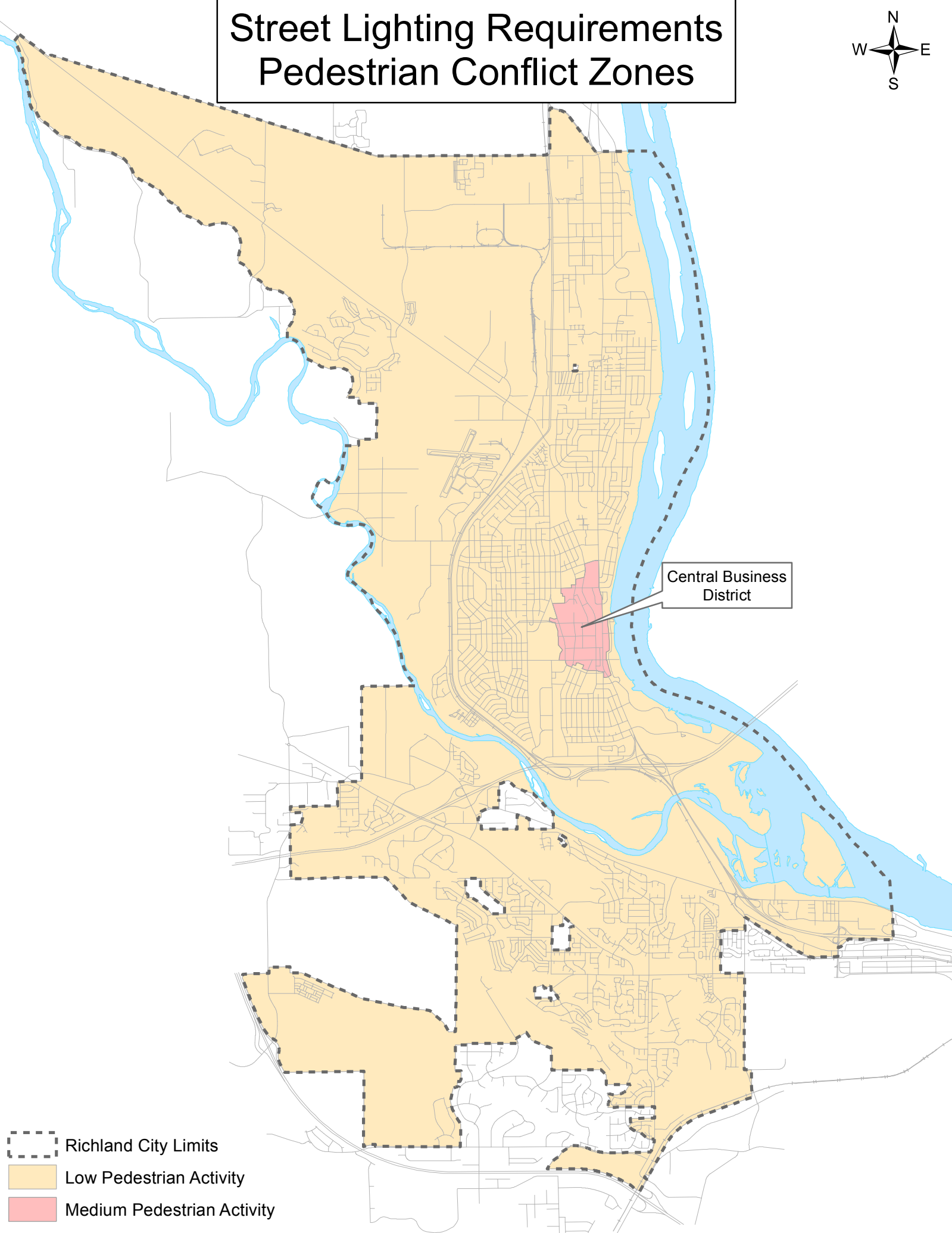
City of Richland Street Light Recommendations		Roadway Classification											
		Principal Arterial Roadway			Minor Arterial Roadway			Collector Roadway			Local Street		
Pedestrian Conflict Area		High	Medium	Low	High	Medium	Low	High	Medium	Low	High	Medium	Low
Average Maintained Luminance (cd/m ²)		1.2	0.9	0.6	1.2	0.9	0.6	0.8	0.6	0.4	0.6	0.5	0.3
Luminance Uniformity	Ave/Min	3.0	3.0	3.5	3.0	3.0	3.5	3.0	3.5	4.0	6.0	6.0	6.0
	Max/Min	5.0	5.0	6.0	5.0	5.0	6.0	5.0	6.0	8.0	10.0	10.0	10.0
Average Maintained Illuminance for curved roadway sections (fc)†		1.7	1.3	0.9	1.7	1.3	0.9	1.2	0.9	0.6	0.9	0.7	0.4
Illuminance Uniformity	Ave/Min	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	4.0	6.0	6.0	6.0
Site Characteristics	Maximum Pole Spacing for LED Lighting (ft) ‡	180	220	280	150	200	300	220	280	340	210	260	350
	Setback (ft)	8			8			8 or 2.5			8 or 2.5		
	Configuration	Staggered* or Opposite			Staggered* or Opposite			Staggered*			Staggered*		
LED Luminaire Characteristics	Luminaire Distribution	III			II			II			II		
	Max Fixture Wattage	270			170			110			70		
	Color Temperature	4100K (±200)			4100K (±200)			4100K (±200)			4100K (±200)		
	Minimum LLD (100,000 hrs)	0.75			0.75			0.75			0.75		
	Max BUG Rating	B3 U0 G3			B2 U0 G3			B2 U0 G3			B1 U0 G2		
Pole Characteristics	Mounting Height (ft)	38			38			28			28		
	Arm Length (ft)	8 or 12			8 or 12			8			8		




*Staggered spacing measured between luminaires on the *same* side of the road.

†For R2 and R3 Pavement

‡ Maximum spacing requirements may be revised periodically to better reflect the capabilities of new LED lighting technology.

Street Lighting Requirements Pedestrian Conflict Zones



-  Richland City Limits
-  Low Pedestrian Activity
-  Medium Pedestrian Activity



Council Agenda Coversheet

Council Date: 10/21/2014

Category: Consent Calendar

Agenda Item: C9

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: RES. NO. 160-14, YOUTH APPOINTMENT/REAPPOINTMENT ON PARKS & RECREATION COMMISSION

Department: City Attorney

Ordinance/Resolution: 160-14

Reference:

Document Type: Resolution

Recommended Motion:

Adopt Resolution No. 160-14, appointing Viknesh Kasthuri to youth Position No. 8 and reappointing Shanta Katipamula to youth Position No. 9 on the Parks and Recreation Commission.

Summary:

The term for youth Position Nos. 8 and 9 expired August 31, 2014. The Parks and Recreation Commission Chair Gutierrez and Vice Chair Doran are recommending the appointment of Viknesh Kasthuri to the youth Position No. 8 and the reappointment of Shanta Katipamula to the youth Position No. 9.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

- 1) Proposed Resolution
- 2) PRC Youth Recommendations and Applications

City Manager Approved:

Hopkins, Marcia
Oct 16, 14:10:04 GMT-0700 2014

RESOLUTION NO. 160-14

A RESOLUTION of the City of Richland confirming the youth position appointment and reappointment of Viknesh Kasthuri and Shanta Katipamula to the Parks and Recreation Commission.

BE IT RESOLVED by the City Council of the City of Richland that the following appointment to the Parks and Recreation Commission is hereby confirmed:

<u>NAME</u>	<u>POSITION NO.</u>	<u>TERM ENDING</u>
<i>Youth Appointment</i> Viknesh Kasthuri	8	8/31/15
<i>Youth Reappointment</i> Shanta Katipamula	9	8/31/15

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 21st day of October 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Barham, Debby

From: Schiessl, Joe
Sent: Monday, October 13, 2014 2:44 PM
To: Barham, Debby
Subject: PRC interviews

Ms. Barham, the Officers of the Parks and Recreation Commission conducted interviews and recommend that incumbent Katipalmula and new applicant Vicknesh be appointed as youth members.

Joe Schiessl, Director
Parks and Public Facilities

Board Commission or Committee Application

Select the Board, Commission or Committee applying for:*

Parks and Recreation Commission

Personal Information

First Name*

Viknesh

Last Name*

Kasthuri

Street Address*

2333 Davison Avenue

City*

Richland

State*

WA

Zip*

99352`

Length of Residency in
the City of Richland*

11 years

Email:*

vikneshk@outlook.com

Contact Phone:*

5093751897

Occupation:*

Student

Education: *

Up to tenth grade.

Experience Applicable to the City Board, Commission or Committee to which you are applying*

I am a long-term, involved, citizen of Richland who is eager to serve and familiar with the various Parks and Recreation opportunities provided by the city. I am also an avid user of the facilities as well, and want to give back to the community.

Are you currently
serving on a Board,
Commission or
Committee*

☒ Yes

☐ No

Have you served on a
Board, Commission or
Committee before?*

☐ Yes

☒ No

Are you a City of Richland Employee?*

Per Richland Municipal Code Section 2.28.520, no employee, during his or her term of service in City employment, shall be eligible, or be appointed, to serve on any City board, committee or commission performing an advisory function to the City Council.

☐ Yes

☒ No

RECEIVED

SEP 25 2014

RICHLAND CITY CLERK

By submitting this application, I hereby waive my right to privacy with respect to the information contained in my application and any supporting documents attached thereto. The City, its officials or employees are authorized to make my application and supporting documents available for public inspection, including inspection by members of the media. In addition, I certify that I am in compliance with the qualification requirements.*

☒ I accept

A resume is required to complete the application.*

☐

Uploaded: CoverResumeVSK.pdf

Please login to view the uploaded file.

City Clerk's Office
City of Richland
975 George Washington Way
Richland, WA 99352

To Whom It May Concern:

My knowledge of Richland parks, my leadership abilities, and my success in education make me a qualified candidate for the Youth Position on the City of Richland's Parks and Recreation Commission.

As an eleven year citizen of Richland, I have always wanted to give back to the community that supported me growing up. My earliest memories are those of playing at the playground at Howard Amon Park and swinging on the swings in Leslie Groves. I learned to ride my bicycle in the parking lot near the Holland St. John Courts. The older I grew, the more I utilized the green resources of this city. My first triathlon, the Titanium Man Junior Triathlon, was also in Richland. At Richland schools, I've maintained stellar grades and am active in a myriad of clubs, including Science Bowl and Math Team. I am also a cross-country runner for Richland High School, furthering my knowledge of the city trails. The Parks and Recreation Commission's vacancy fits me perfectly.

I believe my background and enthusiasm poises me to offer insightful contributions to the Parks and Recreation Commission.

Thank you for your consideration,

Viknesh Kasthuri

Viknesh S. Kasthuri

2333 Davison Avenue • Richland, WA 99354
Phone: (509) 375-1897 • E-Mail: vikneshk@outlook.com

Achievements

Future Cities National Competition

2012-2013

As the winning team of the Washington Future Cities Competition, I competed at Nationals in Washington D.C. where my team placed 13th. Creating and managing the team provided me with leadership skills, which would be invaluable on any committee.

Science Fair

2011, 2012, 2014

In all of my Science Fair projects, I have placed highly at Mid Columbia Science and Engineering Fair and placed 1st at Washington State Science and Engineering Fair. In my 2012 project, I worked with scientists at Pacific Northwest National Laboratory on Solar Energy, and in 2014, interned at WSU, working in a lab. This experience allowed me to work with a wide variety of age and demographic groups, a situation similar to that I would face on a committee.

Eagle Scout

2012

In 2012, I earned the Eagle Scout rank from BSA Troop 249 as a 12 year old. It is the highest honor that can be bestowed on a Boy Scout and requires the Scout to conduct an extensive service project and earn 21 merit badges. This experience has given me the leadership and communication skills vital on a committee.

Food Drive

2006-present

At Oasis School, I participated in a Halloween Food Drive. Even after I left the school, I have continued conducting the drive every year, and have encouraged young students in my temple's youth organization, Balagokulam. Last year, we collected \$822 and over 1241 lbs of food for the Richland Food Bank.

Education

Richland High School

2013-present

As a sophomore at RHS, I challenge myself with AP and Honors classes and am involved in multiple extracurricular activities. GPA: 4.0

Carmichael Middle School

2011-2013

For 7th and 8th grade I attended Carmichael Middle School in Richland, WA, taking advanced HI-CAP and high school courses as well as participating in Math Club and running Cross Country. GPA: 4.0

Christ the King School

2007-2011

Oasis School

2006-2007

Sagebrush Montessori

2003-2006

Interests

I enjoy playing the violin and piano, competing in triathlons, leading religious education at my temple, and making my community a better place to live in, and believe that serving on the Parks and Recreation Committee would help me achieve that goal.

Board Commission or Committee Application

Select the Board, Commission or Committee applying for:*

Parks and Recreation Commission

Personal Information

First Name* Last Name*

Shanta Katipamula

Street Address*

417 Adair Drive

City* State* Zip*

Richland WA 99352

Length of Residency in the City of Richland* Email:*

12 years shanta.katipamula@gmail.com

Contact Phone:* Occupation:*

509-713-5175 High School Student

Education: *

Currently a 12th grade student at Hanford High School. Plan to attend a 4-year college after graduation.

Experience Applicable to the City Board, Commission or Committee to which you are applying*

I have already served three terms on the Parks and Recreation Committee. Therefore, I am very familiar with the how meetings run and the different procedures involved with serving on the PRC. I am also a frequent user of the parks and I have taken various classes through the recreation department as well.

Are you currently serving on a Board, Commission or Committee*

() Yes

(X) No

Have you served on a Board, Commission or Committee before?*

If yes, which one/s? Parks and Recreation Commission

(X) Yes

() No

Are you a City of Richland Employee?*

Per Richland Municipal Code Section 2.28.520, no employee, during his or her term of service in City employment, shall be eligible, or be appointed, to serve on any City board, committee or commission performing an advisory function to the City Council.

() Yes

(X) No

RECEIVED

SEP 24 2014

RICHLAND CITY CLERK

By submitting this application, I hereby waive my right to privacy with respect to the information contained in my application and any supporting documents attached thereto. The City, its officials or employees are authorized to make my application and supporting documents available for public inspection, including inspection by members of the media. In addition, I certify that I am in compliance with the qualification requirements.*

☒ I accept

A resume is required to complete the application.*

☐

Uploaded: Resume.docx

Please login to view the uploaded file.

Shanta Katipamula

Summary of Qualifications

A hardworking, motivated worker who enjoys a challenge and is very meticulous and thorough in her work.

Work Experience

Babysitter, Self-Employed 2011-Present
Duties: take care of children from preschool to middle school age

High School Science Research Intern, Pacific Northwest National Laboratory
Duties: Microfabrication of microfluidic devices 2014-Present

Education

Hanford High School, Richland, WA 99354
Anticipated Graduation Date: June 2015
Cumulative Grade Point Average: 4.0

Special Courses:

AP Biology	AP Calculus BC	AP Chemistry
Journalism	AP World History	AP U.S. Government and Politics
Advanced Art	AP Spanish	AP English Language and Composition
AP Psychology	AP Physics C	AP English Literature and Composition
AP Statistics		

Activities

Key Club (4 years)	Science Bowl (4 years)
Junior State of America (4 years)	Knowledge Bowl (4 years)
J.V. Soccer (2 years)	Interact Club of Eastern Washington (6 years)
International Club (3 years)	Recycle Club (1 year)

Volunteer Activities

Salvation Army Thanksgiving Dinner	Nov. 2011
Salvation Army Bell Ringing	Dec. 2011
Trick-or-Treat for UNICEF	Oct. 2011, 2012
Youth Commissioner-Richland Parks and Recreation Commission	Nov. 2011-Aug. 2014
Richland Public Library Book Sale Setup	Sept. 2012
Cache in Trash Out Clean-up of Bateman Island	Feb. 4, 2012
Tutoring	Spring 2013

Personal References

Mr. Sean Kelly, S. Young Place, Kennewick, WA, 99336 509.531.7394, Soccer Coach
Mr. Dale Johns, 450 Hanford Street, Richland, WA 99354 509.967.6500, Teacher
Ms. Christina McKee, 1216 Del Mar Court, Richland, WA 99354 509.946.4308, Teacher



Council Agenda Coversheet

Council Date: 10/21/2014

Category: Consent Calendar

Agenda Item: C10

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: RESOLUTION NO. 161-14, APPRECIATION FOR SERVICE ON THE PLANNING COMMISSION

Department: City Attorney

Ordinance/Resolution: 161-14

Reference:

Document Type: Resolution

Recommended Motion:

Adopt Resolution No. 161-14, expressing appreciation to Stanley Jones for service on the Planning Commission.

Summary:

Stanley Jones was appointed to the the Planning Commission in April 2010 and served until his resignation on October 8, 2014.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

1) Proposed Resolution

City Manager Approved:

Hopkins, Marcia
Oct 16, 14:09:41 GMT-0700 2014

RESOLUTION NO. 161-14

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to Stanley Jones 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 Stanley Jones, 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 21st 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: 10/21/2014

Category: Consent Calendar

Agenda Item: C11

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: RESOLUTION NO. 163-14, APPRECIATION FOR SERVICE ON THE PARKS AND RECREATION COMMISSION

Department: City Attorney

Ordinance/Resolution: 163-14

Reference:

Document Type: Resolution

Recommended Motion:

Adopt Resolution No. 163-14, expressing appreciation to Samantha Beck for Service on the Parks and Recreation Commission as a youth member.

Summary:

Samantha Beck was appointed to the Parks and Recreation Commission October 2013 and served until her term expired on August 31, 2014.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

1) Proposed Resolution

City Manager Approved:

Hopkins, Marcia
Oct 16, 14:09:22 GMT-0700 2014

RESOLUTION NO. 163-14

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to Samantha Beck for the service she rendered to the City as a youth member of the Parks and Recreation 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 Samantha Beck, their appreciation for the service she rendered to the City during her tenure as a youth member of the Parks and Recreation 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 21st 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: 10/21/2014

Category: Consent Calendar

Agenda Item: C12

Key Element: Key 3 - Economic Vitality

Subject: RESOLUTION NO. 164-14, AWARD OF BID FOR THE AUXILIARY TRACK ADDITION PROJECT

Department: Public Works

Ordinance/Resolution: 164-14

Reference:

Document Type: Resolution

Recommended Motion:

Approve Resolution No. 164-14, authorizing the City Manager to sign and execute a contract with Premier Excavation for the amount of \$866,207.28 for the Auxiliary Track Addition Project, and authorizing staff to make the necessary budget adjustments.

Summary:

This project was developed to fulfill City obligations in support of the 2014 ConAgra real estate purchase in the City's Horn Rapids Industrial Park. ConAgra subsequently contracted with Chill Build Freezer to implement a portion of their site development plans. The City executed a Site Development Agreement with Chill Build Freezer to construct a new rail siding that will support the Chill Build Freezer warehouse. The City's project will construct rail infrastructure that will reside on City right-of-way and support the Chill Build Freezer site. Chill Build Freezer will construct rail infrastructure on its property to fulfill the service requirements of the warehouse.

This project is partially funded through a loan agreement approved by Council on March 18, 2014 with the Washington State Department of Transportation (WSDOT). The loan provides for \$396,000 towards the project, after a 1% WSDOT administrative fee, and the remainder is funded through land sale proceeds.

The project will construct approximately 3300 feet of rail track on the south side of the existing Horn Rapids Industrial Lead Track (HRILT). The scope of this project was developed mainly in support of the Chill Build Freezer project; however, it will also support all of the HRILT Rail activities, including the grain processing loop track project. The project design and contract documents were prepared by HDR Engineering.

Six (6) bids were opened on October 13, 2014 with a low bid from Premier Excavation of \$866,207.28, and a high bid of \$977,629.07. The Engineer's Estimate for the project was \$975,593.48.

The Auxiliary Track Addition project should be under construction in early November 2014 and be completed by March 2015.

Fiscal Impact?

☒ Yes ☐ No

Total project expenses are estimated at \$1,006,428, with total available funds at \$1,453,663. A project budget summary is attached. The available funds are from the WSDOT loan of \$400,000 and Chill Build land sale proceeds, of which \$1,053,662.51 is available.

Attachments:

- 1) Res. No. 164-14 Auxiliary Track Addition Bid Award
- 2) Auxiliary Track Addition - Vicinity Map
- 3) Auxiliary Track Addition - Bid Tab
- 4) Auxiliary Track Addition - Budget Summary

City Manager Approved:

Hopkins, Marcia
Oct 16, 14:12:03 GMT-0700 2014

RESOLUTION NO. 164-14

A RESOLUTION of the City of Richland authorizing the award of bid and execution of a construction contract to Premier Excavation, Inc. for the Auxiliary Track Additional Project.

WHEREAS, the City of Richland executed a Site Development Agreement with Chill Build WA, LLC to construct a new rail siding; and

WHEREAS, the City Council executed a loan agreement with Washington State Department of Transportation (WSDOT) to help fund the new rail siding in the Horn Rapids Industrial Park; and

WHEREAS, the remainder of the project costs will be funded through land sale proceeds; and

WHEREAS, HDR Engineering has completed all project development and design work required to advance the project to construction; and

WHEREAS, City staff solicited bids in accordance with the City's purchasing policies, receiving and opening six (6) bids on October 13, 2014; and

WHEREAS, Premier Excavation, Inc. submitted the lowest responsible bid of the six (6) received; and

WHEREAS, the project budget is adequate to complete the project using the lowest responsible bid; and

WHEREAS, it is in the City's best interest to proceed to complete the project in accordance with the Capital Improvement Plan, project design and the lowest responsible bid; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Richland authorizes the City Manager to:

1. Sign and execute the Auxiliary Track Addition construction contract with Premier Excavation, Inc. in accordance with their bid received on October 13, 2014; and
2. Direct Public Works Department staff to administer the construction contract and execute change orders as required fulfilling the design intent of the contract within the constraints of the approved budget.

