



Agenda
REGULAR CITY COUNCIL MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, November 18, 2014

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

(Discussion Only - Annex Building)

Executive Session:

1. Discuss Potential Litigation Per RCW 42.30.110 (1) (ii) (15 minutes)
- Pete Rogalsky, Public Works Director
2. Discuss Legal Risks of Current Practice or Proposed Action with Legal Counsel Per RCW 42.30.110 (1) (iii) (15 minutes)
- Cathleen Koch, Administrative Services Director

Agenda Item:

3. Introduce the Hearing Examiner (15 minutes)
- Bill King, Deputy City Manager
4. Discuss Meeting Agenda Items

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. Columbia River Tour Boat Season Summary by John Fox and C. Mark Smith (5 minutes)
2. TRIDEC Update by Carl Adrian, President/CEO (10 minutes)
- Bill King, Deputy City Manager
3. CityView Video: Richland Firefighter's Operation Warm: Coats for Kids
- Trish Herron, Communications and Marketing Manager

Public Hearing:

(Please Limit Public Hearing Comments to 3 Minutes)

1. Establishing the Final Assessment Roll for Delaware LID No. 195
- Pete Rogalsky, Public Works Director

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. Approve the Minutes of the Council Meeting Held November 4, 2014
- Marcia Hopkins, City Clerk

Ordinances - First Reading:

2. Ordinance No. 41-14, Extending the Cable Television Franchise Agreement with Falcon Video Communications, L.P. (Charter Communications) through September 30, 2015
- Heather Kintzley, City Attorney
3. Ordinance No. 42-14, Amending RMC Chapter 2.26, Reducing the Size of the Planning Commission to Seven Members
- Rick Simon, Development Services Manager

Ordinances - Second Reading/Passage:

4. Ordinance No. 34-14, Amending RMC Title 3: Finance, Approving Miscellaneous Accounting Funds
- Cathleen Koch, Administrative Services Director
5. Ordinance No. 36-14, 2015 Budget and Capital Improvement Plan
- Cathleen Koch, Administrative Services Director
6. Ordinance No. 37-14, 2014 Budget Amendments
- Cathleen Koch, Administrative Services Director
7. Ordinance No. 38-14, Zoning Map Amendments to Implement the 2014 Comprehensive Plan Changes
- Rick Simon, Development Services Manager
8. Ordinance No. 39-14, 2014 Amendments to the City Comprehensive Plan
- Rick Simon, Development Services Manager

Resolutions - Adoption:

9. Resolution 155-14, Approving the Surplus of Real Property (former site of CREHST)
- Bill King, Deputy City Manager
10. Resolution No. 172-14, Appointing Jerry Beach to the Tri-City Regional Hotel/Motel Commission
- Marcia Hopkins, City Clerk
11. Resolution No. 173-14, Expressing Appreciation to Kathy Moore for Service on the Tri-City Regional Hotel/Motel Commission
- Marcia Hopkins, City Clerk

12. Resolution No. 175-14, Approving Arts Commission Funding for Use of Public Art Fund Reserves – Winterfest 2014
- Bill King, Deputy City Manager
13. Resolution No. 176-14, Amending Land Use Permit Application Fees
- Rick Simon, Development Services Manager
14. Resolution No. 177-14, Contract with Gary McLean for Hearing Examiner Services
- Rick Simon, Development Services Manager

Expenditures - Approval:

15. October 27, 2014 - November 7, 2014, for \$10,535,264.43 including Check Nos. 217335-217686, Wire Nos. 5759-5769, Payroll Check Nos. 99635-99647, and Payroll Wire/ACH Nos. 8738-8757
- Cathleen Koch, Administrative Services Director

Items of Business:

Reports and Comments:

1. City Manager
2. City Council
3. Mayor

Adjournment



Council Agenda Coversheet

Council Date: 11/18/2014

Category: Public Hearing

Agenda Item: PH1

Key Element: Key 2 - Infrastructure & Facilities

Subject: DELAWARE AVENUE LOCAL IMPROVEMENT DISTRICT NO. 195

Department: Public Works

Ordinance/Resolution:

Reference:

Document Type: Ordinance

Recommended Motion:

None.

Summary:

This evening, a public hearing will be held for Council to receive input on the final assessment roll for the Delaware Avenue Local Improvement District (LID) No. 195. First reading of an ordinance adopting the final assessment roll is tentatively scheduled for the December 2, 2014 Council meeting, pending the outcome of tonight's hearing.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

City Manager Approved:

Hopkins, Marcia
Nov 14, 14:04:42 GMT-0800 2014



Council Agenda Coversheet

Council Date: 11/18/2014

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 November 4, 2014.

Summary:

None.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

1) Draft 110414 Council Meeting Minutes

City Manager Approved:

Hopkins, Marcia
Nov 14, 14:05:50 GMT-0800 2014



MINUTES
RICHLAND CITY COUNCIL REGULAR MEETING
Richland City Hall ~ 505 Swift Boulevard
Tuesday, November 4, 2014

Draft

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

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

Attendance:

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

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

Agenda Items:

1. Badger Mountain South Update (15 minutes)
- Bill King, Deputy City Manager

Mr. King introduced Dr. Larry White of NorAm, Inc. who spoke on the Badger Mountain South land use and development regulations of the property. He gave the background of the project that began in 2007 and said over time and through economic changes, the realities of developing the property per the original development plan has necessitated the need for revisions. He is working with the Planning Commission on the revisions and thanked Council for the opportunity to discuss the topic in person with them.

2. 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, Jones 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, Parks and Public Facilities Director Schiessl, Human Resource Director Jubb and City Clerk Hopkins.

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

Pledge of Allegiance:

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

Approval of Agenda:

MAYOR PRO TEM LEMLEY MOVED AND COUNCIL MEMBER THOMPSON SECONDED A MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION CARRIED 6-0.

Presentations:

1. Richland Public Facilities District Quarterly Report (15 minutes)
- Bill King, Deputy City Manager

Mr. King introduced Dr. Raab, President of the Richland Public Facility District. Dr. Raab said the REACH opened on schedule and within budget. He gave a report on attendance, fundraising, financing, sustainability, challenges, agriculture training and the plans to grow to capacity.

2. New Employee Introduction
- Allison Jubb, Administrative Services Human Resources Director

Ms. Jubb introduced Mr. Chad Brooks who joined the City on October 20, as an Engineering Technician I in the Energy Services department and gave a brief background.

3. Pancreatic Cancer Awareness Month Proclamation; Zola Pember, Recipient

Mayor Pro Tem Lemley read the proclamation and presented it to Ms. Pember. Ms. Pember thanked the City for recognizing pancreatic cancer awareness.

Public Hearing:

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

1. Proposed 2015 City Budget and Capital Improvement Plan – Ord. No. 36-14
- Cathleen Koch, Administrative Services Director

Ms. Koch gave a presentation on the 2015 Budget and budget process, including appropriation assumptions, new positions, expenditures and revenues, appropriation of funds, no property tax increase and residential monthly bill comparison.

Mayor Rose opened the public hearing at 8:08 p.m. and closed the hearing at 8:08:15 p.m. as there were no comments.

Public Comments:

Douglas Siron, 7812 West 21st Avenue, Kennewick, WA, Treasurer for the REACH Foundation, expressed appreciation to Council and the Richland Public Facility District Board for their support of the REACH and making it a reality. He spoke on the community benefits a facility like the REACH provides and how it will need continued support and commitment until long-term endowments and other support is established for sustainability.

Allen Brecke, 386 Columbia Point Drive, Richland, WA, Chairman of the REACH Foundation. He listed the varied programs and uses that the REACH offers and encouraged Council's continued support and commitment.

Consent Calendar:

City Clerk Hopkins read the Consent items.

Minutes - Approval:

1. Approve the Minutes of the Council Meetings Held October 21 and 28, 2014.
- Marcia Hopkins, City Clerk

Ordinances - First Reading:

2. Ordinance No. 34-14, Amending RMC Title 3: Finance, Approving Miscellaneous Accounting Funds
- Cathleen Koch, Administrative Services Director
3. Ordinance No. 36-14, 2015 Budget and Capital Improvement Plan
- Cathleen Koch, Administrative Services Director
4. Ordinance No. 37-14, 2014 Budget Amendments
- Cathleen Koch, Administrative Services Director
5. Ordinance No. 38-14, 2014 Amendments to the City Comprehensive Plan
- Rick Simon, Development Services Manager
6. Ordinance No. 39-14, Zoning Map Amendments to Implement Comprehensive Plan
- Rick Simon, Development Services Manager

Ordinances - Second Reading/Passage:

7. Ordinance No. 15-14, Dedicating Right of Way for Smartpark Street
- Pete Rogalsky, Public Works Director

8. Ordinances No. 30-14 and 32-14, 2015 Ad Valorem Tax and Property Tax Levies
- Cathleen Koch, Administrative Services Director
9. Ordinance No. 33-14, Amending a Legal Description from a Previous Annexation
- Rick Simon, Development Services Manager

Resolutions - Adoption:

10. Resolution No. 117-14, Authorizing Agreements with Energy Northwest for Demand Response Program
- Bob Hammond, Energy Services Director
11. Resolution No. 158-14, Approving the 2015 HOME Funding Recommendation
- Bill King, Deputy City Manager
12. Resolution No. 162-14, Allocation of Park Reserve Funds to Gala Park
- Phil Pinard, Planning and Capital Projects Manager
13. Resolution 167-14, Approving the Community Development Block Grant (CDBG) Annual Action Plan
- Bill King, Deputy City Manager
14. Resolution 168-14, Adopting the 2015-2019 Consolidated Community Development and Affordable Housing Plan for the Tri-Cities
- Bill King, Deputy City Manager
15. Resolution No. 169-14, Award of Bid for the Columbia Playfield Parking Lot Improvements
- Joe Schiessl, Parks and Public Facilities Director
16. Resolution No. 170-14, Authorizing Transfer Agreement of the City's Cable Television System Franchise
- Heather Kintzley, City Attorney

Items for Approval:

17. Funding Recommendations for the 2015 Hotel/Motel Lodging Tax Fund
- Trish Herron, Communications and Marketing Manager

Expenditures - Approval:

18. October 13, 2014 - October 24, 2014, for \$6,887,731.15 including Check Nos. 216882-217334, Wire Nos. 5750-5758, Payroll Check Nos. 99619-99634, and Payroll Wire/ACH Nos. 8724-8737
- Cathleen Koch, Administrative Services Director

COUNCIL MEMBER THOMPSON MOVED AND COUNCIL MEMBER CHRISTENSEN SECONDED A MOTION TO APPROVE THE CONSENT CALENDAR AS PUBLISHED. THE MOTION CARRIED 6-0.

Reports and Comments:

1. City Manager Johnson said the 2015 Budget and the Capital Facilities Plan were available at the City Clerk's Office and at the Richland Library for public viewing. She also noted that the City offices will be closed on November 11, 2014, to observe the Veteran's Day Holiday.

2. Council Members:

Council Member Anderson thanked Dr. Raab for reporting on the REACH and the discussion on its sustainability.

Council Member Jones was pleased with the report from Dr. Rabb. He noted the upcoming annual meeting for the Visit Tri-Cities that he will be attending.

Council member Christensen was also pleased with the report from Dr. Raab regarding the REACH. He said he attended the Duportail reconstruction public meeting, the Town Hall meeting and the grand opening of the Wind Walker Café.

Council Member Thompson said the Hanford Communities of Richland has joined with TRIDEC to create a voice regarding the tri-party agreements that will be heard in federal district court.

Mayor Pro Tem Lemley said he attended the Duportail reconstruction public meeting and the grand opening of the Tri-City Foot and Ankle Clinic.

Adjournment:

Mayor Rose adjourned the meeting at 8:23 p.m.

Respectfully Submitted,

Marcia Hopkins, City Clerk

FORM APPROVED:

David W. Rose, Mayor

DATE APPROVED:



Council Agenda Coversheet

Council Date: 11/18/2014

Category: Consent Calendar

Agenda Item: C2

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORD NO. 41-14, EXTENDING THE CABLE TV FRANCHISE AGRMNT WITH CHARTER COMMUNICATIONS

Department: City Attorney

Ordinance/Resolution: 41-14

Reference:

Document Type: Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 41-14, extending the Cable Television Franchise Agreement with Falcon Video Communications, L.P., locally known as Charter Communications, until the earlier of September 30, 2015, or when a new franchise agreement is agreed to and enacted by the City.

Summary:

On September 20, 2011, City Council approved an interlocal agreement with the City of Pasco, and a consulting services contract with The Buske Group, for negotiation of a successor cable television franchise agreement with Charter Communications.

Richland's current cable franchise agreement is set to expire on December 31, 2014. The original term of this fifteen-year franchise was through September 30, 2013, but Council previously approved three extensions of the agreement to accommodate the negotiations process, and the impending transfer of the system from Charter Communications to Comcast.

In early November 2014, Council approved a transfer agreement giving conditioned consent to the transfer of the cable franchise from Charter Communications to Comcast. This transfer, if approved at the federal level by the Department of Justice (DOJ) and the Federal Communications Commission (FCC), is expected to take effect no later than June 30, 2015. Once the transfer is complete, Comcast will become the entity responsible for seeking renewal of the existing franchise agreement with the City of Richland.

Staff proposes to extend the current franchise through September 30, 2015 to allow time for the transfer to come to completion. Once Comcast takes ownership of the cable franchise, the parties will recommence with informal renewal negotiations.

An alternative to extending the current franchise agreement through September 30, 2015 is to accept the current renewal offer from Charter Communications, which is must less favorable than the existing franchise agreement.

Fiscal Impact?

☒ Yes ☐ No

Extended provisions include Charter's \$12,500 quarterly capital contributions to the City supporting equipment purchases for the Cityview TV channel, and the requirement that the City repay any unspent contributions at the termination of the franchise agreement. The City will continue to receive 5% in franchise fees under the current agreement.

Attachments:

1) ORD 41-14 Charter Franchise Ext

City Manager Approved:

Hopkins, Marcia
Nov 14, 14:04:10 GMT-0800 2014

ORDINANCE NO. 41-14

AN ORDINANCE OF THE CITY OF RICHLAND
extending the Cable Television Franchise Agreement with
Falcon Video Communications L.P., locally known as Charter
Communications, hereinafter referred to as "Grantee,"
through September 30, 2015.

WHEREAS, cable providers are required to hold a franchise agreement with the City of Richland (the "City") to use the City's public rights-of-way to provide cable service; and

WHEREAS, the current cable franchise agreement ("Cable Franchise") was entered into pursuant to Cable Television Franchise Ordinance No. 17-98 on September 8, 1998, and was subsequently amended by Ordinance Nos. 33-99, 59-99, 14-00, 30-00, 24-13, and 23-14; and

WHEREAS, the Cable Franchise is due to expire December 31, 2014; and

WHEREAS, Grantee and the City have been engaged in informal renewal negotiations in accordance with Section 626(h) of Title VI of the Communications Act of 1934, as amended (the "Cable Act"); and

WHEREAS, the City has been conducting franchise renewal ascertainment in accordance with Section 626(a)(1) of the Cable Act; and

WHEREAS, the parties continue to reserve all rights under the formal procedures of Section 626 of the Cable Act, and do not waive any rights related thereto; and

WHEREAS, Grantee has filed timely notice of intent to renew its franchise agreement with the City pursuant to Section 626 of the Cable Act; and

WHEREAS, in late spring 2014, the City learned that, pursuant to a multi-step transaction described in the Comcast/Charter Transaction Agreement dated April 25, 2014 between Charter and Comcast, the cable television system located within the City currently operated by the Franchisee will become owned by a wholly-owned subsidiary of Comcast; and

WHEREAS, the transfer, if all matters relating to it are approved by the Department of Justice (DOJ) and the Federal Communications Commission (FCC), will become effective on or before June 30, 2015; and

WHEREAS, the City gave conditional consent to the transfer of the City's cable television system from Charter to Comcast by approving a transfer agreement at the regularly scheduled council meeting on October 21, 2014; and

WHEREAS, pursuant to the approved transfer agreement, once the transfer is complete, Comcast will assume ownership of the franchise and assume the renewal obligations once held by Charter, and

WHEREAS, the City is willing to grant an extension of the current Cable Franchise until September 30, 2015 to give the City additional time to complete the renewal process, and to allow Comcast to present its position in the renewal process as the new holder of the City's cable franchise.

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

Section 1.01 Extension of the Term of the Cable Franchise through September 30, 2015.

The Cable Franchise, as amended, is hereby extended, subject to the terms and conditions set forth below, until the earlier of September 30, 2015, or when a new franchise agreement is agreed to by the parties and enacted by the City.

Section 1.02 Terms and Conditions of Extension of the Cable Franchise.

The City's consent to the extension, described above, is subject to, and conditioned upon, the following terms and conditions:

- A. All terms and conditions of the existing Cable Franchise shall remain in full force and effect during the extension period.
- B. The extension shall have no adverse effect on Grantee's compliance, nor shall the extension be grounds for any change or modification in the remaining terms, conditions and obligations of the Cable Franchise.
- C. The City and Grantee's agreement to extend the Cable Franchise, as set forth herein, shall not be construed, in any manner whatsoever, to constitute a waiver or release of any rights that the City or the Grantee may have under the Cable Franchise.
- D. Both parties hereby reserve all rights under applicable provisions of the Cable Act, including, without limitation, Sections 626 and 635 of the Cable Act. Nothing herein shall be deemed or construed as a waiver, release or surrender of any right that either party may have under the Cable Act or any applicable law.
- E. Within twelve (12) days after passage of this Ordinance by the City Council, Grantee shall file with the City Clerk its written acceptance of this Ordinance, substantially in the form of Exhibit A, attached hereto.

Section 1.03 This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, at a regular meeting on the 2nd day of December, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: _____

EXHIBIT A

Acceptance of Ordinance No. 41-14

City of Richland, Washington
ATTN: Heather Kintzley, City Attorney
P.O. Box 190, MS-7
Richland, WA 99352

This is to advise the City of Richland that Falcon Video Communications, L.P. (the "Grantee"), hereby unqualifiedly accepts Ordinance No. 41-14, passed by the City Council on December 2, 2014, regarding the extension of the Cable Television Franchise Agreement between Grantee and the City.

FALCON VIDEO COMMUNICATIONS, L.P.
("Grantee")

By: _____

Name: _____

Title: _____

Date: _____



Council Agenda Coversheet

Council Date: 11/18/2014

Category: Consent Calendar

Agenda Item: C3

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORDINANCE NO. 42-14, REDUCING THE SIZE OF THE PLANNING COMMISSION TO SEVEN MEMBERS

Department: Community and Development Services

Ordinance/Resolution: Ord. No. 42-14

Reference:

Document Type: Ordinance

Recommended Motion:

Give first reading, by title only, to Ordinance No. 42-14, reducing the size of the Planning Commission from nine to seven members.

Summary:

Title 2 of the Richland Municipal Code specifies that the Planning Commission is to be comprised of a total of nine members. With the introduction of a hearing examiner system, the Commission's workload has been altered and nine members may no longer be necessary. Currently, there are three vacancies on the Commission, due to recent resignations, thus providing a good opportunity for Council to adjust the size of the Commission, should it choose to do so. A smaller Commission may provide for more efficient hearings, as fewer Commissioners would be involved in the discussion of the items that come before it. A possible downside would be that fewer Commissioners would perhaps provide a narrower range of perspectives during the deliberation of those issues.

The attached ordinance would make the necessary adjustments to Chapter 2.16 of the RMC in order to reduce the total members on the Commission to seven.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

ORD 42-14 Reducing the Planning Commission to 7 Members

City Manager Approved:

Hopkins, Marcia
Nov 14, 14:05:19 GMT-0800 2014

ORDINANCE NO. 42-14

AN ORDINANCE of the City of Richland amending Title 2: Administration and Personnel of the Richland Municipal Code relating to the number of members on the City of Richland Planning Commission.

WHEREAS, Chapter 35.63 RCW authorizes the City Council to establish a City Planning Commission and to set the size of the Commission to be anywhere between 3 and 12 members; and

WHEREAS, the City Council has determined that a reduction in the size of the Commission from nine to seven members is desirable; and

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

Section 1.01 Sections 2.16.010 and 2.16.030 of the Richland Municipal Code, as enacted by Ordinance No. 23 and last amended by Ordinance No. 38-05, shall be amended to read as follows:

2.16.010 Membership.

There is created a planning commission (hereinafter referred to as the “commission”) composed of ~~nine~~ seven members appointed by the city council. Members shall be appointed for a term of six years and until their successors are appointed and confirmed. Members shall be selected without regard to political affiliation and shall serve without compensation. The terms of the three representatives from other city committees will be terminated at the end of 2005. Three new planning commission members will be appointed to the commission by January 2006. The three members shall have initial staggered terms of two, four and six years respectively based upon their time of appointment. Thereafter, all planning commission members shall be appointed for a term of six years. Selection of members shall follow established procedures as set forth in RMC 2.04.120. Each appointee shall commit to attending meetings and workshops and to do the necessary preparation for such position. General requirements of participation on the planning commission include:

A. General knowledge of the council’s community priorities;

B. A strong desire to be involved with land use development on behalf of the city of Richland;

C. The following backgrounds are desirable: urban planning, architecture, transportation, civil engineering, geology, or economic development;

D. Participation in community activities and time availability will also be considered.

2.16.030 Meetings, officers, records, and quorum.

The commission at its first regular meeting of February of each year shall elect a chairperson and vice-chairperson and create and fill such other offices as it may determine it requires. The commission shall hold at least one regular meeting in each month of the year, unless cancelled by the chairperson as a result of having no business to conduct or for other good cause. The commission shall adopt rules for transaction of business, and shall keep a record of meetings, resolutions, transactions, findings and determinations, which record shall be open to public inspection. Each new commissioner will be required to participate in city-provided training for planning commissioners within the first six months of their appointment. Some travel for such training may be required.

~~Five~~ Four members of the commission shall constitute a quorum for the transaction of business. In the event of a vacancy (or vacancies), a quorum shall be not less than ~~four~~ three members, except as provided in RMC 23.70.210.

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

PASSED by the City Council of the City of Richland on this ____ 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: 11/18/2014

Category: Consent Calendar

Agenda Item: C4

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORDINANCE NO. 34-14, AMENDING RMC TITLE 3: FINANCE, APPROVING MISC ACCOUNTING FUNDS

Department: Administrative Services

Ordinance/Resolution: 34-14

Reference:

Document Type: Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 34-14, amending Richland Municipal Code Title 3: Finance, Miscellaneous Accounting Funds, to include Criminal Justice Sales Tax Fund, Street Capital Construction Fund, Fire Station 74 Construction Fund and PFD Facility Contingency Fund.

Summary:

A review of RMC Chapter 3.24 is performed annually to ensure all active City funds are included in the funds section of the municipal code. The review provides an opportunity to eliminate closed funds, confirm fund titles with correct descriptions and ensure new funds are added. The following funds were added to the listing of miscellaneous accounting funds.

- Criminal Justice Sales Tax Fund – created to account for revenue from a voter-approved sales tax of three tenths of one percent that becomes effective January 2015. Funds must be used to support law enforcement/public safety operations.
- Street Capital Construction Fund – created to account for street capital construction projects including annual overlay.
- Fire Station 74 Construction Fund – created to account for the construction of Fire Station 74, funded by a 2014 bond issue.
- PFD Facility Contingency Fund – created to account for revenue received from the Richland Public Facility District pursuant to the Facility Contingency Agreement, dated April 2, 2013, Contract # 40-13.

Other updates include the deletion of the INET Fund effective January 1, 2015, the Library Fund which will be included in the General Fund in 2015, and LID 196 Construction Fund which was repealed in 2014. Two trust funds were reclassified as debt service funds, specifically, the LID Guaranty Debt Service and Special Assessment Debt Service.

The Budgeting Accounting Reporting System (BARS) Manual defines a fund as follows:

“A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulation, restrictions and limitations.”

The ordinance provides for a uniform listing of all active City funds within the City's accounting system to be presented in the RMC and available to all users and the public. First reading of Ordinance No. 34-14 was given at the November 4, 2014 Council meeting.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

1) Proposed Ordinance 34-14

City Manager Approved:

Hopkins, Marcia
Nov 14, 14:04:19 GMT-0800 2014

ORDINANCE NO. 34-14

AN ORDINANCE of the City of Richland amending Richland Municipal Code Title 3: Finance - Chapter 3.24, to establish new, revise existing, and delete obsolete funds.

WHEREAS, certain fund titles and descriptions do not accurately reflect the actual use of the funds indicated; and

WHEREAS, new funds shall be established for the Criminal Justice Sales Tax Fund, Street Capital Construction Fund, Fire Station 74 Construction Fund, and the PFD Facility Contingency Fund; and

WHEREAS, obsolete funds shall be deleted: INET Fund whose operations were moved to Broadband Fund and Library Fund which became a division of the General Fund; LID 196 Torbett Mahan Construction Fund was repealed in 2014.

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

Section 1. Chapter 3.24 of the Richland Municipal Code, as enacted by Ordinance No. 6, is hereby amended to read as follows:

Chapter 3.24 FUNDS¹

Sections:

- [3.24.010](#) General fund – Created.
- [3.24.020](#) General fund – Use.
- [3.24.030](#) Central stores fund – Created.
- [3.24.040](#) Central stores fund – Administration.
- [3.24.050](#) Central stores fund – Supplies and materials.
- [3.24.060](#) Central stores fund – Financial control.
- [3.24.070](#) Central stores fund – Purchases.
- [3.24.080](#) Central stores fund – Expenditures.
- [3.24.090](#) Central stores fund – Working capital.
- [3.24.100](#) Central stores fund – Deposits.
- [3.24.110](#) Claims clearing fund – Created.
- [3.24.120](#) Claims clearing fund – Transfers.
- [3.24.130](#) Claims clearing fund – Payments.

- [3.24.140](#) Claims clearing fund – Issuance of warrants.
- [3.24.150](#) Park reserve fund – Created.
- [3.24.160](#) Park reserve fund – Use.
- [3.24.170](#) Park reserve fund accounts.
- [3.24.180](#) ~~Library fund.~~ [Repealed](#)
- [3.24.190](#) Utility bill clearing fund – Created.
- [3.24.200](#) Utility bill clearing fund – Transfers.
- [3.24.210](#) Utility bill clearing fund – Administration.
- [3.24.220](#) Utility bill clearing fund – Transition.
- [3.24.230](#) Utility bill clearing fund – Working capital.
- [3.24.240](#) Electric utility fund – Created.
- [3.24.250](#) Equipment maintenance fund – Created.
- [3.24.260](#) Equipment replacement fund – Created.
- [3.24.270](#) Equipment funds – Administration.
- [3.24.280](#) Equipment replacement fund – Equipment included.
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- [3.24.440](#) City Streets fund – Created.
- [3.24.450](#) City Streets fund – Use.
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[3.24.500](#) Industrial development fund – Created.

[3.24.510](#) Industrial development fund – Use.

[3.24.520](#) ~~Not fund.~~ [Repealed.](#)

[3.24.530](#) Public works administration and engineering fund.

[3.24.540](#) Community development block grant program fund – Created – Use.

[3.24.550](#) Downtown business improvement district fund – Created.

[3.24.560](#) Downtown business improvement district fund – Distributions.

[3.24.570](#) Downtown business improvement district fund – Administration.

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[3.24.680](#) Repealed

[3.24.690](#) LTGO ~~improvement/refund 98 bonds~~ debt service fund.

[3.24.700](#) Library debt service fund.

[3.24.710](#) Police station debt service fund.