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

ADOPTED by the City Council of the City of Richland at a regular meeting on the 21st day of October, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



SEPTEMBER 8, 2014

2014 HORN RAPIDS AUXILIARY TRACK ADDITION PROJECT HORN RAPIDS PORTION

VICINITY MAP



SEPTEMBER 8, 2014

2014 HORN RAPIDS AUXILIARY TRACK ADDITION PROJECT RICHLAND JUNCTION PORTION

VICINITY MAP

City of Richland

DATE BIDS OPENED: October 13, 2014	SB # 14-35 PW
AUXILIARY TRACK ADDITION	

				ENGINEER'S ESTIMATE		PREMIER EXCAVATION PASCO, WA		STRIDER CNST CO INC BELLINGHAM, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	SCHEDULE A								
1	Mobilization.	1.0	LS	\$80,571.00	80,571.00	77,000.00	77,000.00	80,000.00	80,000.00
2	Licensed surveying.	1.0	LS	30,000.00	30,000.00	15,400.00	15,400.00	17,000.00	17,000.00
3	Temporary erosion sedimentation control	1.0	LS	10,000.00	10,000.00	3,000.00	3,000.00	500.00	500.00
4	SPCC plan.	1.0	LS	5,000.00	5,000.00	1,000.00	1,000.00	1,000.00	1,000.00
5	Project temporary traffic control.	1.0	LS	2,000.00	2,000.00	2,000.00	2,000.00	500.00	500.00
6	Pot hole utility.	3.0	EA	200.00	600.00	200.00	600.00	350.00	1,050.00
7	Strip topsoil.	3,185	CY	9.00	28,665.00	3.00	9,555.00	4.00	12,740.00
8	Roadway excavation including haul.	3,530	CY	5.00	17,650.00	4.25	15,002.50	4.00	14,120.00
9	Common borrow including haul.	1,730	CY	18.00	31,140.00	3.00	5,190.00	4.00	6,920.00
10	Embankment compaction.	5,260	CY	3.50	18,410.00	2.00	10,520.00	2.00	10,520.00
11	Composting.	1.60	AC	4,500.00	7,200.00	3,735.00	5,976.00	3,000.00	4,800.00
12	Seeding, fertilizing & mulching.	1.60	AC	1,800.00	2,880.00	2,383.75	3,814.00	2,500.00	4,000.00
13	Crushed surfacing base course.	390	CY	36.00	14,040.00	25.65	10,003.50	40.00	15,600.00
14	Remove 112 lb track for reinstallation.	133	TF	13.00	1,729.00	25.00	3,325.00	25.00	3,325.00
15	Remove No. 9 – 112 lb turnout for reinstallation.	1.0	EA	3,000.00	3,000.00	6,000.00	6,000.00	6,500.00	6,500.00
16	Remove sliding derail & stockpile material.	2.0	EA	500.00	1,000.00	180.00	360.00	190.00	380.00
17	Remove & dispose of 90 lb track.	889	TF	10.00	8,890.00	8.00	7,112.00	10.00	8,890.00
18	Remove 133 lb track for reinstallation (from Richland Junction).	3,053	TF	17.00	51,901.00	25.00	76,325.00	25.00	76,325.00
19	Remove & dispose of 75 lb & 100 lb track (from Richland Junction).	2,820	TF	11.00	31,020.00	10.00	28,200.00	10.00	28,200.00
20	Remove & stockpile 133 lb track (from Richland Junction).	267	TF	19.00	5,073.00	15.00	4,005.00	15.00	4,005.00
21	Remove & dispose of 100 lb turnout (from Richland Junction).	1.0	EA	2,300.00	2,300.00	5,000.00	5,000.00	5,500.00	5,500.00
22	Furnish & install sub-ballast.	3,000	CY	34.00	102,000.00	25.65	76,950.00	49.00	147,000.00
23	Reinstall No.9 turnout.	1.0	EA	28,000.00	28,000.00	20,000.00	20,000.00	20,000.00	20,000.00
24	Reinstall 112 lb track.	133	TF	50.00	6,650.00	117.17	15,583.61	95.00	12,635.00
25	Construct 133 lb track.	3,053	TF	90.00	274,770.00	89.30	272,632.90	65.00	198,445.00
26	Furnish & install No.11 turnout.	1.0	EA	68,000.00	68,000.00	73,613.75	73,613.75	72,500.00	72,500.00
27	Furnish & install sliding derail.	2.0	EA	8,000.00	16,000.00	4,700.00	9,400.00	5,000.00	10,000.00
28	Construct concrete panel crossing.	32.0	TF	500.00	16,000.00	292.27	9,352.64	265.00	8,480.00
29	Furnish & install walkway rock.	2,903	LF	12.00	34,836.00	10.05	29,175.15	10.00	29,030.00
30	Surface line & dress (SLD) at Chill Build turnout tie-in.	100	TF	15.00	1,500.00	37.26	3,726.00	100.00	10,000.00

SCHEDULE A SUBTOTAL
8.3% SALES TAX
SCHEDULE A TOTAL

\$900,825.00
74,768.48
\$975,593.48

\$799,822.05
66,385.23
\$866,207.28

\$809,965.00
67,227.10
\$877,192.10

City of Richland

DATE BIDS OPENED: October 13, 2014	SB # 14-35 PW
AUXILIARY TRACK ADDITION	

				RAILWORKS TRACK SYS RICHLAND, WA		ROTSCHY, INC VANCOUVER, WA		ANCHOR CONSTR OTHELLO, WA	
Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
	SCHEDULE A								
1	Mobilization.	1.0	LS	58,200.00	58,200.00	59,320.00	59,320.00	85,000.00	85,000.00
2	Licensed surveying.	1.0	LS	16,700.00	16,700.00	6,000.00	6,000.00	16,940.00	16,940.00
3	Temporary erosion sedimentation control	1.0	LS	3,450.00	3,450.00	5,000.00	5,000.00	5,566.00	5,566.00
4	SPCC plan.	1.0	LS	770.00	770.00	500.00	500.00	400.00	400.00
5	Project temporary traffic control.	1.0	LS	2,200.00	2,200.00	1,400.00	1,400.00	1,000.00	1,000.00
6	Pot hole utility.	3.0	EA	185.00	555.00	100.00	300.00	600.00	1,800.00
7	Strip topsoil.	3,185	CY	5.50	17,517.50	5.00	15,925.00	6.50	20,702.50
8	Roadway excavation including haul.	3,530	CY	3.50	12,355.00	2.57	9,072.10	3.00	10,590.00
9	Common borrow including haul.	1,730	CY	7.00	12,110.00	6.86	11,867.80	5.00	8,650.00
10	Embankment compaction.	5,260	CY	3.30	17,358.00	3.23	16,989.80	5.00	26,300.00
11	Composting.	1.60	AC	3,375.00	5,400.00	3,658.05	5,852.88	5,424.00	8,678.40
12	Seeding, fertilizing & mulching.	1.60	AC	2,590.00	4,144.00	2,431.43	3,890.29	2,200.00	3,520.00
13	Crushed surfacing base course.	390	CY	40.00	15,600.00	37.00	14,430.00	44.00	17,160.00
14	Remove 112 lb track for reinstallation.	133	TF	8.00	1,064.00	25.50	3,391.50	27.00	3,591.00
15	Remove No. 9 – 112 lb turnout for reinstallation.	1.0	EA	2,500.00	2,500.00	6,120.00	6,120.00	6,480.00	6,480.00
16	Remove sliding derail & stockpile material.	2.0	EA	240.00	480.00	183.60	367.20	194.40	388.80
17	Remove & dispose of 90 lb track.	889	TF	9.00	8,001.00	8.16	7,254.24	8.64	7,680.96
18	Remove 133 lb track for reinstallation (from Richland Junction).	3,053	TF	23.00	70,219.00	25.50	77,851.50	27.00	82,431.00
19	Remove & dispose of 75 lb & 100 lb track (from Richland Junction).	2,820	TF	14.40	40,608.00	10.20	28,764.00	10.80	30,456.00
20	Remove & stockpile 133 lb track (from Richland Junction).	267	TF	21.00	5,607.00	15.30	4,085.10	16.20	4,325.40
21	Remove & dispose of 100 lb turnout (from Richland Junction).	1.0	EA	3,540.00	3,540.00	5,100.00	5,100.00	5,400.00	5,400.00
22	Furnish & install sub-ballast.	3,000	CY	39.00	117,000.00	33.84	101,520.00	37.00	111,000.00
23	Reinstall No.9 turnout.	1.0	EA	12,300.00	12,300.00	20,400.00	20,400.00	21,600.00	21,600.00
24	Reinstall 112 lb track.	133	TF	51.00	6,783.00	115.41	15,349.53	97.20	12,927.60
25	Construct 133 lb track.	3,053	TF	79.00	241,187.00	86.20	263,168.60	66.96	204,428.88
26	Furnish & install No.11 turnout.	1.0	EA	64,475.00	64,475.00	71,400.00	71,400.00	75,600.00	75,600.00
27	Furnish & install sliding derail.	2.0	EA	6,500.00	13,000.00	4,794.00	9,588.00	5,076.00	10,152.00
28	Construct concrete panel crossing.	32.0	TF	420.00	13,440.00	290.99	9,311.68	280.80	8,985.60
29	Furnish & install walkway rock.	2,903	LF	17.00	49,351.00	18.10	52,544.30	23.81	69,120.43
30	Surface line & dress (SLD) at Chill Build turnout tie-in.	100	TF	7.00	700.00	13.81	1,381.00	10.80	1,080.00

SCHEDULE A SUBTOTAL
8.3% SALES TAX
SCHEDULE A TOTAL

\$816,614.50
67,779.00
\$884,393.50

\$828,144.52
68,735.99
\$896,880.51

\$861,954.57
71,542.23
\$933,496.80

City of Richland

DATE BIDS OPENED:	October 13, 2014	SB #	14-35 PW
AUXILIARY TRACK ADDITION			

CULBERT CNST INC PASCO, WA			
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Item	Description	Qty	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
SCHEDULE A									
1	Mobilization.	1.0	LS	118,905.58	118,905.58		-		-
2	Licensed surveying.	1.0	LS	5,563.02	5,563.02		-		-
3	Temporary erosion sedimentation control	1.0	LS	6,520.38	6,520.38		-		-
4	SPCC plan.	1.0	LS	125.00	125.00		-		-
5	Project temporary traffic control.	1.0	LS	2,233.09	2,233.09		-		-
6	Pot hole utility.	3.0	EA	425.19	1,275.57		-		-
7	Strip topsoil.	3,185	CY	6.52	20,766.20		-		-
8	Roadway excavation including haul.	3,530	CY	7.95	28,063.50		-		-
9	Common borrow including haul.	1,730	CY	7.07	12,231.10		-		-
10	Embankment compaction.	5,260	CY	4.35	22,881.00		-		-
11	Composting.	1.60	AC	4,940.23	7,904.37		-		-
12	Seeding, fertilizing & mulching.	1.60	AC	3,265.50	5,224.80		-		-
13	Crushed surfacing base course.	390	CY	47.95	18,700.50		-		-
14	Remove 112 lb track for reinstallation.	133	TF	27.94	3,716.02		-		-
15	Remove No. 9 – 112 lb turnout for reinstallation.	1.0	EA	6,257.61	6,257.61		-		-
16	Remove sliding derail & stockpile material.	2.0	EA	238.64	477.28		-		-
17	Remove & dispose of 90 lb track.	889	TF	16.68	14,828.52		-		-
18	Remove 133 lb track for reinstallation (from Richland Junction).	3,053	TF	25.69	78,431.57		-		-
19	Remove & dispose of 75 lb & 100 lb track (from Richland Junction).	2,820	TF	14.00	39,480.00		-		-
20	Remove & stockpile 133 lb track (from Richland Junction).	267	TF	15.78	4,213.26		-		-
21	Remove & dispose of 100 lb turnout (from Richland Junction).	1.0	EA	5,232.73	5,232.73		-		-
22	Furnish & install sub-ballast.	3,000	CY	47.09	141,270.00		-		-
23	Reinstall No.9 turnout.	1.0	EA	20,946.96	20,946.96		-		-
24	Reinstall 112 lb track.	133	TF	95.62	12,717.46		-		-
25	Construct 133 lb track.	3,053	TF	65.05	198,597.65		-		-
26	Furnish & install No.11 turnout.	1.0	EA	73,161.56	73,161.56		-		-
27	Furnish & install sliding derail.	2.0	EA	5,203.39	10,406.78		-		-
28	Construct concrete panel crossing.	32.0	TF	410.27	13,128.64		-		-
29	Furnish & install walkway rock.	2,903	LF	9.48	27,520.44		-		-
30	Surface line & dress (SLD) at Chill Build turnout tie-in.	100	TF	19.24	1,924.00		-		-

SCHEDULE A SUBTOTAL
8.3% SALES TAX
SCHEDULE A TOTAL

\$902,704.59
74,924.48
\$977,629.07

\$0.00
-
\$0.00

\$0.00
-
\$0.00

AUXILIARY TRACK ADDITION

BUDGET SUMMARY

PROJECT FUNDING IS PROPOSED AS FOLLOWS:

WS DOT LOAN	\$	400,000.00	
LAND SALE PROCEEDS		<u>606,428.00</u>	<i>\$1,053,662.51 available</i>
TOTAL PROJECT COSTS		<u><u>\$1,006,428.00</u></u>	

PROJECT EXPENSES ARE ESTIMATED AS FOLLOWS:

DESIGN & CNST MGMT - PW ENG	\$	50,000.00	
CONSTRUCTION CONTRACT		866,207.28	
10% CONTINGENCY		86,620.72	
FLAGGING - STREETS		<u>3,600.00</u>	
TOTAL PROJECT COSTS		<u><u>\$1,006,428.00</u></u>	



Council Agenda Coversheet

Council Date: 10/21/2014

Category: Consent Calendar

Agenda Item: C13

Key Element: Key 2 - Infrastructure & Facilities

Subject: RES. NO. 165-14, REVISED PUBLIC HEARING FOR DELAWARE AVE. LID NO. 195 FINAL ASSESSMENT

Department: City Attorney

Ordinance/Resolution: 165-14

Reference:

Document Type: Resolution

Recommended Motion:

Adopt Resolution No. 165-14, amending the public hearing for establishing the final assessment roll for Delaware Avenue Local Improvement District (LID) No. 195 to November 18, 2014.

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 public hearing originally scheduled for November 4, 2014, must be extended to November 18, 2014, in order to allow adequate time to publish the required legal notifications. The window of time to publish the notices to meet the original November 4, 2014, hearing date has closed.

The proposed resolution reestablishes the public hearing date required by state law for the Delaware Avenue LID No. 195 as November 18, 2014.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

1) Proposed Resolution

City Manager Approved:

Hopkins, Marcia
Oct 16, 14:10:31 GMT-0700 2014

RESOLUTION NO. 165-14

A RESOLUTION of the City of Richland, Washington, revising the fixed 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 18, 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 21st 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: 10/21/2014

Category: Consent Calendar

Agenda Item: C14

Key Element: Key 2 - Infrastructure & Facilities

Subject: PURCHASE ORDER AGREEMENTS FOR WASTEWATER SOLIDS PROJECT

Department: Public Works

Ordinance/Resolution:

Reference:

Document Type: Contract/Agreement/Lease

Recommended Motion:

Authorize City staff to prepare and execute Purchase Order Agreements with vendors to complete pilot testing of equipment for the Wastewater Treatment Facility Solids Upgrade Project.

Summary:

The Wastewater Treatment Facility was originally constructed in 1985. The solids handling equipment has reached the end of its service life and was identified by staff for replacement. This project was funded in the 2014-2030 Capital Improvement Plan. The City entered an agreement with CH2M Hill by Resolution 61-14 on May 6, 2014 to validate selected equipment technology and complete engineering design as needed to complete the project.

During initial design and sampling of waste streams produced at the plant, it was determined that the lab testing results should be substantiated with on-site pilot testing of equipment. Staff negotiated an amendment with CH2M Hill, authorized by Council on September 16, 2014, to develop the pilot testing protocol, coordinate with interested vendors and oversee testing of equipment complete sampling and document results. This action authorizes compensation to four vendors who have expressed interest in performing pilot testing of their equipment. Total cost of this effort is not to exceed \$40,700.

Fiscal Impact?

☒ Yes ☐ No

Funding for this effort was previously approved by Council with approval of the 2014-2030 Capital Improvement Plan, page 116, in the amount of \$1,800,000. There is currently \$1,506,875 available in the project budget, which is sufficient to cover the costs to have vendors complete pilot testing of their equipment.

Attachments:

1) Solids Upgrade Pilot Testing Summary

City Manager Approved:

Hopkins, Marcia
Oct 16, 14:11:14 GMT-0700 2014

Testing Unit Information

Testing vendors	Andritz RDT	Parkson RDT	Ashbrook BFP	BDP BFP
Costs	Cost to City	Cost to City (base Bid)	Cost to City	Cost to City
Requested payment by City	\$16,200.00	If WH Reilly & CO operating the pilot test as a demo only: \$12,500 ; If Parkson operator running the unit: \$20,000	\$7,000.00	\$5,000.00
Requested Trailer Delivery Time	11/3/2014	11/10/2014	10/21/2014	10/27/2014
Requested Testing date	11/4/2014 - 11/6/2014	11/11/2014 - 11/14/2014	10/22/2014 - 10/23/2014 (?)	10/28/2014-10/30/14
Contact Person	<p>Denis Piché, P. Eng. Separation Technologies</p> <p>ANDRITZ Separation Inc. Calgary, AB Canada 403-995-2071 Phone 403-650-4131 Cell denis.piche@andritz.com www.andritz.com</p>	<p>Michael Reilly Wm. H. Reilly & Co 910 SW 18th ave. Portland, OR 97205</p> <p>503-223-6197 office 503-223-0845 fax</p> <p>503-720-0722 cell</p> <p>Mreilly@whreilly.com</p>	<p>Rob Islander Regional Sales Manager, Southwest Market Unit Environment, PTD Alfa Laval, Inc. 714-287-0267 rob.islander@alfalaval.com</p> <p>Alfa Laval Inc. Head Office Country, Sales Office, Shared Service Centre 5400 International Trade Drive Richmond, VA 23231 United States Phone: +1 804-222-5300 Fax: +1 804-236-3276 E-mail: customerservice.usa@alfalaval.com Web page: www.alfalaval.us</p>	<p>Kelly Brown, Director Marketing / Sales</p> <p>BDP INDUSTRIES PO Box 118 354 State Route 29 Greenwich, New York 12834 Phone No 518-695-6851 E-mail: kelly@bdpindustries.com</p>



Council Agenda Coversheet

Council Date: 10/21/2014

Category: Consent Calendar

Agenda Item: C15

Key Element: Key 2 - Infrastructure & Facilities

Subject: MEMORANDUM OF UNDERSTANDING WITH THE PORT OF KENNEWICK FOR PARK MASTER PLANNING

Department: Parks and Recreation

Ordinance/Resolution:

Reference:

Document Type: Contract/Agreement/Lease

Recommended Motion:

Authorize the City Manager to sign a memorandum of understanding (MOU) with the Port of Kennewick for the master planning of Trailhead Park.

Summary:

The Port of Kennewick and the City of Richland have a long-standing and mutually beneficial relationship to partner in the creation of jobs, and to improve the quality of life for area taxpayers.

This particular memorandum of understanding describes a cost-sharing arrangement associated with master planning Trailhead Park, and was approved by Port of Kennewick Commissioners on September 23, 2014. Neighborhood residents and area stakeholders will be encouraged to participate in the process that is expected to begin this fall and will continue to the end of the year.

Master plans identify the conceptual and long-range build-out of City Parks and are used in capital planning and maintenance operations. Staff recommends approval.

Fiscal Impact?

☒ Yes ☐ No

The Port of Kennewick proposes to contribute up to \$10,000 for consultant services toward the effort. Richland will utilize in-house labor and materials.

Attachments:

Memorandum of Understanding

City Manager Approved:

Hopkins, Marcia
Oct 16, 14:13:54 GMT-0700 2014

MEMORANDUM OF UNDERSTANDING

FOR COOPERATION BETWEEN THE

PORT OF KENNEWICK

AND THE

CITY OF RICHLAND

FOR MUTUALLY BENEFICIAL PROJECTS

This Memorandum of Understanding, hereinafter "MOU" is made by and between the Port of Kennewick, a port district formed under the laws of the State of Washington (hereinafter "Port"), and the City of Richland, a Washington municipal corporation and City of the First Class (hereinafter "City,") collectively referred to as the "Parties."

This MOU represents good faith voluntary commitments that are being made by the Parties in the spirit of cooperation. The Parties are motivated by their belief that these commitments will mutually benefit the residents and landowners of the Port and the City of Richland.

W-I-T-N-E-S-S-E-T-H:

I. Recitals

WHEREAS, the Port of Kennewick is a port district lawfully formed under RCW 53.04; and

WHEREAS, the City of Richland is a municipal corporation and a City of the First Class formed under the laws of the State of Washington, with all the powers granted to cities of the first class by the Constitution and laws of the State and all powers implied thereby; and

WHEREAS, the Port and City share a mutual interest in creating jobs within areas of overlapping jurisdiction, and improving the quality of life for taxpayers; and

WHEREAS, the Port and City enjoy a strong and mutually beneficial relationship; and

WHEREAS, nothing in this MOU affects the legal rights of the Parties, nor shall it confer any jurisdiction on the City of Richland over the Port of Kennewick, nor the Port of Kennewick over the City of Richland

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants contained herein, the parties declare their respective objectives as follows:

II. Terms of Understanding

- A. The Parties commit to engage in open communication regarding long-range investments by the Port in the City to align with each agency's strategic planning.

B. Site specific project - Master Planning of Trailhead Park. The Parties recognize the Community's support for recreation on Badger Mountain as evidenced by increasing public use of the area. The master planning effort will include an analysis and recommendations for City-owned land in and around the developed Trailhead Park. The effort will be coordinated with Benton County to align with their recently completed master planning exercise for the County-owned Badger Mountain Centennial Preserve. The Port agrees to support the master planning exercise in an amount not to exceed \$10,000.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Understanding on the ____ day of _____, 2014.

CITY OF RICHLAND

PORT OF KENNEWICK

Cynthia D. Johnson, ICMA-CM
City Manager



Tim Arntzen, Executive Director

Approved as to Form:

Heather Kintzley
City Attorney



Council Agenda Coversheet

Council Date: 10/21/2014

Category: Consent Calendar

Agenda Item: C16

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: EXPENDITURES FROM SEPTEMBER 29, 2014 TO OCTOBER 10, 2014 IN THE AMOUNT OF \$4,158,681.20

Department: Administrative Services

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

Approve the expenditures from September 29, 2014, to October 10, 2014, in the amount of \$4,158,681.20.

Summary:

Breakdown of Expenditures:

Check Nos.	216439 - 216881	1,329,534.75
Wire Nos.	5739 - 5749	770,095.04
Payroll Check Nos.	99607 - 99618	25,168.90
Payroll Wires/ACH	8703 - 8723	2,033,882.51
TOTAL		\$4,158,681.20

Fiscal Impact?

☒ Yes ☐ No

Total Disbursements: \$4,158,681.20.

Attachments:

- 1) Wire Transfers
- 2) Voucher Listing Report

City Manager Approved:

Johnson, Cindy
Oct 15, 14:21:05 GMT-0700 2014

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
SEPTEMBER 29, 2014 - OCTOBER 10, 2014

Payee	Wire Description	Amount
Claim Wires - Wire No. 5739 to 5749		
Bank of New York	Principal/Interest Bonds	117,485.00
Bonneville Power Administration	Spill Prevention Install 14TP-10668	238,740.00
Conover	Section 125	2,908.76
Department of Licensing	Firearms Online Pmt for Concealed Licenses	432.00
PowerPay	Landfill Merchant Service Fees	637.10
Richland Golf Management Corporation	Col. Pt. Operating Reimb 09/14 & Transfer to Oper	142,556.99
Zenith Administrators/Matrix/Sedgwick	Insurance Claims	267,335.19
	Total Claim Wire Transfers	\$ 770,095.04
Payroll Wires & Direct Deposits (ACH) - Wire No. 8703 to 8723		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	\$ 2,033,882.51
Total Claim & Payroll Wires/ACH		\$ 2,803,977.55

*Payroll Wires - transactions represent; employee payroll, payment of benefits, payroll taxes and other related payroll benefits.