[3.24.720](#) Richland community center debt service fund.

[3.24.730](#) RAISE area debt service fund.

[3.24.740](#) LID guaranty [debt service](#) fund.

[3.24.750](#) Special assessment LID [debt service](#) fund.

[3.24.760](#) ~~Library construction fund Repealed.~~ [PFD Facility Contingency fund - Created.](#)

[3.24.770](#) Richland public facilities district fund.

[3.24.780](#) Park project construction fund.

[3.24.790](#) Columbia Point master association fund.

- [3.24.800](#) 800 MHz project fund.
- [3.24.810](#) General government construction [fund](#).
- [3.24.820](#) ~~Repealed~~ [Streets capital construction fund - Created](#)
- [3.24.830](#) ~~Repealed~~ [Fire station 74 construction fund - Created](#)
- [3.24.840](#) Hanford Reach Interpretive Center fund.
- [3.24.890](#) Broadband fund – Created.
- [3.24.900](#) ~~Repealed~~ [Criminal justice sales tax fund - Created](#)
- [3.24.910](#) ~~LID 195~~ Delaware Avenue [LID 195](#) construction fund.
- [3.24.920](#) Uptown business improvement district fund – Created.
- [3.24.930](#) Uptown business improvement district fund – Distributions.
- [3.24.940](#) Uptown business improvement district fund – Administration.
- [3.24.950](#) Wine Science Center PDA fund - Created.
- [3.24.960](#) Fire station 74 ~~bond~~ [debt service](#) fund – Created.
- [3.24.970](#) ~~LID 196 Torbett Mahan construction fund~~ – [Repealed](#).
- [3.24.980](#) Utility deposit fund – Created
- [3.24.990](#) Microwave fund – Created.

3.24.010 General fund – Created.

There is created the general fund into which shall be placed all monies received by the city unless otherwise provided for. [Ord. 6 § 1.01; Ord. 36-12 § 1].

3.24.020 General fund – Use.

The general fund shall be used to pay all warrants drawn for payment of claims and demands against the city unless otherwise provided for. [Ord. 102; Ord. 36-12 § 1].

3.24.030 Central stores fund – Created.

There is hereby created the central stores fund to be used as a revolving fund to be expended for the purchase of supplies and materials of kinds which are commonly used by more than one department of the city and for supplies, equipment and salaries required for the administration of the fund. [Ord. 81 § 1.01; Ord. 36-12 § 1].

3.24.040 Central stores fund – Administration.

The central stores fund shall be administered by the department of administrative services. [Ord. 81 § 1.02; Ord. 32-97; Ord. 45-05; Ord. 36-12 § 1].

3.24.050 Central stores fund – Supplies and materials.

Each department shall pay into the central stores fund monthly an amount equal to the cost of supplies and materials requisitioned by it from the central stores fund, including a proportionate share of the cost of administering the fund. [Ord. 81 § 1.03; Ord. 36-12 § 1].

3.24.060 Central stores fund – Financial control.

The finance ~~director~~ ~~manager~~ shall keep such books, accounts and records as are necessary to control and report the financial operations of the central stores fund. [Ord. 81 § 1.04; Ord. 32-97; Ord. 36-12 § 1].

3.24.070 Central stores fund – Purchases.

All purchases made from said fund shall be governed by the Charter and ordinances of the city relating to purchasing. [Ord. 81 § 1.05; Ord. 36-12 § 1].

3.24.080 Central stores fund – Expenditures.

Any withdrawals or expenditures from said fund shall be made only upon approved payrolls and vouchers in the city. [Ord. 81 § 1.06; Ord. 36-12 § 1].

3.24.090 Central stores fund – Working capital.

The city council may from time to time appropriate money from the general fund to central stores fund to provide adequate capital to enable it to discharge its function. [Ord. 81 § 1.07; Ord. 36-12 § 1].

3.24.100 Central stores fund – Deposits.

All monies deposited in said central stores fund and not expended as provided herein shall remain in said fund from year to year and shall not be transferred to any other fund or expended for any purpose whatsoever, except as is herein provided; provided, however, any monies in the fund not needed therein may from time to time be transferred by appropriate action of the council of the City of Richland to the general fund of the City of Richland. [Ord. 81 § 1.08; Ord. 36-12 § 1].

3.24.110 Claims clearing fund – Created.

There is hereby created a fund, known and designated as the claims clearing fund, into which shall be paid and transferred from the various departments and offices an amount of money equal to the various claims against the city for any purpose. [Ord. 36 § 1.01; Ord. 36-12 § 1].

3.24.120 Claims clearing fund – Transfers.

On the last day of each and every month, the finance ~~director~~ ~~manager~~ is hereby authorized, empowered and directed to transfer from the funds of the various departments and offices to the claims clearing fund sufficient monies to pay the claims against the various departments and offices of the city. [Ord. 36 § 1.02; Ord. 32-97; Ord. 36-12 § 1].

3.24.130 Claims clearing fund – Payments.

The claims clearing fund shall be used and payments therefrom shall be made only for the purpose of paying any claims against the city. [Ord. 36 § 1.03; Ord. 36-12 § 1].

3.24.140 Claims clearing fund – Issuance of warrants.

The finance ~~director~~ ~~manager~~ is hereby authorized, empowered and directed to issue warrants on and against said fund in payment of materials furnished, service rendered, or expense or liability incurred by the various departments and offices of the city. Said warrants shall be issued only after there has been filed with the finance ~~director~~ ~~manager~~ properly certified vouchers, stating the nature of the claim, the amount due or owing and the person, firm or corporation entitled thereto. All warrants issued on or against said fund shall be solely and only for the purposes herein set forth, and shall be payable only out of and from said fund. Each warrant issued under the provisions of this chapter shall have printed upon its face the words "Claims Fund." [Ord. 36 § 1.04; Ord. 32-97; Ord. 36-12 § 1].

3.24.150 Park reserve fund – Created.

There is created the park reserve fund for city parks and for public open spaces devoted to public parks, playgrounds, trails and recreational facilities, into which shall be placed all funds received by the mitigation fees levied on new development, the income from leases on or of park property, and any sale of park property. Items included in the city's annual budget for the park reserve fund may include any gifts and bequests given or bequeathed to the city for the acquisition or development of public open spaces devoted to public parks, playgrounds, and trails, and other recreational purposes. The council may by resolution otherwise designate such funds as may from time to time be received from the sale of nonindustrial lands to the park reserve fund. [Ord. 76-74 § 1.02; Ord. 52-92; Ord. 07-02; Ord. 36-12 § 1].

3.24.160 Park reserve fund – Use.

The park reserve fund for public open spaces shall be used to acquire (by purchase or condemnation) and develop public open spaces devoted to public parks, playgrounds, trails, and recreation facilities. The monies in the fund shall be allowed to accumulate from year to year until the city council shall determine to expend all or a

part of the monies in the fund for the specified purpose. [Ord. 76-74 § 1.04; Ord. 52-92; Ord. 07-02; Ord. 36-12 § 1].

3.24.170 Park reserve fund accounts.

The park reserve fund shall contain five park zone accounts and an undesignated park account. The five park zone accounts are described as follows:

A. Horn Rapids zone (1) bounded by the existing or future Richland urban growth boundary on the north and southwest, Van Giesen Street on the south, and State Route 240 (Bypass Highway) on the east;

B. North Richland zone (2) bounded by the existing or future Richland urban growth boundary on the north, Stevens Drive and State Route 240 (Bypass Highway) on the west, Van Giesen Street on the south, and the Richland city limits line on the east;

C. Central Richland zone (3) bounded by Van Giesen Street on the north, the Yakima River on the west and south, and the Richland city limits line on the east;

D. Badger Mountain South Planned Community zone (4) shall be a separate park zone;

E. South Richland zone (5) bounded by the Yakima River on the north, the existing or future Richland urban growth boundary on the west and south and the Richland city limits line on the east with the exception of the development commonly known as Badger Mountain South Planned Community zone.

F. Proceeds from any leases of or on park property or sale of park property shall be placed in the undesignated park account. Monies received from fees upon new development shall be credited to the park zone account in which the plat or subdivision from which the fees are received is located. [Ord. 07-02; Ord. 25-11 § 1.01; Ord. 36-12 § 1].

3.24.180 Library fund.

~~There is hereby created a library fund which shall consist of (A) gifts, bequests and devises given, bequeathed or devised to or for the use or benefit of the Richland Public Library (hereinafter referred to as the "library"), (B) the income from property held or owned in trust for said library, and (C) sums appropriated by the city council for the library. All expenditures from the library fund shall be authorized by the board, who shall certify expenditures to the finance manager. The finance manager shall thereupon issue warrants therefor payable out of any money in the library fund not otherwise appropriated. [Ord. 67 § 1.05; Ord. 181; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].~~

3.24.190 Utility bill clearing fund – Created.

There is hereby created a fund, known and designated as the utility bill clearing fund, into which shall be paid all sums received from the sale of water, electricity, wastewater, solid waste, stormwater and medical services and for any other public utility service furnished by the city. [Ord. 82 § 1.01; Ord. 25-08; Ord. 36-12 § 1].

3.24.200 Utility bill clearing fund – Transfers.

On the first regular business day of each month, the finance manager is authorized, empowered and directed to transfer from the utility bill clearing fund to each of the utility departments the total amount billed during the preceding month for services rendered for water, electricity, wastewater, solid waste disposal and collection, stormwater and medical services for each such department. Appropriate adjustments shall be made to reflect bills uncollected. [Ord. 82 § 1.02; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.210 Utility bill clearing fund – Administration.

The finance ~~manager~~ director shall keep a full and careful record of receipts and transfers with respect to each utility department. No warrants shall be issued against the utility bill clearing fund. The fund shall be used only to facilitate the billing and collection of utility accounts. [Ord. 82 § 1.03; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.220 Utility bill clearing fund – Transition.

Utility bills assigned to the city for collection for water or electricity sold or services rendered by the General Electric Company prior to the transfer to the city of such functions shall be paid into the utility bill clearing fund and the amounts collected shall be transferred to the general fund, notwithstanding any other provisions of this chapter. [Ord. 82 § 1.04; Ord. 25-08; Ord. 36-12 § 1].

3.24.230 Utility bill clearing fund – Working capital.

The city council may appropriate from the general fund for the utility bill clearing fund from time to time such amounts as are reasonably necessary to enable the fund to function as a revolving fund. Any amount so appropriated as is excess to the needs of the utility clearing fund shall be returned to the general fund. [Ord. 82 § 1.05; Ord. 25-08; Ord. 36-12 § 1].

3.24.240 Electric-utility fund – Created.

All revenues collected by the city from sale of electric energy or for services rendered by the department under the provisions of this code shall be deposited in the treasury of the city in a separate account to be known as the electric fund. All warrants for purchase of electric energy, for salaries, materials, supplies, equipment, and repairs

relating to sale of electric energy by the city shall be paid out of such fund. [Ord. 90 § 9.01; Ord. 25-08; Ord. 36-12 § 1].

3.24.250 Equipment maintenance fund – Created.

There is hereby created the equipment maintenance fund to be used as a revolving fund to be expended for salaries, wages and operations required for the repair, maintenance and operation of equipment and the purchase of equipment, materials and supplies to be used in the administration and operation of the fund. [Ord. 137 § 1.01; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1].

3.24.260 Equipment replacement fund – Created.

There is hereby created the equipment replacement fund to be used as a revolving fund to be expended for the purchase of new equipment and for replacement of existing equipment. [Ord. 137 § 1.02; Ord. 1-95; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1].

3.24.270 Equipment funds – Administration.

The equipment maintenance fund and the equipment replacement fund shall be administered by the administrative services department. [Ord. 137 § 1.03; Ord. 1-95; Ord. 45-05; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1].

3.24.280 Equipment replacement fund - Equipment included.

All trucks, passenger cars and equipment belonging to the city may be in an equipment replacement fund operated by the administrative services department within said funds. [Ord. 137 § 1.04; Ord. 1-95; Ord. 45-05; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1].

3.24.290 Equipment replacement fund – Equipment use charges.

Each department shall pay into the equipment replacement fund monthly a charge for replacement based on the estimated useful life of the equipment and for the purchase of new equipment subject to budgetary availability. [Ord. 137 § 1.05; Ord. 1-95; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1].

3.24.300 Equipment funds – Financial control.

The finance ~~manager~~ director shall keep such books, accounts and records as are necessary to control and report the financial operations of the equipment maintenance fund and the equipment replacement fund. [Ord. 137 § 1.06; Ord. 1-95; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1].

3.24.310 Equipment funds – Purchases.

All purchases made from said funds shall be governed by the Charter and ordinances of the city relating to purchasing. [Ord. 137 § 1.07; Ord. 25-08; Ord. 36-12 § 1].

3.24.320 Equipment funds – Expenditures.

Any withdrawals or expenditures from said equipment maintenance fund shall be made only upon approved payrolls and vouchers of the city. Any expenditure from the equipment replacement fund shall be made only upon approved vouchers of the city. [Ord. 137 § 1.08; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1].

3.24.330 Equipment funds – Deposits.

All monies deposited in the equipment maintenance fund and in the equipment replacement fund, including amounts included therefor in the annual budget of the city, and not expended as in this code provided, shall remain in the respective funds from year to year and shall not be transferred to any other fund or expended for any purpose whatsoever, except as in this code provided; provided, however, that any money in the equipment replacement fund not needed therein may from time to time be transferred by appropriate action of the city council to the appropriate funds of the city. [Ord. 137 § 1.09; Ord. 1-95; Ord. 37-06; Ord. 25-08; Ord. 36-12 § 1].

3.24.340 Health care benefits plan fund.

There is created a health care benefits plan fund into which shall be placed health, vision, disability and dental insurance premiums and reserves, and such other funds as may be available therefor, and from which shall be paid all health, dental and vision insurance claims, administrative costs, wellness program costs and expenses deemed appropriate by the city council. [Ord. 2-83 § 1.01; Ord. 5-90; Ord. 32-97; Ord. 25-08; Ord. 33-11 § 2; Ord. 36-12 § 1].

3.24.350 Post-employment health care plan fund.

There is hereby created a post-employment health care plan fund into which shall be placed health insurance premiums paid by retirees and payments by the city on behalf of current and future retirees for the purpose of paying health care insurance premiums for eligible retirees. [Ord. 25-08; Ord. 33-11 § 2; Ord. 36-12 § 1].

3.24.360 Police relief and pension fund – Created.

There is hereby created and established a police relief and pension fund into which shall be placed such monies as required or authorized by Chapter [41.20](#) RCW, and which shall be used as required or authorized by that chapter. [Ord. 31 § 1.02; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.370 Firemen's pension fund – Created.

There is hereby created and established a firemen's pension fund into which shall be placed such monies as required or authorized by Chapters [41.16](#) and [41.18](#) RCW, and which shall be used as required or authorized by those chapters. [Ord. 30 § 1.02; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.380 Unemployment ~~trust~~ fund.

There is created an unemployment ~~trust~~ fund into which shall be placed funds appropriated in the city budget for such purpose and such other funds as may be available therefor, and from which shall be paid all unemployment compensation claims and administrative costs.[Ord. 2-83 § 1.02; Ord. 25-08; Ord. 36-12 § 1].

3.24.390 Workers compensation fund.

There is created a workers compensation fund into which shall be placed such monies as shall from time to time be appropriated or budgeted in amounts sufficient in the determination of the finance [director](#) ~~manager~~ to pay estimated uninsured losses resulting from claims against the city and from which shall be paid such amounts as shall be required for the payment of such uninsured losses. Monies shall also be used to pay for assessments from the state, excess loss premiums and preventive education programs and expenses deemed appropriate by the city council, provided reserves are adequately funded. [Ord. 37-78 § 1.01; Ord. 5-90; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.400 Salary clearing fund – Created.

There is hereby created a fund, known and designated as the salary clearing fund, into which shall be paid and transferred from the various departments and offices an amount of money equal to the various salaries, wages and other compensations due city employees. [Ord. 35 § 1.01; Ord. 25-08; Ord. 36-12 § 1].

3.24.410 Salary clearing fund – Transfers.

On the last day of each and every month, the finance [director](#) ~~manager~~ is hereby authorized, empowered and directed to transfer from the funds of the various departments and offices to the salary clearing_fund sufficient funds to pay the salaries, wages and other compensations of the employees of the various departments and offices of the city for that month. [Ord. 35 § 1.02; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.420 Salary clearing fund – Payments.

The salary clearing fund shall be used and payments therefrom shall be made only for the purpose of paying and compensating employees of the city for services rendered, and paying employee deductions to those persons, agencies, organizations and funds entitled to such payments. [Ord. 35 § 1.03; Ord. 25-08; Ord. 36-12 § 1].

3.24.430 Salary clearing fund – Issuance of warrants.

The finance ~~director~~ ~~manager~~ is hereby authorized, empowered and directed to issue warrants on and against said fund for payments authorized by RMC [3.24.410](#). Said warrants shall be issued only after there has been filed with the finance ~~director~~ ~~manager~~ properly certified payrolls, due bills, or time certificates stating the nature of the services rendered, the amount due or owing and the persons entitled thereto. All warrants issued on or against said fund shall be solely and only for the purpose herein set forth and shall be payable only out of and from said fund. Each warrant issued under the provisions of this section shall have printed upon its face the words, "Salary Clearing Fund." [Ord. 35 § 1.04; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.440 City Streets fund – Created.

There is hereby created a city streets fund into which shall be placed motor vehicle license fees, gas tax and all other state and city revenue and monies intended to be used for highway or street purposes. [Ord. 7 § 1.01; Ord. 25-08; Ord. 36-12 § 1].

3.24.450 City Streets fund – Use.

The city streets fund shall be used to pay all warrants drawn for the payment of salaries and wages, material, supplies, equipment, purchase or condemnation of right-of-way, engineering or any other purpose in connection with construction, alteration, repair, improvement, or maintenance of any city street or bridge, or viaduct or underpass along, upon or across such streets. Such expenditures may be made either independently or in conjunction with any federal, state or county funds. [Ord. 7 § 1.02; Ord. 25-08; Ord. 36-12 § 1].

3.24.460 Water utility fund – Created.

There is created in the treasury of the city a special fund to be known as the water utility fund. Any and all revenues received from charges for services rendered by the department shall be credited to said fund, and all warrants for salaries, material, supplies and equipment and repair of the water system shall be paid out of such fund. Approved construction projects for the water utility will be paid from this fund. [Ord. 80 § 9.01; Ord. 25-08; Ord. 36-12 § 1].

3.24.470 Wastewater utility fund – Created.

There is created in the treasury of the city a special fund to be known as the Wastewater utility fund. Any and all revenues received from the sale of byproducts of the wastewater treatment plant, or from any other source for rental, use or services rendered by the municipal wastewater system shall be credited to the fund; and all warrants for salaries, materials, supplies and equipment and repair of the municipal wastewater system shall be

paid out of such fund. Approved construction projects for the wastewater utility will be paid from this fund. [Ord. 77 § 18.01; Ord. 25-08; Ord. 36-12 § 1].

3.24.480 Solid waste utility fund – Created.

There is created in the treasury of the city a special fund to be known as the solid waste utility fund. Any and all revenues from contracts for scavenging and garbage rights, from sale of any refuse, and from charges for services rendered by the city under the provisions of this section and RMC Title [15](#) shall be credited to the fund; and all warrants for salaries, materials, supplies, equipment and repairs relating to refuse disposal shall be paid out of such fund. Approved construction projects for the solid waste utility fund will be paid from this fund. [Ord. 79 § 1.01; Ord. 830 § 1.01; Ord. 25-08; Ord. 36-12 § 1].

3.24.490 Stormwater utility fund.

There is hereby created a fund, known and designated as the stormwater utility fund, into which shall be deposited various monies received by the City of Richland for stormwater utility charges as set forth in RMC Title 16. This revenue and such other revenues as may be available to the stormwater utility fund will be used to pay the expenses of the stormwater utility program as set forth in RMC Title [16](#). Approved construction projects for the stormwater utility will be paid from this fund. [Ord. 9-98; Ord. 25-08; Ord. 36-12 § 1].

3.24.500 Industrial development fund – Created.

There is created an industrial development fund into which shall be placed the proceeds from the sale of city real property. [Ord. 109 § 1.04; Ord. 769 § 1.03; Ord. 25-08; Ord. 36-12 § 1].

3.24.510 Industrial development fund – Use.

The industrial development fund shall be used for purposes of industrial development. The proceeds from the sale of city real property shall accumulate for the purchase and construction of major capital improvements, including financial support for industrial development activities. Use of this fund shall be approved by the city council prior to its expenditure. The net receipts from the sale of city-owned property shall be deposited into this fund; however, if the sold property had been park land, such receipts shall be deposited in the park reserve fund. The receipts deposited shall then reimburse the various utility and all other pertinent accounts for contributed infrastructure, land acquisition costs and promotional expenses as the ratio of various funds' investment bear to the total investment in the parcel as a whole. Such reimbursement shall be limited to the respective funds' total investment in the subject parcel. Such reimbursement procedure shall be further described in the administrative policies. [Ord. 109 § 1.05; Ord. 396 § 1.01; Ord. 769 § 1.03; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

~~3.24.520 I-Net fund.~~

~~There is hereby created a fund, known and designated as the I-Net fund, into which shall be deposited a portion of funds from franchise fees received by the City of Richland, and such other funds as may be available therefor, for expenses related to the capital purchases for the I-Net project and from which shall be paid the expenses for the cable communications I-Net project. [Ord. 47-03; Ord. 25-08; Ord. 36-12 § 1].~~

3.24.530 Public works administration and engineering fund.

There is hereby created a fund, known and designated as the public works administration and engineering fund, into which shall be deposited various monies received by the city for the engineering projects, administrative and engineering services charges from other funds and such other funds as may be available therefor, for the expenses related to the public works administration and engineering fund and from which shall be paid the expenses for the public works administration and engineering fund. [Ord. 45-05; Ord. 25-08; Ord. 36-12 § 1].

3.24.540 Community development block grant program fund – Created – Use.

There is hereby created a fund, known and designated as the community development block grant program fund, into which shall be paid various federal or state monies received by the City of Richland for community development programs such as the 1974 Housing and Urban Development Title 1 program. Appropriations from the fund may be made by the city council of Richland for projects as approved by them. Warrants may be drawn upon the fund for purposes as provided in this section and to the extent that funds are available. [Ord. 21-75 § 1.02; Ord. 25-08; Ord. 36-12 § 1].

3.24.550 Downtown business improvement district fund – Created.

There is hereby created a fund, known and designated as the downtown business improvement district fund (DBID), into which shall be paid all DBID revenues from special assessments levied under the authority of Chapter [35.87A](#) RCW, gifts and donations for the DBID fund, monies for expenditures made and reimbursements due to the DBID fund, and interest and all other income from the investment of deposits according to established city procedures and policies. [Ord. 32-03; Ord. 25-08; Ord. 36-12 § 1].

3.24.560 Downtown business improvement district fund – Distributions.

On the first regular business day of each month, the finance ~~director~~ ~~manager~~ is authorized, empowered and directed to distribute from the DBID fund the total amount of special assessments collected for the district under RCW [35.87A.130](#) and Richland Ordinance No. 29-03 during the preceding month. [Ord. 32-03; Ord. 25-08; Ord. 36-12 § 1].

3.24.570 Downtown business improvement district fund – Administration.

The finance ~~director~~ ~~manager~~ shall keep a full and careful record of receipts and distributions with respect to each district within the downtown business improvement district fund. [Ord. 32-03; Ord. 25-08; Ord. 36-12 § 1].

3.24.580 Capital improvement fund – Created.

There is created a special accounting fund to be known as the “capital improvement fund” into which fund there shall be placed all proceeds received from the county treasurer from the City of Richland one-half of one percent real estate excise tax (REET). [Ord. 28-86; Ord. 41-93; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.590 Capital improvement fund – Use.

This capital improvement fund which includes the one-half of one percent real estate tax shall be used only for local improvements, including those listed in RCW [35.43.040](#), and for capital projects defined by RCW [82.46.010](#)(6). [Ord. 28-86; Ord. 41-93; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.600 Criminal justice fund.

There is hereby created a special accounting fund to be known as the criminal justice fund into which there shall be placed all monies received from the state of Washington for criminal justice. Monies are intended to be used for funding activities relating to the enforcement and administration of the criminal law. [Ord. 3-91; Ord. 25-08; Ord. 36-12 § 1].

3.24.610 Southeast communications center fund.

There is hereby created a special accounting fund to be known as the Southeast communications center fund into which there shall be placed all proceeds received for emergency dispatch services and various monies received by the City of Richland for emergency dispatch services and such other funds as may be available therefor for expenses related to emergency dispatch services and from which shall be paid the expenses of emergency dispatch services. [Ord. 47-91; Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.620 Hotel/motel fund.

There is hereby created a special accounting fund to be known as the hotel/motel fund into which there shall be placed all monies received from the state of Washington for excise tax on lodging. Monies are intended to be used for activities, operations and expenditures designed to increase tourism and for acquisition and/or operation of tourism-related facilities. [Ord. 37-09 § 1.02; Ord. 36-12 § 1].

3.24.630 Special lodging assessment fund.

There is hereby created a special accounting fund to be known as the special lodging assessment fund into which there shall be placed all monies received from the state of Washington for the levy of a special assessment tax on lodging. Monies are distributed to a third party facilitator for the tourism promotion area, to be used for projects that promote tourism and convention business in the city. [Ord. 37-09 § 1.02; Ord. 36-12 § 1].

3.24.640 HOME fund.

There is hereby created a fund, known and designated as the HOME fund, into which shall be deposited various monies received by the City of Richland for the HOME program and such other funds as may be available therefor for the expenses related to the HOME program and from which shall be paid the expenses of the HOME program. [Ord. 45-96; Ord. 25-08; Ord. 36-12 § 1].

3.24.650 Golf course fund.

There is hereby created a fund, known and designated as the golf course fund, into which shall be deposited various monies received from charges for golf course services rendered by the City of Richland and such other funds as may be available therefor for the expenses related to the golf course fund and from which shall be paid the expenses of golf course services. [Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

3.24.660 Medical service fund.

There is hereby created a fund, known and designated as the medical service fund, into which shall be deposited various monies received from ambulance household charges and ambulance services rendered by the City of Richland and such other funds as may be available therefor for the expenses related to the medical service fund and from which shall be paid the expenses of medical services. [Ord. 32-97; Ord. 58-99; Ord. 25-08; Ord. 36-12 § 1].

3.24.670 Emergency management fund.

There is hereby created a fund, known and designated as the emergency management fund, into which shall be deposited various monies received by the City of Richland for emergency management services and such other funds as may be available therefor for expenses related to the emergency management services and from which shall be paid the expenses of emergency management services. [Ord. 32-97; Ord. 25-08; Ord. 36-12 § 1].

~~3.24.680 Fire and swim refunding debt service fund.~~

~~Repealed by Ord. 36-12. [Ord. 45-96; Ord. 32-97; Ord. 25-08].~~

3.24.690 LTGO ~~improvement/refund 98~~ bonds debt service fund.

There is hereby created a fund, known and designated as the LTGO ~~improvement/refund 98~~ bonds debt service fund, into which shall be deposited various monies received by the City of Richland for payments of debt service on certain limited tax general obligation bonds. ~~the LTGO improvement/refund 98 debt service fund and such other funds as may be available for the expenses related to the LTGO improvement/refund 98 debt service and from which shall be paid the expenses for the LTGO improvement/refund 98 debt service.~~ [Ord. 34-98; Ord. 25-08; Ord. 36-12 § 1].