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001	GENERAL FUND				
Division:	000				
BANK OF AMERICA		TXN00018426	216809	WM SUPERCENTER - DOOR PRIZES F	\$250.00
		TXN00018439		ALBERTSONS - DOOR PRIZES FOR S	\$150.00
		TXN00018448		HARBOR FREIGHT TOOLS 49 - SENI	\$30.24
		TXN00018452		LITTLE CAESARS -LUNCH FOR SENI	\$238.26
BEN FRANKLIN TRANSIT		20140357	216690	DIAL A RIDE TICKETS-SEPT	\$84.00
BENTON COUNTY TREASURER		SEPT 2014-BCT	216695	CRIME VICTIMS COMP BCDC-SEP'14	\$1,125.60
RECWARE REFUND		092314	216655	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND DAMAGE DEPOSIT	\$150.00
	092914		216759	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND RENTAL FEE	\$45.00
			216778	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND RENTAL FEE	\$45.00
	093014		216677	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND DAMAGE DEPOSIT	\$200.00
			216801	REFUND DAMAGE DEPOSIT	\$425.00
				REFUND DAMAGE DEPOSIT	\$200.00
WASHINGTON STATE TREASURER		0914WS	216794	FINES & FORFEITURES BC-SEP'14	\$54,401.72
TOTAL ****					\$59,044.82
Division:	001	CITY COUNCIL			
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$143.00
BANK OF AMERICA		TXN00018113	216809	Meeting Expenses - Refreshment	\$45.95
		TXN00018148		TC-RGNL CHMBR-NETWKLNCH-PL	\$20.00
PARADISE BOTTLED WATER CO		9/14-ATTORNEY	216761	BOTTLED WATER-SEPT	\$29.18
CITY COUNCIL TOTAL ****					\$238.13
Division:	100	CITY MANAGER			
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$27.84
BANK OF AMERICA		TXN00018179	216809	UW-KICKOFF BFST-9-3_CJ	\$20.00
		TXN00018180		ISLA BONITA-CJ-CK-27THPP-BGT	\$64.50
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 7/1-7/31/14	\$2.53
				POSTAGE 8/1-8/31/14	\$0.48
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$47.49
CITY MANAGER TOTAL ****					\$162.84
Division:	101	CITY CLERK			
PARADISE BOTTLED WATER CO		9/14-ATTORNEY	216761	BOTTLED WATER-SEPT	\$7.29
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 7/1-7/31/14	\$7.83
				POSTAGE 8/1-8/31/14	\$37.97
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$30.92



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CITY CLERK TOTAL ****					\$84.01
Division:	102	CITY ATTORNEY			
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$55.68
BANK OF AMERICA		TXN00018169	216809	WSAJ/WSTLA LP - CITY ATTORNEY	\$75.00
		TXN00018189		WAPRO - FALL CONFERENCE	\$140.00
		TXN00018194		STAPLES - OFFICE SUPPLIES	\$10.81
		TXN00018201		STAPLES - OFFICE SUPPLIES	\$104.44
		TXN00018242		WSBA - ETHICS CLE	\$62.81
		TXN00018465		City Attorney Training Refresh	\$15.67
BELL BROWN & RIO PLLC		559	216633	PROSECUTION SRVCS-OCT	\$20,756.55
BENTON COUNTY TREASURER		AUGUST 2014	216505	DISTRICT COURT/OPD COSTS-AUG	\$49,291.48
PARADISE BOTTLED WATER CO		9/14-ATTORNEY	216761	BOTTLED WATER-SEPT	\$7.29
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 8/1-8/31/14	\$10.14
				POSTAGE 7/1-7/31/14	\$13.79
PRONTO PROCESS SERVICE INC		PTO-2014007039	216869	MESSENGER SRVCS-SEPT	\$40.00
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$49.20
CITY ATTORNEY TOTAL ****					\$70,632.86
Division:	110	ASSISTANT CITY MANAGER			
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$27.84
BANK OF AMERICA		TXN00018112	216809	Meeting Supplies - Refreshment	\$15.27
		TXN00018117		SUNCADIA-HOTEL-WCMA-JMA	\$229.50
		TXN00018181		HILTON CHARLOTTE-ICMA-JMA	\$243.18
		TXN00018182		Meeting Expenses - Refreshment	\$11.97
		TXN00018418		IT Business Meeting	\$98.26
		TXN00018456		Office Supplies	\$61.88
		TXN00018459		HILTON CHARLOTTE-ICMA-JMA	\$729.54
PARADISE BOTTLED WATER CO		9/14-ATTORNEY	216761	BOTTLED WATER-SEPT	\$7.29
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$32.29
ASSISTANT CITY MANAGER TOTAL ****					\$1,457.02
Division:	111	COMMUNICATIONS & MARKETING			
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$56.78
BANK OF AMERICA		TXN00018142	216809	OFFICE DEPOT-PRNT-CMO-SPLY	\$90.94
		TXN00018149		OFFICE DEPOT-PRNT SHOP	\$79.57
		TXN00018171		OFFICE DEPOT-CMO-OFC-SPLY	\$127.97
		TXN00018299		PAYPAL-TH-EMRGNG-LCL-GOV-LDRS	\$30.00
		TXN00018319		ALBERTSNS-RFRSHMT-GRN-AWDS	\$23.00
		TXN00018383		MYFONTS INC-FONT TYPES	\$122.63
		TXN00018446		CITY FACEBOOK & TWITTER	\$4.99
CITY OF RICHLAND		14-328 HERRON	216707	3CMA CONF/MINNEAPOLIS/HERRON	\$378.00
HERRON, TRISHA		14-328	216738	3CMA CONF/HOTEL/BAGGAGE ETC	\$587.66



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PITNEY BOWES INC		1278325-SP14	216584	3RD QTR 2014 PB SORTER/POSTAGE	\$8,678.09
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 7/1-7/31/14	\$0.98
				POSTAGE 7/1-7/31/14	\$126.11
TRI CITY HERALD	S015968	8/14-825	216670	CITY FAIR & NATIONAL NIGHT OUT	\$410.55
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$11.99
				TELEPHONE CHARGES 9/23-10/22	\$0.26
				TELEPHONE CHARGES 9/23-10/22	\$23.74
COMMUNICATIONS & MARKETING TOTAL ****					\$10,753.26
Division:	112	CABLE COMMUNICATIONS			
BANK OF AMERICA		TXN00018118	216809	CONFERENCECALLSVCS_8-20	\$30.89
		TXN00018135		OFFICE DEPOT-DRV,USB,CMPCT	\$39.45
		TXN00018427		CONFERENCECALLSVCS_9-17	\$25.68
		TXN00018449		ABS-BMD-PWRSPLY-MINCNVTR	\$109.38
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 7/1-7/31/14	\$0.94
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$13.17
CABLE COMMUNICATIONS TOTAL ****					\$219.51
Division:	113	HANFORD COMMUNITIES			
LUNDGREN, REGINA E		RCH-HCN-364	216749	HANFORD COMM NEWSLETTER-FALL	\$1,700.00
		RCH-SB-365		SPEAKERS BUREAU-SEPT 2014	\$520.00
PARADISE BOTTLED WATER CO		9/14-ATTORNEY	216761	BOTTLED WATER-SEPT	\$3.65
		MANHATTEN PROJECT		BOTTLED WATER-B REACTOR EVENT	\$216.00
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 7/1-7/31/14	\$4.91
				POSTAGE 8/1-8/31/14	\$4.20
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$8.58
HANFORD COMMUNITIES TOTAL ****					\$2,457.34
Division:	120	FIRE			
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$27.84
BANK OF AMERICA		TXN00018195	216809	LABELYOURSTUFF - FREE SHIPPING	(\$3.87)
		TXN00018199		RANCH & HOME - COVERALLS	\$86.63
		TXN00018262		WALMART/AIR HORNES	\$69.10
		TXN00018273		STAPLES - FILE FOLDERS	\$57.52
		TXN00018276		STAPLES - 3 RING BINDERS	\$74.08
		TXN00018435		LABELYOURSTUFF - CLTHING LABELS	\$19.82
		TXN00018446		RFD (FIRE) FACEBOOK	\$3.75
BLUMENTHAL UNIFORM CO	P054313	87493	216509	#S511 SIL-RAY, FIREFIGHTER BAD	\$714.78
	P054313			HANDLING (RUSH) FEE	\$162.45
	P054313			SHIPPING	\$88.81
CASCADE FIRE EQUIPMENT CORP DBA	S015964	113018	216837	TAX	\$98.36
	S015964			SHIPPING	\$82.35
	S015964			NAVY UNIFORM SHIRTS WITH BADGE	\$275.85



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CASCADE FIRE EQUIPMENT CORP DBA	S015964	113018	216837	INTERFACE COATS	\$588.30
	S015964			NAME PATCH NOMEX NAVY	\$238.50
EAGLE PRINTING & GRAPHIC DESIGN INC	S015956	39924	216539	3 EACH CUSTOMER PROVIDED	\$14.95
	S015956			12 EACH #2003 MAGIC HEADWEAR C	\$134.16
	S015956			36 EACH #PC61T TALL T-SHIRTS X	\$369.00
	S015956			12 EACH #PC611T T-SHIRTS 2XL	\$147.00
	S015956			5 EACH CUSTOMER PROVIDED DUFFE	\$42.50
	S015956			DIGITIZE 5 NAMES & NUMBERS	\$22.00
	S015956			SCREENS	\$135.00
	S015956			2 EACH SWEATSHIRTS, CUSTOMER	\$7.00
	S015956			9 EACH CUSTOMER PROVIDED T-SHI	\$29.25
	S015956			TAX	\$74.77
FIANDER & ASSOCIATES LLC DBA		140905-4	216543	SERVICE CALL-STEPMILL ST 72	\$81.23
FRONTIER		9/14-206-188-0334	216548	VHF PHONE LINE 9/19-10/18	\$410.05
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 8/1-8/31/14	\$8.24
				POSTAGE 7/1-7/31/14	\$0.91
SEA WESTERN INC	S015960	179342	216779	SHIPPING	\$19.66
	S015960			HEMMING OF TROUSERS	\$25.99
	S015960			LION #BDU1951P-20 TRI CERTIFIE	\$1,091.66
SEW FABULOUS		1313RFD	216598	APPLY NAME TAGS/PATCHES	\$164.62
WROOLIE, MICHAEL		14-444 WROOLIE	216676	BATES FIRE ACADEMY MTG/FUEL	\$57.40
XEROX CORPORATION		075791833	216627	W7225 BASE CHRNG/PRINTS-AUG	\$158.63
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$174.53
FIRE TOTAL ****					\$5,752.82
Division:	130	POLICE			
AMERICAN MESSAGING SERVICES LLC		W41007240J	216806	PAGER RENTAL-OCT 2014	\$52.01
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$2,185.79
BANK OF AMERICA		TXN00018111	216809	GRIGGS ACE HARDWARE -CABLE TIE	\$8.65
		TXN00018115		UPS INV 0000002654EE324	\$42.24
		TXN00018122		COSTCO-TV FOR RECRUITMENT PROG	\$243.81
		TXN00018124		HAVIS-HARD DRIVE REPAIR	\$199.00
		TXN00018132		STAPLES - BLACK TONER	\$116.53
		TXN00018134		STAPLES - KEYBOARD & TRAY/ENVE	\$894.44
		TXN00018136		STAPLES - CRATES	\$32.01
		TXN00018152		STAPLES - KEYBOARD TRAY	\$301.13
		TXN00018160		PATC-REGISTRATION BERGER/LUNDQ	\$590.00
		TXN00018164		OFFICE DEPOT -CHARGER/CORD	\$48.72
		TXN00018170		DELL-22 INCH MONITOR	\$194.28
		TXN00018177		ALBERTSONS #213 -WATER (TRAIN	\$13.95
		TXN00018185		AT HOME ELECTRONIC -TV REPAIR	\$129.96
		TXN00018217		COSTCO -USB PACKS	\$160.41



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00018227	216809	STAPLES - SHARPIES/BRIEFCASE/C	\$174.08
		TXN00018234		STAPLES - 8GB USB (12)	\$98.12
		TXN00018235		STAPLES - 4GB USB	\$77.02
		TXN00018240		STAPLES - SHEET PROTECTORS	\$10.19
		TXN00018246		GRIGGS ACE HARDWARE-TV CARRY C	\$19.79
		TXN00018250		STAPLES - DOCUMENT WEDGES	\$63.23
		TXN00018270		SUNWEST SPORTSWEAR - POLO EMBR	\$608.98
		TXN00018272		UPS INV 0000002654EE344	\$52.21
		TXN00018274		UPS INV 0000002654EE354	\$24.60
		TXN00018294		L A POLICE GEAR INC -MOLLE MED	\$99.02
		TXN00018295		SAFARILAND -ZIP TOP BAGS/HANDG	\$196.42
		TXN00018300		EVIKECOM AIRSOFT -MOLLE POUCH	\$81.62
		TXN00018311		STAPLES - TAPE/SCISSORS/NOTES	\$26.33
		TXN00018318		CRYE PRECISION -COMBAT PANT	\$215.38
		TXN00018344		WAL MART -CD/WIPES/QTIPS/SOAP	\$174.58
		TXN00018350		EXTENDER PARTNERS-BELT EXTENDE	\$253.60
		TXN00018352		ATK BLACKHAWK - KNEE&ELBOW PAD	\$52.02
		TXN00018356		UPS INV 0000002654EE364	\$25.26
		TXN00018363		PEAVEY CORP - EVID TAPE/9X60 B	\$198.73
		TXN00018369		BEST WESTERN HOTELS - BLANCHAR	\$211.66
		TXN00018372		SUREFIRE LLC -EP7 SONIC DEFEND	\$50.74
		TXN00018375		BEST WESTERN HOTELS -SALTER 14	\$211.66
		TXN00018392		BEST WESTERN HOTELS -PECK 14-4	\$211.66
		TXN00018403		TARGET -PHONE CASE	\$21.65
		TXN00018412		FRED-MEYER -HDMI CABLE	\$16.23
		TXN00018419		ZTOONE.COM-POSTCARDS	\$178.90
		TXN00018446		RPD (POLICE) FACEBOOK	\$3.75
		TXN00018467		STAPLES - XSTAMPER	\$23.28
BENTON COUNTY SHERIFF'S OFFICE		8/14-CUSTODY	216504	CUSTODY BILLING-AUG 2014	\$101,277.71
BLANCHARD, LINDSEY		14-427 BLANCHARD	216698	WACE CON/LEAVENWORTH/BLANCHARD	\$77.94
BLUMENTHAL UNIFORM CO	P054266	85122	216509	SHIPPING	\$14.62
	P054266			#64360-162 PANT WOMENS KHAKI	\$108.28
	P054266			#64360-162 PANT WOMENS KHAKI	\$108.28
	P054266			#64360-162 PANT WOMENS KHAKI	\$54.14
	P054266			#64360-162 PANT WOMENS KHAKI	\$108.28
	P054266			ADJUST FOR TAX	(\$0.01)
	P054266	85122-80		CREDIT FOR PANTS FOR SALTER	(\$54.14)
	P054324	87151		#74326-750 PANT MENS CARGO PDU	\$54.14
	P054324			#74273-162 PANT MENS KHAKI TAC	\$54.14
	P054324			#74273-162 PANT MENS KHAKI TAC	\$54.14
	P054324			#74273-162 PANT MENS KHAKI TAC	\$54.14



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BLUMENTHAL UNIFORM CO	P054324	87151	216509	#74326-750 PANT MENS CARGO PDU	\$54.14
	P054324			#74273-162 PANT MENS KHAKI TAC	\$54.14
	P054324			#97R66 86 SHIRT MENS SS DELUXE	\$59.51
	P054324			#74273L-162 PANT TACLITE PROPA	\$64.97
	P054324			#47W66 86 SHIRT MENS LS DELUXE	\$67.09
	P054324			#32278-86 PANT MENS DK NAVY	\$97.42
	P054324			#VTX4020NVP POLO SHIRT MENS LS	\$106.03
	P054324			#71177-750 SHIRT MENS SS PDU C	\$108.28
	P054324			#71177-750 SHIRT MENS SS PDU C	\$54.14
	P054324			#74326-750 PANT MENS CARGO PDU	\$108.28
	P054324			#7426-750 PANT MENS CARGO PDU	\$108.28
	P054324			SEW BADGE EMBLEM ON GARMENT	\$1.08
	P054324			SEW EMBLEM EACH SLEEVE	\$2.17
	P054324			SEW EMBLEM EACH SLEEVE	\$2.17
	P054324			SEW BADGE EMBLEM ON GARMENT	\$2.17
	P054324			SEW ON YEARS OF SERVICE INSIGN	\$1.62
	P054324			SEW NAME EMBLEM ON GARMENT	\$1.08
	P054324			SEW NAME EMBLEM ON GARMENT	\$1.08
	P054324			SEW BADGE EMBLEM ON GARMENT	\$1.08
	P054324			SEW EMBLEM EACH SLEEVE	\$2.17
	P054324			SEW NAME EMBLEM ON GARMENT	\$2.17
	P054324			SEW EMBLEM EACH SLEEVE	\$2.17
	P054324			ADJUST SALES TAX	(\$0.04)
	P054324			SEW EMBLEM EACH SLEEVE	\$4.33
	P054324			NAMETAG 1"x5" DRK NAVY BKGRD &	\$7.53
	P054324			#VTX4000NVP POLO SHIRT MENS NA	\$50.85
	P054324			NAMETAG 1"x5" DRK NAVY BKGRD &	\$15.05
	P054324			#64360-162 PANT WOMENS KHAKI	\$54.14
	P054324			#8131-1-04 SHIRT POLO SS BICOM	\$44.35
	P054324			#61159-750 SHIRT WOMENS SS NAV	\$54.14
	P054324			NAMETAG 1"x5" DRK NAVY BKGRD &	\$7.53
	P054324			SHIPPING	\$20.04
	P054324			#6430-750 PANT WOMENS NAVY PDU	\$54.14
	P054322	87352	216699	SEW ON YEARS OF SERVICE INSIGN	\$1.62
	P054322			SEW PR OF CHEVRONS ON GARMENT	\$4.33
	P054322			#97R66 86 SHIRT MENS SS DELUXE	\$59.51
	P054322			#47W66 86 SHIRT MENS LS DELUXE	\$67.09
	P054322			#32278 86 PANT MENS DK NAVY	\$97.42
	P054322			SEW PR OF CHEVRONS ON GARMENT	\$4.33
	P054322			SEW EMBLEM EACH SLEEVE	\$2.17
	P054322			SEW EMBLEM EACH SLEEVE	\$2.17
	P054322				
	P054322				



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BLUMENTHAL UNIFORM CO	P054358	87806	216509	NAMETAG 1"X5" DARK NAVY BKGRD	\$15.05
	P054358			SHIPPING	\$14.08
	P054358			SEW NAME EMBLEM ON GARMENT	\$2.17
	P054358			SEW EMBLEM EACH SLEEVE	\$4.33
	P054358			#71177-750 SHIRT MENS SS PDU C	\$108.28
	P054358			#74326-750 PANT MENS CARGO PDU	\$108.28
	P054358			ADJUST FOR TAX	(\$0.02)
	P054358			SEW BADGE EMBLEM ON GARMENT	\$2.17
	P054358			ADJUST SALES TAX	\$0.01
	S015911	89953		SEW EMBLEM EACH SLEEVE	\$6.50
	S015911			SHIPPING	\$15.70
	S015911			1" X 5" DARK NAVY BKGRD & BRDR	\$22.58
	S015911			1" X 5" DARK NAVY BKGRD & BRDR	\$22.58
	S015911			722345-750 SHIRT MENS LS PDU C	\$162.42
	S015911			74326-750 PANT MENS CARGO PDU	\$162.42
	S015911			711777-750 SHIRT MENS SS PDU C	\$162.42
	S015911			SEW NAME EMBLEM ON GARMENT	\$3.25
	S015911			SEW EMBLEM EACH SLEEVE	\$6.50
	S015911			SEW BADGE EMBLEM ON GARMENT	\$3.25
	S015911			SEW NAME EMBLEM ON GARMENT	\$3.25
	S015911			SEW BADGE EMBLEM ON GARMENT	\$3.25
	S015911			ADJUST FOR TAX	(\$0.01)
	P054358			ADJUST SALES TAX	(\$0.01)
	P054358			SHIPPING	\$13.00
	P054358			#32278-86 PANT MENS DK NAVY	\$97.42
CHARTER COMMUNICATIONS CITY OF RICHLAND		9/14-180070309703	216839	RPD INTERNET SRVC 9/29-10/28	\$60.35
		14-171 GROW	216637	IACA CONF/BELLEVUE/GROW	\$815.92
		14-269 WOODHOUSE	216707	ARMORER CLASS/SPOKANE/WOODHOUS	\$481.26
		14-270 MATHENY		ARMORER CLASS/SPOKANE/MATHENY	\$481.26
DOMESTIC VIOLENCE SERVICES		23243	216844	DOMESTIC VIOLENCE SRVCS-AUG	\$888.50
DOOLEY ENTERPRISES INC	S015847	50475	216538	.223 DUTY AMMO FOR WINCHESTER	\$3,270.00
FRONTIER	S015971	9/14-206-188-2614	216732	TELEPHONE CHARGE 9/19/14-10/18	\$61.27
GROW, ALISHA		14-171	216647	IACA CONF/MEALS/GROW	\$56.00
HARRISON, MICHAEL L		14-423 HARRISON	216735	JOB FAIR-EXPO/SPOKANE/HARRISON	\$17.00
KADLEC REGIONAL MEDICAL CENTER		RPD13-13113	216566	H10131870027703 BLOOD DRAW	\$317.00
LARSEN GUNSMITHING & FIREARMS	P054415	7987	216747	ACADIA BOOTS DANNER #22600	\$255.21
	P054415			STRIKER II BOOTS DANNER #42980	\$162.90
LIVEVIEW GPS INC		189502	216570	4TH QTR 2014 PT10SUB SERVICE	\$251.40
MOON SECURITY SERVICES INC		728720	216755	RPD RANGE MONITORING-OCT	\$59.90
OREGON STATE UNIVERSITY		240	216862	OSU CAREER FAIR REGISTRATION	\$150.00
PECK, CERISE		14-426 PECK	216763	WACE CONF/LEAVENWORTH/PECK	\$33.00



City Of Richland

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PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 8/1-8/31/14	\$179.38
				POSTAGE 8/1-8/31/14	\$128.30
				POSTAGE 7/1-7/31/14	\$67.89
				POSTAGE 7/1-7/31/14	\$79.87
RECALL SECURE DESTRUCTION SERVICES INC		7346080536	216870	SHREDDING SRVCS-AUG	\$136.06
RIVER CITY TOWING INC		13548	216775	TOW SERVICE	\$48.74
SALTER, KAYTE		14-425 SALTER	216777	WACE CONF/LEAVENWORTH/SALTER	\$33.00
SAN DIEGO POLICE EQUIPMENT CO	S015587	613851	216597	SPEER LAWMAN 45ACP 230GR TMJ	\$11,576.02
	S015587	614060		SPEER GOLD DOT 45ACP 230GR GDH	\$2,168.06
SKINNER, CHRIS		14-466 SKINNER	216780	WSCJTC ACADEMY/BURIEN/SKINNER	\$60.00
VER STEEG, CARMEN K		14-424 VERSTEEG	216673	JOB FAIR/SPOKANE/VERSTEEG	\$28.00
VERIZON WIRELESS		9732337780	216878	DATA CHARGES 9/20-10/19	\$1,280.43
WA STATE CRIMINAL JUSTICE TRAINING		20113973	216791	RIFLE INSTRUCTION COURSE-HESLA	\$500.00
				RIFLE INSTRUCTION COURSE-BARTO	\$500.00
WASHINGTON STATE PATROL		00055121	216793	ACCESS USER FEE 7/1-9/30/14	\$534.00
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$293.43
				TELEPHONE CHARGES 9/23-10/22	\$6.54
POLICE TOTAL ****					\$137,876.80
Division:	210	ADMINISTRATIVE SERVICES			
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$31.59
BANK OF AMERICA		TXN00018282	216809	ANTHONY'S-CK LUNCH MTG-REIMB	\$25.59
KOCH, CATHLEEN A		14-370 KOCH	216746	LEVY TRNG/WENATCHEE/KOCH	\$227.20
PARADISE BOTTLED WATER CO		9/14-ADMIN SRVCS	216865	BOTTLED WATER	\$8.98
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$19.16
ADMINISTRATIVE SERVICES TOTAL ****					\$312.52
Division:	211	FINANCE			
BANK OF AMERICA		TXN00018260	216809	STAPLES - LRG ENVELOPES/POST-I	\$102.02
				STAPLES - FILE FOLDERS/TONER/H	\$231.50
		TXN00018261		STAPLES - UB SANITARY TOWELS	\$32.88
		TXN00018291		STAPLES - UB ENVELOPES	\$71.41
		TXN00018310		STAPLES - UB BRITE LINERS	\$3.13
		TXN00018312		STAPLES - UB BRITE LINERS CRED	(\$3.13)
		TXN00018380		STAPLES - RETURN UB ENVELOPES	(\$27.72)
		TXN00018391		STAPLES - RETURN UB ENVELOPES	(\$25.91)
		TXN00018414		WFOA - PORTCH GOV'T ACCT CLASS	\$125.00
		TXN00018450		WFOA - SUCHY FEDERAL GRANT TRA	\$125.00
CITY OF RICHLAND		092914	216706	COIN ROLL SHORTAGE	\$0.05
MARSH, JOYCE		14-288 MARSH	216654	WFOA CONF/YAKIMA/MARSH	\$337.73
PARADISE BOTTLED WATER CO		9/14-ADMIN SRVCS	216865	BOTTLED WATER	\$17.97
				BOTTLED WATER	\$42.15



City Of Richland

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From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 8/1-8/31/14	\$1,975.55
				POSTAGE 7/1-7/31/14	\$8.54
				POSTAGE 8/1-8/31/14	\$588.22
				POSTAGE 7/1-7/31/14	\$346.68
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$0.21
				TELEPHONE CHARGES 9/23-10/22	\$127.12
				TELEPHONE CHARGES 9/23-10/22	\$60.92
FINANCE TOTAL ****					\$4,139.32
Division:	212	PURCHASING			
BANK OF AMERICA		TXN00018192	216809	PAPER PENS LABELS CANNED AIR	\$50.42
		TXN00018193		AMAZON/KEYBOARD TRAY	\$208.80
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 8/1-8/31/14	\$0.48
				POSTAGE 7/1-7/31/14	\$56.25
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$57.01
				TELEPHONE CHARGES 9/23-10/22	\$41.60
PURCHASING TOTAL ****					\$414.56
Division:	213	INFORMATION TECHNOLOGY			
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$283.90
BANK OF AMERICA		TXN00018138	216809	WEBEX-SUBSCRIPTION WEB MEETING	\$25.99
		TXN00018230		NEWEGG-WALL PLATE FLUSH 1 PORT	\$24.57
		TXN00018238		HARRIS-USERS CONVENTION-MIKE J	\$927.90
		TXN00018247		NEWEGG-POE INJECTOR POWER OVER	\$35.98
		TXN00018252		CABLES FOR LESS -BLACK ON WHIT	\$315.74
		TXN00018255		PTOUCHEDIRECT - LABELS FOR PTOU	\$42.32
		TXN00018268		STAPLES-OFFICE SUPPLIES	\$70.47
		TXN00018281		WALGREENS-CLEANING SUPPLIES	\$5.61
		TXN00018297		PAYPAL-ELGL-JMA_SCL-MEDIA	\$62.49
		TXN00018301		PAYPAL-ELGL-TH-SCL-MDIA	\$62.49
		TXN00018340		ADOBE SYSTEMS-CREATIVE CLOUD	\$54.14
		TXN00018379		AGENT FEE-TRAVEL AGENT BOOKING	\$35.00
		TXN00018385		DELTA AIR -AIRFARE TICKET	\$342.20
		TXN00018399		NEWEGG-USB CONVERTER CABLE	\$7.59
		TXN00018416		NEWEGG-EXTENSION CABLE	\$3.49
BENTON COUNTY TREASURER	P054454	2433	216696	ORTHOPHOTO PROJECT CONTRIBUTIO	\$10,904.00
DELL COMPUTER CORPORATION	P054332	XJJD16988	216842	DELL VENUE 11 PRO PRODUCT#210-	\$3,064.31
ICON ENTERPRISES DBA	P054431	149731	216559	ANNUAL FEE RENEWAL FOR WEBSITE	\$1,969.38
MID COLUMBIA ENGINEERING INC	P053520	ST006804	216576	RICH AUSTILL, AS400 MNTNC SERV	\$143.00
	P053520	ST006819	216751	RICH AUSTILL, AS400 MNTNC SERV	\$84.37
	P053520			RICH AUSTILL, AS400 MNTNC SERV	\$201.63
MOORING TECH INC	P054346	28774	216579	LAPTOP, PANASONIC TOUGHBOOK 53	\$3,885.00



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From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MOORING TECH INC	P054346	28774	216579	RUBBER BACKLIT KEYBOARD UPGRAD	\$547.14
PARAMOUNT COMMUNICATIONS INC	P054483	30513	216866	RAN CABLE FOR WAP OUTSIDE	\$458.01
VERIZON WIRELESS		9732289350	216878	MOBILE BROADBAND 9/20-10/19	\$40.01
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$239.38
INFORMATION TECHNOLOGY TOTAL ****					\$23,836.11
Division:	220	HUMAN RESOURCES			
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$41.58
BANK OF AMERICA		TXN00018105	216809	STONE SOUP - IBEW NEGOTIATIONS	\$67.75
		TXN00018144		DOMINO'S - IAFF NEGOTIATIONS	\$39.61
		TXN00018156		STONE SOUP - IBEW NEGOTIATIONS	\$58.35
		TXN00018162		ROUND TABLE - IBEW NEGOTIATION	\$93.04
		TXN00018322		COSTCO WHSE - MEETING SUPPLIES	\$133.98
		TXN00018324		WALMART - MEETING SUPPLIES	\$10.16
		TXN00018331		NHRMA - REG BOWELL AND PARKER	\$1,200.00
		TXN00018339		STONE SOUP - IBEW NEGOTIATIONS	\$67.72
		TXN00018378		STONE SOUP - IBEW NEGOTIATIONS	\$95.55
		TXN00018428		STAPLES POST IT DUR TAB	\$8.21
		TXN00018440		STAPLES - BIC WITE OUT FOLDERS	\$73.13
CITY OF RICHLAND		14-383 AMUNDSON	216707	NEOGOV CONF/LASVEGAS/AMUNDSON	\$225.00
MID COLUMBIA ENGINEERING INC	P054370	ST006806	216576	CATHY ADKISSON, HR GENERALIST	\$939.60
	P054370	ST006821	216751	CATHY ADKISSON, HR GENERALIST	\$939.60
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 8/1-8/31/14	\$8.68
				POSTAGE 7/1-7/31/14	\$0.58
SUMMIT LAW GROUP PLLC		68851	216782	LABOR & EMPLOYMNET SRVCS-JULY	\$577.50
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$68.83
HUMAN RESOURCES TOTAL ****					\$4,648.87
Division:	300	COMMUNITY &DEVELOPMENT SERVICE			
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$91.44
PARADISE BOTTLED WATER CO		9/14-ATTORNEY	216761	BOTTLED WATER-SEPT	\$7.29
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 7/1-7/31/14	\$1.82
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$19.40
COMMUNITY &DEVELOPMENT SERVICE TOTAL ****					\$119.95
Division:	301	DEVELOPMENT SERVICES			
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$346.63
BANK OF AMERICA		TXN00018168	216809	WASHINGTON PLANNING DIRECTOR A	\$300.00
		TXN00018377		SHELL OIL 57425436300 - ASSOC	\$64.67
		TXN00018389		CAMPBELLS LODGE-ASSOC OF WA CI	\$289.12
BENTON CLEAN AIR AUTHORITY		140902	216691	4TH QTR 2014 ASSESSMENT PYMT	\$13,957.87
CITY OF RICHLAND		14-364 REX	216637	NWRFS SUMMIT/VANCOUVER/REX	\$306.08



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MID COLUMBIA ENGINEERING INC	P054016	ST006805	216576	MCE CONTRACT: SHAUN SCHLUTER	\$1,624.00
	P054016	ST006820	216751	MCE CONTRACT: SHAUN SCHLUTER	\$1,624.00
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 8/1-8/31/14	\$8.16
				POSTAGE 7/1-7/31/14	\$22.16
				POSTAGE 8/1-8/31/14	\$50.28
US BANK EQUIPMENT FINANCE INC		261681480	216617	XEROX 6604 PYMT 10/6-11/5	\$326.40
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$107.22
				TELEPHONE CHARGES 9/23-10/22	\$19.45
DEVELOPMENT SERVICES TOTAL ****					\$19,046.04
Division:	302	REDEVELOPMENT			
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$56.78
BANK OF AMERICA		TXN00018119	216809	ALBERTSONS - TRASH CAN ART DED	\$10.14
		TXN00018121		DIGITAL IMAGE TRI-CITIES TRASH	\$66.55
		TXN00018395		TRAVELOCITY.COM - BMOORE ULI N	\$2,070.44
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 7/1-7/31/14	\$2.14
				POSTAGE 8/1-8/31/14	\$37.50
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$5.94
				TELEPHONE CHARGES 9/23-10/22	\$19.10
REDEVELOPMENT TOTAL ****					\$2,268.59
Division:	330	PARKS & RECREATION ADMIN			
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$123.77
BANK OF AMERICA		TXN00018126	216809	FRED-MEYER #0286 - Rec Aid Lun	\$26.86
		TXN00018308		APA-MEMBERSHIP ONLINE - MEMB J	\$100.00
PARKS & RECREATION ADMIN TOTAL ****					\$250.63
Division:	331	PARKS & REC - RECREATION			
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$11.27
ATOMIC SCREENPRINT & EMBROIDERY		11352	216631	TBALL SHIRTS	\$38.01
		11540		SWIM TEAM T-SHIRTS	\$659.55
BANK OF AMERICA		TXN00018108	216809	RITE AID STORE 5318 - GLOVES F	\$30.30
		TXN00018197		BLUE MOUNTAIN COUNCIL - BOY SC	\$250.00
		TXN00018198		SWANK MOTION PICTURES IN - Out	\$405.04
		TXN00018213		STAPLES - FOLDERS, TAPE, FRAME	\$79.60
		TXN00018280		STAPLES - PENS, FOLDERS,	\$156.86
		TXN00018386		WASHINGTON RECREATION AND -LAU	\$150.00
		TXN00018409		AMAZON MKTPLACE - ROCKET KIT F	\$8.95
		TXN00018422		Amazon.com - ROCKETS FOR CLASS	\$28.03
		TXN00018425		AMAZON MKTPLACE - PIANO LOCK	\$84.99
		TXN00018446		P&R FACEBOOK	\$3.75
		TXN00018458		OFFICE DEPOT #2766 - FRAMES	\$10.82
		TXN00018460		OFFICE DEPOT #2766 - FRAMES	\$32.48



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CAMARENA, DANA		SC08-006/SEP 2014	216702	SALSA INSTRUCTOR-SEPT 2014	\$884.33
CHARTER COMMUNICATIONS		9/14-180070321633	216524	RCC INTERNET SRVC 9/10-10/9	\$137.04
CITY OF PASCO		2011	216704	2014 COLLABERATED EVENTS	\$1,620.31
COLUMBIA KAYAK ADVENTURES LLC		SUMMER 2014	216639	KAYAK CLASSES-SUMMER 2014	\$1,197.18
COLUMBIA POINT GOLF COURSE		C13-055/AUG 2014	216715	KIDS GOLF CLINIC-AUG 2014	\$666.00
FRONTIER	S015971	9/14-206-188-2614	216732	TELEPHONE CHARGE 9/19/14-10/18	\$177.25
MILLER, JO ANN		SC13-062/JUL 2014	216752	CLASS INSTRUCTOR-JULY 2014	\$443.94
		SC13-062/SEP 2014		CLASS INSTRUCTOR-SEPT 2014	\$558.03
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 8/1-8/31/14	\$31.19
				POSTAGE 7/1-7/31/14	\$2.43
RICHLAND ACE HARDWARE		42221	216661	SNAP SPRING LINKS	\$17.28
THRASHER, BEVERLY		SC11-1/SEPT 2014	216667	FOOT CARE CLASSES-SEPT 2014	\$634.80
TREASURE VALLEY COFFEE CO		101270	216669	RCC-COFFEE DELIVERY	\$93.61
		101275		RCC-COFFEE DELIVERY	\$140.00
WHITE LOTUS ENTERPRISES		C13-063/AUG 2014	216626	KARATE INSTRUCTOR-AUG 2014	\$98.75
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$35.62
				TELEPHONE CHARGES 9/23-10/22	\$5.94
				TELEPHONE CHARGES 9/23-10/22	\$92.12
PARKS & REC - RECREATION TOTAL ****					\$8,785.47
Division:	335	PARKS & REC - PARKS&FACILITIES			
AQUATIC SPECIALTY SERVICES INC	S015942	7371	216682	BECSSYS3 WATER CHEMISTRY	\$2,566.71
	S015942			SHIPPING AND HANDLING	\$81.23
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$114.25
				287243288881 7/27-8/26/14	\$125.86
BANK OF AMERICA		TXN00018110	216809	ACE HARDWARE - nozzle	\$19.41
		TXN00018128		WAL-MART Reducer Box	\$12.43
		TXN00018157		GRIGGS ACE HARDWARE - spray pa	\$75.72
		TXN00018158		SUNWEST SPORTSWEAR - Shirts	\$55.06
		TXN00018163		GRIGGS ACE HARDWARE - fastener	\$26.45
		TXN00018165		ACE HARDWARE - irrigation	\$14.54
		TXN00018166		GRIGGS ACE HARDWARE - irrigati	\$99.55
		TXN00018174		AIREFCO, INC KENNEWICK - Pole,	\$222.89
		TXN00018186		GRIGGS ACE HARDWARE - fastener	\$24.18
		TXN00018203		THE HOME DEPOT #4746 - edgesto	\$104.00
		TXN00018206		GRIGGS ACE HARDWARE - washbrus	\$15.15
		TXN00018209		ACE HARDWARE - irrigation supp	\$46.54
		TXN00018210		EWING IRRIGATION PRD#181 - cem	\$221.57
		TXN00018212		EWING IRRIGATION PRD#181 - sup	\$285.17
		TXN00018214		EWING IRRIGATION PRD#181 - spr	\$340.29
		TXN00018218		THE HOME DEPOT #4746 - seed, e	\$158.50
		TXN00018219		EWING IRRIGATION PRD#181 - sup	\$120.27



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00018220	216809	THE HOME DEPOT #4746 - edgesto	\$20.53
		TXN00018223		EWING IRRIGATION PRD#181 - PVC	\$457.06
		TXN00018226		GRIGGS ACE HARDWARE - PVC pipe	\$43.73
		TXN00018233		BAVCO - Watts CK Assy	\$65.09
		TXN00018237		THE HOME DEPOT #4746 - Saw bla	\$91.90
		TXN00018243		EWING IRRIGATION PRD#181 - irr	\$114.10
		TXN00018244		HARBOR FREIGHT TOOLS 49 - Hose	\$536.51
		TXN00018248		MILNE ENTERPRISES INC - Wet/Dr	\$108.59
		TXN00018257		SUNBELT RENTALS #328 - glasses	\$21.55
		TXN00018258		SUNBELT RENTALS #328 - excavat	\$365.71
		TXN00018265		OFFICE DEPOT #2766 - Organizer	\$26.38
		TXN00018267		OFFICE DEPOT - Supplies	\$87.96
		TXN00018283		AMAZON/PRESSURE GAUGES	\$94.76
		TXN00018284		FASTENAL COMPANY01 - tools	\$18.13
		TXN00018289		GRIGGS ACE HARDWARE - irrigati	\$38.23
		TXN00018292		GRIGGS ACE HARDWARE - Screw, o	\$28.10
		TXN00018296		FERGUSON ENTERPRISES MIP Hose	\$19.95
		TXN00018303		AIREFCO, INC KENNEWICK - Fan	\$182.28
		TXN00018306		BEAVER BARK LTD - sod	\$8.64
		TXN00018316		EWING IRRIGATION PRD#181 - spr	\$115.46
		TXN00018320		GRIGGS ACE HARDWARE - mailbox,	\$46.51
		TXN00018323		AMAZON/SOAP DISPENSERS	\$126.21
		TXN00018327		GRIGGS ACE HARDWARE - hold dow	\$7.87
		TXN00018330		GRIGGS ACE HARDWARE - irrigati	\$86.23
		TXN00018333		KIE SUPPLY- IRRIGATI - supplie	\$4.35
		TXN00018354		STEEBERS LOCK SERVICE - Passag	\$37.91
		TXN00018364		GRIGGS ACE HARDWARE - potting	\$30.30
		TXN00018374		STEEBERS LOCK SERVICE - Lockse	\$45.49
		TXN00018382		THE HOME DEPOT #4746 - fert, g	\$174.43
		TXN00018393		THE HOME DEPOT #4746 - grass f	\$195.52
		TXN00018394		BAVCO - Watts	\$277.25
		TXN00018406		EWING IRRIGATION PRD#181 - fer	\$391.94
		TXN00018408		ACE HARDWARE - weed fabric	\$10.82
		TXN00018410		GRIGGS ACE HARDWARE - weed fab	\$30.29
		TXN00018415		KIE SUPPLY- IRRIGATI - spears,	\$78.25
		TXN00018421		ACE HARDWARE - gloves, tape	\$47.62
		TXN00018423		FERGUSON ENTERPRISES 3005 - 12	\$115.21
		TXN00018424		THE HOME DEPOT #4746 - grade s	\$29.44
		TXN00018431		IRRIGATION SPECIALISTS IN - wa	\$280.30
		TXN00018433		ACE HARDWARE - irrigation supp	\$101.79
		TXN00018434		IRRIGATION SPECIALISTS IN - co	\$24.02



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00018437	216809	EWING IRRIGATION PRD#181 - ext	\$177.00
		TXN00018438		THE HOME DEPOT #4746 - turf bu	\$119.00
		TXN00018444		ACE HARDWARE - irrigation supp	\$102.01
		TXN00018447		FASTENAL COMPANY01 - Battery	\$278.31
		TXN00018451		EQUIPMENT TRADE SERVICES - Pur	\$187.42
		TXN00018461		THE HOME DEPOT #4746 - tools	\$96.26
BEAVER BARK & ROCK		638658	216689	SOIL	\$43.28
		638662		SOIL	\$43.28
		638748		SOIL	\$43.28
		638756		SOIL	\$21.64
		639351		BASALT ROCK	\$371.32
		639462		BASALT ROCK	\$106.09
		639465		BASALT ROCK	\$106.09
		639498	216632	RIVER ROCK	\$71.43
		640392		BARK	\$25.44
		640415		BARK	\$38.16
		640426		BARK	\$38.16
		640500	216689	BARK	\$76.32
		640525		BARK	\$50.88
		9/14-28638100009	216635	NAT GAS 110 SAINT 8/20-9/17	\$17.64
CASCADE NATURAL GAS CORP		9/14-73638100005		NAT GAS 500 AMON 8/19-9/17	\$82.69
		9/14-75997100005		NAT GAS 871 GW WAY 8/19-9/17	\$10.85
		9/14-80577100003		NAT GAS BLDG 200 8/15-9/15	\$10.85
		9/14-90577100002		NAT GAS BLDG 300 8/15-9/15	\$39.98
		9/14-96738100005		NAT GAS 505 SWIFT 8/19-9/17	\$10.85
		14-439 MOORE	216637	SIEMENS OPS/SEATTLE/MOORE	\$185.00
CITY OF RICHLAND		12962	216712	GRAFFITI REMOVER	\$163.46
COLUMBIA BASIN HOTSY LLC		000179	216713	SWIM AREAS EQUIPMENT MAINT	\$1,032.89
COLUMBIA CROSSROADS LLC DBA		8667329	216644	10' STEEL EDGES	\$231.32
EWING IRRIGATION PRODUCTS INC		8726885	216726	BALL & SCRUBBER VALVES	\$2,190.44
		8738758		FERTILIZER	\$100.62
	P054349	54349	216727	REMOVE GRINDER PUMP AND INSTAL	\$10,288.50
FASTENAL COMPANY		WARIC45545-CR	216728	DUPLICATE PAYMENT	(\$18.13)
FRONTIER	S015971	9/14-206-188-2614	216732	TELEPHONE CHARGE 9/19/14-10/18	\$29.09
	S015971			TELEPHONE CHARGE 9/19/14-10/18	\$1,029.36
FRONTIER FENCE INC		0047812	216549	SECURITY MOTOR MOUNT PINS	\$147.73
G & R AG PRODUCTS INC		2149360-0001-02	216733	TEE/ELBOW/POLYPRO	\$11.48
		2149527-0001-02		TEEJET VALVE	\$54.10
	S015952	9535414271	216552	FILTER HOLDING CLIP ITEM #5E90	\$56.78
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY		865220	216568	LAVATORY FAUCET	\$82.47
MOON SECURITY SERVICES INC		719228	216755	LIBRARY FIRE MONITORING-AUG	\$33.00



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MOON SECURITY SERVICES INC		720293	216578	CREHST FIRE MONITORING-AUG	\$53.00
		724733	216755	CREHST FIRE MONITORING-SEPT	\$53.00
OXARC INC		PSQ7942	216658	CO2 BULK	\$199.93
		PSQ8987	216581	STARGON GAS	\$11.48
		PSQ8988		SMOOTH GRIND/PIPELINE	\$6.71
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 7/1-7/31/14	\$2.02
				POSTAGE 8/1-8/31/14	\$0.96
POOL CARE PRODUCTS INC		115812	216586	ACID	\$37.91
		116184		ACID	\$75.81
		116238		ACID	\$75.81
		116318	216766	MOTOR/SEAL	\$320.35
		116353		ALGAE KILLER	\$135.38
PORT OF BENTON		0035827-IN	216587	C67-14 ANNUAL RENT-1945 SAINT	\$150.00
RICHLAND ACE HARDWARE		42301	216773	PVC NIPPLES/BATTERIES	\$16.52
		42463		PVC ELBOWS/O-RINGS	\$6.64
TACOMA SCREW PRODUCTS INC		22102756	216606	HAMMER/DRILL SHANKS/CAP SCREWS	\$73.15
THE SHERWIN WILLIAMS CO		3757-6	216784	MARKING PAINT	\$232.14
WALLA WATER INC DBA		13334	216792	RPD-REGEAR EVIDENCE DOOR	\$869.00
		13335		FS 73-INSTALL BOTTOM BAY DOOR	\$666.05
WILBUR ELLIS COMPANY	S015945	8476918	216799	MILESTONE	\$811.52
	S015945			RAZOR PRO	\$359.56
	S015945			VANQUISH	\$774.56
	S015945			PLATEAU	\$1,997.05
	S015945			2-4D BASECAMP	\$333.02
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$93.43
PARKS & REC - PARKS&FACILITIES TOTAL ****					\$34,457.52
Division:	338	PARKS & REC - PROJECT ADMIN			
ABADAN INC		ARIN050453	216628	PLOTTER PAPER	\$358.04
BANK OF AMERICA		TXN00018127	216809	CHRISTMAS DONE BRIGHT - Winter	\$160.00
		TXN00018231		THE HOME DEPOT-Tool Box	\$7.55
		TXN00018398		THE HOME DEPOT Paint	\$203.70
PARKS & REC - PROJECT ADMIN TOTAL ****					\$729.29
Division:	900	NON-DEPARTMENTAL			
ARES CORPORATION		6730106-01	216683	C123-11 1906 GWWAY DESIGN SRVC	\$4,204.40
BROMLEY ENTERPRISES INC DBA		CIP-2013	216512	2013 CIP-1424 JADWIN	\$14,136.00
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 8/1-8/31/14	\$161.32
				POSTAGE 7/1-7/31/14	\$20.80
TRI CITY REGIONAL CHAMBER OF COMMERCE		34049	216788	C02-14 LIVE@5-2014 BLRF	\$8,320.00
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$41.56
NON-DEPARTMENTAL TOTAL ****					\$26,884.08