3.24.700 Library debt service fund.

There is hereby created a fund, known and designated as the library debt service fund, into which shall be deposited monies received by the City of Richland from property taxes for the debt service payments on the 2007 unlimited tax general obligation bonds, issued to pay for the construction of improvements and expansion of the Richland library. [Ord. 36-07; Ord. 25-08; Ord. 36-12 § 1].

3.24.710 Police station debt service fund.

There is hereby created a fund, known and designated as the police station debt service fund, into which shall be deposited various monies received by the City of Richland from property taxes for the debt service payments on the 1999 unlimited tax general obligation bonds, issued to pay for construction of the Richland police station. [Ord. 44-99; Ord. 25-08; Ord. 33-11 § 3; Ord. 36-12 § 1].

3.24.720 Richland Community Center debt service fund.

There is hereby created a fund, known and designated as the Richland Community Center debt service fund, into which shall be deposited various monies received by the City of Richland from property taxes for the debt service payments on the 2000 unlimited tax general obligation bonds, issued to pay for construction of the Richland Community Center. [Ord. 25-00; Ord. 25-08; Ord. 33-11 § 3; Ord. 36-12 § 1].

3.24.730 RAISE area debt service fund.

There is hereby created a fund, known and designated as the RAISE area debt service fund, into which shall be deposited monies received by the City of Richland and other participants for tax increment financing from both property tax and sales tax in the RAISE area. Funds will be used to pay the debt service on general obligation bonds issued to pay for infrastructure improvements in the RAISE area. [Ord. 37-09 § 1.03; Ord. 33-11 § 4; Ord. 36-12 § 1].

3.24.740 LID guaranty debt service fund.

There is hereby created a fund, known and designated as the LID guaranty debt service fund. The purpose of the LID guaranty fund is to guarantee payment of local improvement bonds and obligations issued to pay for local improvements ordered in the city. Pursuant to RCW 35.54.095, the fund maintains a reserve of 10 percent of the outstanding obligations of the special assessment LID debt service fund. Monies received from the sale of LID foreclosure property and special guaranty fund assessments are accounted for in this fund. [Ord. 37-09 § 1.04; Ord. 36-12 § 1].

3.24.750 Special assessment LID debt service fund.

There is hereby created a special accounting fund to be known as the special assessment LID debt service fund. The purpose of the special assessment LID debt service fund is to account for monies received for annual LID assessments and the payment of LID bonds and loans issued to fund the construction of local improvement districts. [Ord. 37-09 § 1.04; Ord. 36-12 § 1].

3.24.760 ~~Library construction fund~~. PFD facility contingency fund - Created.

There is hereby created a special accounting fund to be known as the PFD facility contingency fund. The purpose of the PFD facility contingency fund is to account for monies received from the Public Facility District per the Facility Contingency Agreement. Monies will be collected and distributed per the agreement. ~~Repealed by Ord. 36-12. [Ord. 37-06; Ord. 25-08].~~

3.24.770 Richland public facilities district fund.

There is hereby created a fund known and designated as the Richland public facilities district fund into which shall be deposited a local sales tax of up to 0.0333 percent which would be a credit against the state sales tax and various monies received by the City of Richland for the Richland public facilities district fund, and such other funds as may be available therefor, for the expenses related to the Richland public facilities district and from which shall be paid the expenses for the Richland public facilities district. [Ord. 39-02; Ord. 25-08; Ord. 36-12 § 1].

3.24.780 Park project construction fund.

There is hereby created a fund, known and designated as the park project construction fund, into which shall be deposited various monies received from grants and other financing sources related to the park project construction fund, and such other funds as may be available therefor, for the expenses related to the park project construction fund and from which shall be paid the expenses for park project construction. [Ord. 47-03; Ord. 25-08; amended during 2011 recodification; Ord. 36-12 § 1].

3.24.790 Columbia Point master association fund.

There is hereby created a fund, known and designated as the Columbia Point master association fund, into which shall be deposited various monies received from the owner of each tract of Columbia Point including the City of Richland for such purpose, and other such funds as may be available therefor, and from which shall be paid expenses for the Columbia Point master association and other related costs. [Ord. 49-99; Ord. 25-08; Ord. 36-12 § 1].

3.24.800 800 MHz project fund.

There is hereby created a fund, known and designated as the 800 MHz project fund, into which shall be deposited various monies received by the City of Richland for the 800 MHz project fund, and such other funds as may be available therefor, for the expenses related to the 800 MHz project and from which shall be paid the expenses for the 800 MHz project. [Ord. 42-00; Ord. 25-08; Ord. 36-12 § 1].

3.24.810 General government construction.

There is hereby created a fund, known and designated as the general government construction fund, into which shall be deposited monies from various sources including grants, loans or bonds and other funds as may be available therefor for the expenses related to general government construction projects. [Ord. 37-09 § 1.05; Ord. 36-12 § 1].

3.24.820 ~~LID 192 Hunt Avenue construction fund.~~ Streets capital construction fund – Created

There is hereby created a fund, known and designated as the streets capital construction fund, into which shall be deposited monies from various sources including grants, loans or bonds and other funds as may be available therefor for the expenses related to streets capital construction projects. ~~Repealed by Ord. 36-12. [Ord. 37-09 § 1.05].~~

3.24.830 ~~LID 193 Saint/Stevens construction fund.~~ Fire station 74 construction fund - Created

There is hereby created a fund, known and designated as the fire station 74 construction fund, into which shall be deposited monies from various sources including grants, loans or bonds and other funds as may be available therefor for the expenses related to the construction of Fire station 74.

~~Repealed by Ord. 36-12. [Ord. 37-09 § 1.05].~~

3.24.840 Hanford Reach Interpretive Center fund.

There is hereby created a fund, known and designated as the Hanford Reach Interpretive Center fund, into which shall be deposited various monies received from bonds, grants, donations and other financing sources related to the creation of the Hanford Reach Interpretive Center facility. The Hanford Reach Interpretive Center fund accounts for infrastructure and construction costs associated with the project, which is owned and supported by the Richland Public Facility District. [Ord. 33-11§ 5; Ord. 36-12 § 1].

3.24.890 Broadband fund – Created.

There is hereby created in the treasury of the city a special fund to be known as the broadband fund. Any and all revenues received from the sale of services of the broadband system, or from any other source for rental, use or services rendered by the municipal broadband system, shall be credited to the fund; and all expenditures for salaries, materials, supplies and equipment and repair of the municipal broadband system shall be paid out of such fund. Approved construction projects for the broadband system will be paid from this fund. [Ord. 22-09; Ord. 36-12 § 1].

3.24.900 ~~LID 194 Kennedy Road construction fund.~~ Criminal justice sales tax fund - Created

There is hereby created a special accounting fund to be known as the criminal justice sales tax fund into which there shall be placed all monies received from the state of Washington for a special criminal justice sales tax of three tenths of one percent effective January 1, 2015. The tax was approved by Benton County voters in August of 2014 and will sunset after ten years. Monies are intended to be used for funding activities relating to the enforcement and administration of the criminal law. [Ord. 3-91; Ord. fund. [Ord. 22-09; Ord. 36-12 § 1]. ~~Repealed by Ord. 37-13 [Ord. 36-12 § 1].~~

3.24.910 ~~LID 195~~ Delaware Avenue LID 195 construction fund.

There is hereby created a fund, known and designated as the ~~LID 195~~ Delaware Avenue LID 195 construction fund, into which shall be deposited various monies received by the City of Richland for the ~~LID 195~~ Delaware Avenue LID 195 construction fund, and such other funds for the expenses related to construction of the local improvements and other expenses associated with ~~LID 195~~ Delaware Avenue LID 195. [Ord. 36-12 § 1].

3.24.920 Uptown business improvement district fund – Created.

There is hereby created a fund, known and designated as the uptown business improvement district fund (UBID), into which shall be paid all UBID revenues from special assessments levied under the authority of Chapter 35.87A RCW, gifts and donations for the uptown business improvement district fund, monies for expenditures made and

reimbursements due to the fund, and interest and all other income from the investment of deposits according to established city procedures and policies. [Ord. 36-12 § 1].

3.24.930 Uptown business improvement district fund – Distributions.

On the first regular business day of each month, the finance ~~director~~ ~~manager~~ is authorized, empowered and directed to distribute from the UBID fund the total amount of special assessments collected for the district under RCW [35.87A.130](#) and Richland Ordinance No. 29-03 during the preceding month. [Ord. 36-12 § 1].

3.24.940 Uptown business improvement district fund – Administration.

The finance ~~director~~ ~~manager~~ shall keep a full and careful record of receipts and distributions with respect to the uptown business improvement district fund. [Ord. 36-12 § 1].

3.24.950 Wine science center PDA fund – Created

There is hereby created a fund, known and designated as the Wine Science Center PDA fund, into which shall be deposited various monies received on behalf of the Wine Science Center Public Development Authority (WSCPDA), a public development authority sanctioned by the state of Washington, related to the creation of the wine science center facility. The wine science center PDA fund will account for pre-construction and design costs associated with the project.

3.24.960 Fire station 74 ~~bond~~ [debt service](#) fund – Created

There is hereby created a fund, known and designated as the fire station 74 ~~bond~~ [debt service](#) fund, into which shall be deposited monies received by the City of Richland for an increase in electric utility tax specifically for the debt service payments on the bonds for fire station 74. General obligation bonds will be issued to pay for construction costs for fire station 74.

~~3.24.970 Repealed LID 196 Torbett Mahan construction fund – Created~~

~~There is hereby created a fund, known and designated as the LID 196 Torbett Mahan construction fund, into which shall be deposited various monies received by the City of Richland for the LID 196 Torbett Mahan construction fund and such other funds for the expenses related to construction of the local improvements and other expenses associated with LID 196 Torbett Mahan.~~

3.24.980 Utility deposit fund – Created

There is hereby created a fund known and designated as the utility deposit fund into which shall be deposited various monies received by the City of Richland for utility service deposits paid by users of the City's utility services as defined by RMC 3.26.010.

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

PASSED by the City Council of the City of Richland at a regular meeting on the _____ 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: 11/18/2014

Category: Consent Calendar

Agenda Item: C5

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORDINANCE NO. 36-14, APPROVING 2015 BUDGET AND CAPITAL IMPROVEMENT PLAN

Department: Administrative Services

Ordinance/Resolution: 36-14

Reference:

Document Type: Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 36-14, approving the 2015 Budget and the 2015-2030 Capital Improvement Plan.

Summary:

Staff presented the proposed 2015 Budget and 2015-2030 Capital Improvement Plan to Council at the October 7, 2014 and October 14, 2014 City Council meetings. A Town Hall meeting was also held on October 30, 2014, where the public was allowed the opportunity to interact and ask questions. State law requires the City to hold a public hearing prior to adoption of the 2015 budget ordinance. Public hearing notices were posted on October 26, 2014, and November 2, 2014, for the November 4, 2014, public hearing.

Following first reading of Ordinance 36-14 on November 4, 2014, total appropriations were reduced by \$34,019 in General fund as the Ambulance Utility Tax revenue was reallocated to the Medical Service Fund.

Total appropriations for each separate fund are adopted by Council through this ordinance. Appropriations are the legal amounts that can be expended in total for each individual fund presented. Expenditures above fund appropriation totals would require a budget amendment through ordinance. Appropriations for all budgeted funds in 2015 total \$209,910,460. Estimated ending fund balances (reserves) are not included in appropriations and are therefore not available for expenditure without first increasing appropriations.

City policy as stated in past budget documents was to maintain an undesignated fund balance (reserve) in the General Fund of no less than 7.5% of ongoing expenditures. It is Council's intent to begin increasing the undesignated fund balance percentage. The 2015 budget reflects that intent by adopting General Fund appropriations at a level that allows the City to begin to increase estimated ending fund balance.

Fiscal Impact?

☒ Yes ☐ No

The proposed 2015 budgeted appropriations for all funds total \$209,910,460, leaving estimated unappropriated ending fund balances (reserves) for all funds of \$55,061,303.

Attachments:

- 1) Proposed Ordinance 36-14
- 2) Appropriations for 2015
- 3) Estimated Revenues, Appropriations, and Fund Balances for 2015

City Manager Approved:

Hopkins, Marcia
Nov 14, 14:04:50 GMT-0800 2014

ORDINANCE NO. 36-14

AN ORDINANCE of the City of Richland adopting the 2015 Annual Budget, including the 2015-2030 Capital Improvement Plan of the City of Richland.

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

Section 1. Budget Adopted. The Annual Budget of the City of Richland for the year 2015, including the 2015-2030 Capital Improvement Plan, and each and every fund thereof as fixed and determined in the Proposed Budget for the year 2015, as revised by the City Council is hereby adopted as the Budget of the City for the year 2015. The total appropriations for each of the funds of the City of Richland are as follows:

Funds	Total Estimated Revenues	Appropriated Beginning Fund Balances	Est. Revenues & Approp. Fund Balance	Total Appropriations
General Fund	\$ 48,005,308	\$ -	\$ 48,005,308	\$ 47,525,355
Special Revenue Funds:				
City Streets	2,339,560	614,973	2,954,533	2,954,533
Park Reserve	280,000		280,000	276,975
Industrial Development	1,059,689		1,059,689	915,353
Criminal Justice	58,043		58,043	47,724
PFD Facility Contingency	69,509		69,509	-
Criminal Justice Sales Tax	989,777		989,777	849,904
Hotel/Motel Tax	785,200		785,200	413,057
Special Lodging Assmnt	405,450		405,450	405,450
Community Dev. Block Grant	221,943		221,943	221,943
HOME	465,461		465,461	465,461
Debt Service Funds:				
LTGO Bonds	1,180,166	635,002	1,815,168	1,815,168
Fire Station 74	238,707		238,707	238,457
Police Station	272,588		272,588	263,623
Richland Community Center	342,463		342,463	331,208
Library Remodel	1,403,900		1,403,900	1,356,988
RAISE Area	564,256	92,702	656,958	656,958
LID Guaranty	3,500	146,510	150,010	150,010
Special Assessment	46,168		46,168	7,000
Capital Projects Funds:				
Streets Capital Projects	5,423,340		5,423,340	4,730,943
Capital Improvement	1,304,000	206,462	1,510,462	1,510,462
Fire Station #74 Capital Project	50,000		50,000	50,000
Parks Capital Projects	1,597,445		1,597,445	1,597,445

Funds	Total Estimated Revenues	Appropriated Beginning Fund Balances	Est. Revenues & Approp. Fund Balance	Total Appropriations
Enterprise Funds:				
Electric	61,090,250	8,035,289	69,125,539	69,125,539
Water	14,581,983	355,026	14,937,009	14,937,009
Wastewater	15,994,135	579,316	16,573,451	16,573,451
Solid Waste	8,063,550	386,665	8,450,215	8,450,215
Stormwater	1,831,755		1,831,755	1,654,210
Golf Course	1,686,445	77,841	1,764,286	1,764,286
Medical Services	3,962,083		3,962,083	3,659,835
Broadband	262,844	20,581	283,425	283,425
Internal Service Funds:				
Central Stores	25,650		25,650	25,650
Equipment Maintenance	3,745,645		3,745,645	3,672,583
Equipment Replacement	2,132,149		2,132,149	1,239,522
Public Works Adm & Eng.	3,344,199		3,344,199	3,344,199
Workers Compensation	951,308		951,308	913,019
Employee Benefits	9,952,990		9,952,990	9,925,845
Unemployment	180,892		180,892	160,000
Post Employment Benefit	1,192,374		1,192,374	1,078,133
Trust & Agency Funds:				
Fire Pension	449,515		449,515	435,728
Police Pension	517,075	4,533	521,608	521,608
Columbia Point Master Association	8,840	2,020	10,860	10,860
Southeast Communication Center	4,281,121	86,894	4,368,015	4,368,015
800 MHz Project	744,387	42,835	787,222	787,222
Emergency Management	101,825		101,825	101,825
Microwave	94,264		94,264	94,264
Totals	\$ 202,301,752	\$ 11,286,649	\$213,588,401	\$ 209,910,460

Section 2. Salaries and Wages. The total cumulative salaries and wages set forth in in the budget document represent the maximum approved expenditure, subject to the requirements and limitations set forth in the Compensation Plan for Unaffiliated employees and Collective Bargaining Agreements for Affiliated employees, or other contracts approved by Council. It is understood that, in the interests of operational efficiency and business need, the City Manager may amend salaries and wages within departments and divisions as long as the total labor budget is not exceeded.

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

PASSED by the City Council of the City of Richland at a regular meeting on the 18th day of November, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: November 18, 2014

CITY OF RICHLAND PROPOSED BUDGET
Appropriations by Major Category - All Funds
For the Fiscal Year 2015

Funds	Personnel	Supplies	Charges & Services	Inter-govern- mental Services	Transfers To Other Funds	Capital Outlay	Debt Service	Interfund Services	Total Appropriations
General Fund	\$ 30,937,354	\$ 1,839,930	\$ 6,306,303	\$ 3,799,857	\$ 2,129,333	\$ -	\$ -	\$ 2,512,578	\$ 47,525,355
Special Revenue Funds:									
City Streets	1,113,185	311,196	66,145	-	532,397	43,325	-	888,285	2,954,533
Park Reserve	-	-	20,000	-	256,975	-	-	-	276,975
Industrial Development	272,569	2,500	365,649	10,403	169,679	-	94,553	-	915,353
Criminal Justice	-	-	-	-	47,724	-	-	-	47,724
PFD Facility Contingency	-	-	-	-	-	-	-	-	-
Criminal Justice Sales Tax	501,521	11,803	22,487	1,636	224,000	27,467	-	60,990	849,904
Hotel/Motel Tax	-	-	189,887	125,000	98,170	-	-	-	413,057
Special Lodging Assmnt	-	-	405,450	-	-	-	-	-	405,450
Community Dev. Block Grant	53,081	200	168,662	-	-	-	-	-	221,943
HOME	53,081	50	412,330	-	-	-	-	-	465,461
Debt Service Funds:									
LTGO Bonds	-	-	-	-	-	-	1,815,168	-	1,815,168
Fire Station 74	-	-	-	-	-	-	238,457	-	238,457
Police Station	-	-	-	-	-	-	263,623	-	263,623
Richland Community Center	-	-	-	-	-	-	331,208	-	331,208
Library Remodel	-	-	-	-	-	-	1,356,988	-	1,356,988
RAISE Area	-	-	-	-	-	-	656,958	-	656,958
LID Guaranty	-	-	-	10	150,000	-	-	-	150,010
Special Assessment	-	-	-	-	-	-	7,000	-	7,000
Capital Projects Funds:									
Streets Capital Projects	-	-	-	-	-	4,730,943	-	-	4,730,943
Capital Improvement	-	-	-	-	1,510,462	-	-	-	1,510,462
Fire Station #74 Capital Project	-	-	-	-	-	50,000	-	-	50,000
Parks Capital Projects	-	-	200,000	-	-	1,397,445	-	-	1,597,445
Enterprise Funds:									
Electric	7,715,850	36,291,300	5,579,505	6,643,284	30,000	4,759,000	5,139,600	2,967,000	69,125,539
Water	2,441,149	294,992	1,197,227	2,349,057	20,000	2,426,560	3,687,624	2,520,400	14,937,009
Wastewater	2,445,733	288,645	569,349	1,178,371	5,000	8,419,410	1,966,632	1,700,311	16,573,451
Solid Waste	2,904,251	80,700	400,937	1,040,619	-	675,180	132,738	3,215,790	8,450,215
Stormwater	216,608	21,091	89,236	196,739	-	100,000	167,162	863,374	1,654,210
Golf Course	-	-	1,380,784	11,000	-	56,400	316,102	-	1,764,286
Medical Services	2,778,883	204,930	96,021	112,898	-	-	-	467,103	3,659,835
Broadband	-	-	28,200	13,000	28,438	23,845	184,942	5,000	283,425
Internal Service Funds:									
Central Stores	-	25,650	-	-	-	-	-	-	25,650
Equipment Maintenance	931,109	2,538,181	94,526	-	-	-	-	108,767	3,672,583
Equipment Replacement	-	-	161,544	-	-	997,600	16,378	64,000	1,239,522
Public Works Adm & Eng.	3,138,391	34,770	137,318	-	-	-	-	33,720	3,344,199
Workers Compensation	677,000	-	132,500	-	-	-	-	103,519	913,019
Employee Benefits	9,774,121	-	44,650	-	-	-	-	107,074	9,925,845
Unemployment	160,000	-	-	-	-	-	-	-	160,000
Post Employment Benefit	1,063,133	-	15,000	-	-	-	-	-	1,078,133
Trust & Agency Funds:									
Fire Pension	412,742	450	11,300	-	-	-	-	11,236	435,728
Police Pension	497,802	450	11,800	-	-	-	-	11,556	521,608
Columbia Point Master Association	-	-	10,860	-	-	-	-	-	10,860
Southeast Comm. Center	3,485,236	8,983	568,807	98,403	-	-	-	206,586	4,368,015
800 MHz Project	53,570	-	722,257	-	-	-	-	11,395	787,222
Emergency Management	47,331	3,070	42,023	1,200	-	1,000	-	7,201	101,825
Microwave	7,629	600	81,198	-	-	-	-	4,837	94,264
Total Appropriations	\$ 71,681,329	\$ 41,959,491	\$ 19,531,955	\$ 15,581,477	\$ 5,202,178	\$ 23,708,175	\$ 16,375,133	\$ 15,870,722	\$ 209,910,460

CITY OF RICHLAND PROPOSED BUDGET
Estimated Revenues, Appropriations, and Fund Balances
For the Fiscal Year 2015

Fund Names	Beginning Fund Balances	Estimated Revenues	Total Begin. Fund Balances and Est. Revenues	Total Appropriations	Estimated Ending Fund Balances	Total Ending Fund Balances and Appropriations
General Fund	\$ 7,891,111	\$ 48,005,308	\$ 55,896,419	\$ 47,525,355	\$ 8,371,064	\$ 55,896,419
Special Revenue Funds:						
City Streets	840,679	2,339,560	3,180,239	2,954,533	225,706	3,180,239
Park Reserve	361,118	280,000	641,118	276,975	364,143	641,118
Industrial Development	931,957	1,059,689	1,991,646	915,353	1,076,293	1,991,646
Criminal Justice	124,340	58,043	182,383	47,724	134,659	182,383
PFD Facility Contingency	69,509	69,509	139,018	-	139,018	139,018
Criminal Justice Sales Tax	-	989,777	989,777	849,904	139,873	989,777
Hotel/Motel Tax	146,701	785,200	931,901	413,057	518,844	931,901
Special Lodging Assmnt	-	405,450	405,450	405,450	-	405,450
Community Dev. Block Grant	-	221,943	221,943	221,943	-	221,943
HOME	-	465,461	465,461	465,461	-	465,461
Debt Service Funds:						
LTGO Bonds	1,937,854	1,180,166	3,118,020	1,815,168	1,302,852	3,118,020
Fire Station 74	700	238,707	239,407	238,457	950	239,407
Police Station	5,993	272,588	278,581	263,623	14,958	278,581
Richland Community Center	3,729	342,463	346,192	331,208	14,984	346,192
Library Remodel	30,555	1,403,900	1,434,455	1,356,988	77,467	1,434,455
RAISE Area	92,702	564,256	656,958	656,958	-	656,958
LID Guaranty	586,789	3,500	590,289	150,010	440,279	590,289
Special Assessment	9,937	46,168	56,105	7,000	49,105	56,105
Capital Projects Funds:						
Streets Capital Projects	-	5,423,340	5,423,340	4,730,943	692,397	5,423,340
Capital Improvement	725,510	1,304,000	2,029,510	1,510,462	519,048	2,029,510
Fire Station #74 Capital Project	-	50,000	50,000	50,000	-	50,000
Parks Capital Projects	-	1,597,445	1,597,445	1,597,445	-	1,597,445
Enterprise Funds:						-
Electric	15,499,583	61,090,250	76,589,833	69,125,539	7,464,294	76,589,833
Water	5,280,399	14,581,983	19,862,382	14,937,009	4,925,373	19,862,382
Wastewater	4,061,793	15,994,135	20,055,928	16,573,451	3,482,477	20,055,928
Solid Waste	5,034,836	8,063,550	13,098,386	8,450,215	4,648,171	13,098,386
Stormwater	1,510,911	1,831,755	3,342,666	1,654,210	1,688,456	3,342,666
Golf Course	121,377	1,686,445	1,807,822	1,764,286	43,536	1,807,822
Medical Services	1,253,702	3,962,083	5,215,785	3,659,835	1,555,950	5,215,785
Broadband	244,271	262,844	507,115	283,425	223,690	507,115
Internal Service Funds:						
Central Stores	65,515	25,650	91,165	25,650	65,515	91,165
Equipment Maintenance	117,913	3,745,645	3,863,558	3,672,583	190,975	3,863,558
Equipment Replacement	2,373,428	2,132,149	4,505,577	1,239,522	3,266,055	4,505,577
Public Works Adm & Eng.	995	3,344,199	3,345,194	3,344,199	995	3,345,194
Workers Compensation	157,953	951,308	1,109,261	913,019	196,242	1,109,261
Employee Benefits	6,269,852	9,952,990	16,222,842	9,925,845	6,296,997	16,222,842
Unemployment	398,195	180,892	579,087	160,000	419,087	579,087
Post Employment Benefit	2,474,343	1,192,374	3,666,717	1,078,133	2,588,584	3,666,717
Trust & Agency Funds:						
Fire Pension	975,745	449,515	1,425,260	435,728	989,532	1,425,260
Police Pension	378,879	517,075	895,954	521,608	374,346	895,954
Columbia Point Master Association	14,968	8,840	23,808	10,860	12,948	23,808
Southeast Comm. Center	2,249,528	4,281,121	6,530,649	4,368,015	2,162,634	6,530,649
800 MHz Project	341,877	744,387	1,086,264	787,222	299,042	1,086,264
Emergency Management	62,960	101,825	164,785	101,825	62,960	164,785
Microwave	21,804	94,264	116,068	94,264	21,804	116,068
Total	\$ 62,670,011	\$ 202,301,752	\$ 264,971,763	\$ 209,910,460	\$ 55,061,303	\$ 264,971,763



Council Agenda Coversheet

Council Date: 11/18/2014

Category: Consent Calendar

Agenda Item: C6

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORDINANCE NO. 37-14, APPROVING AMENDMENTS TO 2014 BUDGET

Department: Administrative Services

Ordinance/Resolution: 37-14

Reference:

Document Type: Ordinance

Recommended Motion:

Give second reading and pass Ordinance No. 37-14, amending the 2014 Budget.

Summary:

Following first reading of Ordinance No. 37-14 on November 4, 2014, total amendments increased by \$76,658 as the following adjustments were added to the 2014 appropriations.

1) Street fund appropriations were increased by \$5,000 to fund an audible traffic signal project. The project was funded by an award from the CDBG fund; however, bids for the project were higher than the original award and CDBG increased the award to fully fund the project in 2014.

2) BCEM accepted a State Homeland Security Program (SHSP) contract from the Washington State Emergency Management Division (WEMD) in the amount of \$78,366. The contract covers the dates of September 1, 2014 through August 31, 2016.

3) Park project fund removed an amended project in the Horn Rapids Athletic Complex for \$6,708, reducing the amount of total amendments for the fund.

The ordinance will officially amend the 2014 Budget to reflect revised operating expenditures. The additional appropriations in the amount of \$59,212,546 are identified in the attached worksheet. They are a result of 2013 carryovers, approved by Council on March 4, 2014, adjustments to the beginning fund balances, construction carryovers, new projects and purchases, and other expenditures not originally addressed within the 2014 operating budget. The attached document lists the increase in appropriations for each fund and lists dates, if applicable, with Council's previous approval.