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GENERAL FUND Total ***					\$414,572.36
FUND 101	CITY STREETS				
Division:	401	STREETS MAINTENANCE			
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$79.82
ATHENS TECHNICAL SPECIALISTS INC		INV1018332	216630	CON MONITOR CALIBRATION SRVCS	\$630.00
BANK OF AMERICA		TXN00018188	216809	WALMART/DIST. WATER	\$8.80
CONCRETE SPECIAL TIES INC		9193	216717	STEEL STAKES	\$203.06
FRONTIER	S015971	9/14-206-188-2614	216732	TELEPHONE CHARGE 9/19/14-10/18	\$53.46
	S015971			TELEPHONE CHARGE 9/19/14-10/18	\$29.10
HERTZ EQUIPMENT RENTAL CORP		27642254-001	216557	LIQUID PROPANE	\$61.36
		27645905-001	216739	LIQUID PROPANE	\$53.59
PATRIOT DIAMOND INC	S015923	A03577/A03596	216582	COMBINATION DIAMOND BLADE,	\$622.80
PRO BUILD COMPANY LLC		71450837	216588	CONCRETE WOOD	\$90.59
		71451240	216868	DRYWALL SCREWS	\$21.10
WESTERN CONCRETE ACCESSORIES		28783	216796	ALUMINUM PLACER RAKE	\$27.88
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$23.74
STREETS MAINTENANCE TOTAL ****					\$1,905.30
Division:	402	ARTERIAL STREETS			
AMERICAN ROCK PRODUCTS INC		213137	216498	CONCRETE	\$486.22
		213281		CONCRETE	\$368.22
		213368		CONCRETE	\$782.47
		213572		TOP COURSE	\$94.61
		213672		CONCRETE	\$460.28
		213820	216681	CONCRETE	\$689.71
		213917		CONCRETE	\$598.36
		214118		CONCRETE	\$595.65
		214402	216807	CONCRETE	\$491.47
		214683		TOP COURSE	\$120.17
CASCADE TITLE COMPANY OF BENTON	P054417	00200733-010-PW	216519	STEVENS DR EXTENSION-ROW PURCH	\$66,445.21
CITY OF RICHLAND	P054418	2013-000209	216527	COLUMBIA PARK LIFT STATION (FO	\$5,914.82
FERGUSON ENTERPRISES INC	S015903	0434478	216645	FREIGHT	\$86.64
	S015903			DETECTABLE WARINING PANELS,	\$2,500.51
INLAND ASPHALT CO		32-2017038	216561	ASPHALT	\$212.27
		32-2020358		ASPHALT	\$181.95
		32-2020363	216560	ASPHALT	\$878.79
JUB ENGINEERS INC	P054108	89845	216744	QUEENSGATE DRIVE CORRIDOR	\$3,069.00
ARTERIAL STREETS TOTAL ****					\$83,976.35
CITY STREETS Total ***					\$85,881.65



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 110		LIBRARY			
Division: 303		LIBRARY			
BANK OF AMERICA		TXN00018106	216809	INGRAM BOOKS	\$273.01
		TXN00018107		INGRAM BOOKS	\$1,235.43
		TXN00018130		INGRAM BOOKS	\$212.73
		TXN00018131		INGRAM BOOKS	\$503.79
		TXN00018137		COPY PAPER	\$103.95
		TXN00018140		PAPER	\$232.08
		TXN00018143		PAPER	\$113.70
		TXN00018145		INGRAM BOOKS	\$160.97
		TXN00018146		POSTER & BOOK MARKS	\$69.00
		TXN00018155		INGRAM BOOKS	\$117.52
		TXN00018159		INGRAM BOOKS	\$296.12
		TXN00018183		INGRAM BOOKS	\$251.59
		TXN00018207		INGRAM BOOKS	\$149.94
		TXN00018216		INGRAM BOOKS	\$282.29
		TXN00018224		INGRAM BOOKS	\$84.39
		TXN00018241		INGRAM BOOKS	\$300.00
		TXN00018271		INGRAM BOOKS	\$215.47
		TXN00018275		LIBRARY CARDS	\$6,236.96
		TXN00018277		INGRAM BOOKS	\$210.65
		TXN00018278		INGRAM BOOKS	\$40.26
		TXN00018302		KEYS	\$16.83
		TXN00018304		BUBBLE MAILERS	\$65.94
		TXN00018305		TONER	\$202.90
		TXN00018334		R&L PUBLISHING GROUP BOOK	\$68.75
		TXN00018341		HEADSET W/LIFTER, PENCILS	\$389.15
		TXN00018342		INGRAM BOOKS	\$85.10
		TXN00018343		INGRAM BOOKS	\$111.36
		TXN00018345		INGRAM BOOKS	\$191.20
		TXN00018346		SAGE BOOKS	\$184.47
		TXN00018347		INGRAM BOOKS	\$113.07
		TXN00018348		INGRAM BOOKS	\$130.54
		TXN00018349		INGRAM BOOKS	\$182.79
		TXN00018353		GALE/CENAGE BOOKS	\$352.35
		TXN00018355		RECORDED BOOKS	\$58.62
		TXN00018357		INGRAM BOOKS	\$131.86
		TXN00018358		INGRAM BOOKS	\$143.38
		TXN00018360		INGRAM BOOKS	\$101.56
		TXN00018362		INGRAM BOOKS	\$109.06



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00018381	216809	BOOKPAGE SUBSCRIPTION	\$720.00
		TXN00018387		INGRAM BOOKS	\$70.11
		TXN00018390		INGRAM BOOKS	\$79.71
		TXN00018404		INGRAM BOOKS	\$300.00
		TXN00018405		INGRAM BOOKS	\$60.08
		TXN00018407		INGRAM BOOKS	\$83.75
		TXN00018411		BADGE HOLDERS	\$51.43
		TXN00018417		LANYARDS	\$59.55
		TXN00018429		RECORDED BOOKS DIGITAL BOOKS	\$71.10
		TXN00018436		GALE/CENAGE BOOKS	\$263.71
		TXN00018441		DAYMINDERS & CARD STOCK	\$240.77
		TXN00018446		RPL (LIBRARY) FACEBOOK	\$3.75
		TXN00018454		STAFF ROOM SUPPLIES	\$35.85
		TXN00018457		INGRAM BOOKS	\$1,079.46
CASCADE NATURAL GAS CORP		9/14-61897100006	216517	NAT GAS 955 NORTHGATE8/20-9/17	\$20.56
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 8/1-8/31/14	\$515.40
				POSTAGE 7/1-7/31/14	\$172.60
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$144.51

LIBRARY TOTAL ****

\$17,701.12

LIBRARY Total ***

\$17,701.12

FUND 112

INDUSTRIAL DEVELOPMENT FUND

Division:

305

ECONOMIC DEVELOPMENT

AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$42.64
BANK OF AMERICA		TXN00018211	216809	BEST NM-BDGS-PVCMGNT	\$12.10
		TXN00018309		ALASKA AIR BMOORE ICSC SAN DIE	\$169.60
		TXN00018455		BEST NM-BDGS-#112264-FEDX	\$25.14
		TXN00018464		BEST NM BDGS-PVC-WHT-#112264	\$12.10
PARADISE BOTTLED WATER CO		9/14-ATTORNEY	216761	BOTTLED WATER-SEPT	\$10.94
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 8/1-8/31/14	\$0.96
				POSTAGE 7/1-7/31/14	\$0.97
RGW ENTERPRISES PC	P053800	8/14-CWCP	216772	INCREASE TO PURCHASE ORDER PER	\$1,064.50
	P053800	8/14-ENW PARCEL		INCREASE TO PURCHASE ORDER PER	\$655.00
	P053800	8/14-FARM LEASE		INCREASE TO PURCHASE ORDER PER	\$237.50
	P053800	8/14-HORN RAPIDS		INCREASE TO PURCHASE ORDER PER	\$190.00
	P053800	8/14-HR ROAD		INCREASE TO PURCHASE ORDER PER	\$490.00
	P053800	8/14-HRBC		INCREASE TO PURCHASE ORDER PER	\$570.00
	P053800	8/14-LOGSTON		INCREASE TO PURCHASE ORDER PER	\$712.50
	P053800	8/14-LRF PROJECT		INCREASE TO PURCHASE ORDER PER	\$285.00
	P053800	8/14-POLAR 2		INCREASE TO PURCHASE ORDER PER	\$3,716.40
	P053800	8/14-SI STEEL		INCREASE TO PURCHASE ORDER PER	\$522.50



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$26.30
ECONOMIC DEVELOPMENT TOTAL ****					\$8,744.15
INDUSTRIAL DEVELOPMENT FUND Total ***					\$8,744.15
FUND 150	HOTEL/MOTEL FUND				
Division:	307	HOTEL/MOTEL TAX			
BANK OF AMERICA		TXN00018139	216809	PAYPAL OAKCOINS	\$1,774.20
HOTEL/MOTEL TAX TOTAL ****					\$1,774.20
HOTEL/MOTEL FUND Total ***					\$1,774.20
FUND 153	COMMUNITY DEV BLOCK GRANT				
Division:	308	CDBG PROGRAM			
ELIJAH FAMILY HOMES		2196	216540	C154-14 SERVICES 4/1-6/20/14	\$5,900.38
JOHN EPLER & ASSOCIATES		C79-14/PYMT 2	216742	C79-14 PYMT 2-SEPT	\$1,000.00
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 8/1-8/31/14	\$49.18
				POSTAGE 7/1-7/31/14	\$5.56
RINALDI, LINDA		C79-14/PYMT 2	216774	C79-14 PYMT 2-SEPT	\$6,166.67
TRI CITY HERALD	S015968	8/14-825	216670	2015 CDBG PROGRAM AND PUBLIC	\$769.86
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$6.21
				TELEPHONE CHARGES 9/23-10/22	\$5.94
CDBG PROGRAM TOTAL ****					\$13,903.80
COMMUNITY DEV BLOCK GRANT Total ***					\$13,903.80
FUND 154	HOME FUND				
Division:	309	HOME PROGRAM			
CASCADE TITLE COMPANY OF BENTON		DPA14-11	216518	DPA DIEFENBACH/1205 ACACIA	\$10,000.00
CITY OF PASCO		AUG-14	216705	PASCO HOME DPA 7/1-7/31/14	\$21,234.84
		SEPT-14		PASCO HOME DPA 8/1-8/31/14	\$28,934.81
JOHN EPLER & ASSOCIATES		C79-14/PYMT 2	216742	C79-14 PYMT 2-SEPT	\$1,000.00
				C79-14 PYMT 2-SEPT	\$1,000.00
NORTH WIND SERVICES LLC		7649	216657	C131-14 HABITAT FOR HUMANITY	\$15,209.00
RINALDI, LINDA		C79-14/PYMT 2	216774	C79-14 PYMT 2-SEPT	\$6,166.67
				C79-14 PYMT 2-SEPT	\$6,166.66
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$6.21
HOME PROGRAM TOTAL ****					\$89,718.19
HOME FUND Total ***					\$89,718.19
FUND 380	PARK PROJECT CONSTRUCTION				
Division:	337	PARKS & REC PROJECTS			
AMERICAN ROCK PRODUCTS INC		213819	216681	TOP COURSE	\$261.01



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BANK OF AMERICA		TXN00018215	216809	GRIGGS ACE HARDWARE - irrigati	\$92.53
		TXN00018229		THE HOME DEPOT Concrete & bloc	\$377.25
		TXN00018279		CITY OF RICHLAND/STEVENS PERMI	\$1,907.71
BEAVER BARK & ROCK		639723	216632	GRAVEL	\$71.43
		639734		GRAVEL	\$107.15
		639746		GRAVEL	\$71.43
		639803		GRAVEL	\$107.15
		639810		GRAVEL	\$71.43
		641188	216689	DRIVEWAY GRAVEL	\$107.15
PARKS & REC PROJECTS TOTAL ****					\$3,174.24
PARK PROJECT CONSTRUCTION Total ***					\$3,174.24
FUND 401	ELECTRIC UTILITY FUND				
Division:	000				
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	S015906	3627-538941	216719	ELBOW,PVC,3",30,18" RADIUS	\$365.51
	P054421	3627-539894		CONDUIT,PVC,3",SCH 40,20 FT	\$4,570.78
	P054421			CONDUIT,PVC,6",SCH 40,20 FT	\$10,190.94
FASTENAL COMPANY		WARIC45801	216728	RETURN STOCK #E665038	(\$47.65)
GRAYBAR ELECTRIC CO INC	S015904	974654742	216553	SLEEVE, COPPER 1/0 - 250 MCM,	\$233.15
	S015904	974736825		SLEEVE COPPER AUTOMATIC, #6SOL	\$432.12
	S015904	974814544		SLEEVE COPPER AUTOMATIC 2/0STR	\$1,358.08
HD SUPPLY POWER SOLUTIONS LTD	P054342	2648672-01	216736	TERM, JACKETED 750 JACKET KIT,	\$766.11
	P054342	2648672-02		STANDOFF INSULATOR, 200A,	\$948.71
TOTAL ****					\$18,817.75
Division:	501 BUSINESS SERVICES				
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$27.84
				287243288881 7/27-8/26/14	\$19.53
				287243288881 7/27-8/26/14	\$1,233.81
BANK OF AMERICA		TXN00018367	216809	GOTOCITRIX.COM-GO TO MEETING M	\$20.58
		TXN00018368		NEWEGG.-PRESENTATION MOUSE	\$42.98
EDGEMON, SANDI		14-429 EDGEMON	216723	PPC MTGS/PORTLAND/EDGEMON	\$519.70
FRONTIER	S015971	9/14-206-188-2614	216732	TELEPHONE CHARGE 9/19/14-10/18	\$89.76
KELLEY'S TELE-COMMUNICATIONS INC	P053494	022410012014	216745	AFTER HOURS ANSWERING SERVICE-	\$210.25
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 8/1-8/31/14	\$323.04
				POSTAGE 8/1-8/31/14	\$22.83
				POSTAGE 7/1-7/31/14	\$15.06
				POSTAGE 7/1-7/31/14	\$4.07
				POSTAGE 8/1-8/31/14	\$0.48
UNITED PARCEL SERVICE	S015966	000986641394	216615	GROUND PKG TO G & W ELECTRIC F	\$16.08
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$51.66



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$52.52
				TELEPHONE CHARGES 9/23-10/22	\$98.65
				TELEPHONE CHARGES 9/23-10/22	\$119.93
				TELEPHONE CHARGES 9/23-10/22	\$114.67
BUSINESS SERVICES TOTAL ****					\$2,983.44
Division:	502	ELECTRICAL ENGINEERING			
ARES CORPORATION	P054097	6730201-02	216683	PROJECT MGMT CONSULTING SERVIC	\$8,222.23
BANK OF AMERICA		TXN00018120	216809	AMAZON-TRANSFORMER HANDBOOK	\$162.45
		TXN00018141		WSU CONF MGMT - WESTERN PROTEC	\$350.00
		TXN00018147		WSU CONF MGMT - WESTERN PROTEC	\$350.00
		TXN00018167		PLN HOTEL-BOOK-ONLINE - TRIP 1	(\$265.60)
		TXN00018172		WALMART/PHONE CASE	\$18.37
		TXN00018321		TECHSTREET-IEEE STANDARD C57.1	\$105.05
US BANK EQUIPMENT FINANCE INC		261681480	216617	XEROX 6604 PYMT 10/6-11/5	\$81.60
ELECTRICAL ENGINEERING TOTAL ****					\$9,024.10
Division:	503	POWER OPERATIONS			
ALTEC INDUSTRIES INC	S015912	10279690	216805	STANLEY 7/16" IMPACT WRENCH WI	\$791.47
AMERICAN ROCK PRODUCTS INC	P054220	212954	216498	PER CONTRACT#14-041:2014 PURCH	\$68.70
	P054220	213038		PER CONTRACT#14-041:2014 PURCH	\$34.31
		213137		CONCRETE	\$216.10
	P054220	213454		PER CONTRACT#14-041:2014 PURCH	\$766.11
	P054220	213573		PER CONTRACT#14-041:2014 PURCH	\$624.67
	P054220	213673		PER CONTRACT#14-041:2014 PURCH	\$555.58
	P054220	213918	216807	PER CONTRACT#14-041:2014 PURCH	\$1,021.49
		214001	216681	CONCRETE	\$88.81
				CONCRETE	\$88.80
	P054220	214002	216807	PER CONTRACT#14-041:2014 PURCH	\$1,787.60
	P054220	214119		PER CONTRACT#14-041:2014 PURCH	\$1,532.23
	P054220	214197		PER CONTRACT#14-041:2014 PURCH	\$766.11
	P054220	214312		PER CONTRACT#14-041:2014 PURCH	\$766.11
		214585		CONCRETE	\$1,884.42
		214682		TOP COURSE	\$71.13
BANK OF AMERICA		TXN00018187	216809	WAGNER SMITH/HANGER	\$31.51
		TXN00018225		UNITED-GILL ESRI CONFERENCE	\$524.70
		TXN00018232		AGENT FEE-GILL ESRI CONFERENCE	\$35.00
		TXN00018264		OFFICE DEPOT-PENS, CLIPS, CLIP	\$23.69
		TXN00018269		OFFICE DEPOT-FILE LABELS	\$5.11
		TXN00018325		H-LINE UTILITY SUPPLY/CHANGE C	\$55.71
		TXN00018373		HOMEDEPOT/RECIPROCATING SAW	\$100.62
BEAVER BARK & ROCK		638739	216503	GRAVEL	\$37.88



City Of Richland

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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BEAVER BARK & ROCK		639836	216503	CONCRETE	\$108.28
BENTON PUD	P053493	9/14-4419818251	216507	SAFETY TRAINING - 2014	\$2,708.42
	S015492	9/14-5743127752		TREE TRIMMING SERVICES - 2014	\$1,859.55
BENTON RURAL ELECTRIC ASSOCIATION		106273	216634	55' CLASS 3 WOOD POLE	\$1,163.99
BOYD'S TREE SERVICE LLC	P053496	3570	216510	TREE PRUNING SVC-JAN 1 THRU AP	\$7,189.60
	P053496	3584		TREE PRUNING SVC-JAN 1 THRU AP	\$7,189.60
CENTRAL PRE-MIX CONCRETE CO	P054406	16-2006727	216521	PER CONTRACT#14-040:PURCHASE A	\$279.15
CITY OF RICHLAND		8/14-1901	216525	#1901 DROP BOX-HAULING FEES	\$130.83
EFC EQUIPMENT LLC		3841	216724	CHAIN SAW REPAIR	\$14.77
FASTENAL COMPANY		WARIC45634	216541	DROP IN ANCHOR TOOLS	\$39.61
GRAINGER	S015952	9534663704	216552	CABLE CUTTER ITEM #1FAH6	\$302.01
	S015952	9535786629		SOCKET ADAPTER 1/2" ITEM #5ECC	\$64.27
	S015952	9536746143		CABLE CUTTER ITEM #1ED68	\$101.40
GRAYBAR ELECTRIC CO INC	S015881	974310036	216646	EASY BUDDY ROD ONLY 1/4IN X 30	\$299.22
	S015899	974654743	216553	SPEED WRENCH 9/16" X 3/4"	\$111.25
HERTZ EQUIPMENT RENTAL CORP		27564120-003	216557	EXCAVATOR RENTAL 8/28-9/27	\$2,696.68
		27647216-001	216739	DUMP TRAILER RENTAL 9/16-9/28	\$476.52
HOME DEPOT CREDIT SERVICES	S015953	10093	216558	MORTAR MIX	\$28.24
	S015953	1034159		SAWZALL BLADES	\$86.30
	S015953	2030039		WET / DRY VAC	\$101.86
	S015953	2030045		SPRAY PAINTS	\$13.80
	S015953	7593603		TORQUE WRENCH	\$83.87
INLAND ASPHALT CO		32-2017038	216561	ASPHALT	\$1,907.37
		32-2022761	216741	ASPHALT	\$321.43
NATIONAL ARBOR DAY FOUNDATION	P054456	2015 TREE LINE	216757	TREE LINE USA 2014 RENEWAL CHE	\$75.00
PARADISE BOTTLED WATER CO		9/14-POWER OPS	216865	BOTTLED WATER	\$20.30
PRO BUILD COMPANY LLC		71451067	216588	EXTERIOR SHEATHING	\$91.18
		71451200	216868	EXTERIOR SHEATHING	\$119.34
SHARI'S MANAGEMENT CORP		13308151430386	216599	OVERTIME MEALS 8/5 THRU 8/15	\$488.01
		1330905142362		OVERTIME MEALS FOR 9/5/14	\$115.67
STONEWAY ELECTRIC SUPPLY		S100946458.001	216605	REMOVABLE GAFF GUARD	\$47.88
TYNDALE ENTERPRISES INC	P053495	792384	216614	FIRE RETARDANT CLOTHING-2014	\$141.82
WAGNER SMITH EQUIPMENT CO	S015786	0263221-IN	216623	FREIGHT	\$19.27
	S015786			REPAIR OF HUSKIE PRESS #034050	\$430.17
WESCO DISTRIBUTION INC	S015938	55786702	216795	BURNDY U STYLE DIE SET #U249	\$81.23
	S015938	558623		BURNDY U STYLE DIE SET #U243	\$81.23

POWER OPERATIONS TOTAL ****

\$40,866.98

Division: 504 SYSTEMS DIVISION

BANK OF AMERICA		TXN00018129	216809	HDT SYS-10 SUBST AC CAPACITORS	\$141.87
		TXN00018466		UPTWN CLEANRS- FR COVERALL CLE	\$32.50
HOME DEPOT CREDIT SERVICES	S015953	7032442	216558	LANDSCAPING RAKE	\$46.27



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
OXARC INC		R292070	216581	GAS CYLINDER RENTAL	\$121.13
UTILITIES PLUS LLC		3929	216619	LOCATING SRVCS-AUG	\$8,750.00
UTILITIES UNDERGROUND LOCATION CENTER	P053568	4080192	216672	UTILITIES LOCATE SERVICE FOR	\$206.08
SYSTEMS DIVISION TOTAL ****					\$9,297.85
Division:	505	ENERGY POLICY MGMT			
APOLLO SHEET METAL INC		136024	216499	422 GOETHALS-REBATE-HP/PTCS	\$1,400.00
AREVA NP INC		11128-FY2014-0050	216684	COMPRESSED AIR UPGRADES REBATE	\$25,777.88
		11128-FY2014-0053		2101 HORNRAPIDS-LIGHTING REBAT	\$6,103.00
BANK OF AMERICA		TXN00018290	216809	STAPLES-COPY PAPER-DUST DESTRO	\$171.20
		TXN00018402		DELL-SOUNDBAR FOR MONITOR	\$29.18
BENTON COUNTY AUDITOR/WEATHERWISE	P054469	102440	216692	S PARKER-RECORD LIEN; AC# 1024	\$72.00
	P054469	109202 RELEASE		P KABAGE-LIEN RELEASE; AC# 109	\$72.00
	P054469	112360 RELEASE		N SANDOVAL-LIEN RELEASE; AC#	\$72.00
	P054469	181940		D DRAKER-RECORD LIEN; AC# 1819	\$72.00
	P054439	191060		D BAUMGARTEN-RECORD LIEN; AC#	\$72.00
	P054445	200720		P NORMAN-RECORD LIEN, AC# 2007	\$72.00
	P054469	201060 RELEASE		B DAHL-LIEN RELEASE; AC# 20106	\$72.00
	P054445	23480 RELEASE		W ROBERTSHAW-LIEN RELEASE, AC#	\$72.00
	P054439	251660 RELEASE		R RHODES-LIEN RELEASE; AC# 251	\$72.00
	P054469	272860 RELEASE		T PELLETIER-LIEN RELEASE; AC#	\$72.00
	P054469	392220 RELEASE		R BEASLEY-LIEN RELEASE; AC# 39	\$72.00
	P054469	411880 RELEASE		G GAVRIC-LIEN RELEASE; AC# 411	\$72.00
	P054469	423560 RELEASE		P JENNINGS-LIEN RELEASE; AC#	\$72.00
	P054469	610660		K CHRISTENSEN-RECORD LIEN, AC#	\$72.00
	P054469	61680 RELEASE		B KASEY-LIEN RELEASE; AC# 6168	\$72.00
	P054469	620320 RELEASE		E DIAZ-LIEN RELEASE; AC# 62032	\$72.00
	P054445	62120		S BRINES-RECORD LIEN, AC# 6212	\$72.00
	P054445	622740 RELEASE		M WILLIAMS-LIEN RELEASE, AC#	\$72.00
	P054469	62340		J NOGGLES-RECORD LIEN; AC# 623	\$72.00
	P054469	693120 RELEASE		R PENNINGTON-LIEN RELEASE; AC#	\$72.00
	P054439	693880		C JUERGENS-RECORD LIEN; AC# 69	\$72.00
	P054469	741980 RELEASE		C NEWTON-LIEN RELEASE; AC# 741	\$72.00
	P054445	761380		M AESCHLIMAN-RECORD LIEN, AC#	\$72.00
	P054439	761560		A JACKSON-RECORD LIEN; AC# 761	\$72.00
	P054439	772440		B PATRICK-RECORD LIEN; AC# 772	\$72.00
	P054469	795040 RELEASE		J MYER-LIEN RELEASE; AC# 79504	\$72.00
	P054439	820440		L RILEY-RECORD LIEN; AC# 82044	\$72.00
	P054439	831080		J ZACCARIA-RECORD LIEN; AC# 83	\$72.00
	P054469	912700 RELEASE		S MCDONALD-LIEN RELEASE; AC#	\$72.00
	P054439	RELEASE 710640		T LYNCH-LIEN RELEASE; AC# 7106	\$72.00
BENTON PUD		9/14-3287762373	216697	ELECTRIC SRVCS 8/21-9/20/14	\$528.36



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BUILDER SERVICES GROUP DBA		00537041642	216513	1419 AGNES-REBATE-INSULATION	\$260.00
CABLE HUSTON BENEDICT HAAGENSEN & LLOYD LLP	P054073	357663	216515	NLDL POLICY & ELECTRIC RATE	\$428.94
CITY OF RICHLAND		371370	216708	1603 HAINS-REBATE- INS	\$1,898.71
		391000		1913 PIKE-REBATE-WINDOWS	\$1,221.60
		794300		229 LASIANDRA-REBATE-HP	\$1,000.00
DAYCO HEATING & AIR	P054185	40353	216721	EE LOAN: A SIDIBE, 229 LASIAND	\$10,613.40
DELTA HEATING & COOLING INC		22737	216536	2032 NEWCOMER-REBATE-HPUMP	\$1,000.00
FLUID MARKET STRATEGIES INC	P053702	046260	216545	DUCTLESS HEAT PUMP PROGRAM	\$160.00
GLASS NOOK INC		64057	216551	278 ADAIR-REBATE-WINDOWS	\$871.00
JACOBS & RHODES INC		111385	216562	1143 FOXTROT-REBATE-HPUMP	\$1,000.00
		111397		1430 AMON-REBATE-HEAT PUMP	\$1,000.00
M CAMPBELL & COMPANY INC		655628	216572	206 COTTONWOOD-REBATE-HPUMP	\$500.00
		664248		1921 MEADOWS-REBATE-HPUMP	\$1,000.00
PERFECTION GLASS		9936412844	216583	516 STANLEY-REBATE-WINDOWS	\$287.04
		9936412937		1230 VIEW-REBATE-WINDOWS	\$108.00
		9936413136		216 CRESTWOOD-REBATE-WINDOWS	\$456.66
		9936413662	216764	2408 MARK-REBATE-WINDOWS	\$306.00
ROBERTS CONSTRUCTION INC	P054297	3310	216776	EE LOAN: J MILLER, 1913 PIKE -	\$4,868.63
SMITH INSULATION INC	P054277	13225	216781	EE LOAN: K WELSCH, 1603 HAINS	\$4,606.00
		13235-CofR	216601	1502 NACHES-REBATE-INSULATION	\$1,119.70
TESORO REFINING & MARKETING CO LLC		11128-FY2014-0048	216783	1811 LESLIE-LIGHTING REBATE	\$1,200.00
		11128-FY2014-0049		2831 DUPORTAIL-LIGHTING REBATE	\$5,872.00
ENERGY POLICY MGMT TOTAL ****					\$75,947.30
Division:	506	TECHNICAL SERVICES			
BANK OF AMERICA		TXN00018161	216809	HOME DEP-CHAIR RAIL KIT FIRE T	\$88.32
		TXN00018263		JADE LEARNING-VER STEEG TRAINI	\$85.00
MOORING TECH INC	P054346	28774	216579	SHIPPING	\$15.00
	P054346			PANASONIC PROTECTION PLUS	\$2,340.00
	P054346			UPGRADE TO SOLID STATE DRIVE-	\$1,485.00
	P054346			PORT REPLICATOR- FOR TOUGHBOOK	\$600.00
	P054346			PANASONIC SPARE LONG-LIFE BATT	\$495.00
	P054346			LIND POWER ADAPTER- CAR- 120	\$420.00
	P054346			RUBBER BACKLIT KEYBOARD UPGRAD	\$202.86
PRO BUILD COMPANY LLC		71450767	216588	SCAFOOLDING	\$5.62
STONEWAY ELECTRIC SUPPLY		S100982930.001	216605	250V FUSES	\$2.14
TECHNICAL SERVICES TOTAL ****					\$5,738.94
ELECTRIC UTILITY FUND Total ***					\$162,676.36

FUND 402

WATER UTILITY FUND

Division: 000



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ALMOND & SONS ASPHALT LLC		14-01460	216496	REFUND HYDRANT METER #353	\$750.00
				REFUND HYDRANT METER #353	(\$11.20)
				REFUND HYDRANT METER #353	(\$30.00)
BADGER METER INC	S015887	1013637	216687	METER,WATER BRONZE DISC, 1",	\$1,785.13
	S015887	1014200		WATER METER BRONZE DISC 1-1/2"	\$2,953.34
	S015887	1014355		METER,WATER BRONZE DISK, 3/4,	\$4,016.54
FOWLER GENERAL CONSTRUCTION INC		HYDRANT 333	216547	REFUND HYDRANT OVER BILL	\$560.00
RAY POLAND & SONS INC		14-01216	216589	REFUND HYDRANT METER #350	\$750.00
TOTAL ****					\$10,773.81
Division:	410	WATER CAPITAL PROJECTS			
BANK OF AMERICA		TXN00018251	216809	BAVCO - BALL VALVE - 1182 SCRU	\$89.13
COLUMBIA ELECTRIC SUPPLY	S015915	5858-725770	216714	0.375MB CONTROLLER, ALLEN-BRAD	\$1,403.89
	S015915			MOD B W/REMOVABLE TERM, #1734-	\$67.55
	S015915			24VDC 8 CHANNEL INPUT MODULE,	\$972.75
	S015915			24VDC 4 CHANNEL OUTPUT MODULE,	\$1,115.06
HD FOWLER COMPANY INC		I3735226	216555	VALVE ASSEMBLY	\$1,994.03
WATER CAPITAL PROJECTS TOTAL ****					\$5,642.41
Division:	412	WATER OPERATIONS			
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$142.54
BADGER METER INC	S015936	1014356	216687	AMPLIFIER KIT, 110/220 VA, FOR	\$2,582.14
	S015936			FREIGHT	\$19.27
BANK OF AMERICA		TXN00018114	216809	UPS STORE/WATER SAMPLE	\$158.89
		TXN00018251		BAVCO - SHIPPING	\$16.25
		TXN00018370		WETRC TRAINING - FINCH	\$175.00
		TXN00018445		MCMaster-CARR - WTP INTAKE PAR	\$188.78
BENTON RURAL ELECTRIC ASSOCIATION		8/14-385100	216508	KENNEDY BOOSTER STATION	\$1,812.87
		9/14-385100	216835	KENNEDY BOOSTER STATION	\$1,579.38
				LATE PYMT PENALTIES	\$41.10
CLARK, SHON		092814	216709	CLARK-ALARM PHONE	\$108.29
COMPLETE PEST PREVENTION INC		A3424	216534	110 SAINT-PEST CONTROL	\$446.74
FISHER SCIENTIFIC COMPANY, LLC	S015873	7620785	216544	CARBOY F STYLE 53MM PORT 4/CS	\$226.42
FRONTIER	S015981	9/14-509-375-5296	216732	TELEPHONE CHARGE 9/22/14-10/21	\$59.45
MONARCH MACHINE & TOOL CO INC		A173295	216754	SHAFT SPRAY	\$213.33
OXARC INC		PSQ8689	216581	CHLORINE	\$3,530.96
		PSQ8690		CHLORINE	\$1,164.45
		PSR2394		CHLORINE	\$1,620.23
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 8/1-8/31/14	\$5.97
				POSTAGE 7/1-7/31/14	\$1.36
REXEL INC DBA		E777276	216871	CONDUIT BODIES	\$35.35
		F256481		OVERLOAD RELAY	\$401.08



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SOUND MICROBIOLOGY LABORATY LLC		1359	216602	WATER SAMPLES	\$720.00
TOKAY SOFTWARE INC		01618	216611	BACKFLOW S/W ANNUAL SUPPORT	\$790.00
VERIZON WIRELESS		9732291957	216790	WTP SCADA LINE 9/20-10/19	\$25.46
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$60.00
WATER OPERATIONS TOTAL ****					\$16,125.31
Division:	413	WATER MAINTENANCE			
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$233.24
BADGER METER INC	S015887	1014200	216687	6" RCDL COMPOUND METER LL (NSF	\$4,401.57
	S015887			ERT, FOR 4" & 6" COMPOUND METE	\$0.00
	S015887			4" RCDL COMPOUND SERIES METER	\$3,134.92
BANK OF AMERICA		TXN00018125	216809	JOHN DEERE LANDSCAPES/RETURN S	\$239.71
		TXN00018249		MOTION INDUSTRIES/BEARNINGS	\$91.57
		TXN00018259		M2M COMM -SEPT BATTELLE BOOSTE	\$9.95
		TXN00018400		DELL-Tablet Keyboards	\$303.24
BEAVER BARK & ROCK		640580	216689	BASALT ROCK	\$636.54
		640592		BASALT ROCK	\$212.18
		641620	216834	BASALT ROCK	\$159.14
C & M LANDSCAPING		76175	216514	SOD	\$7.60
COMPLETE PEST PREVENTION INC		A3399	216534	HR TRANSFER ST PEST CONTROL	\$97.47
		A3424		110 SAINT-PEST CONTROL	\$148.91
FASTENAL COMPANY		WARIC45612	216541	HEX SCREWS	\$26.53
		WARIC45774	216728	HEX SCREWS	\$55.69
		WARIC45889		SAW BLADES	\$221.74
GC SYSTEMS INC	S015932	000029533A	216550	FREIGHT	\$12.40
	S015932			DIAPHRAGM ASSEMBLY, ITEM #C252	\$458.11
	S015932			SEAT, ITEM #V5452H	\$281.58
	S015932			REPAIR KIT, ITEM #9169812G	\$238.26
	S015932			SEAT O-RING, ITEM #00788A	\$2.17
GRAINGER	S015952	9532816254	216552	PUMP, BILGE ITEM #3P998	\$145.81
	S015952	9533322716		CENTERPULL TOWER SOFTPULL ITEM	\$134.10
HD FOWLER COMPANY INC		I3733042	216555	STICK LUBRICANT	\$24.52
KELLEY'S TELE-COMMUNICATIONS INC	P054367	276310012014	216745	ANSWERING SERVICE CHARGES - WA	\$45.30
NORCO INC		14397704	216580	GAUGES	\$62.02
OXARC INC		F307603	216760	RECHARGE FIRE EXTINGUISHER	\$47.62
PRO BUILD COMPANY LLC		71451075	216768	LUMBER- 2X4'S	\$216.60
		71451215		LUMBER-12" WEDGES	\$11.36
		71451487	216868	VISQUEEN	\$119.12
RADIO SHACK CORPORATION		015188	216770	AAAA BATTERIES	\$14.07
THE SHERWIN WILLIAMS CO		5940-5	216784	EXTERIOR PAINT	\$221.06
UNITED PARCEL SERVICE	S015982	000986641404	216789	GROUND PKG TO EDGE ANALYTICAL	\$4.70
USA BLUEBOOK	S015924	442658	216618	FREE CHLORINE DPD 1 REAGENT	\$211.08



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
UTILITIES UNDERGROUND LOCATION CENTER	P053568	4080192	216672	UTILITIES LOCATE SERVICE FOR	\$34.34
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$18.88
WATER MAINTENANCE TOTAL ****					\$12,283.10
WATER UTILITY FUND Total ***					\$44,824.63
FUND 403	WASTEWATER UTILITY FUND				
Division:	422	SEWER OPERATIONS			
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$89.50
BANK OF AMERICA		TXN00018133	216809	Amazon.com - Purchase	\$94.26
		TXN00018208		FRED-MEYER #0286 - Purchase	\$15.42
		TXN00018221		WM SUPERCENTER #3261 - Purchas	\$51.45
		TXN00018266		VWR INTERNATIONAL/CREDIT FOR B	(\$60.60)
		TXN00018332		Amazon.com - Purchase	\$22.82
		TXN00018337		Amazon.com - Purchase	\$85.99
BAY VALVE SERVICE INC	P054272	57048	216502	ACTUATOR REPAIRS - REPLACE NEW	\$2,842.00
	P054272			TAX	\$254.65
	P054272			SHIPPING	\$226.06
BENTON FRANKLIN HEALTH DISTRICT		6721	216506	WASTEWATER SAMPLES	\$48.00
BRANOM INSTRUMENT CO	P054354	536567.2	216511	FREIGHT	\$14.82
	P054354			INFLUENT RAKE OVERLOAD SWITCH-	\$277.46
BYKONEN, JOHN		14-438 BYKONEN	216701	WWTF TOURS/ONTARIO/BYKONEN	\$129.30
CORRECT EQUIPMENT INC	P054387	30274	216720	FREIGHT ESTIMATE	\$34.66
	P054387			WEAR PLATE VX 136GEARBOX 5MM H	\$305.77
FISHER SCIENTIFIC COMPANY, LLC	P054388	8440052	216729	PETRI-PAD, 47MM STER, 600/PK,	\$219.31
	P054388			S-PAK MEMBRANE, 600/PK, CATALO	\$244.17
	P054388			NEXT DAY AIR SHIPPING	\$175.49
FRONTIER	S015971	9/14-206-188-2614	216732	TELEPHONE CHARGE 9/19/14-10/18	\$58.20
GRAINGER	S015952	9535414263	216552	PUMP, DEMAND ITEM #4YD41	\$249.93
MOON SECURITY SERVICES INC		729272	216755	WW MONITORING SRVCS-OCT	\$33.12
NORCO INC		14358063	216580	COMPRESSED GAS CYLINDER	\$188.01
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 7/1-7/31/14	\$0.78
				POSTAGE 8/1-8/31/14	\$4.05
TACOMA SCREW PRODUCTS INC		22103477	216606	2" HOLE SAW	\$22.47
TMG SERVICES INC		0036915-IN	216610	FLEX TUBING	\$109.92
UNITED PARCEL SERVICE	S015966	000986641394	216615	ADDITIONAL HANDLING CHARGE FOR	\$8.75
	S015966			GROUND PKG TO ALS FOR WWTP	\$8.31
WA STATE DEPARTMENT OF ECOLOGY		2015-BA0020419	216622	BIOSOLIDS PERMIT 7/1-12/31/14	\$4,914.02
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$97.07
SEWER OPERATIONS TOTAL ****					\$10,765.16
Division:	423	SEWER MAINTENANCE			



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$157.66
BANK OF AMERICA		TXN00018104	216809	GRIGGINDUST - Purchase	\$34.66
		TXN00018154		Amazon.com - Purchase	\$30.57
		TXN00018200		BEST BUY 00005900 - Purch	\$93.10
		TXN00018202		TRIMBLE NAVIGATION LTD - Purch	\$10.83
		TXN00018204		TRIMBLE NAVIGATION LTD - Purch	\$16.49
		TXN00018298		DELL SALES & SERVICE - Purchas	\$519.81
		TXN00018420		EMEDCO - Purchase	\$133.93
		TXN00018430		BC SALES - Purchase	\$70.34
COLE DRAINS INC DBA		4543	216528	CLEAR SEWER LINE 1509 MARSHALL	\$135.38
FASTENERS INC		S4013486.001	216542	DRILL DRIVER W/CASE-CHARGER	\$191.13
HD FOWLER COMPANY INC		I3733836	216555	COUPLINGS	\$166.16
KELLEY'S TELE-COMMUNICATIONS INC	P054367	276310012014	216745	ANSWERING SERVICE CHARGES - WA	\$45.30
	P054367			PAGER USAGE CHARGES - SEWER: t	\$35.04
MOON SECURITY SERVICES INC		729272	216755	WW MONITORING SRVCS-OCT	\$33.13
ROGERS MACHINERY COMPANY INC		962299	216595	AIR COMPRESSOR REPAIR	\$172.20
ROTO ROOTER		05141	216596	PUMP OUT TRANSFER STATIONS	\$703.95
		05301		PUMP OUT TRANSFER STATIONS	\$351.98
TACOMA SCREW PRODUCTS INC		22102975	216606	METRIC HEX BIT	\$16.69
UTILITIES UNDERGROUND LOCATION CENTER	P053568	4080192	216672	UTILITIES LOCATE SERVICE FOR	\$34.35
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$1.33

SEWER MAINTENANCE TOTAL ****

\$2,954.03

WASTEWATER UTILITY FUND Total ***

\$13,719.19

FUND 404

SOLID WASTE UTILITY FUND

Division:

430

CAPITAL PROJECTS

PARAMETRIX INC

P053862

01-74142

216762

LANDFILL CELL-PERMITTING-C14-0

\$11,225.88

CAPITAL PROJECTS TOTAL ****

\$11,225.88

Division:

432

SOLID WASTE COLLECTION

AT&T WIRELESS

8/14-287243288881

216500

287243288881 7/27-8/26/14

\$115.11

BANK OF AMERICA

TXN00018351

216809

SWANA-CERT RENEW,M.CHIDESTER

\$250.00

CLAYTON WARD COMPANY

7243001

216710

CURBSIDE RECYCLING-SEPT

\$1,905.69

P053652

7247002

2014 DROP-BOX RECYCLING SERVIC

\$7,000.00

EAGLE PRINTING & GRAPHIC DESIGN INC

S015889

39986

216539

TRASH CAN HANGERS WITH WIRE

\$749.51

PITNEY BOWES PURCHASE POWER

8/14-1124-9365

216585

POSTAGE 8/1-8/31/14

\$1.92

POSTAGE 7/1-7/31/14

\$915.27

VERIZON WIRELESS

9732336363

216674

ROUTEWARE DATA 9/20-10/19

\$640.18

XO HOLDINGS LLC DBA

0270084890

216802

TELEPHONE CHARGES 9/23-10/22

\$20.40

SOLID WASTE COLLECTION TOTAL ****

\$11,598.08

Division:

433

SOLID WASTE DISPOSAL



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$30.33
BANK OF AMERICA		TXN00018228	216809	STAPLES/MAG HOLDER/WHITE BOARD	\$145.11
		TXN00018288		SAFEWAY-INTERVIEW PANEL SNACKS	\$8.99
		TXN00018314		ACT MOLO 2014-J.MARLOW REGISTR	\$925.00
		TXN00018315		SWANA -MEMBERSHIP,J.MARLOW	\$200.00
		TXN00018317		NARDA-CFC TRN/CERT,K.SHINES	\$60.00
		TXN00018326		SWANA-CEU,STREDWICK,ANDERSON,C	\$675.00
		TXN00018376		STAPLES-SHELF DIVIDERS,RUBBER	\$65.88
FOLLETT, LYNNE		SEPTEMBER 2014	216730	FOLLETT-MILEAGE SEPT 2014	\$42.56
FRONTIER	S015971	9/14-206-188-2614	216732	TELEPHONE CHARGE 9/19/14-10/18	\$115.91
NEW PIG CORPORATION		4646299-00	216758	OIL ABSORBENT BOOMS	\$220.75
PARADISE BOTTLED WATER CO		9/14-LANDFILL	216865	BOTTLED WATER	\$73.62
PARAMETRIX INC	P053837	01-74143	216762	2014 ENVIRONMENTAL MONITORING	\$1,798.48
REXEL INC DBA		F120083	216591	CONDUIT	\$91.06
SUAREZ, VALERIE		2014 MILEAGE	216873	SUAREZ-MILEAGE 1/19-9/30/14	\$90.16
THERMAL SUPPLY INC		5738827	216607	FLARE FILTER DRIER	\$112.37
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$41.97

SOLID WASTE DISPOSAL TOTAL **** \$4,697.19

SOLID WASTE UTILITY FUND Total *** \$27,521.15

FUND 405 STORMWATER UTILITY FUND

Division: 441 STORMWATER

AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$14.34
WA STATE DEPARTMENT OF ECOLOGY		2015-WAR046006	216622	STORM WTR PERMIT 7/1-12/31/14	\$15,958.50
WESTERN STATES EQUIPMENT COMPANY		MR6301017169	216624	EXCAVATOR RENTAL 9/4-9/8	\$838.52