Fiscal Impact?

☒ Yes ☐ No

Increases in budgeted appropriations require Council approval by Ordinance before they officially take effect and can be spent. The total increase in appropriations to the 2014 operating budget is \$59,212,546. This includes all carryovers from 2013, adjustments to beginning fund balances, and previously approved appropriations by Council in 2014. There is no additional impact on the City budget.

Attachments:

- 1) Proposed Ordinance 37-14
- 2) 2014 Budget Amendment Worksheet

City Manager Approved:

Hopkins, Marcia
Nov 14, 14:04:34 GMT-0800 2014

ORDINANCE NO. 37-14

AN ORDINANCE of the City of Richland amending the 2014 Budget to provide for additional appropriations and declaring that a public emergency exists in the City Streets Fund, Park Reserve Fund, Industrial Development Fund, I-NET Fund, Criminal Justice Fund, Capital Improvement Fund, PFD Facility Contingency Fund, Hotel/Motel Fund, Special Lodging Assessment Fund, Community Development Block Grant Fund, HOME Fund, RAISE Area Debt Service Fund, Fire Station 74 Capital Project Fund, Park Project Fund, General Governmental Capital Project Fund, Delaware Avenue LID Capital Project Fund, Electric Utility Fund, Water Utility Fund, Waste Water Utility Fund, Solid Waste Utility Fund, Stormwater Utility Fund, Golf Course Fund, Broadband Fund, Equipment Maintenance Fund, Equipment Replacement Fund, Workers Compensation Fund, Healthcare Benefits Fund, Unemployment Fund, LID Guaranty Fund, Fireman's Pension Fund, Columbia Point Master Assn. Fund, Southeast Communications Fund, Emergency Management Fund and Microwave Fund.

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

Section 1.01 Facts Constituting Emergency. The items contained within this ordinance were not anticipated when the 2014 budget was approved.

Section 1.02 Declaration of Public Emergency. Due to the circumstances described above, the City Council declares that a public emergency exists in the City Streets Fund, Park Reserve Fund, Industrial Development Fund, I-NET Fund, Criminal Justice Fund, Capital Improvement Fund, PFD Facility Contingency Fund, Hotel/Motel Fund, Special Lodging Assessment Fund, Community Development Block Grant Fund, HOME Fund, RAISE Area Debt Service Fund, Fire Station 74 Capital Project Fund, Park Project Fund, General Governmental Capital Project Fund, Delaware Avenue LID Capital Project Fund, Electric Utility Fund, Water Utility Fund, Waste Water Utility Fund, Solid Waste Utility Fund, Stormwater Utility Fund, Golf Course Fund, Broadband Fund, Equipment Maintenance Fund, Equipment Replacement Fund, Workers Compensation Fund, Healthcare Benefits Fund, Unemployment Fund, LID Guaranty Fund, Fireman's Pension Fund, Columbia Point Master Assn. Fund, Southeast Communications Fund, Emergency Management Fund and Microwave Fund.

Section 1.03 Amendment of the 2014 Budget. The 2014 Budget is hereby amended to provide for additional appropriations in the following funds as indicated.

Fund	Fund Title	Original Budget Including Fund Balance	Increase in Appropriations	Total Appropriations as Amended
101	City Streets Fund	\$ 4,275,978	\$ 16,380,719	\$ 20,656,697
111	Park Reserve Fund	550,575	230,918	781,493
112	Industrial Development	1,039,249	15,743,005	16,782,254
113	I-NET Fund	5,424	11,384	16,808
114	Criminal Justice Fund	165,157	1,163	166,320
115	Capital Improvements Fund	1,469,002	457,420	1,926,422
116	PFD Facility Contingency Fund	-	69,509	69,509
150	Hotel/Motel Fund	961,061	177,323	1,138,384
151	Special Lodging Assessment	400,320	20,717	421,037
153	Community Dev. Block Grant Fund	257,103	346,689	603,792
154	HOME Fund	463,548	1,360,516	1,824,064
224	RAISE Area Debt Service Fund	658,322	93,002	751,324
317	Fire Station 74 Capital Project Fund	-	3,465,225	3,465,225
380	Park Project Fund	-	2,551,331	2,551,331
385	General Gov. Capital Project Fund	-	1,602,729	1,602,729
395	Delaware Ave LID 195 Fund	-	134,654	134,654
401	Electric Utility Fund	77,848,075	6,038,048	83,886,123
402	Water Utility Fund	17,801,911	2,496,393	20,298,304
403	Waste Water Utility Fund	15,749,541	643,352	16,392,893
404	Solid Waste Utility Fund	12,299,618	524,303	12,823,921
405	Stormwater Utility Fund	4,440,928	857,961	5,298,889
406	Golf Course Fund	1,884,663	42,765	1,927,428
408	Broadband Fund	192,621	2,510,656	2,703,277
502	Equipment Maintenance Fund	3,487,939	66,766	3,554,705
503	Equipment Replacement Fund	3,880,241	671,728	4,551,969
506	Workers Compensation Fund	1,114,224	86,427	1,200,651
520	Health Care Benefits Fund	15,920,453	801,849	16,722,302
521	Unemployment Fund	519,574	43,551	563,125
602	LID Guaranty Fund	485,546	251,253	736,799
611	Fireman's Pension Fund	1,421,400	438	1,421,838
630	Columbia Point Master Assn. Fund	-	25,828	25,828
641	Southeast Comm. Center Fund	7,121,224	378,645	7,499,869
643	Emergency Management Fund	240,534	1,010,211	1,250,745
644	Microwave Fund	-	116,068	116,068
Total		\$ 174,654,231	\$ 59,212,546	\$ 233,866,777

Section 1.04 This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, at a regular meeting on the 18th day of November, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: November 23, 2014

**CITY OF RICHLAND
BUDGET AMENDMENTS
FOR FISCAL YEAR 2014**

Fund Title	Original Budget Including Fund Balance	Change In Appropriations	Total Appropriations As Amended Including Fund Balance
CITY STREETS FUND 101	\$ 4,275,978		
Increase in Streets share of utility tax		\$ 39,121	
2013 Carryovers SR 3/04/2014		36,687	
Capital carryovers		10,487,832	
Research district sidewalks SR 5/6/14 C3		50,883	
Robertson Drive extension SR 5/20/14 C5		3,020,000	
LRF funding SR 9/2/14 C7		500,000	
Auxiliary track addition SR 3/18/14		1,006,428	
Hanford Reach construction delay SR 2/4/14 C13		116,390	
Amend CIP/TIP projects		886,970	
Duportail Bridge SR 4/15/14 C10		251,250	
Increase in CDBG Transfer in for Audible Traffic Signal		5,000	
Net reductions made in revised budget		(19,842)	
		<u>16,380,719</u>	\$ 20,656,697
PARK RESERVE FUND 111	550,575		
Beginning fund balance adjustment		10,918	
Increase in rental revenue		10,000	
Unbudgeted land sale		210,000	
		<u>230,918</u>	781,493
INDUSTRIAL DEVELOPMENT FUND 112	1,039,249		
2013 Carryovers SR 3/04/2014		59,475	
Capital carryovers		9,149,268	
Wine Science Center carryover		3,513,666	
Unbudgeted land sale revenue		3,143,347	
Net reductions made in revised budget		(122,751)	
		<u>15,743,005</u>	16,782,254
I-NET FUND 113	5,424		
Beginning fund balance adjustment		11,384	
		<u>11,384</u>	16,808
CRIMINAL JUSTICE FUND 114	165,157		
Beginning fund balance adjustment		1,163	
		<u>1,163</u>	166,320
CAPITAL IMPROVEMENTS FUND 115	1,469,002		
Beginning fund balance adjustment		117,420	
Increase in REET revenue		340,000	
		<u>457,420</u>	1,926,422
PFD FACILITY CONTINGENCY FUND 116	-		
Create new fund per Contract 40-13		69,509	
		<u>69,509</u>	69,509
HOTEL MOTEL FUND 150	961,061		
Beginning fund balance adjustment		181,323	
Reduce interest income		(4,000)	
		<u>177,323</u>	1,138,384
SPECIAL LODGING ASSESSMENT FUND 151	400,320		
Beginning fund balance adjustment		20,587	
Increase interest income		130	
		<u>20,717</u>	421,037

**CITY OF RICHLAND
BUDGET AMENDMENTS
FOR FISCAL YEAR 2014**

Fund Title	Original Budget Including Fund Balance	Change In Appropriations	Total Appropriations As Amended Including Fund Balance
COMMUNITY DEV BLOCK GRANT FUND 153	\$ 257,103		
2013 Carryovers SR 3/04/2014		\$ 302,894	
Decrease to 2014 grant		(17,735)	
Reduce budgeted administrative expense		(17,425)	
Reallocation of CDBG program income		78,955	
		<u>346,689</u>	\$ 603,792
HOME FUND 154	463,548		
2013 Carryovers SR 3/04/2014		969,230	
Net changes in revised budget		67,042	
Increase to 2014 grant		11,697	
Reallocation of Home Program income		312,547	
		<u>1,360,516</u>	1,824,064
RAISE AREA DEBT SERVICE FUND 224	658,322		
Beginning fund balance adjustment		93,002	
		<u>93,002</u>	751,324
FIRE STATION 74 CAPITAL PROJECT FUND 317	-		
Create new fund for construction of new fire station		3,465,225	
		<u>3,465,225</u>	3,465,225
PARK PROJECT FUND 380	-		
Steven's Park Improvements SR 9/19/14 C12		45,000	
Columbia Pt. Marina Improvements SR 7/1/14 C3		49,379	
Columbia Playfield Improvements -LTAC approved		100,000	
Columbia Playfield -CIP		345,666	
Barth Park		60,000	
Park Trail Signage		25,000	
Gala Park		90,000	
Drollinger Park		16,000	
Heritage Hills		40,000	
Keene Road Trail		30,000	
John Dam Plaza		500,000	
Capital carryovers		1,250,286	
		<u>2,551,331</u>	2,551,331
GENERAL GOV CAPITAL PROJECT FUND 385	-		
Capital carryovers		1,602,729	
		<u>1,602,729</u>	1,602,729
DELAWARE AVE LID CAPITAL PROJECT FUND 395	-		
Capital carryovers		134,654	
		<u>134,654</u>	134,654
ELECTRIC UTILITY FUND 401	77,848,075		
Beginning fund balance adjustment		8,585,037	
2013 Carryovers SR 3/04/2014		32,887	
CIP carryovers		581,585	
CIP carryovers for ROW		415,000	
LED lighting carryover		125,000	
Reduce revenues in revised budget		(2,518,561)	
BPA rep settlement		(1,182,900)	
		<u>6,038,048</u>	83,886,123
WATER UTILITY FUND 402	17,801,911		
Beginning fund balance adjustment		553,178	
2013 Carryovers SR 3/04/2014		32,123	
Capital carryovers		1,367,663	
Net revenue increase/(decrease)		543,429	
		<u>2,496,393</u>	20,298,304

**CITY OF RICHLAND
BUDGET AMENDMENTS
FOR FISCAL YEAR 2014**

Fund Title	Original Budget Including Fund Balance	Change In Appropriations	Total Appropriations As Amended Including Fund Balance
WASTEWATER UTILITY FUND 403	\$ 15,749,541		
Beginning fund balance adjustment		\$ (208,441)	
2013 Carryovers SR 3/04/2014		70,658	
Capital carryovers		686,825	
Net revenue increase/(decrease)		94,310	
		<u>643,352</u>	\$ 16,392,893
SOLID WASTE UTILITY FUND 404	12,299,618		
Beginning fund balance adjustment		587,288	
2013 Carryovers SR 3/04/2014		79,517	
Capital carryovers		46,469	
Net revenue increase/(decrease)		(188,971)	
		<u>524,303</u>	12,823,921
STORM WATER UTILITY FUND 405	4,440,928		
Beginning fund balance adjustment		307,858	
2013 Carryovers SR 3/04/2014		6,000	
Capital carryovers		542,947	
Net revenue increase/(decrease)		1,156	
		<u>857,961</u>	5,298,889
GOLF COURSE FUND 406	1,884,663		
Beginning fund balance adjustment		42,765	
		<u>42,765</u>	1,927,428
BROADBAND FUND 408	192,621		
Capital carryovers		1,897,956	
BPUD fiber lease SR 9/2/14 C8		78,460	
Dark fiber tax and revenue revision		19,110	
HAEIF loan to fund connections		200,000	
IPZ Funded Fiber TCRD		220,000	
Net revenue increase/(decrease)		95,130	
		<u>2,510,656</u>	2,703,277
EQUIPMENT MAINTENANCE FUND 502	3,487,939		
Net revenue increase/(decrease)		66,766	
		<u>66,766</u>	3,554,705
EQUIPMENT REPLACEMENT FUND 503	3,880,241		
2013 Carryovers SR 3/04/2014		261,350	
Increase Electric Fund contributions SR 2/18/14 C7		50,000	
Net revenue increase/(decrease)		49,790	
Beginning fund balance adjustment		310,588	
		<u>671,728</u>	4,551,969
WORKERS COMPENSATION FUND 506	1,114,224		
Beginning fund balance adjustment		(105,097)	
Experience factor increase		200,000	
Net revenue increase/(decrease)		(8,476)	
		<u>86,427</u>	1,200,651
HEALTH CARE BENEFITS FUND 520	15,920,453		
Beginning fund balance adjustment		993,358	
Net revenue increase/(decrease)		(191,509)	
		<u>801,849</u>	16,722,302
UNEMPLOYMENT FUND 521	519,574		
Beginning fund balance adjustment		43,351	
Net revenue increase/(decrease)		200	
		<u>43,551</u>	563,125

**CITY OF RICHLAND
BUDGET AMENDMENTS
FOR FISCAL YEAR 2014**

Fund Title	Original Budget Including Fund Balance	Change In Appropriations	Total Appropriations As Amended Including Fund Balance
LID GUARANTY FUND 602	\$ 485,546		
Unbudgeted land sale revenue		\$ 466,041	
Beginning fund balance adjustment		(214,788)	
		<u>251,253</u>	\$ 736,799
FIREMAN'S PENSION FUND 611	1,421,400		
Beginning fund balance adjustment		3,377	
Net revenue increase/(decrease)		(2,939)	
		<u>438</u>	1,421,838
COLUMBIA POINT MASTER ASSN. FUND 630	-		
Beginning fund balance adjustment		25,828	
		<u>25,828</u>	25,828
SOUTHEAST COMM. CENTER FUND 641	7,121,224		
Net revenue increase/(decrease)		35,612	
2013 Carryovers SR 3/04/2014		343,033	
		<u>378,645</u>	7,499,869
EMERGENCY MANAGEMENT FUND 643	240,534		
Beginning fund balance adjustment		(53,590)	
Revenue reduction in budget prep		(14,371)	
EMPG Grant additional funding		26,796	
BCES EM mobilization adjustment		25,220	
EMPG carryover		58,520	
SHSP additional funding		1,129	
USDOT HMEP grant		16,000	
DOE Emergency prep-2014		148,198	
DOE carryover		115,942	
SHSP carryover		69,368	
SHSP carryover		15,782	
SHSP 'Equipment		4,451	
EMPG1		106,136	
EFSEC		253,868	
SHSP 2014 WEMD Contract Sept 2014-Aug 2016		78,366	
EFSEC carryover		158,396	
		<u>1,010,211</u>	1,250,745
MICROWAVE FUND 644	-		
Create new fund		116,068	116,068
TOTAL	<u>\$ 174,654,231</u>	<u>\$ 59,212,546</u>	<u>\$ 233,866,777</u>

Note: This report only includes funds that have requested amendments.



Council Agenda Coversheet

Council Date: 11/18/2014

Category: Consent Calendar

Agenda Item: C7

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORDINANCE NO. 38-14, ZONING MAP AMENDMENTS TO IMPLEMENT COMPREHENSIVE PLAN CHANGES

Department: Community and Development Services

Ordinance/Resolution: Ord. No. 38-14

Reference:

Document Type: Ordinance

Recommended Motion:

Give second reading and pass Ordinance 38-14, changing the zoning of two parcels to implement the 2014 amendments to the City Comprehensive Plan.

Summary:

A separate ordinance (No. 39-14) has been prepared to implement the three proposed 2014 amendments to the comprehensive plan. Two of those amendments also involve changes in zoning. The Hayden Homes proposal includes an amendment to the zoning map on a 12.2 acre site located near the intersection of Steptoe Street and Center Parkway/Rachel Road and would change the current agricultural zoning to C-1 Neighborhood Retail. The City initiated plan amendment also includes a rezone of a .61 acre site at 95 Amon Park Drive. This property would be rezoned from Parks and Public Facilities to Central Business District.

The Planning Commission has recommended approval of both zone changes, but the recommendation included a lower height restriction on the property at 95 Amon Park Drive. Staff believes this limitation is unnecessary since the City owns the property and can elect to place restrictions on the use of the property, if desired, at the time of sale or lease to a private party. The attached ordinance has been prepared to implement both of the proposed zoning amendments.

Council gave first reading to the proposed Ordinance on November 4, 2014.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

1) ORD 38-14

City Manager Approved:

Hopkins, Marcia
Nov 14, 14:05:08 GMT-0800 2014

ORDINANCE NO. 38-14

AN ORDINANCE of the City of Richland relating to land use, zoning classifications and districts and amending Title 23: Zoning Regulations, of the Richland Municipal Code and the Official Zoning Map of the City by amending Sectional Map Nos. 7 and 40, so as to change the zoning designation on 12.2 acres located at the intersection of Steptoe Street and Rachel Road; and 2.68 acres located south of Lee Boulevard and east of George Washington Way.

WHEREAS, the City of Richland reviewed proposed amendments to its Comprehensive Plan in 2014; and

WHEREAS, the Richland Planning Commission held a public hearing on September 24, 2014 and forwarded a recommendation for the City Council to adopt the proposed Comprehensive Plan and zoning amendments; and

WHEREAS, the Richland City Council held its own public hearing on October 22, 2014 and has considered all recommendations and reports submitted to it and all comments made at the public hearing; and

WHEREAS, the City Council has adopted findings included in Ordinance No. 39-14, adopting the 2014 amendments to the Richland Comprehensive Plan and such findings also serve as the basis for adoption of the zoning amendments listed herein; and

WHEREAS, the amendment to the City Comprehensive Plan, as completed through the adoption of Ordinance No. 39-14 provides the justification for changing the zoning and is consistent with the provisions of the State Growth Management Act (RCW 36.70A.040) which requires cities to adopt development regulations that are consistent with and implement the comprehensive plan; and

WHEREAS, it is hereby found to be in the best interest of the citizens of Richland that the amendments to the zoning code in the form provided herein be adopted.

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

Section 1.01 It is hereby found, as an exercise of the City's police power, that the best land use classification for the lands described in Section 1.02 below is C-1 Neighborhood Retail for the approximately 12.2 acres located both east and west of Steptoe Street and south of the Rachel Road/Center Parkway right-of-way.

Section 1.02 Said properties are more particularly described as follows:

Parcel A

That portion of the Northeast Quarter of Section 1, Township 8 North, Range 28 East, Benton County Washington, lying easterly of Steptoe Street and Southerly of Center Parkway, described as follows:

Commencing at the Northeast corner of said section then South 00°42'01" East along the Easterly line of said Section 24.56 feet to the Southerly Right-of-Way line of a public road known as Center Parkway and the True Point of Beginning;

Thence continuing South 00°42'01" East along said Easterly line 680.92 feet to the Easterly Right-of-Way line of a public road known as Steptoe Street; thence the following courses along said line;

North 17°15'08" West 126.95 feet;

South 72°44'52" West 18.12 feet;

North 17°15'08" West 67.90 feet;

North 17°53'20" West 19.22 feet to the beginning of a curve to the left the radius point of which bears South 72°06'40" West 1052.00 feet; thence Northwesterly along said curve 105.75 feet;

North 23°38'54" West 132.66 feet;

North 24°05'39" West 28.19 feet;

North 20°54'21" East 79.96 feet to the said Southerly right-of-Way line of Center Parkway and a non-tangent curve to the right the radius point of which bears South 21°34'37" East 475.00 feet; thence Northeasterly along said curve 172.68 feet; thence North 89°15'10" East along said Right-of-Way line 5.62 feet to the said True Point of Beginning.

Contains 1.70 acres.

Together with and subject to easements, covenants, reservations, right-of-ways and restrictions of record and in view.

Parcel B

That portion of the Northeast quarter of Section 1, Township 8 North, Range 28 East, Benton County, Washington, lying westerly of Steptoe Street, northerly of the BNSF Railway Right-of-Way, Easterly of the Amon Wasteway and Southerly of Future Rachel Road, described as follows:

Commencing at the Northeast corner of said section thence South 89°11'04" West along the Northerly line of said section 393.26 feet to the Westerly Right-of-Way line of a public road known as Steptoe Street, the beginning of a non-tangent curve to the left the radius point of which bears North 67°48'30" East 1092.01 feet; thence the following courses along said Right-of-Way line; Southeasterly along said 1092.01 foot radius curve an arc length of 33.84 feet; South 65°54'21" West 59.40 feet;

South 65 54'-21" West 34.15 feet;
South 24 05'39" East 73.00 feet to the True Point of Beginning;

Continuing along said Right-of-Way line the following courses:

North 65 54'21" East 46.15 feet;
South 69 05'39" East 80.61 feet;
South 24 05'39" 16.19 feet;
South 24 19'40" East 120.57 feet to the beginning of a curve to the right the radius point of which bears South 65 40'20" West 957.50 feet; thence Southeasterly along said curve 107.88 feet;
South 17 52'21" East 18.97 feet;
South 18 53'24" East 315.05 feet;
South 17 53'24" East 307.93 feet to the Easterly line of said section;
Thence South 00 42'01" East along said Easterly line 67.79 feet to the Northerly line of the BNSF Railway Right-of-Way;
Thence South 69 55'41" West along said line 425.48 feet to the Easterly line of the Amon Wasteway;
Thence the following courses along said Easterly Wasteway line;
North 22 15'11" West 669.34 feet to the Beginning of a curve to the left the radius point of which bears South 67 44'49" West 486.47 feet; Thence Northwesterly along said curve 155.07 feet to the Southerly Right-of-Way line of future Rachel Road and the beginning of a non-tangent curve to the left the radius point of which bears North 50 50'08" West 530.00 feet; Thence Northeasterly along said curve and future right-of-Way line 70.50 feet; Thence North 31 32'36" East 84.64 feet along said Right-of-Way line to the beginning of a curve to the right the radius point of which bears South 58 27'24" East 420.00 feet; Thence along said curve and said Right-of-Way line 251.89 feet; Thence North 73 39'26" East along said Right-of-Way line 48.19 feet to the said True Point of Beginning.

Contain 10.50 acres

Together with and subject to easements, covenants, reservations, right-of-ways and restrictions of record and in view.

Such land is rezoned from AG – Agricultural.

Section 1.03 It is hereby found, as an exercise of the City's police power, that the best land use classification for the lands described in Section 1.04 below is Central Business District (CBD) for the .61 acres located south of Lee Boulevard and east of George Washington Way when consideration is given to the interest of the general public.

Section 1.04 Said property is more particularly described as follows:

A portion of the Southeast $\frac{1}{4}$ of Section 11, Township 9 North, Range 28 East, W.M., City of Richland, Benton County, Washington.

A portion of Lot 4 of Short Plat No. 2586 as recorded in Volume 1 of Surveys on Page 2586, records of said County and State. More particularly described as follows:

Beginning at the Northwest corner of said Lot 4 of said Short Plat 2586; Thence South 15°22'45" East a distance of 180.47 along the West line of said Lot 4, to the Northeast corner of Lot 3 of said Shot Plat 2586, records of said County and State, said point is the True Point of Beginning. Thence continuing along said West line (common with the East line of said Lot 3) South 18°22'45" East a distance of 83.00 feet; Thence continuing along said West line (common with the East line of said Lot 3) South 14°23'26" East a distance of 246.08 feet to the Southeast corner of said Lot 3; Thence leaving said West line and said Southeast corner along a projection of the South line of said Lot 3 North 74°37'46" East a distance of 80.20 feet; Thence North 14°06'41" West a distance of 254.71 feet; Thence North 11°37'20" West a distance of 64.39 feet to a point that intersects a projection of the North line of said Lot 3 ; Thence South 80°58'24" West a distance of 90.71 feet along said projection back to the True Point of Beginning.

Such land is rezoned from PPF – Parks and Public Facilities.

Section 1.05 Title 23 of the City of Richland Municipal Code and the Official Zoning Map of the City, as adopted by Section 23.08.040 of said title, is amended by amending Sectional Maps nos. 7 and 40, which are two of a series of maps bearing the number and date of passage of this ordinance and by reference made a part of this ordinance and of the Official Zoning Map of the City.

Section 1.06 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 18th day of November, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: November 23, 2014

Exhibit A

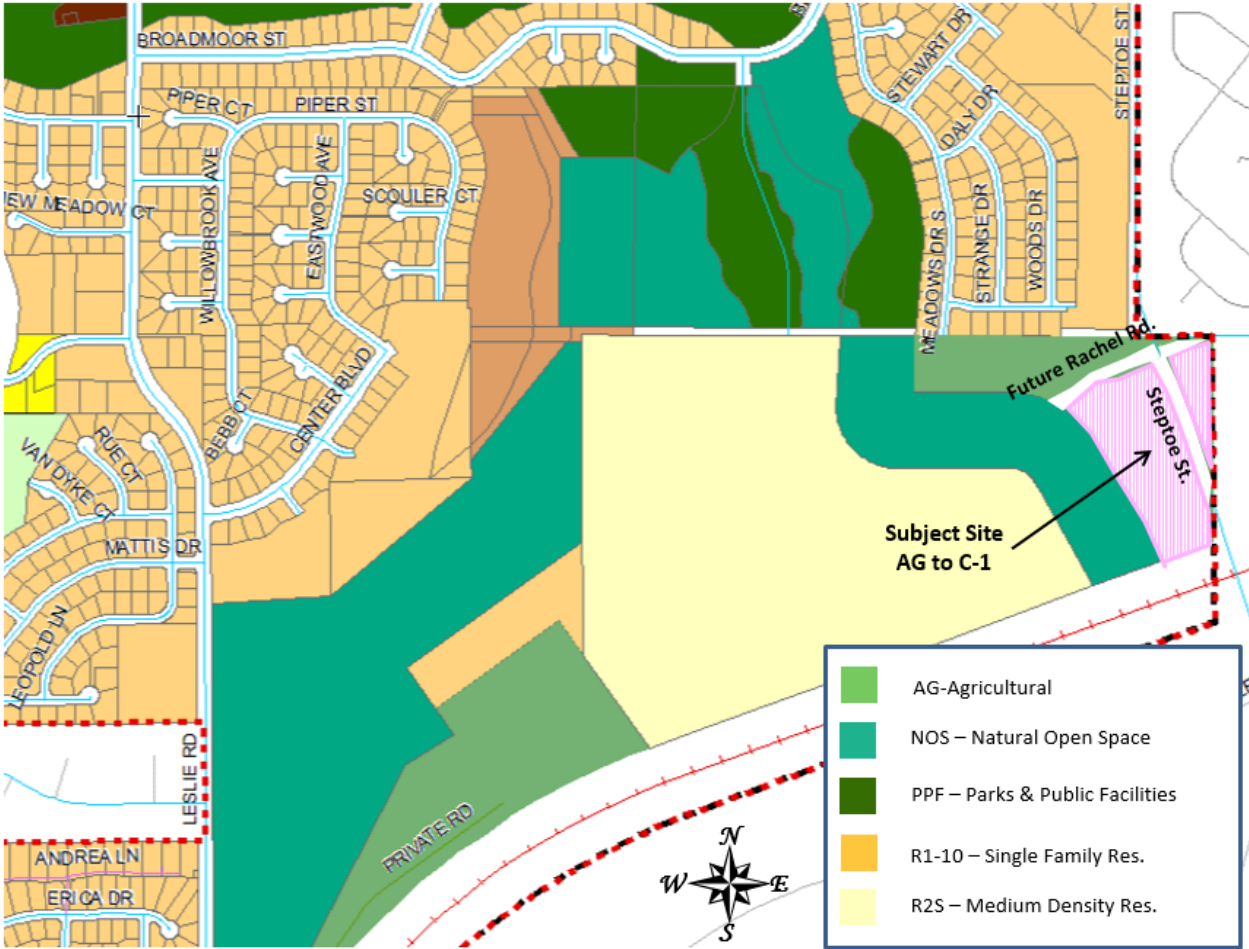


Exhibit B





Council Agenda Coversheet

Council Date: 11/18/2014

Category: Consent Calendar

Agenda Item: C8

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: ORDINANCE NO. 39-14, 2014 AMENDMENTS TO THE CITY COMPREHENSIVE PLAN

Department: Community and Development Services

Ordinance/Resolution: Ord. No. 39-14

Reference:

Document Type: Ordinance

Recommended Motion:

Give second reading and pass Ordinance 39-14, adopting the 2014 amendments to the City Comprehensive Plan.