STORMWATER TOTAL **** \$16,811.36

STORMWATER UTILITY FUND Total *** \$16,811.36

FUND 407 MEDICAL SERVICES FUND

Division: 121 AMBULANCE

BANK OF AMERICA		TXN00018462	216809	STARBUCKS - MTG REFRESHMENTS	\$28.74
COLUMBIA BASIN COLLEGE	P054420	01-008213	216530	PM STUDENT BOOK - HUMAN ANATOM	\$200.64
	P054416	25186	216529	ALS OTEP FEES - SUMMER QTR 201	\$974.40
EAGLE PRINTING & GRAPHIC DESIGN INC	P054104	39893	216722	5.11 TACTICAL JOB SHIRT WITH	\$506.75
	P054104			5.11 TACTICAL JOB SHIRT WITH	\$2,290.93
	P054104			ADJSUT FOR TAX	\$0.01
	P054104			5.11 TACTICAL JOB SHIRT WITH	\$635.89
	P054104			ADJUST SALES TAX	(\$0.01)
	P054104			SCREEN PRINT FF - RANK ONLY SH	\$70.40
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 8/1-8/31/14	\$317.88



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 7/1-7/31/14	\$117.62
SPRINT		147658811-082	216603	LIFEPAK CHRGS 8/15-9/14	\$151.24
VIDACARE CORPORATION	P054368	148984	216621	ESTIMATED SHIPPING	\$10.00
	P054368			#9001, EZ-IO 25MM NEEDLE SETS	\$550.00
	P054368			#9079, EZ-IO 45MM NEEDLE SET	\$550.00
AMBULANCE TOTAL ****					\$6,404.49
MEDICAL SERVICES FUND Total ***					\$6,404.49
FUND 408	BROADBAND FUND				
Division:	460	BROADBAND ADMINISTRATION			
BANK OF AMERICA		TXN00018151	216809	CABLES FOR LESS - CABLES FOR B	\$268.83
		TXN00018184		PAYPAL EMKA - CHAMBER LOCK RE	\$441.79
BROADBAND ADMINISTRATION TOTAL ****					\$710.62
BROADBAND FUND Total ***					\$710.62
FUND 501	CENTRAL STORES FUND				
Division:	000				
BANK OF AMERICA		TXN00018287	216809	ATLANTA LIGHT BULBS/LIGHT BULB	\$350.40
CROWN PAPER & JANITORIAL SUPPLY INC	P054255	185505	216535	TOWEL, ROLL, REINFORCED, WHITE	\$1,711.18
GRAINGER	S015952	9538384869	216552	INSECTICIDE, WASP & HORNET	\$149.32
HOME DEPOT CREDIT SERVICES	S015953	2030041	216558	FAST SET CONCRETE "C" STOCK	\$319.59
NORCO INC	P054403	14409447	216656	HEARING PROTECTOR, MUFF-STYLE,	\$322.08
	P054403			EAR PLUG, FOAM, NRR33, HOWARD	\$86.34
	P054403			ADJUST SALES TAX	\$0.01
	P054403			EAR PLUG, FOAM, NRR31, MOLDEX	\$230.46
	P054403			FREIGHT	\$16.08
TOTAL ****					\$3,185.46
CENTRAL STORES FUND Total ***					\$3,185.46
FUND 502	EQUIPMENT MAINTENANCE FUND				
Division:	214	EQUIPMENT MAINTENANCE			
1ST PRIORITY DETAIL		1699	216495	DETAIL VEH 7126 WO 36865	\$216.60
		1700		DETAIL VEH 7135 WO 36866	\$216.60
A & E TOWING LLC		4364	216678	TOWING VEH 5037 WO 37071	\$270.20
ALTEC INDUSTRIES INC		10287421	216680	BOOM SADDLE VEH 3313 WO 36909	\$236.96
AMERICAN WEST CHROME INC		55298	216629	CYL ASSYS VEH 3284 WO 36702	\$2,613.28
		55328		PACKER REPAIR VEH 3244 36743	\$698.54
		55329		CYL REPAIRS VEH 3281 WO 36775	\$676.88
		55333		PACKER REPAIR VEH 3284 36702	\$2,295.96
B AND B TRAILERS LLC		836	216501	AWS SPRINGS VEH 6544 37078	\$205.77



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
B AND B TRAILERS LLC		840	216501	U-BOLTS VEH 6544 WO 37078	\$17.33
		844		SWIVEL JACK VEH 6585 WO 37113	\$86.64
		855	216686	DUST COVERS VEH 4138 WO 37075	\$21.66
BANK OF AMERICA		TXN00018109	216809	NEWEGG-USB CORDED MOUSE	\$26.98
		TXN00018153		CDWG-PRO CONTOURED KEYBOARD	\$350.26
		TXN00018190		MAC TRK REPAIR-TOW VEH1377/WO3	\$194.91
		TXN00018365		AMAZON-MOUSE PAD/ WRIST REST	\$15.87
CASCADE FIRE EQUIPMENT CORP DBA		109923	216703	GEAR SHIFT VEH 5029 WO 37162	\$622.29
		112608	216516	BELT TENSIONER VEH 5029 37055	\$367.23
CENTRAL HOSE & FITTINGS INC		395468	216520	HYD COUPLERS VEH 6544 WO 37078	\$406.47
		396117		BRK MENDER VEH 3285 WO 36354	\$22.37
COEUR D'ALENE SERVICE STATION EQUIPMENT INC		0060535	216711	REPLACE FUEL PUMP HOSE	\$520.61
COLUMBIA GRAIN & FEED INC		127295	216531	FUEL S/O VALVE VEH 6544 37078	\$8.13
COMMERCIAL TIRE INC		199307	216532	WHEELS VEH 3205 WO 36593	\$154.71
		199546		TIRES VEH 3320 WO 36119	\$536.49
		199633		TIRES VEH 3283 WO 36870	\$468.07
		199634		SWITCH WHEELS VEH 3309 36971	\$54.15
		199635		TIRES VEH 3314 WO 36972	\$1,369.24
		199636		FLAT REPAIR VEH 3248 WO 36976	\$33.58
		199637		TIRES VEH 2408 WO 36977	\$323.63
		199638		TIRES VEH 1207 WO 36753	\$533.19
		199639		FLAT REPAIR VEH 3283 WO 36970	\$33.58
		199640		FLAT REPAIR VEH 7152 WO 36975	\$33.58
		199706		TIRES VEH 3255 WO 36973	\$1,695.45
		199957		TIRES VEH 7090 WO 37047	\$7,793.93
		199969		SWITCH WHEEL VEH 3315 37046	\$22.75
		199986		TIRES VEH 3280 WO 37042	\$1,254.96
		199987		TIRES VEH 3240 WO 37043	\$3,234.65
		199988		TIRES VEH 3284 WO 37045	\$246.92
		199989		TIRES VEH 3222 WO 37044	\$3,234.65
		200208	216716	TIRES VEH 3285 WO 37170	\$983.16
		200232		TIRES VEH 3265 WO 37131	\$26.46
		200235		FLAR REPAIR VEH 3309 WO37171	\$87.73
		200237		TIRES VEH 6535 WO 37180	\$124.07
		200238		TIRES VEH 3308 WO 37172	\$169.95
		200239		TIRES VEH 3320 WO 37173	\$3,234.65
		200412		TIRES VEH 6562 WO 37179	\$117.80
		200414		TIRES VEH 7149 WO 37178	\$328.63
		200416		TIRES VEH 1202 WO 35958	\$177.73
		200472		TIRES VEH 3312 WO 37174	\$646.77



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COMMERCIAL TIRE INC		200485	216716	TIRES VEH 3309 WO 37175	\$1,434.22
		200489		TIRES VEH 3315 WO 37176	\$123.46
		200493		TIRES VEH 7145 WO 37178	\$130.43
FASTENAL COMPANY		WARIC45734	216728	1ST AID KIT VEH 3323 WO 36911	\$42.02
		WARIC45789		STEP MATE STAND	\$246.62
		WARIC45790		HYDRO KNIT SURFACE WIPERS	\$300.52
FASTENERS INC		S4046531.001	216542	TIE WRAP/SCRUB PADS	\$37.06
GENUINE AUTO GLASS OF TRI CITIES LLC		605329	216734	WS REPAIR VEH 3311 WO 37015	\$54.15
		605330		WS REPAIR VEH 3222 WO 37014	\$54.15
		605331		WS REPAIR VEH 2351 WO 37013	\$54.15
		605332		WS REPAIR VEH 3268 WO 37016	\$54.15
		605336		WINDOW TINT VEH 3296	\$465.69
		605446		WINDSHIELD VEH 1378 WO 37140	\$188.42
		349604	216554	ELEMENTS VEH 3295 WO 37088	\$162.97
GROVER DYKES AUTO GROUP INC DBA		349610		COMPRESSOR VEH 5037 WO 37071	\$1,616.33
		349665		ELEMENTS VEH 5037 WO 37089	\$110.23
		349666		ELEMENTS VEH 5041 WO 37086	\$110.23
		349667		ELEMENTS VEH 5040 WO 37085	\$110.23
		349668		ELEMENTS VEH 5043 WO 37087	\$149.17
		349671		OIL/GASKET VEH 3295 WO 37090	\$231.04
		564293		BRAKE CONTROL VEH 3329 37021	\$233.45
		564591		GROUND CIRCUIT VEH 5040 36965	\$646.05
		20137	216740	CARBON-ATE PLUS SOAP	\$2,057.70
		316641	216565	HYD FILTER VEH 6585 WO 36921	\$33.14
		317067		FILTERS VEH 3265 WO 36952	\$71.30
		317359		WIRE CONNECTOR VEH 3267 37060	\$16.28
		317412		WELDING HELMET	\$108.29
JT AUTOMOTIVE PARTS INC DBA		317436		CORE CREDIT VEH 2413 WO 37064	(\$7.04)
		317457		ADAPTER VEH 6562 WO 37070	\$1.67
		317458		BRK CLEANER VEH 6562 WO 37070	\$9.36
		317465		GAS CAP VEH 2298 WO 37037	\$10.69
		317469		ENAMEL VEH 2426 WO 37073	\$44.38
		317470		FILTERS VEH 1211 WO 37074	\$15.81
		317484		CONN PLUG VEH 4061 WO 37059	\$5.96
		317504		BATTERY VEH 4138 WO 37075	\$88.64
		317514		WIPER BLADES VEH 2353 WO 37077	\$23.80
		X687369	216567	LINKS VEH 3291 WO 36891	\$6.86
		338522	216574	DETAIL VEH 2316 WO 37076	\$345.35
		338676		FUEL INJ SERVICE VEH 3302	\$230.57
		338941		DETAIL VEH 3237 WO 36867	\$237.83
KAMAN INDUSTRIAL TECHNOLOGIES		338942		DETAIL VEH 3263 WO 37008	\$237.83
MCCURLEY CHEVROLET					



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MCCURLEY CHEVROLET		338943	216574	DETAIL VEH 3192 WO 37007	\$237.83
		339255		DETAIL VEH 2319 WO 36927	\$237.83
		339257		DETAIL VEH 2231 WO 37006	\$237.83
		339386		DETAIL VEH 3229 WO 37010	\$237.83
		339493		DETAIL/REGULATOR VEH 1374	\$576.72
		339517		DETAIL VEH 3196 WO 37022	\$237.83
		860902		FILTER VEH 1368 WO 37107	\$77.49
		860918		FILTER VEH 1369 WO 37106	\$77.49
		860919		FILTER VEH 1370 WO 37105	\$77.49
		860923		FILTER VEH 1380 WO 37109	\$77.49
		860924		FILTER VEH 1382 WO 37108	\$77.49
		863357		MIRROR VEH 2348 WO 36901	\$100.30
		863577		MIRROR VEH 2348 WO 36901	\$91.63
		863675		VALVE VEH 3266 WO 36929	\$33.41
		863684		PIPES VEH 3307 WO 36936	\$133.36
		863798		PLUG VEH 2369 WO 36984	\$9.88
		863944		HANDLE VEH 3195 WO 37036	\$46.96
		864043		DOOR HANDLE VEH 3195 WO 37036	\$39.20
		864303		DOOR HANDLE VEH 3195 37117	\$27.29
		864916	216750	FUEL CAP VEH 1368 WO 37161	\$43.08
		864933	216857	HANDLE VEH 1368 WO 37161	\$59.73
		CM864043	216574	RETURN DOOR HANDLE VEH 3195	(\$22.80)
		CM864916	216750	RETURN PIPES VEH 1368 37161	(\$14.44)
MOBILE FLEET SERVICE INC		1242580018	216577	REGULATOR VEH 3212 WO 36910	\$463.78
		1242680056	216753	DRAIN PAN VEH 5029 WO 37055	\$90.89
MONARCH MACHINE & TOOL CO INC		A173319	216754	400 PLATE VEH 6286 WO 37067	\$95.57
NORCO INC		14420779	216580	CUTTING TIPS	\$82.06
		14427917	216656	BRUSH/HANDLE VEH 0800 37104	\$38.34
OXARC INC		PSR1694	216581	WELDING BLANKETS VEH 3285	\$174.42
		PSR1699		HARDFACING VEH 7143 WO 36861	\$362.94
PETERSON PACIFIC CORP		CI-000014676	216659	CARB BITS VEH 7143 WO 37125	\$2,000.84
		CI-000015139		SHARP BITS VEH 7143 WO 37125	\$2,134.05
		CI-000015191		LATCH VEH 7143 WO 36861	\$296.88
		CI-000015209		DRIVE KIT VEH 7143 WO 36861	\$4,335.18
		CI-000015325		GAUGE VEH 7143 WO 36861	\$99.01
		CI-000015390		SHIM PLATES VEH 7143 36861	\$69.50
RDO EQUIPMENT CO		P33148	216590	TECH MANUAL VEH 6588 WO 37115	\$207.59
		P33149		BLADES VEH 6567 WO 36893	\$78.19
		P33150		WHEEL ASSY VEH 6567 WO 37110	\$121.56
		P33613		SWITCH VEH 6562 WO 37050	\$38.91
		P33861		U-DRIVE VEH 6562 WO 37101	\$751.32



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RDO EQUIPMENT CO		P34097	216771	TIRE-WHEEL ASSY VEH 6565	\$771.76
RMT EQUIPMENT		Q95258	216594	ELEMENTS VEH 7145 WO 36993	\$152.27
		Q97570		SPRINGS VEH 6580 WO 36960	\$422.61
ROWAND MACHINERY CO		163485	216663	FILTERS VEH 7148 WO 37129	\$287.59
SIX STATES DISTRIBUTORS INC		06 215238	216600	PIPEMT JACK VEH 6544 WO 37078	\$140.02
		160036305		U-JOINTS VEH 3285 WO 36967	\$224.82
TACOMA SCREW PRODUCTS INC		22102877	216606	DRILL BIT VEH 2284 WO 36862	\$2.37
		22103159		BALL VALVES VEH 6544 WO 36917	\$75.24
		22103161		ELBOWS VEH 6544 WO 37078	\$5.78
		22103203		STEEL NUTS VEH 3230 WO 36682	\$0.43
THE SUPPLY CO LLC		0436121	216785	ACTIVES	\$189.63
TIM BUSH MOTOR COMPANY DBA		122590	216608	DETAIL VEH 2328 WO 37111	\$177.61
		122634		DETAIL VEH 2225 WO 37011	\$177.61
		122670		DETAIL VEH 2288 WO 37038	\$198.68
		122680		DETAIL VEH 2298 WO 37037	\$198.68
TIRE FACTORY INC DBA		03-102536	216609	ALIGNMENT VEH 3323 WO 36912	\$227.35
		03-102580		PLUG REPAIR VEH 7145 WO 36420	\$23.01
		03-102656		TIRES VEH 2347 WO 37035	\$164.18
		03-102686		ALIGNMENT VEH 2347 WO 37035	\$56.26
		03-102762	216786	TIRES VEH 1347 WO 37131	\$18.36
TRANSPORT EQUIPMENT CO INC DBA		165569	216612	EXHAUST PIPE VEH 3311 WO 36933	\$60.98
		165714		RELAY VALVE VEH 3285 WO 36354	\$55.75
		165759		INS KIT VEH 3285 WO 36354	\$759.74
		165803		DISCOUNT VEH 3311 WO 36864	(\$3.25)
		165914		HUB CAPS VEH 3283 WO 36968	\$33.98
		165915		PLUG VEH 3283 WO 36968	\$1.03
		165916		FOLDING STEPS VEH 5038 36858	\$381.91
		165921		GEAR SEAL VEH 5039 WO 36926	\$22.59
		165979		ADJUSTER KIT VEH 3283 WO 36251	\$217.64
		165984		HUBCAP VEH 3283 WO 36251	\$35.06
		166041		BRAKES VEH 3311 WO 36869	\$1,192.57
		166055		BRAKES VEH 3308 WO 36981	\$422.24
		166103		CLAMP VEH 3320 WO 36994	\$11.04
		166206		CAMSHAFT VEH 3308 WO 36981	\$531.17
		166207		BEARINGS VEH 3308 WO 36981	\$392.26
		166302		PULLTARP VEH 3212 WO 36910	\$1,278.71
		166366		LOCK VEH 3312 WO 37051	\$47.40
		166472		CLEANER VEH 3311 WO 36869	\$101.11
		166482		GASKETS VEH 3311 WO 36869	\$27.29
		166534		HORN ASSY VEH 3282 WO 37068	\$162.31
		166540		TORQUE RODS VEH 3311 WO 36869	\$307.36



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRANSPORT EQUIPMENT CO INC DBA		166541	216612	SIDE WORK BENCH/MULTI METER	\$162.88
		166548		HUB CAP VEH 3315 WO 37018	\$16.99
		166612		SUPPORT VEH 3282 WO 37068	\$9.53
		166620		ADJUSTER KITS VEH 3315 37119	\$435.28
		166742	216787	HUB CAP VEH 3311 WO 36869	\$16.99
		166790		SOLENIOD VEH 3284 WO 37126	\$58.23
		166809		CLEANER VEH 4138 WO 37075	\$8.43
		166870		DOOR STRAP VEH 3309 WO 37127	\$44.42
		215284	216612	RETURN RODS VEH 3285 WO 36354	(\$216.91)
UNITED PARCEL SERVICE	S015966	000986641394	216615	GROUND PKG TO ANALYSTS INC FOR	\$4.45
VALLEY TRUCK REPAIR INC	P054489	37581	216877	IDENTIFY & INSTALL NEW TAILGAT	\$9,667.22
WESTERN STATES EQUIPMENT COMPANY		PC110284223	216624	COUPLINGS VEH 3142 WO 36683	\$31.70
		PC110284911		COUPLINGS VEH 3312 WO 36810	\$9.62
		PC110284912		COUPLINGS VEH 3309 WO 36806	\$59.15
		PC110284975		COUPLINGS VEH 3282 WO 37030	\$56.34
		PC110285200		COUPLINGS VEH 3282 WO 36617	\$56.34
		PC110285201		COUPLINGS VEH 3285 WO 36354	\$45.91
		PC110285689		COUPLINGS VEH 7120 WO 36899	\$70.46
		PC110285913		TEETH SCARIFIER VEH 6286 36995	\$237.88
		PC110286085	216797	CUTTING EDGES VEH 6286 37067	\$544.67
		WO110098980	216624	TRANSMISSION VEH 7138 36979	\$1,056.41
		8935	216625	PACKER PINS-CYL VEH 3282 36617	\$1,076.01
		9012	216798	GEAR ASSY VEH 3311 WO 36933	\$1,542.89
		9051		FENDER WASHERS VEH 3311 36933	\$45.81
WESTERN SYSTEMS & FABRICATION INC		9088		DPF VALVE VEH 3281 WO 36824	\$3,799.51
		9099		VALVE ASSY VEH 3283 WO 36968	\$4,435.20
		9125		CAMERA KIT VEH 3314 WO 37056	\$378.13
		0740540	216800	CARDLOCK FUEL 9/16-9/22/14	\$19,099.21
		0741205		CARDLOCK FUEL 9/23-9/30/14	\$21,601.92
WONDRACK DISTRIBUTING INC		1-242690054	216675	GASKETS VEH 3219 WO 37124	\$12.30
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$67.39

EQUIPMENT MAINTENANCE TOTAL ****

\$135,234.64

EQUIPMENT MAINTENANCE FUND Total ***

\$135,234.64

FUND 503

EQUIPMENT REPLACEMENT FUND

Division:

215

EQUIPMENT REPLACEMENT

BANC OF AMERICA PUBLIC & INSTITUTIONAL	P054493	012406180	216808	ANNUAL LEASE PAYMENT FOR VEHIC	\$44,876.21
GROVER DYKES AUTO GROUP INC DBA	P054106	1310-146852	216554	LIC FEE AND DOCCUMENTS	\$215.25
	P054106			SALES TAX	\$2,608.30
	P054106			ADJUST SALES TAX	(\$0.01)
	P054106			ONE (1) 2015 FORD EXPLORER POL	\$30,329.00



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VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GROVER DYKES AUTO GROUP INC DBA	P054107	1310-146853	216554	LIC AND DOCCUMENT FEE	\$215.25
	P054107			SALES TAX	\$2,597.46
	P054107			ONE (1) 2015 FORD EXPLORER POL	\$30,203.00
EQUIPMENT REPLACEMENT TOTAL ****					\$111,044.46
EQUIPMENT REPLACEMENT FUND Total ***					\$111,044.46
FUND 505	PUBLIC WORKS ADMIN & ENGINEER				
Division:	450	PW ADMIN & ENGINEERING			
ALDRICH, NANCY		14-412	216679	GISH CONF/PARKING/ALDRICH	\$2.08
AMERICAN PUBLIC WORKS ASSOCIATION		7396/2014 DUES	216497	APWA DUES RENEWAL/2014-2015	\$996.00
AT&T WIRELESS		8/14-287243288881	216500	287243288881 7/27-8/26/14	\$592.25
BANK OF AMERICA		TXN00018123	216809	STERLINGS -PW Directors Lunche	\$18.15
		TXN00018150		USPS-GRANT POSTAGE	\$4.06
		TXN00018191		FRED-MEYER #0286-STEPTOE CROSS	\$34.39
		TXN00018236		GISHAB.ORG - GOV IND SAFETY CO	\$160.00
		TXN00018239		SUBWAY-STEPTOE CROSSING MOD MT	\$59.02
		TXN00018245		SUBWAY-STEPTOE CROSSING MOD MT	\$13.81
		TXN00018285		FULL SOURCE LLC - LOCATE FLAGS	\$163.49
		TXN00018286		TONY ROMA'S-BFCoG TAC MTG	\$14.91
		TXN00018293		STAPLES-STAPLER,FLAGS,MAGNIFIE	\$50.41
		TXN00018307		STAPLES-STAPLER	\$17.32
		TXN00018313		STAPLES-WIPES,SCISSORS,POST-IT	\$55.36
		TXN00018338		GREEN RIVER COMM COLLEGE-WATER	\$185.00
		TXN00018384		USA BLUE BOOK-CHLORINE TEST ST	\$99.54
		TXN00018397		COUSINSRESTAURANTPASCO-BFCoG P	\$14.44
		TXN00018413		WA PROFESSIONAL LICENSE-J ARNO	\$116.00
		TXN00018453		STERLINGS - PW Directors Lunch	\$15.27
		TXN00018463		GAYLORD OPRYLAND HTL F/D -IES	\$640.08
CITY OF RICHLAND		092914	216706	PW RECORDING FEES	\$12.00
		093014	216526	PW RECORDING FEES	\$544.00
		14-412 ALDRICH	216707	GISH CONF/SPOKANE/ALDRICH	\$471.96
FRONTIER	S015971	9/14-206-188-2614	216732	TELEPHONE CHARGE 9/19/14-10/18	(\$3.75)
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 7/1-7/31/14	\$2.12
				POSTAGE 8/1-8/31/14	\$15.51
PRINT PLUS/PSS RUBBER STAMPS		5505	216767	2 IDEAL STAMPERS	\$48.74
XO HOLDINGS LLC DBA		0270084890	216802	TELEPHONE CHARGES 9/23-10/22	\$181.87
PW ADMIN & ENGINEERING TOTAL ****					\$4,524.03
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$4,524.03

FUND 506

WORKERS COMPENSATION FUND



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 221	WORKERS COMP INSURANCE RESERVE				
CONOVER INSURANCE INC		965813	216718	POLICY EWC008827 10/2014-2015	\$83,387.00
MATRIX ABSENCE MANAGEMENT INC		1031122	216573	QTRLY ADMIN FEES 9/1-11/30/14	\$9,250.00
WORKERS COMP INSURANCE RESERVE TOTAL ****					\$92,637.00
WORKERS COMPENSATION FUND Total ***					\$92,637.00
FUND 520	HEALTH CARE/BENEFITS PLAN				
Division: 222	EMPLOYEE BENEFIT PROGRAM				
VERDE SERVICES INC		961113	216620	3RD QTR 2014 FLEX BENEFIT PLAN	\$795.00
EMPLOYEE BENEFIT PROGRAM TOTAL ****					\$795.00
HEALTH CARE/BENEFITS PLAN Total ***					\$795.00
FUND 611	FIREMAN'S PENSION				
Division: 216	FIRE PENSION				
ADVANCED ENDODONTIC CARE PLLC		073014MO	216439	DENTAL DOS 7/30/14	\$408.00
ANDERS, PETER		AP00003709261401	216440	MEDICARE PREMIUM/ANDERS	\$104.90
BOWLS, DAVID		AP00003509261401	216445	MEDICARE PREMIUM/BOWLS	\$104.90
CANFIELD, HARRY R		AP00000409261401	216447	MEDICARE PREMIUM/CANFIELD	\$104.90
CARRICK, HENRY		091014HC	216449	NONCOVERED RX DOS 9/10/14	\$119.89
		AP00000509261401	216448	MEDICARE PREMIUM/CARRICK	\$104.90
CLARK, FRANK M		AP00000609261401	216450	MEDICARE PREMIUM/CLARK	\$104.90
DOWNS, DANNY		AP00005109261401	216457	MEDICARE PREMIUM/DOWNS	\$104.90
ELIASON, CURTIS		081414CE	216460	TOLL CHARGES-AUG TRAVEL EXP	\$9.20
		AP00003309261401	216459	MEDICARE PREMIUM/ELIASON	\$104.90
ESTY, RAYMOND J		090114RE	216462	NONCOVERED RX DOS 9/1/14	\$6.12
		AP00000909261401	216461	MEDICARE PREMIUM/ESTY	\$104.90
FERRIANS, ALLEN LARRY		AP00006009261401	216463	MEDICARE PREMIUM/FERRIANS	\$104.90
HOUCHIN, EARL		AP00001209261401	216467	MEDICARE PREMIUM/HOUCIN	\$104.90
JOHNSON, NEILS E		AP00003409261401	216468	MEDICARE PREMIUM/JOHNSON	\$104.90
JONES, HAROLD		AP00005509261401	216469	MEDICARE PREMIUM/JONES	\$104.90
JONES, MYRNA JO LMP		090214MO	216470	MEDICAL DOS 9/2/14	\$120.00
		090814MO		MEDICAL DOS 9/8 & 9/15/14	\$240.00
KEYS, JACK D		AP00006209261401	216471	MEDICARE PREMIUM/KEYS	\$104.90
LAHTI, ROGER P		090114RL	216473	NONCOVERED RX DOS 9/1/14	\$92.69
		AP00006409261401	216472	MEDICARE PREMIUM/LAHTI	\$104.90
MITCHELL, RAYMOND L		AP00001509261401	216477	MEDICARE PREMIUM/MITCHELL	\$104.90
MULROY, JAMES P		Q4-2014-MEDICARE	216479	MEDICARE PREMIUM 10/1-12/31	\$314.70
MYERS, EDWARD A		AP00007609261401	216480	MEDICARE PREMIUM/MYERS ED	\$104.90
PERSONAL PHYSICAL THERAPY, PLLC		070314EM	216481	4082-3 DOS 7/03/14 PT	\$107.92



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 8/1-8/31/14	\$5.03
				POSTAGE 7/1-7/31/14	\$20.27
POLLARD, JAMES		AP00004809261401	216482	MEDICARE PREMIUM/POLLARD	\$99.90
QUAIL RIDGE DENTAL INC		072214DM	216483	37871 DOS 7/22/14 DENTAL	\$1,200.00
RONEY, LARRY		AP00003609261401	216484	MEDICARE PREMIUM/RONEY	\$104.90
SIEMENS, DONALD		AP00008109261401	216485	MEDICARE PREMIUM/SIEMENS	\$104.90
WEST, ROYAL		AP00002009261401	216491	MEDICARE PREMIUM/WEST	\$104.90
WILLIAMSON, CRAIG E		AP00007509261401	216492	MEDICARE PREMIUM/WILLIAMSON	\$103.90
FIRE PENSION TOTAL ****					\$4,840.72
FIREMAN'S PENSION Total ***					\$4,840.72
FUND 612	POLICEMEN'S PENSION				
Division:	217	POLICE PENSION			
BADGLEY, KERI RANDALL		2014 MEDICARE	216441	MEDICARE PREMIUM 8/1-10/31	\$314.70
BAKER, MARSHALL R		AP00006309261401	216442	MEDICARE PREMIUM/BAKER	\$104.90
BATES, LAURIE VERN JR		AP00004909261401	216443	MEDICARE PREMIUM/BATES	\$104.90
BEDEN, LARRY		AP00003809261401	216444	MEDICARE PREMIUM/BEDEN	\$104.90
BRUNSON, DALE A		AP00004209261401	216446	MEDICARE PREMIUM/BRUNSON	\$104.90
CLEAVENGER, WILL J		AP00007309261401	216451	MEDICARE PREMIUM/CLEAVENGER W	\$104.90
CLEMENTS, JOHN M		AP00007409261401	216452	MEDICARE PREMIUM/CLEMENTS	\$104.90
COUCH, LARRY		AP00006609261401	216453	MEDICARE PREMIUM/COUCH	\$104.90
CULTURAL DBA		AP00008209261401	216454	ASSISTED LIVING-MANUEL	\$4,500.00
DEMYER, JAMES J		AP00008009261401	216455	MEDICARE PREMIUM/DEMYER	\$104.90
DERRICK, GEORGE		AP00000709261401	216456	MEDICARE PREMIUM/DERRICK	\$104.90
DUCHEMIN, ROGER		AP00000809261401	216458	MEDICARE PREMIUM/DUCHEMIN	\$104.90
GANLEY, JOHN M		AP00007909261401	216464	MEDICARE PREMIUM/GANLEY	\$104.90
HEASTON & THOMPSON VISION CLINIC		060914 RC	216465	100176 VISION DOS 6/9/14	\$37.00
HIGGINS, FRED C		AP00007809261401	216466	HIGGINS MEDICARE PREMIUM	\$104.90
LEWIS, DAVID L		AP00004309261401	216474	MEDICARE PREMIUM/LEWIS	\$104.90
LOHDEFINCK, RICHARD N		AP00002309261401	216475	MEDICARE PREMIUM/LOHDEFINCK	\$104.90
MANUEL, D ART		AP00002509261401	216476	MEDICARE PREMIUM/MANUEL	\$104.90
MOORE, ROBERT		AP00007109261401	216478	MEDICARE PREMIUM/MOORE	\$104.90
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 8/1-8/31/14	\$5.03
				POSTAGE 7/1-7/31/14	\$20.27
SPARKS, DAVID W		AP00005909261401	216486	MEDICARE PREMIUM/SPARKS	\$104.90
THOMAS, GERALD D		AP00003209261401	216487	MEDICARE PREMIUM/THOMAS G	\$104.90
TURNER, ROY		AP00003109261401	216488	MEDICARE PREMIUM/TURNER	\$104.90
WENDLAND, WALTER		AP00001909261401	216489	MEDICARE PREMIUM/WENDLAND	\$104.90
		AUGUST 2014	216490	MEDICAL DOS 8/4-8/29/14	\$640.00
WILMOTH, ROD		AP00004509261401	216493	MEDICARE PREMIUM/WILMOTH	\$104.90
ZIMMERMAN, GERALD		AP00005009261401	216494	MEDICARE PREMIUM/ZIMMERMAN	\$104.90



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
POLICE PENSION TOTAL****					\$7,824.80
POLICEMEN'S PENSION Total ***					\$7,824.80
FUND 632	UPTOWN BUSINESS IMP DISTRICT				
Division:	000				
UPTOWN BUSINESS IMPROVEMENT DISTRICT		UBID Q3-2014	216616	UBID Q3 2014 PAYMENT	\$1,422.90
TOTAL ****					\$1,422.90
UPTOWN BUSINESS IMP DISTRICT Total ***					\$1,422.90
FUND 633	DOWNTOWN BUSINESS IMP DISTRICT				
Division:	000				
RICHLAND DOWNTOWN BUSINESS IMPROVEMNT		DBID Q3-2014	216592	DBID Q32014 PAYMENT	\$1,745.60
TOTAL ****					\$1,745.60
DOWNTOWN BUSINESS IMP DISTRICT Total ***					\$1,745.60
FUND 641	SOUTHEAST COMMUNICATIONS CTR				
Division:	600	SECOMM OPERATIONS GENERAL			
BANK OF AMERICA		TXN00018361	216809	COSTCO- cakes, dispatcher week	\$70.08
CENTURYLINK		9/14-509-624-3863	216522	GENERAL PHONE 9/16-10/16	\$7.31
DEVRIES BUSINESS SERVICES		0057769	216537	SHREDDING SRVCS-JULY	\$4.00
		0058575		SHREDDING SRVCS-AUG	\$4.00
FRONTIER		9/14-206-188-1060	216548	GENERAL PHONE 9/19-10/18	\$397.07
		9/14-509-628-2609	216732	GENERAL PHONE 9/25-10/24	\$419.82
POCKETINET COMMUNICATIONS INC		63530	216765	WIRELESS INTERNET 11/1-12/1	\$268.01
PROVENCHER, JODY		091214	216769	PROVENCHER/MILEAGE 9/12-9/15	\$36.96
WASHINGTON STATE PATROL		00055054	216793	ACCESS USER FEE 7/1-9/30/14	\$5,331.00
SECOMM OPERATIONS GENERAL TOTAL ****					\$6,538.25
Division:	601	E911 OPERATIONS			
BANK OF AMERICA		TXN00018196	216809	PAYPAL-Training- Nelson,Pippin	\$225.00
		TXN00018205		PAYPAL- Training- Pederson, Ja	\$150.00
		TXN00018253		CHAPLAINSERVICES - Credit/Lee	(\$125.00)
		TXN00018328		NENA-Registration/Husa	\$695.00
		TXN00018336		NENA-Registration/Barber	\$605.00
		TXN00018366		DELTA-Nena Conf/Husa	\$840.20
		TXN00018371		DELTA-Nena Conf/Barber	\$840.20
		TXN00018388		DELTA-Comfort seat/Barber	\$39.00
BARBER, JAMES		14-380 BARBER	216688	STATE MTG/CAMP MURRAY/BARBER	\$540.35
BROWNING, LISA		14-353 BROWNING	216700	CISM COURSE/BURBANK/BROWNING	\$92.00
FRONTIER		9/14-253-012-0862	216732	E911 LINE 9/22-10/21/14	\$35.00
LETTRICK, R. KIM		14-417 LETTRICK	216748	ST 911 FORUM/C MURRAY/LETTRICK	\$116.38



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
POCKETINET COMMUNICATIONS INC		63530	216765	WIRELESS INTERNET 11/1-12/1	\$268.01
E911 OPERATIONS TOTAL ****					\$4,321.14
SOUTHEAST COMMUNICATIONS CTR Total ***					\$10,859.39
FUND 642	800 MHZ PROJECT				
Division:	610	800 MHZ			
BANK OF AMERICA		TXN00018442	216809	EASYSYNC-cable cord	\$48.50
LEGACY TELECOMMUNICATIONS INC		14386	216569	BADGER MTN-INSPECT GENERATOR	\$565.43
		14387		COMM CTR-INSPECT GENERATOR	\$565.43
		14388		GOLGATHA-INSPECT GENERATOR	\$565.43
		14389		SILLUSI-INSPECT GENERATOR	\$565.43
MOTOROLA SOLUTIONS INC	P054400	78276705	216756	800MHZ MAINTENANCE CONTRACT-	\$18,742.45
UNITED PARCEL SERVICE	S015982	000986641404	216789	GROUND PKG TO MOTOROLA FOR BCE	\$13.80
800 MHZ TOTAL ****					\$21,066.47
800 MHZ PROJECT Total ***					\$21,066.47
FUND 643	EMERGENCY MANAGEMENT				
Division:	621	RADIOLOGICAL EMGCY PREPAREDNES			
ARROW TECH INC	P054345	18726	216685	SHIPPING	\$200.00
	P054345			DRDCAL-100 DIRECT-READING	\$1,882.50
BANK OF AMERICA		TXN00018173	216809	SPUDNUT SHOP-REP EXERCISE	\$51.12
		TXN00018175		Walmart-POP/REP EXERCISE	\$23.13
		TXN00018178		STARBUCKS-Coffee REP exercise	\$48.57
		TXN00018222		KADLEC-Food REP Exercise	\$240.38
CERIUM NETWORKS INC	S015888	041457/041485	216523	6 EACH CISCO UC PHONE 8961 WHI	\$1,269.06
	S015888			SHIPPING	\$26.87
CHARTER COMMUNICATIONS		9/14-180070706114	216636	BCES CABLE SRVCS 9/30-10/29	\$52.47
POCKETINET COMMUNICATIONS INC		63530	216765	WIRELESS INTERNET 11/1-12/1	\$136.48
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$3,930.58
Division:	622	DOE EMERGENCY PREPAREDNESS			
BANK OF AMERICA		TXN00018116	216809	WAL-MART-Water for Fair	\$10.44
		TXN00018176		BATTERIES PLUS-for locks	\$19.03
		TXN00018254		WSU CONF-WSEMA Reg/Beck	\$275.00
		TXN00018256		CLARY BUS MACHINES-Autofolder	\$349.96
		TXN00018335		EL RANCHO ALEGRE-DOE Meeting	\$28.87
		TXN00018359		CB PAPER-Janitorial Supplies	\$160.73
		TXN00018401		BLUEBOOKLAW-Law Directories	\$30.95
		TXN00018432		WA FIRE- Directories	\$45.00
CITY OF RICHLAND		14-360 BECK	216707	WSEMA CONF/SPOKANE/BECK	\$593.68



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
DOE EMERGENCY PREPAREDNESS TOTAL****					\$1,513.66
Division:	623	JURISIDICITION			
BANK OF AMERICA		TXN00018254	216809	WSU CONF-WSEMA Reg/Beck	\$34.00
		TXN00018329		SPUDNUT-donuts/training exerci	\$33.90
CHARTER COMMUNICATIONS		9/14-180070706114	216636	BCES CABLE SRVCS 9/30-10/29	\$42.15
DEVRIES BUSINESS SERVICES		0057769	216537	SHREDDING SRVCS-JULY	\$4.00
		0058575		SHREDDING SRVCS-AUG	\$4.00
PITNEY BOWES PURCHASE POWER		8/14-1124-9365	216585	POSTAGE 7/1-7/31/14	\$0.87
				POSTAGE 8/1-8/31/14	\$5.67
POCKETINET COMMUNICATIONS INC		63530	216765	WIRELESS INTERNET 11/1-12/1	\$93.25
JURISIDICITION TOTAL ****					\$217.84
Division:	628	PRE-DISASTER MITIGATION GRANT			
BANK OF AMERICA		TXN00018443	216809	CATERING-lunch/HAZMAT Drill	\$708.95
BENTON COUNTY FIRE DIST 1		HZM2014-15	216694	HAZMAT TEAM EXERCISE 9/13/14	\$14,350.00
FRANKLIN COUNTY FIRE		HAZ-MAT TRAINING	216731	TRAINING REHAB SUPPLIES	\$117.01
PRE-DISASTER MITIGATION GRANT TOTAL****					\$15,175.96
EMERGENCY MANAGEMENT Total ***					\$20,838.04
FUND	803	UTILITY BILL CLEARING FUND			
Division:	000				
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		292614-742920	216638	UB REFUND-REISSUE SANDERS	\$89.02
		CISPAY9021	216641	Customer Refund	\$623.03
		CISPAY9022	216652	Customer Refund	\$49.04
		CISPAY9023	216666	Customer Refund	\$49.01
		CISPAY9024	216671	Customer Refund	\$40.13
		CISPAY9025	216640	Customer Refund	\$146.53
		CISPAY9026	216643	Customer Refund	\$163.35
		CISPAY9027	216668	Customer Refund	\$119.18
		CISPAY9028	216642	Customer Refund	\$75.06
		CISPAY9029	216664	Customer Refund	\$28.25
		CISPAY9030	216660	Customer Refund	\$122.78
		CISPAY9032	216650	Customer Refund	\$134.92
		CISPAY9033	216649	Customer Refund	\$134.88
		CISPAY9034	216653	Customer Refund	\$105.16
		CISPAY9035	216651	Customer Refund	\$66.22
		CISPAY9036	216648	Customer Refund	\$135.18
		CISPAY9037	216665	Customer Refund	\$68.61
		CISPAY9038	216662	Customer Refund	\$60.50
		CISPAY9039	216841	Customer Refund	\$20.27



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY9040	216872	Customer Refund	\$182.40
		CISPAY9041	216847	Customer Refund	\$318.37
		CISPAY9042	216867	Customer Refund	\$34.60
		CISPAY9043	216881	Customer Refund	\$120.32
		CISPAY9044	216859	Customer Refund	\$28.38
		CISPAY9045	216875	Customer Refund	\$163.88
		CISPAY9046	216843	Customer Refund	\$175.00
		CISPAY9047	216849	Customer Refund	\$151.43
		CISPAY9048	216856	Customer Refund	\$20.00
		CISPAY9049	216874	Customer Refund	\$184.90
		CISPAY9050	216879	Customer Refund	\$72.26
		CISPAY9051	216863	2446 WOODS DR-UTILITY REFUND	\$45.56
		CISPAY9052	216836	Customer Refund	\$110.83
		CISPAY9053	216848	Customer Refund	\$9.61
		CISPAY9054	216838	Customer Refund	\$122.81
		CISPAY9055	216850	Customer Refund	\$68.58
		CISPAY9056	216855	Customer Refund	\$84.13
		CISPAY9057	216804	Customer Refund	\$81.89
		CISPAY9058	216876	Customer Refund	\$105.93
		CISPAY9059	216852	Customer Refund	\$58.36
		CISPAY9060	216840	Customer Refund	\$27.51
		CISPAY9061	216851	Customer Refund	\$89.03
		CISPAY9062	216854	Customer Refund	\$130.61
		CISPAY9063	216860	Customer Refund	\$66.18
		CISPAY9064	216846	Customer Refund	\$117.89
		CISPAY9065	216803	Customer Refund	\$72.64
		CISPAY9066	216858	Customer Refund	\$12.37
		CISPAY9067	216880	Customer Refund	\$22.29
		CISPAY9068	216864	Customer Refund	\$61.50
		CISPAY9069	216853	Customer Refund	\$146.27
		CISPAY9070	216861	Customer Refund	\$88.83
		CISPAY9071	216845	Customer Refund	\$11.37
		REFUND	216563	UTILITY REFUND	\$161.88
TOTAL ****					\$5,378.73
UTILITY BILL CLEARING FUND Total ***					\$5,378.73



City Of Richland

VL-1 Voucher Listing

From: 9/29/2014 To: 10/10/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
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Invoice Total: ****

\$1,329,534.75

Number of Invoices

Amount

Vouchers In Richland	179	\$114,055.57
Vouchers In Tri Cities	166	\$428,858.46
Vouchers In WA	292	\$435,092.59
Vouchers Outside WA	825	\$351,528.13
Vouchers Final Total.....	1462	\$1,329,534.75

Ob ject Category	Title	Total	Percentage
1	SALARIES	\$603.68	0.05%
2	BENEFITS	\$25,170.38	1.89%
3	SUPPLIES	\$234,096.10	17.61%
4	OTHER SERVICES & CHARGES	\$562,651.69	42.32%
5	INTERGOVERNMENTAL SERVICES	\$179,748.89	13.52%
6	CAPITAL PROJECTS	\$125,722.33	9.46%
	MACHINERY & EQUIPMENT	\$100,449.86	7.56%
	REFUNDS	\$5,378.73	0.4%
9	INTERFUND SERVICES	\$722.75	0.05%
	INVENTORY PURCHASES	\$94,990.34	7.14%
	Total	\$1,329,534.75	



Council Agenda Coversheet

Council Date: 10/21/2014

Category: Items of Business

Agenda Item: B1

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: OVERVIEW OF THE 2015 CITY MANAGER'S PROPOSED BUDGET

Department: Administrative Services

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

None.

Summary:

The City Manager's proposed 2015 Budget will be presented at the October 21, 2014, Council meeting. The remaining 2015 Budget Calendar is as follows:

October 28 Council Workshop: Continue 2015 Proposed Budget Discussions, if necessary

October 30 - Town Hall Meeting at the Richland Public Library 7:00-8:30 p.m.

November 4 Council Meeting:

- Public Hearing – Proposed 2015 Budget and Capital Improvement Plan
- Public Hearing – Proposed Amendments to the 2014 Budget
- 1st Reading of Ordinance to Amend RMC Title 3: Finance, Approving Misc. Accounting Funds
- 1st Reading of Ordinance to Approve Amendments to the 2014 Budget
- 1st Reading of Ordinance to Approve the 2015 Budget and Capital Improvement Plan
- 1st Reading of Ordinance to Approve the 2018 Council Compensation Plan
- 2nd Reading and Passage of Ordinances to Approve the Ad Valorem Tax for 2015 and Property Tax Levies

November 18 Council Meeting:

- 2nd Reading and Passage of Ordinance to Amend RMC Title 3: Finance, Approving Misc. Accounting Funds
- 2nd Reading and Passage of Ordinance to Approve Amendments to 2014 Budget
- 2nd Reading and Passage of Ordinance to Approve the 2015 Budget and Capital Improvement Plan
- 2nd Reading and Passage of Ordinance to Approve the 2018 Council Compensation Plan

Fiscal Impact?

☐ Yes ☒ No

Attachments:

City Manager Approved:

Johnson, Cindy
Oct 15, 14:21:44 GMT-0700 2014