Summary:

Each year, the City provides the public with an opportunity to propose amendments to Richland's Comprehensive Plan. This year, a total of 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 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 a 155 acre property 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 24, 2014 and have forwarded recommendations to approve all three requests. Council held its public hearing on October 21, 2014 and granted first reading to the ordinance on November 4, 2014. The attached ordinance would implement all three of the proposed amendments to the plan. A separate ordinance (Ord. No. 38-14) would implement the zoning changes that are a part of the Hayden Homes and 95 Amon Park Drive plan amendments.

Fiscal Impact?

☒ Yes ☐ No

The City may incur some additional expenses, which staff anticipates will be more than offset by tax revenues resulting from new development.

Attachments:

- 1) ORD 39-14
- 2) Hayden Homes Staff Report
- 3) PNNL Staff Report
- 4) 95 Amon Park Drive Staff Report
- 5) Planning Commission Meeting Minutes

City Manager Approved:

Hopkins, Marcia
Nov 14, 14:05:00 GMT-0800 2014

ORDINANCE NO. 39-14

AN ORDINANCE of the City of Richland adopting 2014 amendments to the Comprehensive Plan and amending Title 23: Comprehensive Plan, of the Richland Municipal Code.

WHEREAS, the City's existing Comprehensive Plan was last amended on November 19, 2013; and

WHEREAS, the City processed requests initiated by Hayden Homes, Pacific Northwest National Laboratories and the City; and

WHEREAS, the Richland Planning Commission held a public hearing to review the proposed amendments to the comprehensive plan at its regular meeting held on September 24, 2014 and forwarded formal recommendations to the City Council for these proposed amendments to the comprehensive plan; and

WHEREAS, pursuant to the State Environmental Policy Act, the City completed an environmental review of each of the proposed amendments and issued a determination of non-significance for each proposed amendment; and

WHEREAS, City staff completed an analysis of each proposed comprehensive plan amendment for compliance with the Growth Management Act; and

WHEREAS, the Richland City Council has considered all recommendations and reports submitted to it and held a public hearing on October 21, 2014; and

WHEREAS, it is hereby found to be in the best interest of the citizens of Richland that the amendments to the comprehensive plan in the form provided herein be adopted.

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

Section 1.01 The following Findings and Conclusions for the 2014 Comprehensive Plan Amendments form the basis for the adoption of the 2014 Comprehensive Plan as set forth in Sections 1.02 and 1.03 of this ordinance:

Amendment to the land use map changing the designation for a 12.2 acre site from Low Density Residential to Commercial on property located at the intersection of Steptoe Street and Rachel Road:

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.

Amendment to the land use map changing the designation of 155 acres from commercial and low density residential to natural open space and business research park on property located north of Horn Rapids Road and east of George Washington Way

15. 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;

16. 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;

17. 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;
18. 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;
19. 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;
20. 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.

Amendment to the land use map changing the designation on 2.68 acres from developed open space and waterfront to central business district

21. 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.
22. The western 2.07 acres of the site is zoned Central Business District and the remaining .61 acres is zoned Parks and Public Facilities.
23. 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.
24. 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.
25. 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.

26. 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.
27. An environmental checklist was reviewed and a Determination of Non-Significance was issued completing the State Environmental Policy Act process.
28. 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.

Section 1.02 Section 23.01.030 of the Richland Municipal Code as adopted by Ordinance No. 28-05 and last amended by Ordinance No. 38-13, is hereby amended to read as follows:

23.01.030 Plan Adopted

There is hereby adopted as a current and flexible guide to coordinate the public and private development of property and other resources of the city of Richland that certain comprehensive plan adopted by the Richland city council on October 6, 1997, and amended on December 14, 1998, December 7, 1999, December 19, 2000, October 16, 2001, December 2, 2002, December 3, 2003, December 7, 2004, December 6, 2005, December 19, 2006, December 4, 2007, December 2, 2008, November 17, 2009, August 3, 2010, November 16, 2010, November 27, 2012, ~~and~~ November 18, 2014 which is on file with the city clerk and consists of maps, general goals and policies relating to economic development, land use, transportation, utilities, capital facilities and housing, and also establishes an urban growth area boundary land use plan map.

Section 1.03 Council directs the City Clerk to maintain the following amendments to the City of Richland Comprehensive Plan as follows: Exhibit A – Amendment to the Land Use Map in the Land Use Element of the Plan for an approximately 12.2 acre site located at the intersection of Steptoe Street and Rachel Road; Exhibit B – Amendment to the Land Use Map in the Land Use Plan for an approximately 155 acre site located north of Horn Rapids Road, east of George Washington Way and west of the Columbia River; Exhibit C – Amendment to the Land Use Map in the Land Use Element of the Plan for a 2.68 acre site located south of Lee Boulevard and east of George Washington Way; all certified by the clerk as true copies and to be retained as a permanent record.

Section 1.04 This ordinance shall be effective immediately following the day after its publication in the official newspaper of the City.

Section 1.05 If any section, sentence, clause or phrase of the amendments set forth in this Comprehensive Plan annual amendment ordinance should be timely challenged to any body or court with authority and jurisdiction to hear such a challenge, or if such amendment be determined to be invalid or unconstitutional, such challenge, invalidity or

unconstitutionality shall not affect the validity or constitutionality of any other section, clause, phrase or amendment of this adopted annual comprehensive plan amendment ordinance.

PASSED by the City Council of the City of Richland on this 18th day of November, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

Date Published: November 23, 2014

EXHIBIT A

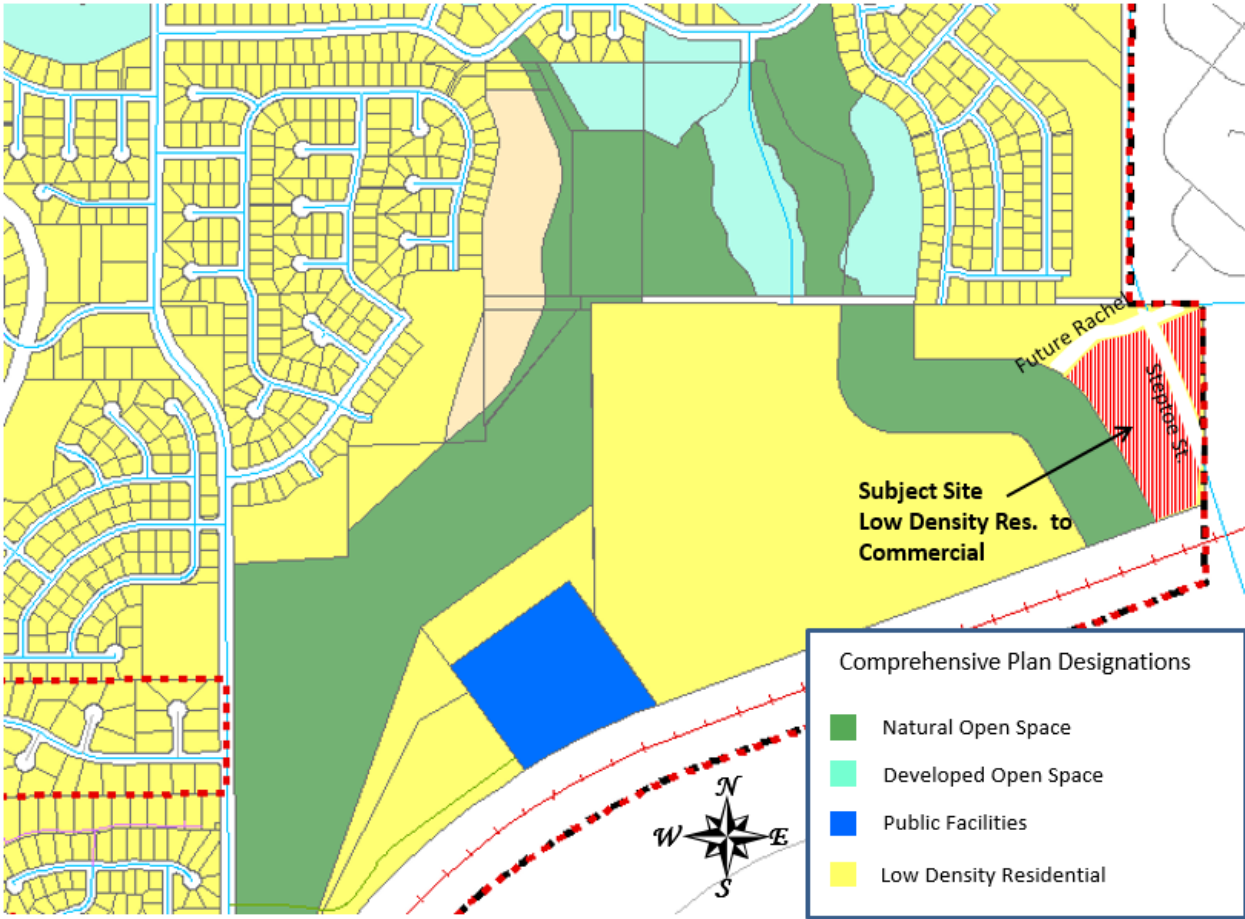


EXHIBIT B

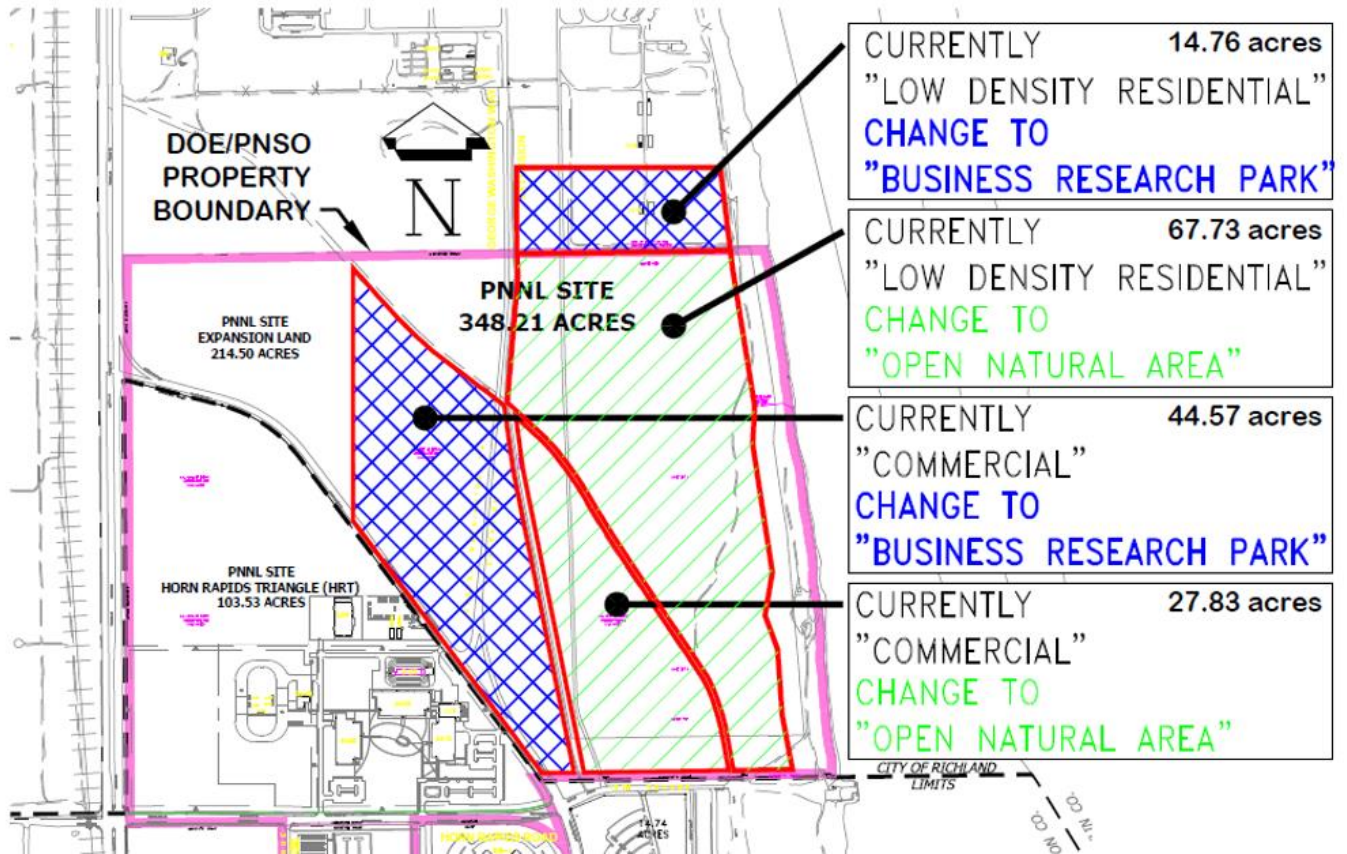


EXHIBIT C



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)



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.

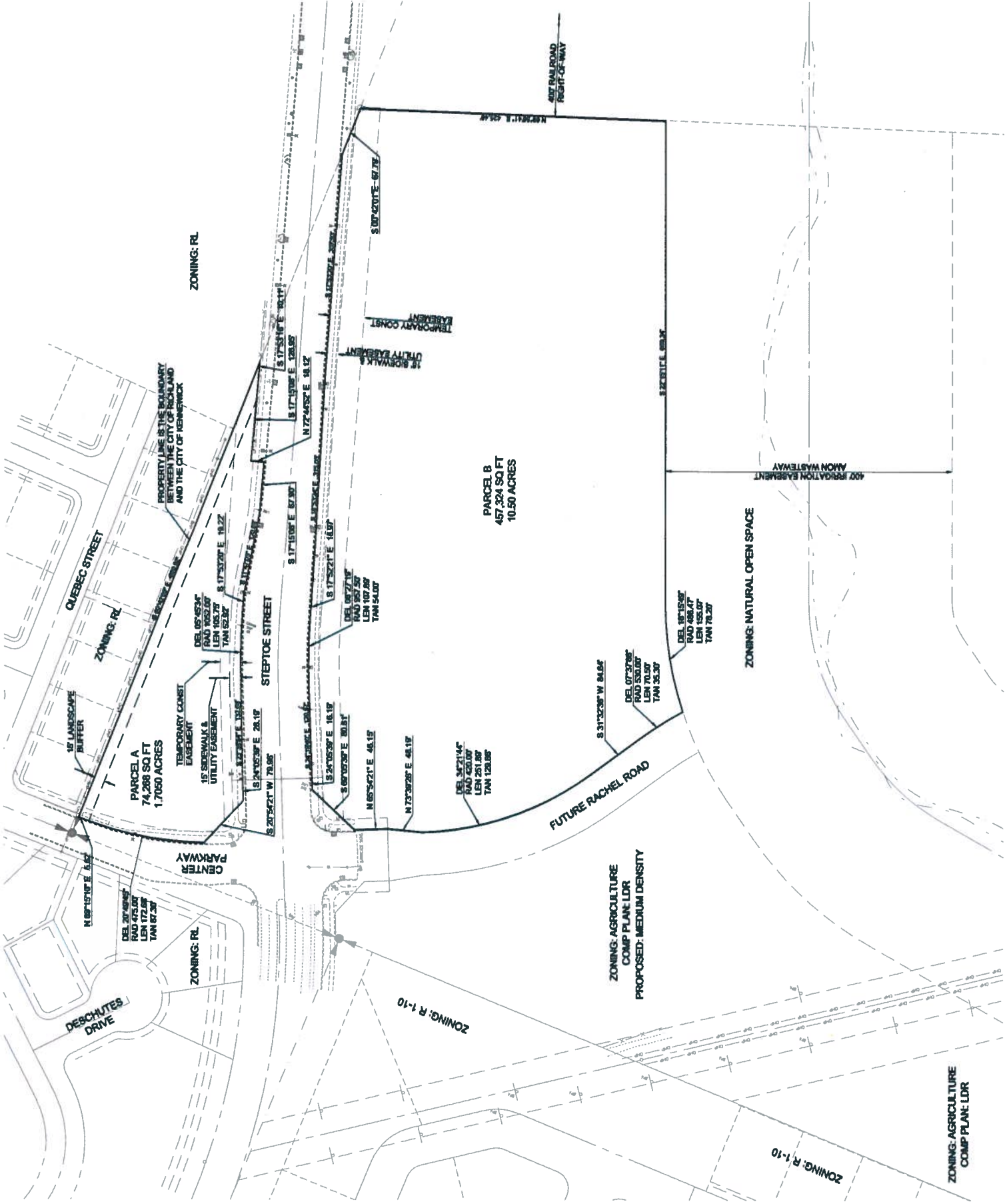
The Steptoe Street capital improvements project creates an arterial roadway connection between the City of Kennewick and the City of Richland and with the construction of the Clearwater Creek Subdivision there will be an additional arterial connection with Leslie Road and Rachel Road. Both Steptoe Street 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-87
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

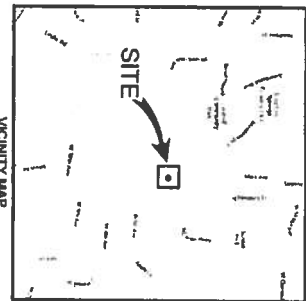
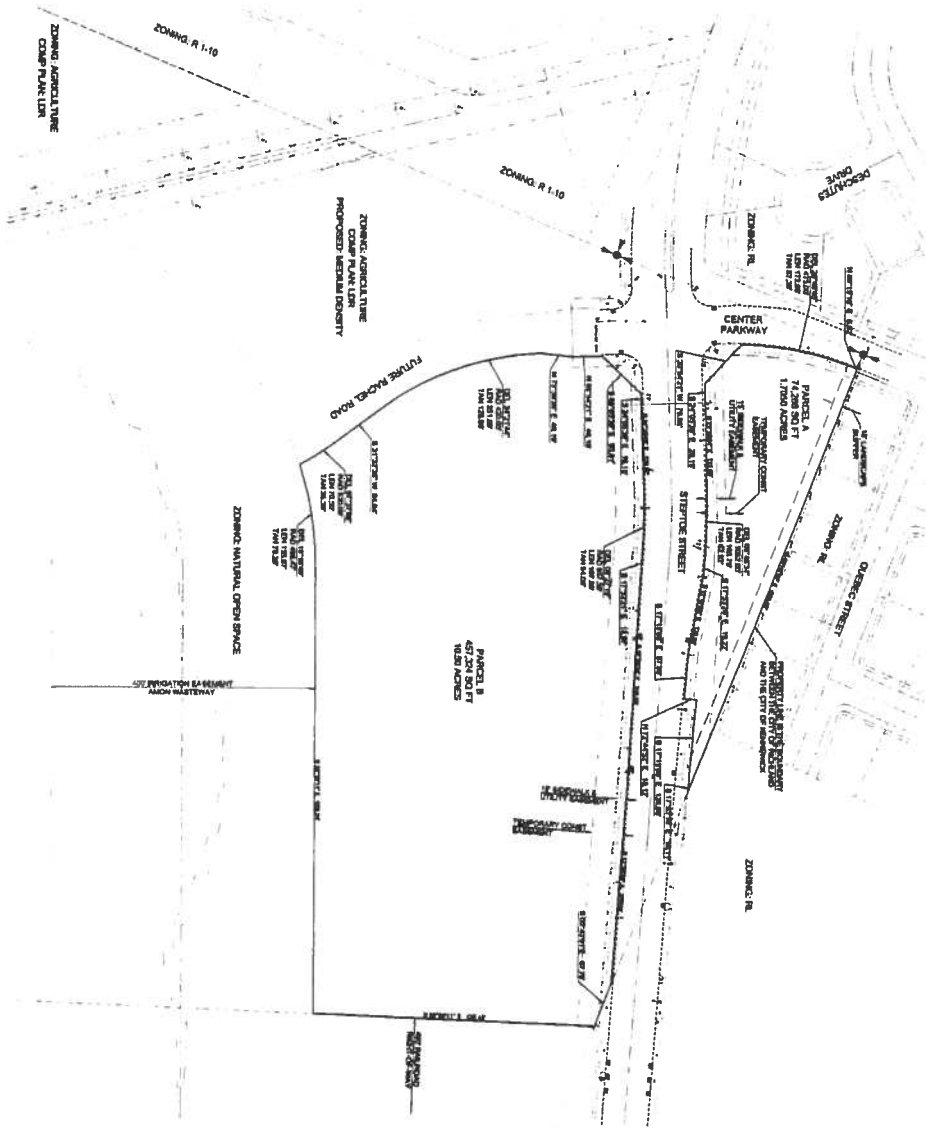
CITY OF RICHLAND Determination of Non-Significance

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

Clearwater Creek

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



PROJECT NOTES:

1. The project is located in a portion of Section 1, T8N, R28E, W1M, City of Richland, Benton County, Washington.

2. The project is located in a portion of Section 1, T8N, R28E, W1M, City of Richland, Benton County, Washington.

3. The project is located in a portion of Section 1, T8N, R28E, W1M, City of Richland, Benton County, Washington.

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12. The project is located in a portion of Section 1, T8N, R28E, W1M, City of Richland, Benton County, Washington.

13. The project is located in a portion of Section 1, T8N, R28E, W1M, City of Richland, Benton County, Washington.

14. The project is located in a portion of Section 1, T8N, R28E, W1M, City of Richland, Benton County, Washington.

15. The project is located in a portion of Section 1, T8N, R28E, W1M, City of Richland, Benton County, Washington.

16. The project is located in a portion of Section 1, T8N, R28E, W1M, City of Richland, Benton County, Washington.

17. The project is located in a portion of Section 1, T8N, R28E, W1M, City of Richland, Benton County, Washington.

18. The project is located in a portion of Section 1, T8N, R28E, W1M, City of Richland, Benton County, Washington.

19. The project is located in a portion of Section 1, T8N, R28E, W1M, City of Richland, Benton County, Washington.

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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

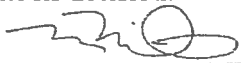
- a. Circle the utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- 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

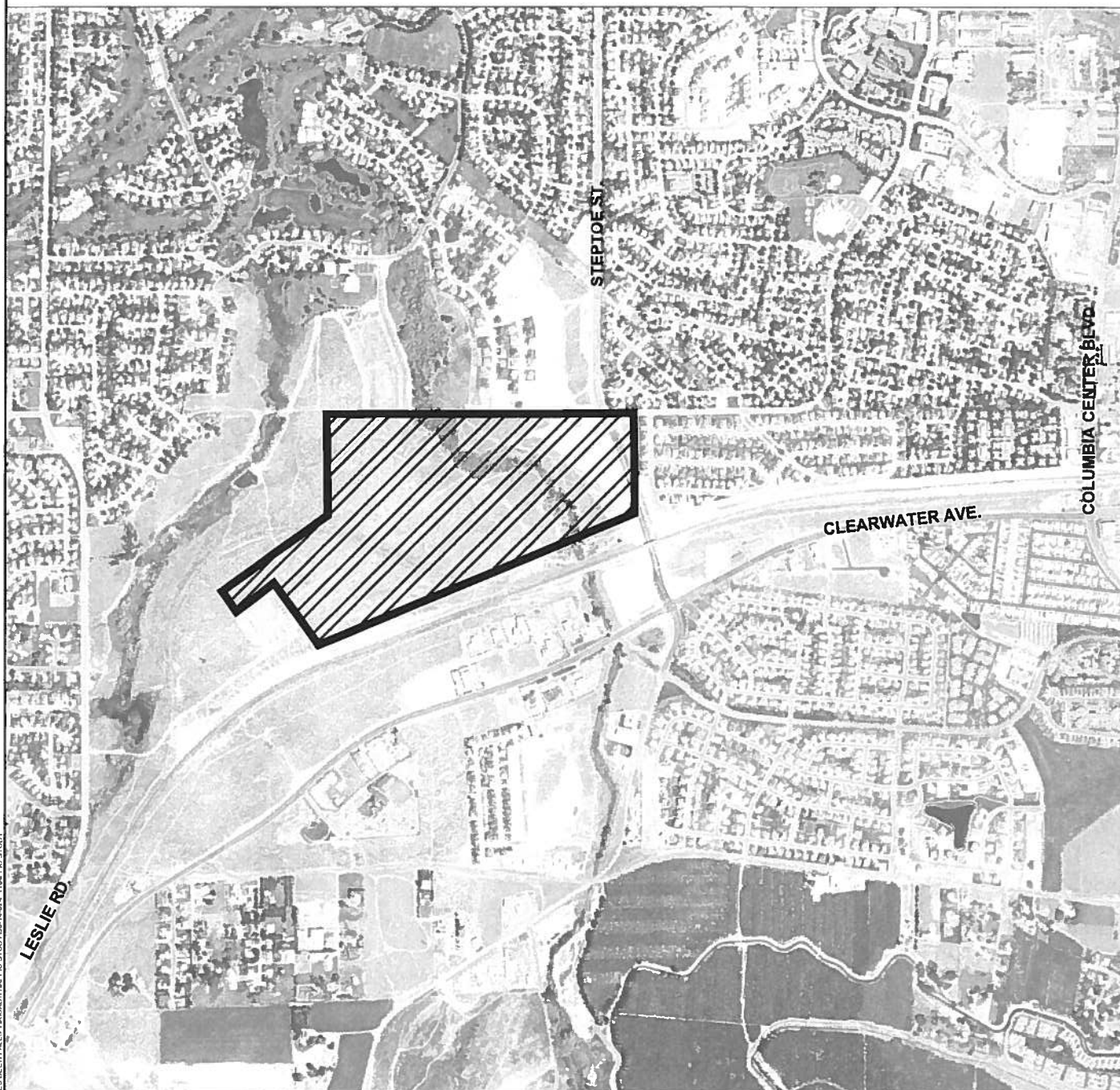
Introduction and Background

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.

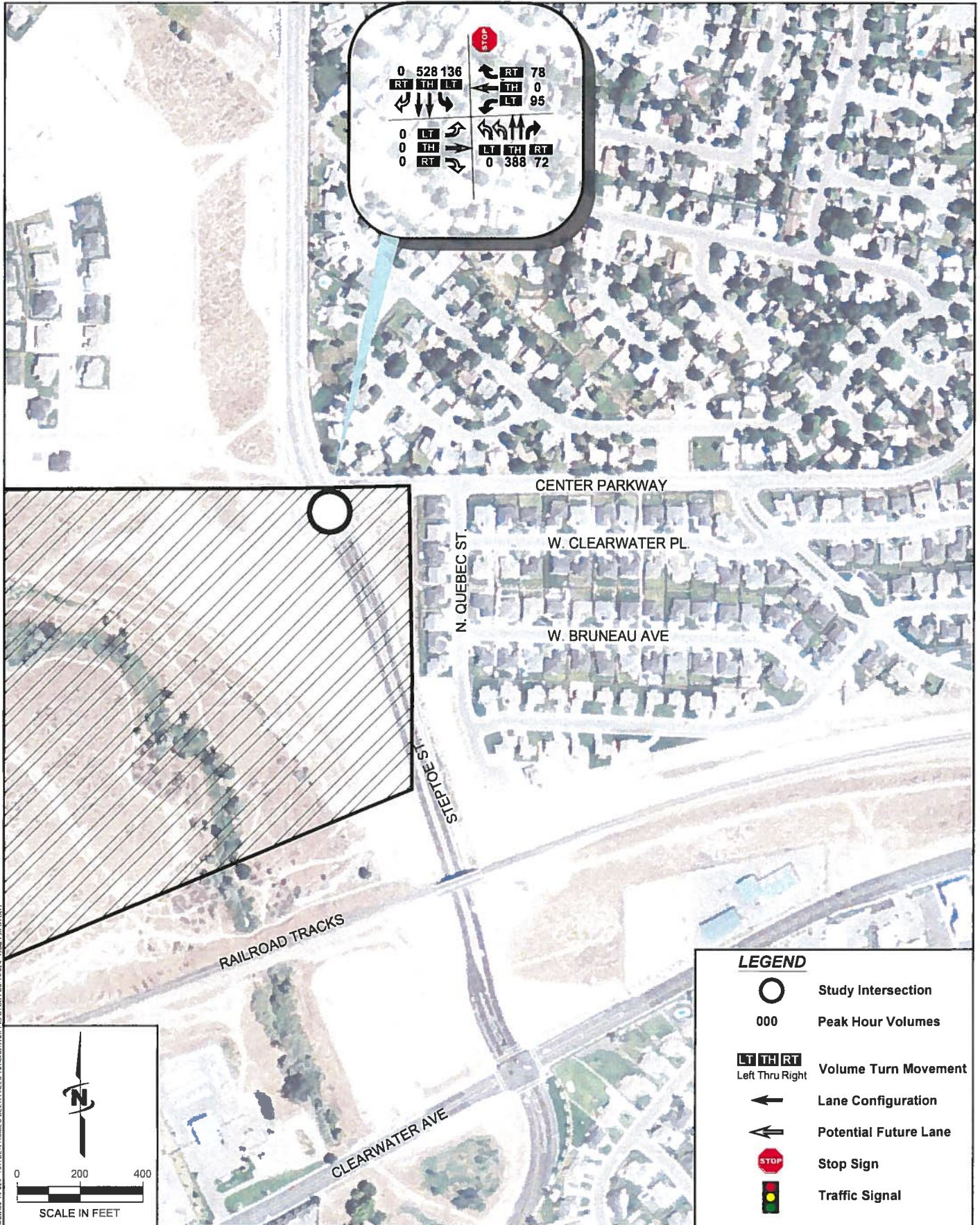


Table 1. Level of Service Criteria for Intersections

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".

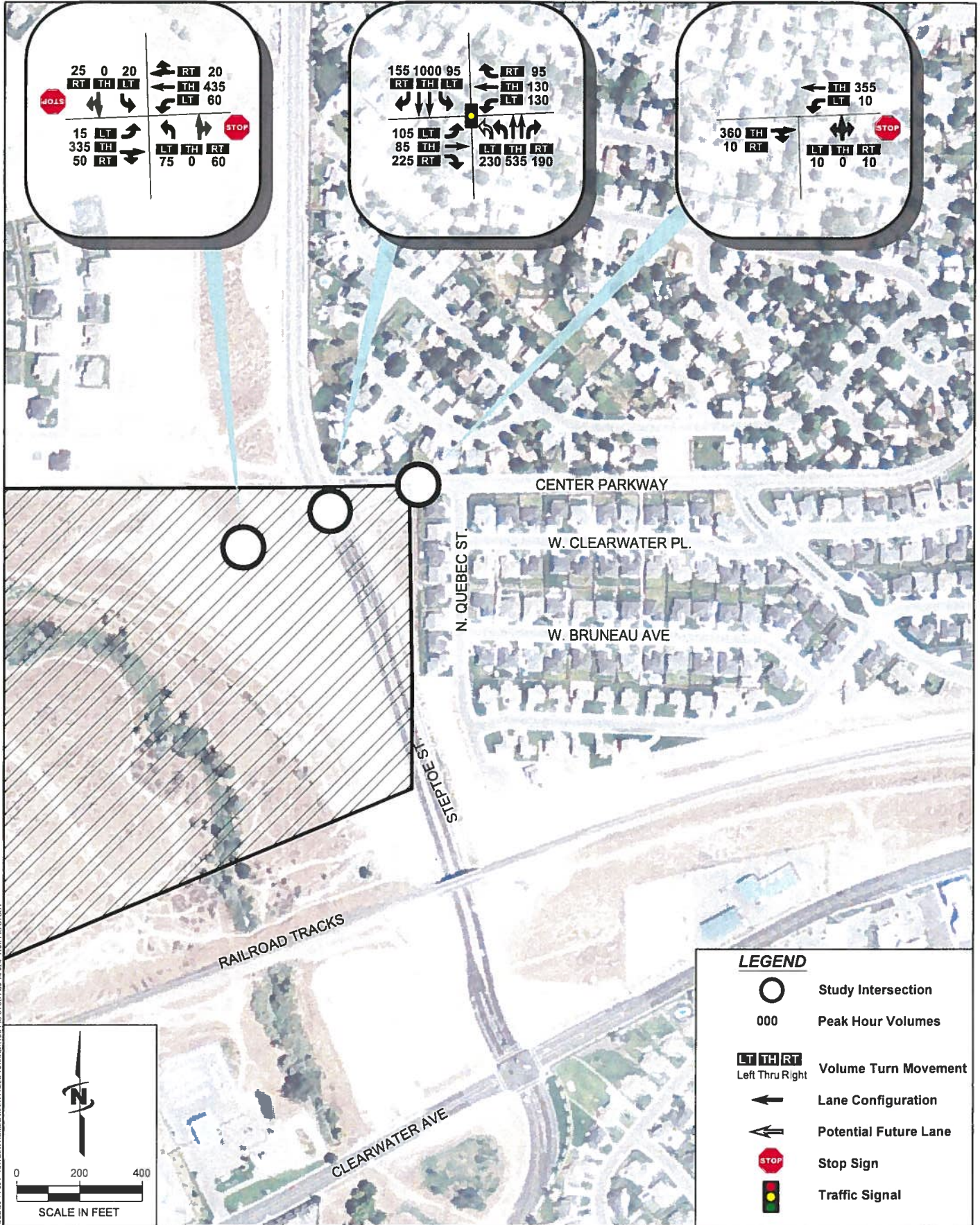


Table 3. Summary of 2034 Build Condition Delay and Level of Service

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

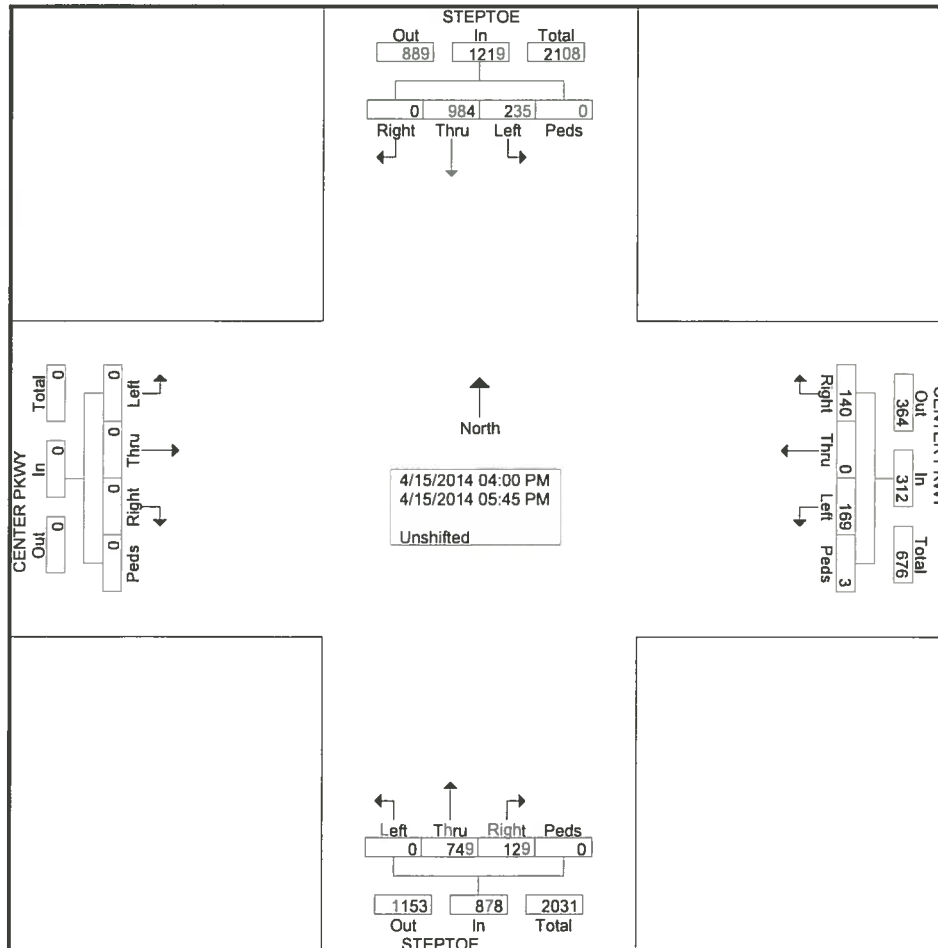
Site Code : 00000000

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.

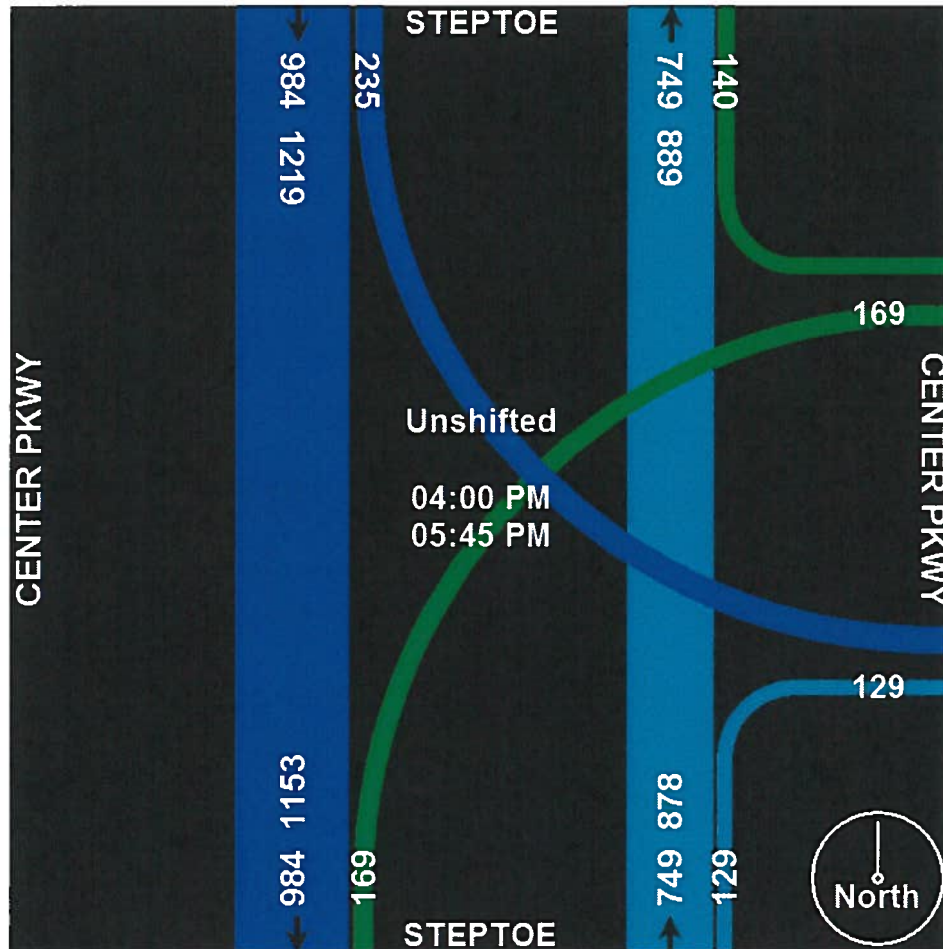
2810 W Clearwater Ave, Suite 201
Kennewick, WA 99336

File Name : Steptoe-CenterPkwy-PM

Site Code : 00000000

Start Date : 4/15/2014

Page No : 2

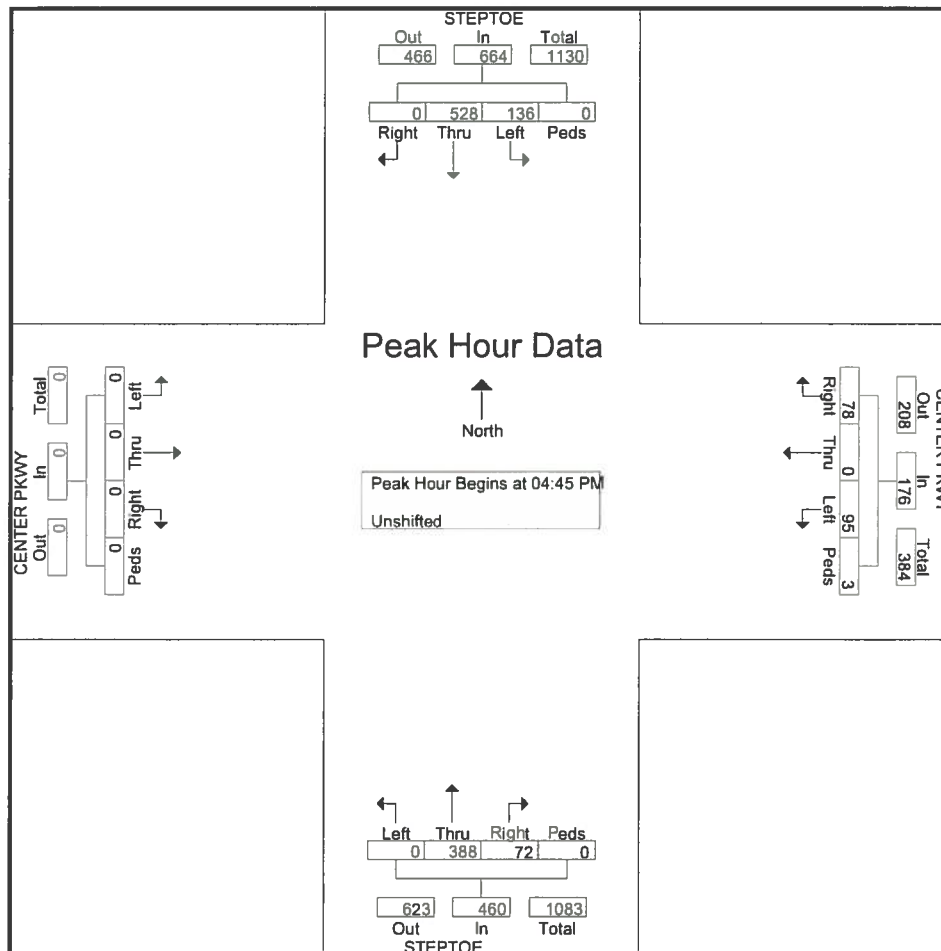


J-U-B ENGINEERS, Inc.

2810 W Clearwater Ave, Suite 201
Kennewick, WA 99336

File Name : Steptoe-CenterPkwy-PM
Site Code : 00000000
Start Date : 4/15/2014
Page No : 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

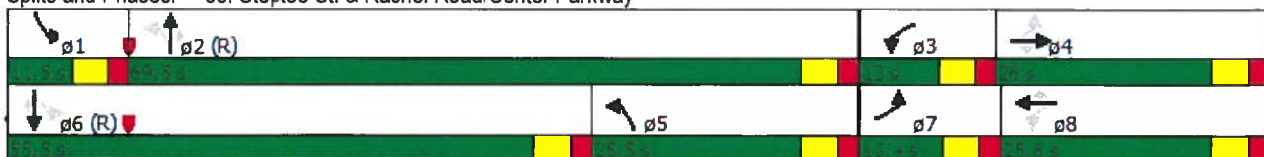
Clearwater Creek TIA
2034 Build_Prot-Per NB Left

	↖	→	↘	↙	←	↖	↘	↑	↗	↘	↓	↙
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	SEB
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

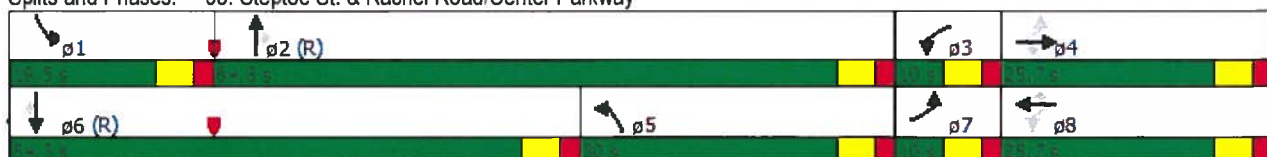
Intersection Capacity Utilization 68.0%

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 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	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

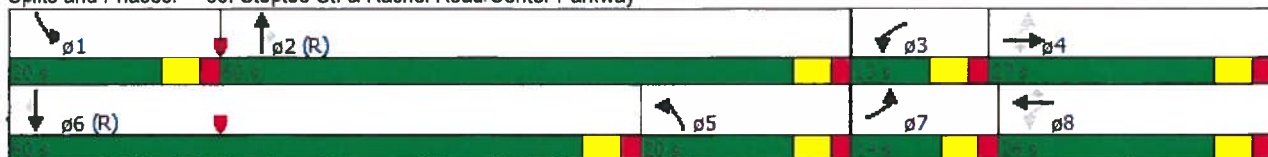
Intersection Capacity Utilization 61.9%

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		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									

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

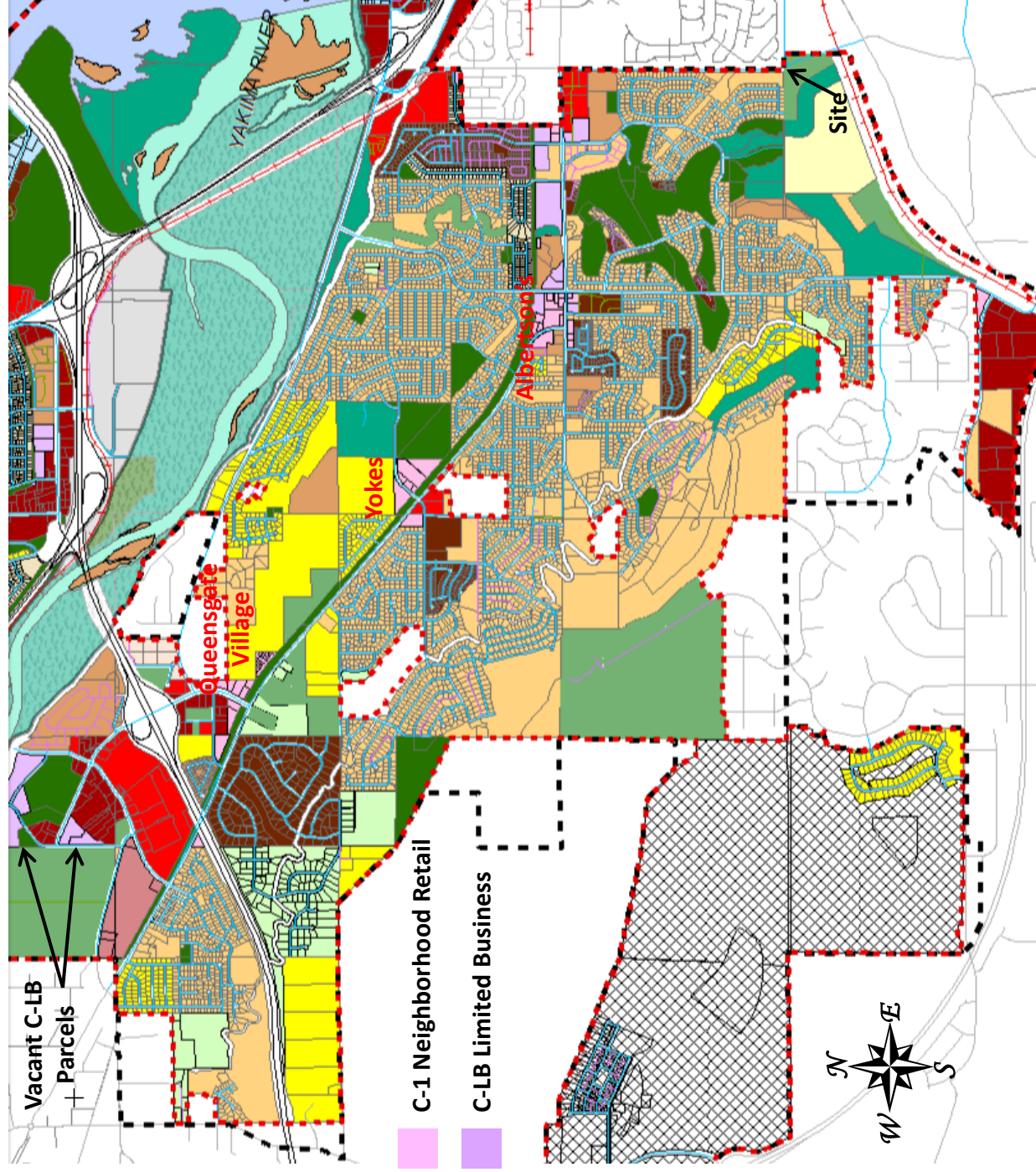
Address	Parcel ID	Business	Acres
139 Gage	1-36981020010008	Great American Bank	1.00
150 Gage	1-25984000005001	Col. Community Church	10.53
250 Gage	1-25983000006000	Village @ Meadow Springs	16.21
560 Gage	1-25983012597001	Kadlec Medical Offices	2.26
550 Gage	1-25983012597002	Kadlec Medical Offices	2.73
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.

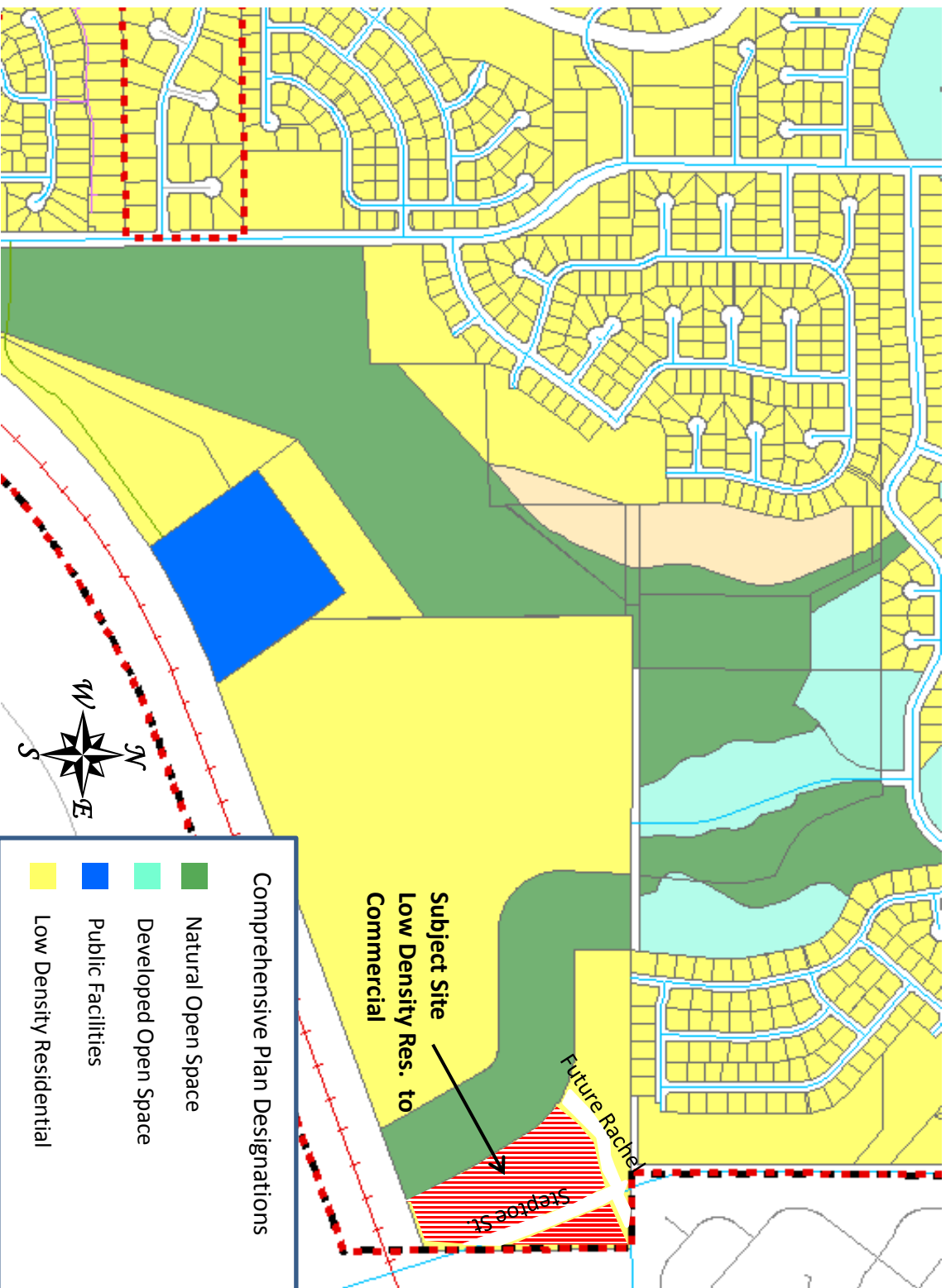
In addition to the loss of funds associated with Home values, the noise, lighting, traffic, etc. associated with commercial development will be a constant disruption to the quiet neighborhood we chose to live in at a premium price.

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 _____

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 FFO 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 Bixby,
PWWL, (509) 948-7705

BIA RIVER

WOODED IS.

Hanford Site

DOE Hanford Site 300 Area

DOE's Hanford Site and PWWL Site boundary

Preservation Designated Area - see attached

PWWL 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

LAUGHIN ST
MICA ST

HUGO DR
DENMARK DR

GLEED DR

STEVENS DR

CAVE

GEORGE WASH WAY EXTENSION

GEORGE WASH WAY

CAVE

HORN RAPIDS RD

13TH ST

12TH ST

11TH ST

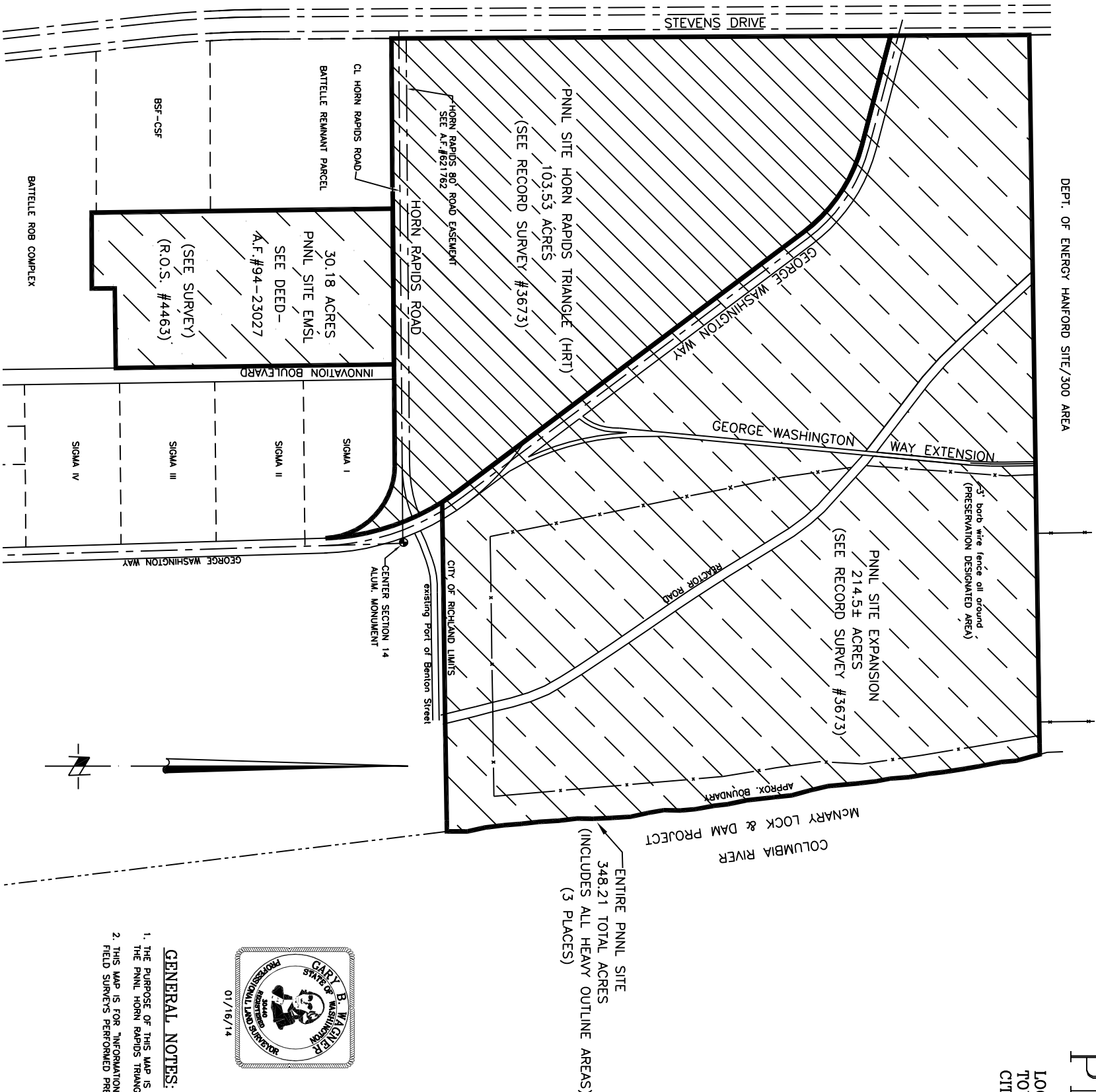
D.O.E. H

YAWP WAY

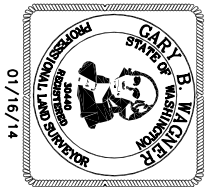
DEPT. OF ENERGY HANFORD SITE/300 AREA

PNNL SITE MAP

LOCATED IN SECTIONS 14 & 15
TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WA.



ENTIRE PNNL SITE
348.21 TOTAL ACRES
(INCLUDES ALL HEAVY OUTLINE AREAS)
(3 PLACES)



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) 783-8994
www.rogerssurveying.com

CLIENT
PACIFIC N.W. NATIONAL LABORATORY
16313

PROJECT
PNNL SITE MAP

DRN. BY
GBW

SCALE
1"= 400'

F. B. NO.
N/A

ACAD
VER 6342013

APPROVED
GBW

DATE
12/04/13

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

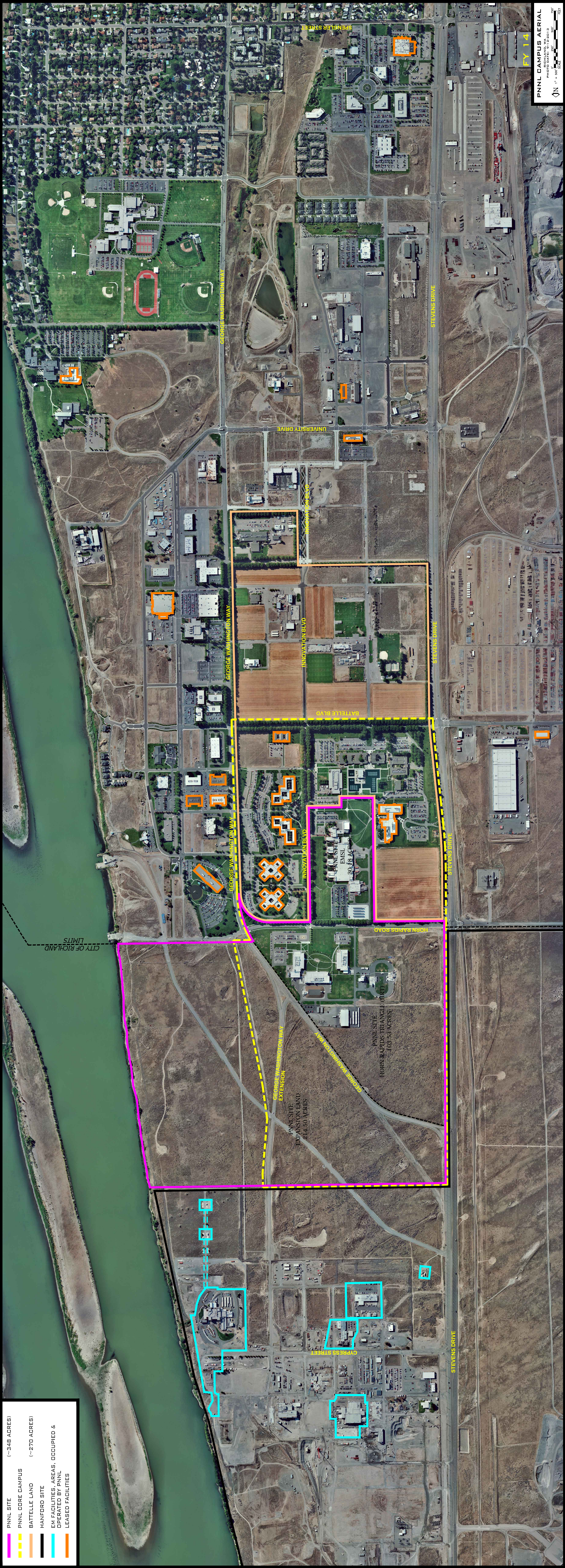


EXHIBIT (3)

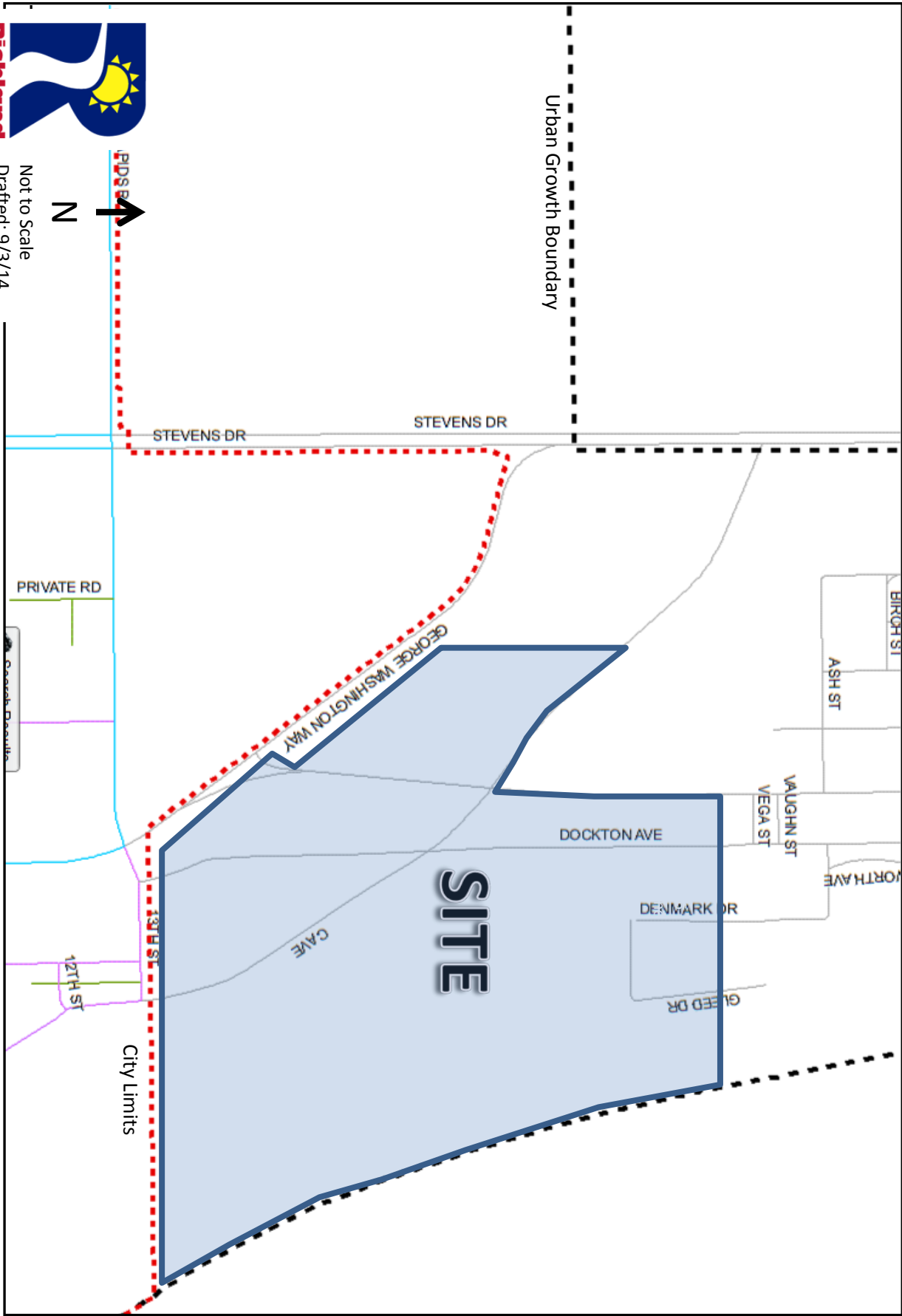
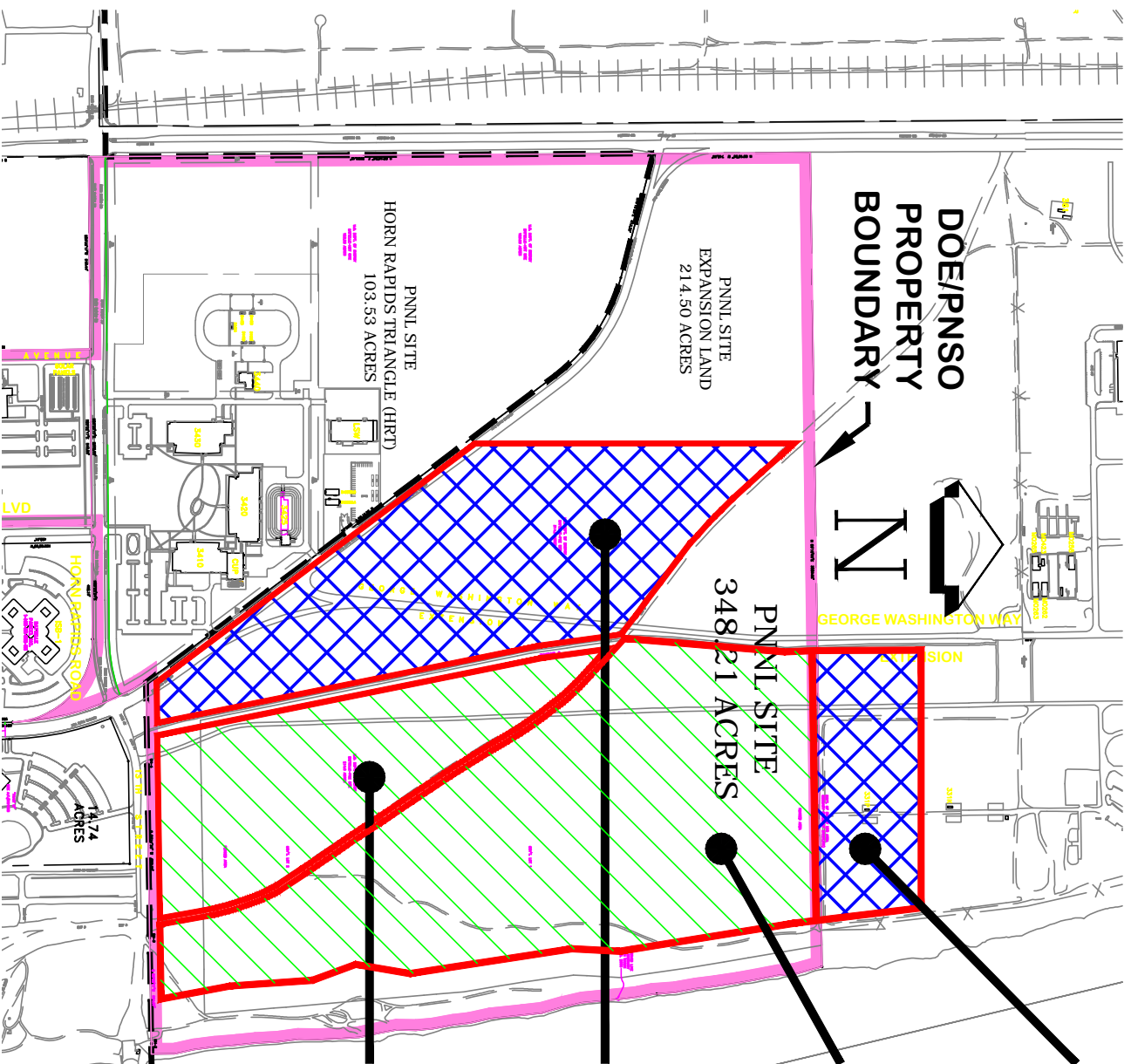


EXHIBIT (4)



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)

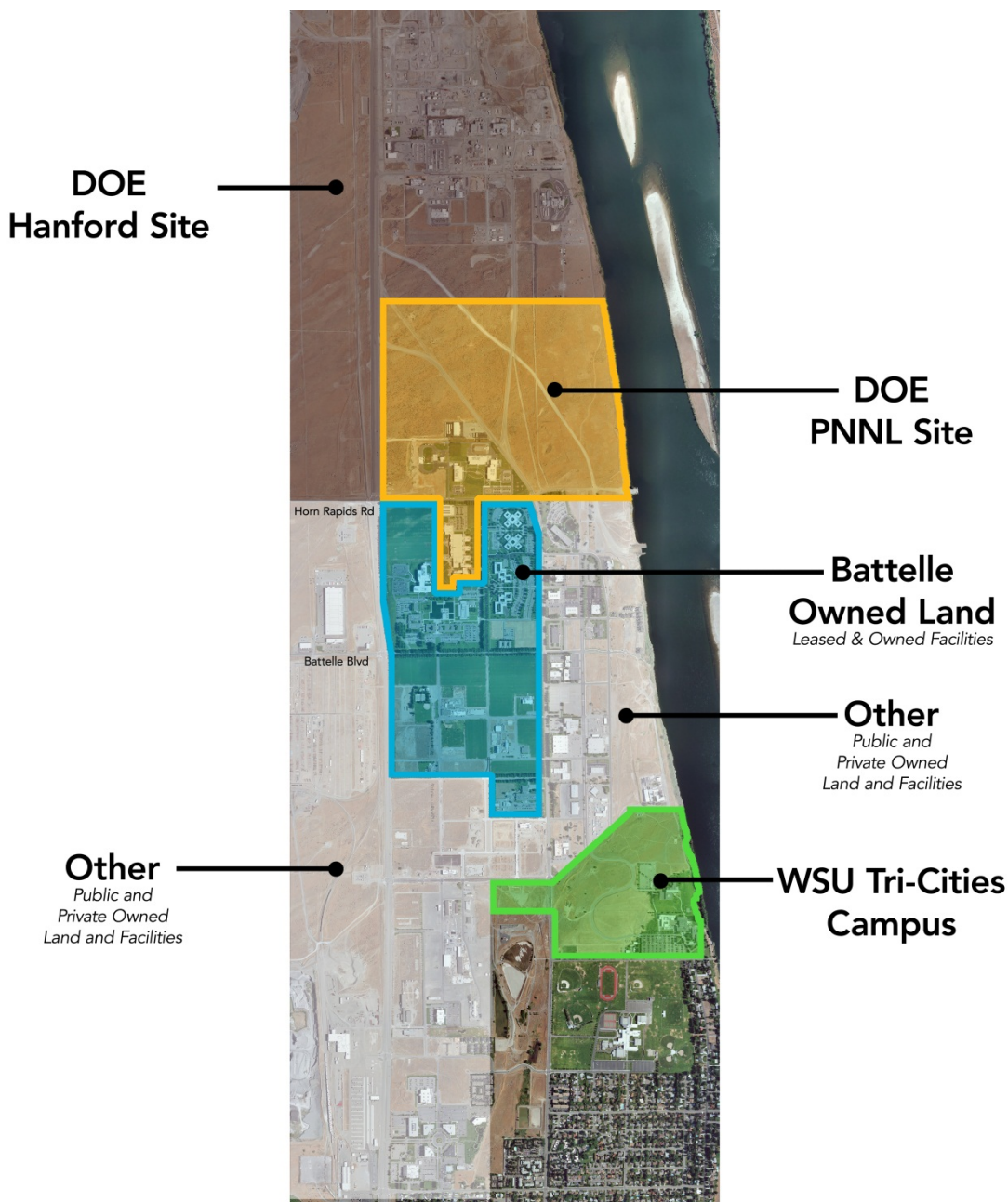


Figure 1-1. PNNL Campus, Depicting Land Ownership

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.

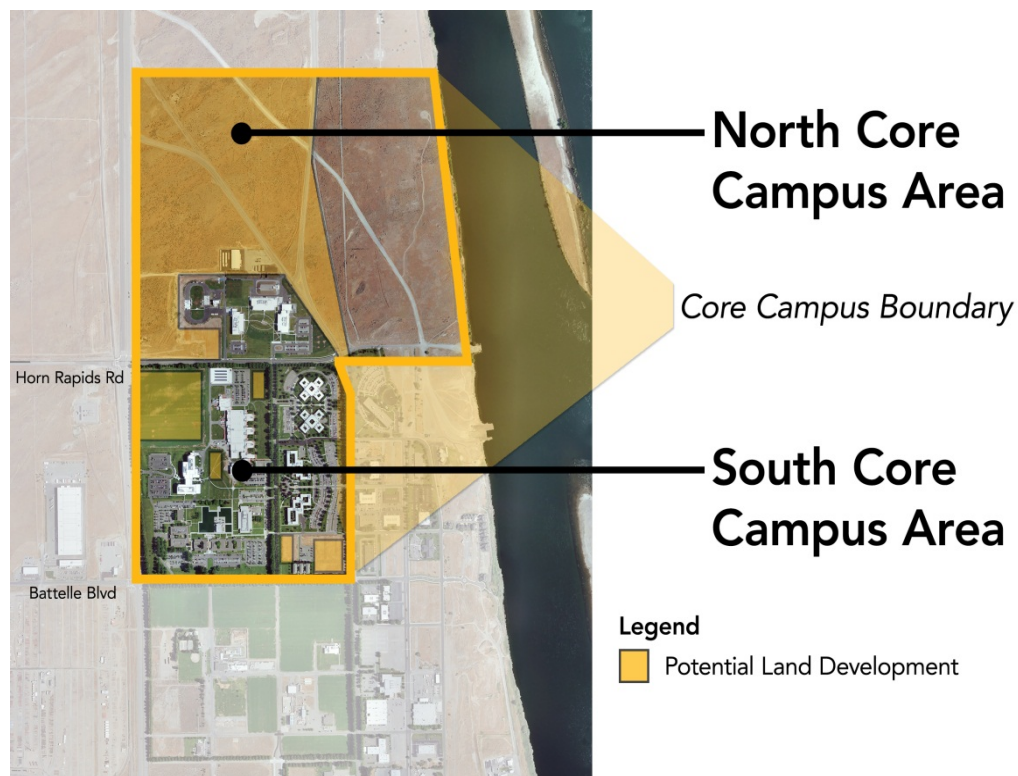


Figure 4-3. Land Development Potential with North and South Core Campus Boundaries Identified

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?

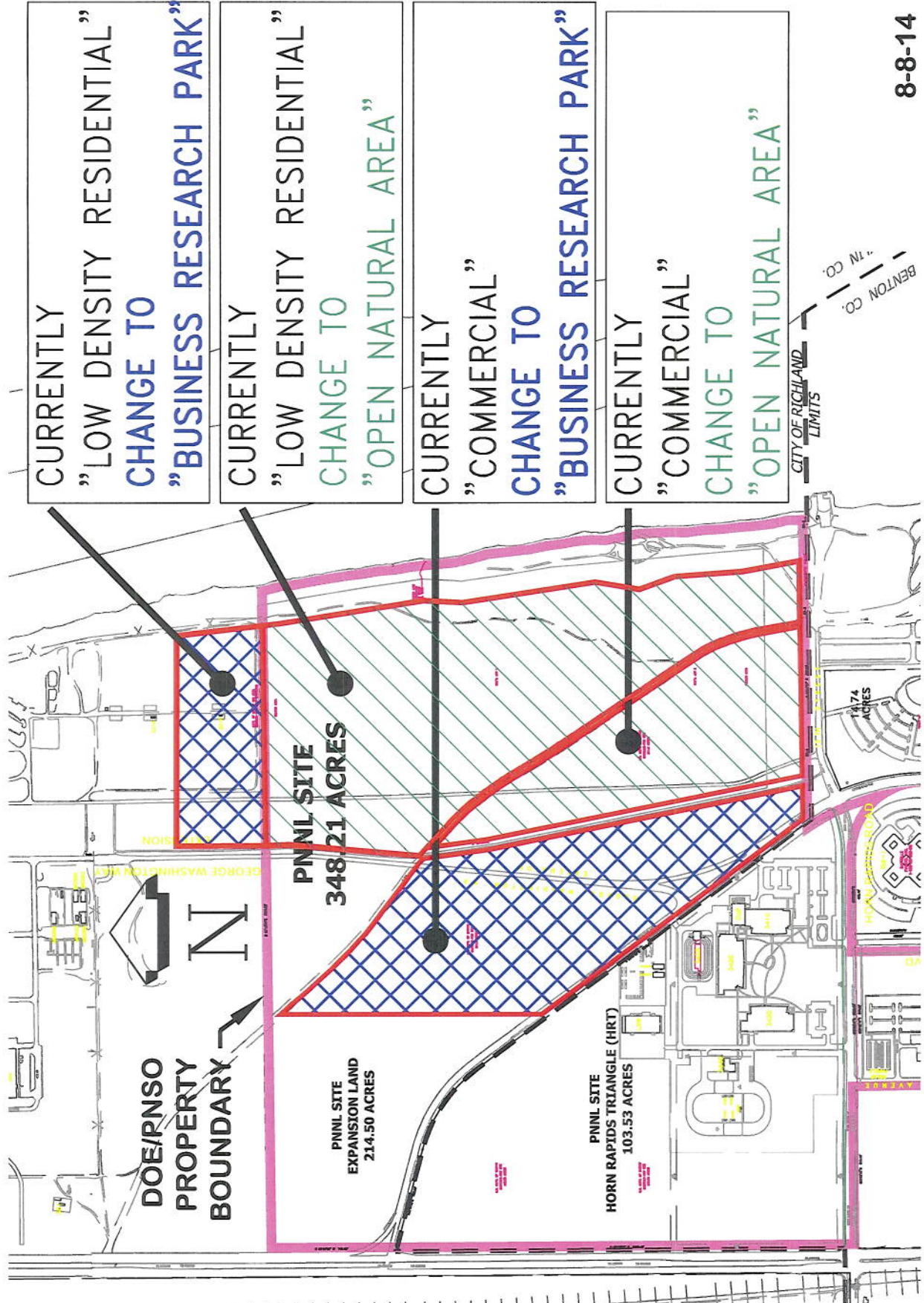
The proposal will have no effect on transportation or public services or utilities because there is no development planned for the subject land area.

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.

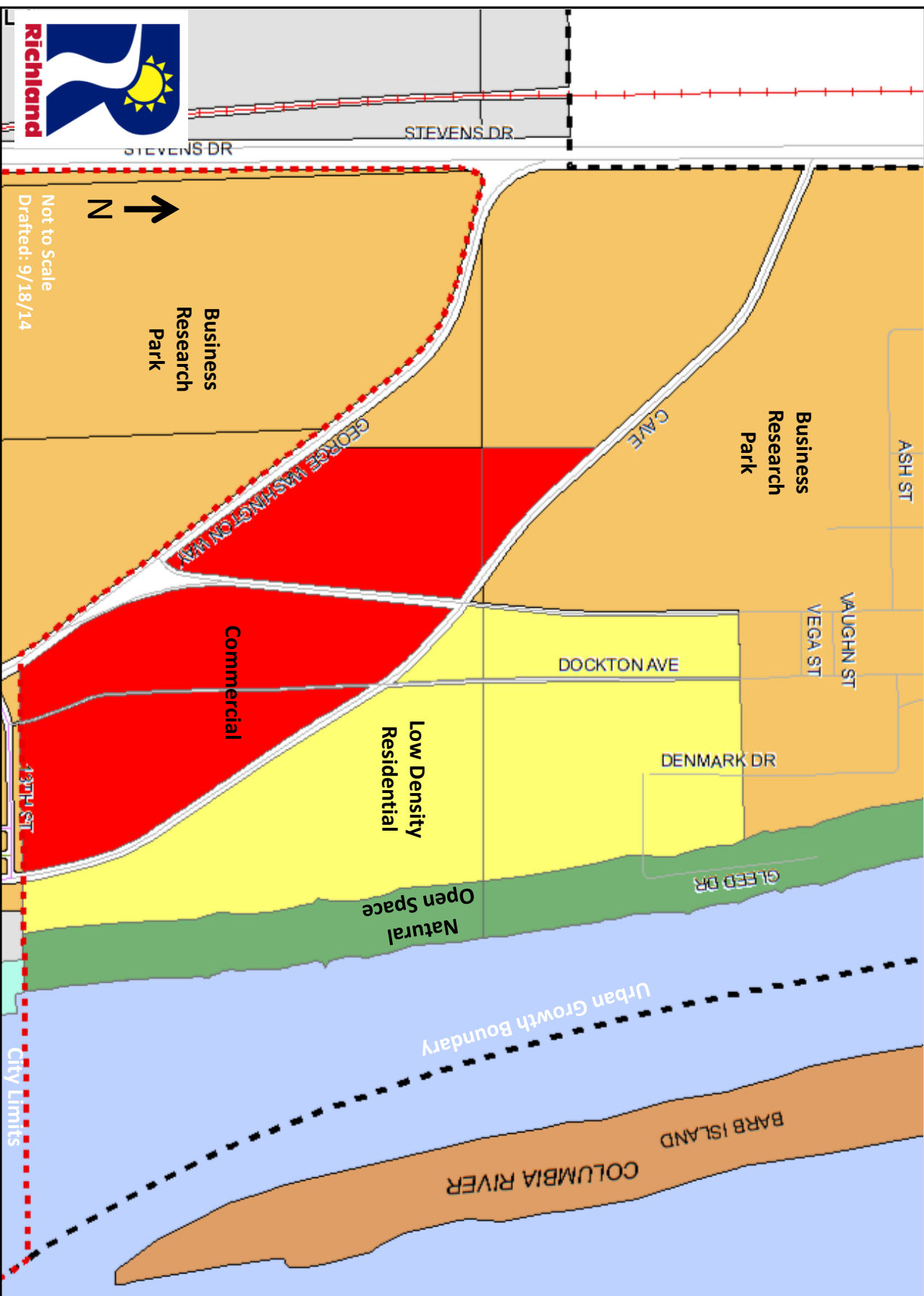
III. CONCLUSION

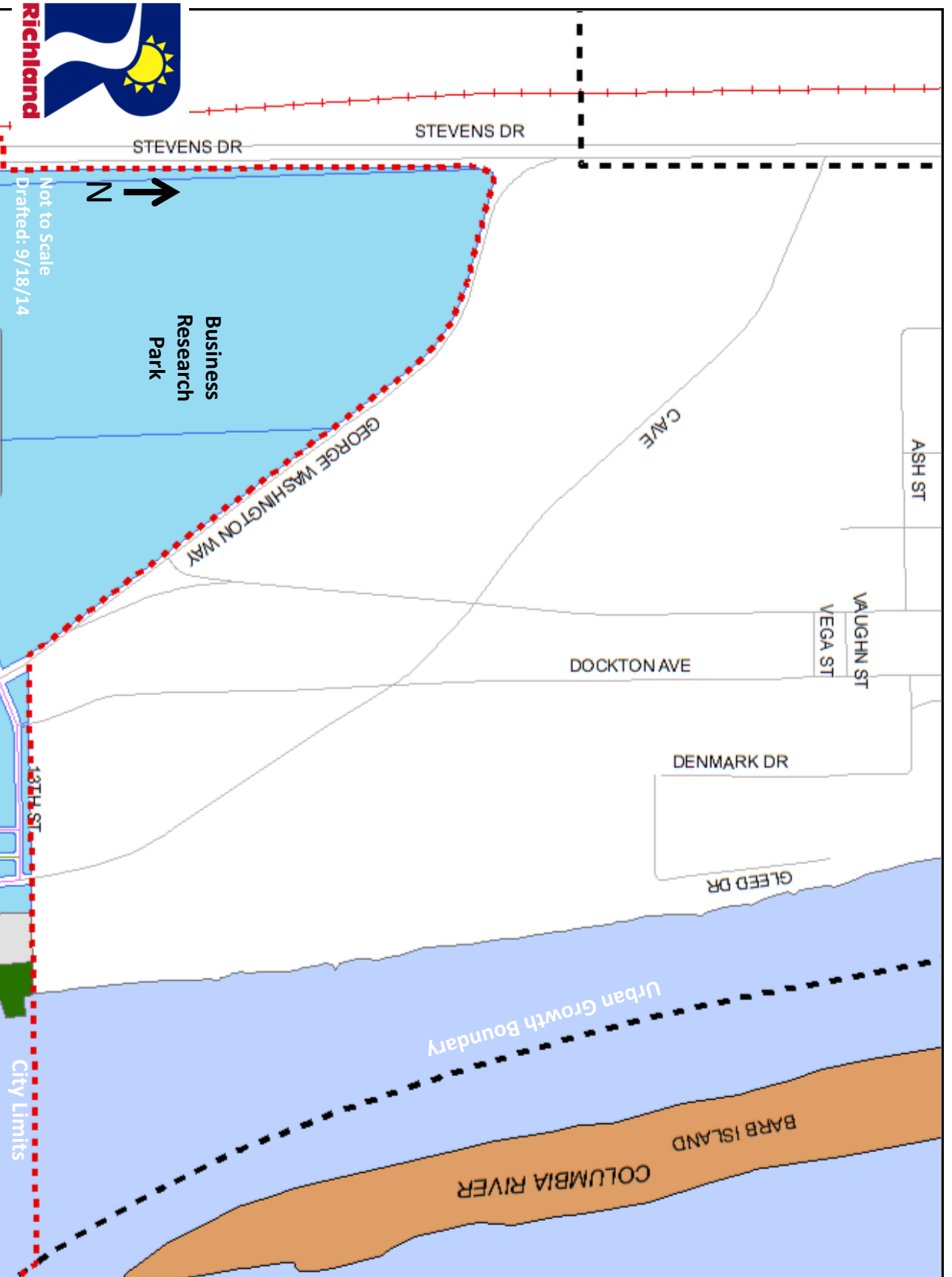
The proposed plan amendment would reclassify approximately 72.4 acres of commercial and 82.49 acres of low density residential land to business research park and natural open space. The resulting acreages are 59.33 as business research park and 95.66 acres as natural open space. This amendment is consistent 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

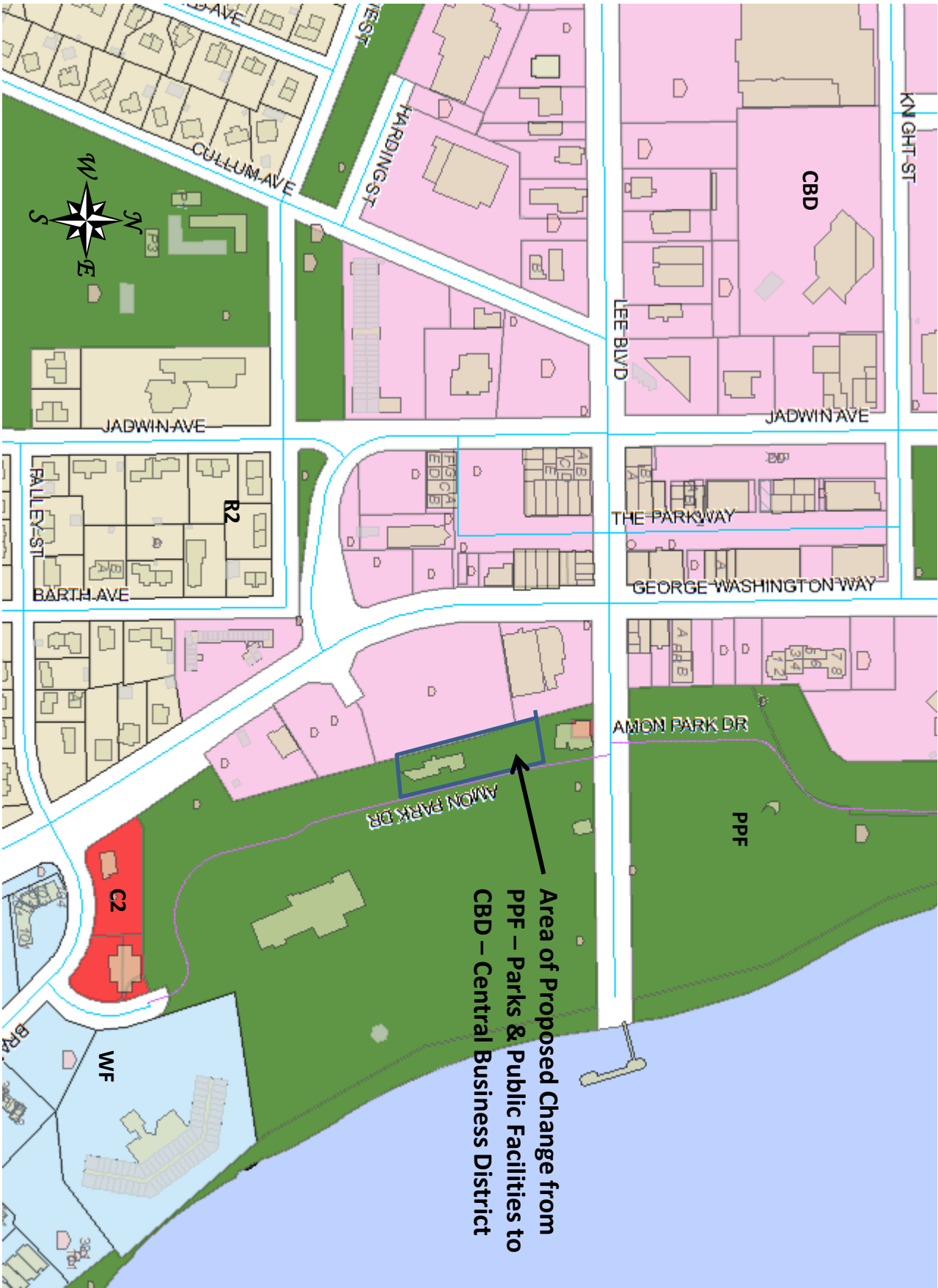
The proposed plan amendment would reclassify 2.68 acres from developed open space and waterfront to commercial. This amendment is consistent with the goals of the Growth Management Act.

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EXHIBIT (8)



EXHIBIT (9)



Area of Proposed Change from
PPF - Parks & Public Facilities to
CBD - Central Business District

Z2014-107 - ZONING



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.

Approval of Agenda:

Chairman Utz presented the September 24, 2014 meeting agenda for approval.

The agenda was approved as presented.

Approval of Minutes

Chairman Utz presented the meeting minutes of the August 27, 2014 regular meeting for approval.

A motion was made by Commissioner Boring and seconded by Commissioner Berkowitz to approve the meeting minutes of the August 27, 2014 regular meeting as written.

THE MOTION CARRIED BY UNANIMOUS VOICE VOTE.

Public Comment

Chairman Utz opened the public comment period at 7:03 PM and seeing no one who wished to comment closed the comment period at 7:03.

Chairman Utz announced that the Shoreline Permit application originally scheduled for tonight's meeting had been postponed until the regular October 22nd meeting.

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.

Communications:

Mr. Simon

- Reminded all that the Commission has a workshop scheduled for October 8th.

Commissioner Wise

- Noted that *Tri-City 20-20 Looking Beyond Tomorrow* a sustainability forum will be held on October 23rd at the Convention Center from 1:00 to 5:00 p.m.

Commissioner Berkowitz

- Questioned what alternatives City Council was discussing for the south end of George Washington Way. Mr. King noted that the Council has just authorized a study to be conducted but has not yet reviewed the specific options.

Commissioner Jones

- Suggested that Commission

Chairman Utz

- Announced his resignation from the Commission. He noted that after a great deal of thought he has concluded that he is not the right person for the job. He stated that he appreciated everyone's hard work.

ADJOURNMENT:

The September 24, 2014 Richland Planning Commission Regular Meeting 9-2014 was adjourned at 8:24 PM. The next regular meeting of the Planning Commission will be held on October 22, 2014.

REVIEWED BY:

Rick Simon, Secretary
Richland Planning Commission



Council Agenda Coversheet

Council Date: 11/18/2014

Category: Items of Business

Agenda Item: C9

Key Element: Key 3 - Economic Vitality

Subject: RES. NO. 155-14, APPROVING SURPLUS OF REAL PROPERTY (FORMER SITE OF CREHST MUSEUM)

Department: Community and Development Services

Ordinance/Resolution: 155-14

Reference:

Document Type: General Business Item

Recommended Motion:

Approve Resolution 155-14 declaring property at 95 Amon Park Drive surplus to the City's needs and authorize staff to include the property in the disposition of the adjacent City owned property at 650 George Washington Way.

Summary:

The City owns and manages a building located at 95 Amon Park Drive, commonly known as the CREHST Museum. The former museum structure was moved to the site and renovated in 1996 for use by the Columbia River Exhibition of History, Science, and Technology (CREHST). They continuously occupied the space until January of 2014, when they merged with the Hanford Reach Interpretive Center. Vacation of the space was completed in June 2014 and it is currently unoccupied. The building is approximately 8020 square feet in two stories and sits on a portion of the Howard Amon Park Parcel directly adjacent the 650 George Washington Way property. The property is approximately 0.6 acre in size and, although part of the park parcel, it has ground level access at the same grade as 650 George Washington Way and secondary access at grade with the park. The building, although constructed in the 1990s, is of primarily modular design and is not consistent with the future vision of development for 650 George Washington Way. Including this property in the disposition of 650 George Washington Way is a two-step process. The property must first be declared surplus to the City's current and future needs. The disposition of the property will occur as a second step. The building design and location are not consistent with the long term vision for the Richland Riverfront or Downtown. Redesign and reuse of the facility would require demolition and new construction, an overall investment of more than \$1,500,000 would be required to bring this site in-line with anticipated development. Not-for-profit organizations in the community have expressed interest in leasing the space. However, the proposed leases have been at well below market rates. When combined with the incompatibility of future development, leasing the space is not a viable approach to the site. The property is currently zoned Parks and Public Facilities with the Land Use Designation of Developed Open Space. A land use action is currently being processed to change those to Central Business District Zoning and Land Use. Once approved, this will make the property consistent with the adjacent 650 George Washington Way property. It is expected that this site will be combined with the negotiated disposition of 650 George Washington Way to create a larger viable commercial development.

This surplus action has been reviewed by the Planning Commission, Parks and Recreation Commission, and Economic Development Committee all with positive recommendations for the action.

Fiscal Impact?

☒ Yes ☐ No

There will not be a fiscal impact to surplus the facility. However, successful disposition and subsequent private development will result in increased property tax, sales tax, and land sale proceeds for new capital infusion or ground lease revenue.

Attachments:

- 1) RES 155-14 Surplus Real Property
- 2) Exhibit A Legal Description 95 Amon Park
- 3) Exhibit B PSS - 95 Amon Park Drive

City Manager Approved:

Hopkins, Marcia
Nov 14, 14:05:32 GMT-0800 2014

RESOLUTION NO. 155-14

A RESOLUTION of the City of Richland declaring certain real property surplus to the City's needs.

WHEREAS, the City of Richland owns approximately 26,548 square feet of land near the southwest corner of Lee Boulevard and Amon Park Drive and as further described in a legal description attached hereto; and

WHEREAS, the City Council, as legislative authority of the City of Richland, is authorized to declare property surplus pursuant to Richland Municipal Code (RMC) 3.06.030; and

WHEREAS, negotiations for the development and disposition of the adjacent parcel commonly known as 650 George Washington Way has resulted in a preliminary site design that improves the current use of the site; and

WHEREAS, the Executive Leadership Team identified no future municipal need for the property; and

WHEREAS, at their September 22, 2014 meeting, the Economic Development Committee provided a positive recommendation to surplus the property and to further recommend that the City include it in the negotiations currently underway for 650 George Washington way in order to create a more developable parcel; and

WHEREAS, the Richland Planning Commission held a duly advertised Public Hearing on September 24, 2014, in accordance with RMC Title 3.06.030 and received no public comment on the declaration of surplus; and

WHEREAS, at their September 24, 2014 meeting, the Planning Commission provided a positive recommendation to surplus the property and further recommended that conditions be placed on the sale to ensure the development does not exceed 50 feet in height; and

WHEREAS, at their October 9, 2014 meeting, the Richland Parks and Recreation Commission provided a positive recommendation to surplus the property and to further recommend that the City include it in the negotiations currently underway for 650 George Washington Way in order to create a more developable parcel and further recommended that conditions be placed on the sale to ensure that development does not exceed 50 feet in height.

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

Section 1. The City Council finds and declares that certain real property, as provided in the attached legal description, is no longer needed and is therefore surplus to the City's needs.

Section 2. The City Council further finds that special consideration should be given to the party currently engaged in negotiations for the abutting parcel in accordance with RMC 3.06.030 and directs staff to negotiate a market value sale of the property in conjunction with the disposition of the abutting parcel.

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 18th day November, 2014.

DAVID W. ROSE
Mayor

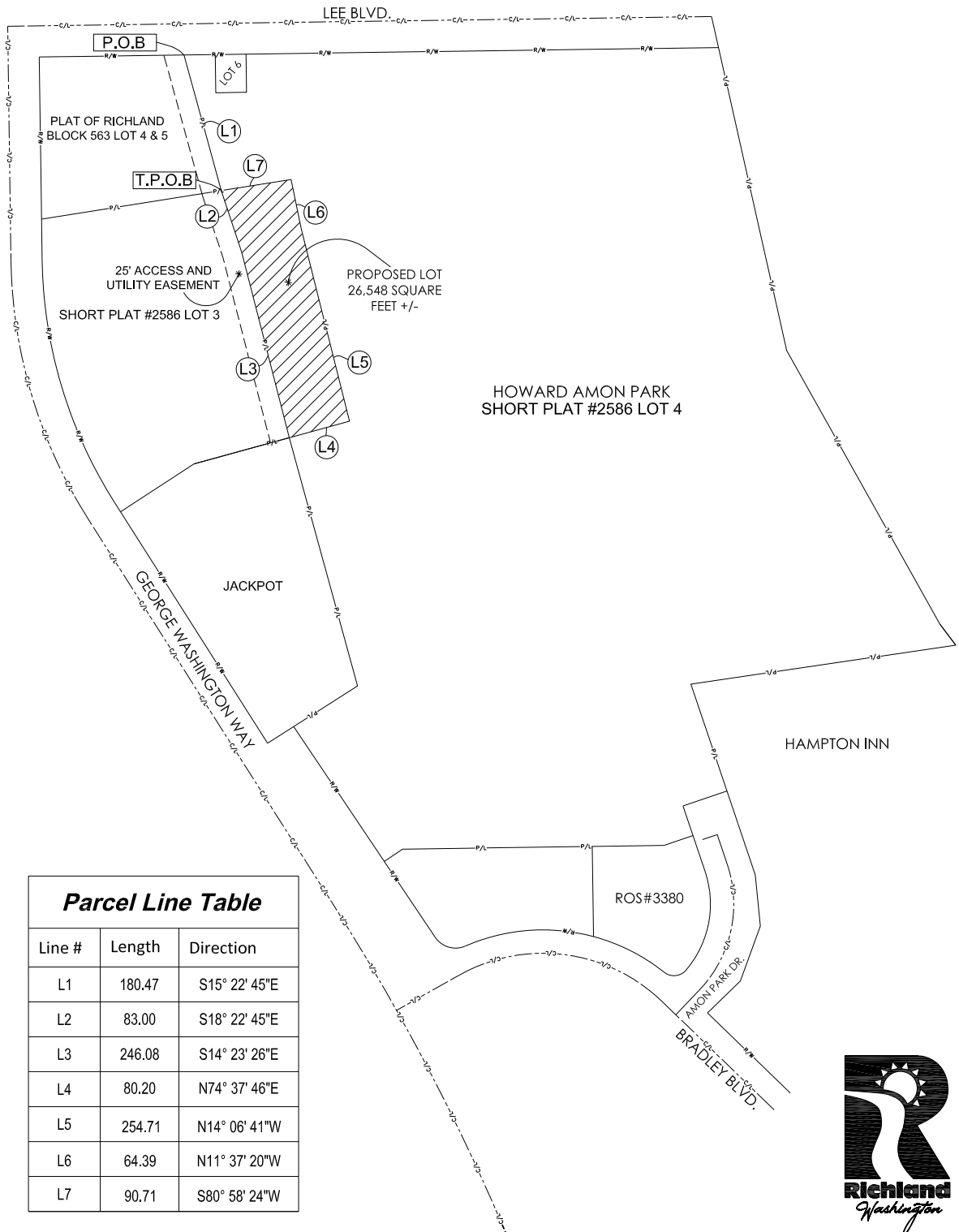
ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

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: SURPLUS LOT

DRAWN BY: B. LOPEZ

SCALE: 1"=250

CHECKED BY: DRPJR P.L.S.

SHEET: N/A

DATE: 07-09-14



CITY OF RICHLAND
PUBLIC WORKS DEPARTMENT
840 Northgate Drive, Richland, WA 99352
Telephone (509) 942-7500
Fax (509) 942-7468

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

Proposed Surplus Parcel

A portion of the Southeast $\frac{1}{4}$ of Section 11, Township 9 North, Range 28 East, W.M., City of Richland, Benton County, Washington.

A portion of Lot 4 of Short Plat No. 2586 as recorded in Volume 1 of Surveys on Page 2586, records of said County and State. More particularly described as follows:

Beginning at the Northwest corner of said Lot 4 of said Short Plat 2586; Thence South $15^{\circ}22'45''$ East a distance of 180.47 along the West line of said Lot 4, to the Northeast corner of Lot 3 of said Shot Plat 2586, records of said County and State, said point is the **True Point of Beginning**. Thence continuing along said West line (common with the East line of said Lot 3) South $18^{\circ}22'45''$ East a distance of 83.00 feet; Thence continuing along said West line (common with the East line of said Lot 3) South $14^{\circ}23'26''$ East a distance of 246.08 feet to the Southeast corner of said Lot 3; Thence leaving said West line and said Southeast corner along a projection of the South line of said Lot 3 North $74^{\circ}37'46''$ East a distance of 80.20 feet; Thence North $14^{\circ}06'41''$ West a distance of 254.71 feet; Thence North $11^{\circ}37'20''$ West a distance of 64.39 feet to a point that intersects a projection of the North line of said Lot 3 ; Thence South $80^{\circ}58'24''$ West a distance of 90.71 feet along said projection back to the True Point of Beginning. See Exhibit "A"

26,548 Square Feet +/-

Property Summary Sheet

Site Name	Former CREHST Museum Site
Site Address	95 Amon Park Drive
City	Richland
State	WA
Zip	99352
County	Benton
Photo	
Listing Type	Commercial

Pricing

Assessor Value	NA
A-Value per SF	NA
Price per Acre	NA

Owner Information

Primary	City of Richland
Agency	City of Richland, Parks and Facilities
Address	PO Box 190 MS-13
City	Richland
State	WA
Phone	509-942-7578

Property

Square Feet	26,548
Acres	0.61
Building Sq. Ft.	8020
Leasable Area	8020
Total Units	1
Year Built	1997
Status	Vacant
Number of Floors	2
Construction Type	Unk
NOI	Unk
Zoning	Parks and Public Facilities
Land Use	Developed Open Space
Conforming Use	NA
Description	Modular building



Council Agenda Coversheet

Council Date: 11/18/2014

Category: Consent Calendar

Agenda Item: C10

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: RESOLUTION NO. 172-14, APPOINTMENT TO THE TRI-CITY REGIONAL HOTEL/MOTEL COMMISSION

Department: City Attorney

Ordinance/Resolution: 172-14

Reference:

Document Type: Resolution

Recommended Motion:

Adopt Resolution No. 172-14, appointing Jerry Beach from the Courtyard by Marriott located in Richland, WA to the Tri-City Regional Hotel/Motel Commission under Position No. 2.

Summary:

Position No.2 was recently vacated when Kathy Moore was transferred to manage another Marriott-owned property located in Kennewick, WA.

The Tri-Cities Hotel and Lodging Association is recommending the appointment of Jerry Beach to Position No. 2 for the remainder of the term, which is scheduled to expire on August 31, 2015.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

- 1) Proposed Resolution
- 2) Recommendation

City Manager Approved:

Hopkins, Marcia
Nov 14, 14:03:52 GMT-0800 2014

RESOLUTION NO. 172-14

A RESOLUTION of the City of Richland confirming the position appointment of Jerry Beach to the Tri-City Regional Hotel-Motel Commission.

BE IT RESOLVED by the City Council of the City of Richland that the following appointment to the Tri-City Regional Hotel-Motel Commission is hereby confirmed:

<u>NAME</u>	<u>POSITION NO.</u>	<u>TERM ENDING</u>
Jerry Beach	2	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 18th day of November 2014.

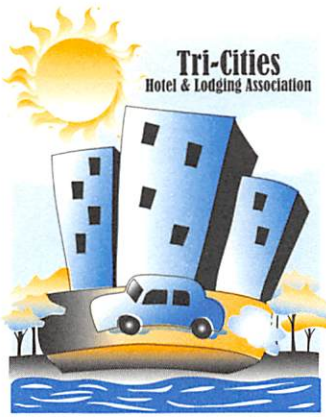
DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



P.O. Box 1739
Richland, WA 99352

Ms. Cindy Johnson
505 Swift Blvd
Richland, WA 99352

Received

OCT 29 2014

City Manager's Office

October 21, 2014

Dear Ms. Johnson:

This letter is in reference to the Richland TPA Commissioner position currently held by Kathy Moore from the Courtyard by Marriott. Ms. Moore no longer works at the Courtyard by Marriott. She has transferred to the SpringHill Suites by Marriott in Kennewick, WA. Therefore she is not eligible to represent Richland.

Jerry Beach from the Hilton Garden Inn is the TPA Commissioner representing Kennewick. Mr. Beach no longer works in Kennewick at the Hilton Garden Inn. He is now the General Manager at the Courtyard by Marriott.

The Tri-Cities Hotel & Lodging Association is recommending Jerry Beach for the City Councils consideration as the candidate to serve the remainder of Ms. Moore's term, which is due to expire on August 31, 2015.

If you have any questions regarding this issue, please do not hesitate to contact me at 509-942-9400.

Sincerely,

Kathy Moore
President
Tri-Cities Hotel & Lodging Association

RECEIVED

NOV 03 2014

RICHLAND CITY CLERK

Cc Kris Watkins – President CEO Visit Tri-Cities



Council Agenda Coversheet

Council Date: 11/18/2014

Category: Consent Calendar

Agenda Item: C11

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: RES NO. 173-14, APPRECIATION FOR SERVICE ON TRI-CITY REGIONAL HOTEL/MOTEL COMMISSION

Department: City Attorney

Ordinance/Resolution: 173-14

Reference:

Document Type: Resolution

Recommended Motion:

Adopt Resolution No. 173-14, expressing appreciation to Kathy Moore for her service on the Tri-City Regional Hotel/Motel Commission.

Summary:

Kathy Moore was appointed to the Tri-City Regional Hotel/Motel Commission in August 2011 and served until her recent transfer within the Marriott organization in October 2014.

Fiscal Impact?

☐ Yes ☒ No

Attachments:

1) Proposed Resolution

City Manager Approved:

Hopkins, Marcia
Nov 14, 14:04:01 GMT-0800 2014

RESOLUTION NO. 173-14

A RESOLUTION expressing the appreciation of the City of Richland and its citizens to Kathy Moore for the service she rendered to the City as a member of the Tri-City Regional Hotel/Motel 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 Kathy Moore, their appreciation for the service she rendered to the City during her tenure as a member of the Tri-City Regional Hotel/Motel 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 18th day of November 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



Council Agenda Coversheet

Council Date: 11/18/2014

Category: Consent Calendar

Agenda Item: C12

Key Element: Key 6 - Community Amenities

Subject: ARTS COMMISSION FUNDING RECOMMENDATION FOR USE OF PUBLIC ART RESERVES

Department: Community and Development Services

Ordinance/Resolution: 175-14

Reference:

Document Type: General Business Item

Recommended Motion:

Adopt Resolution 175-14 approving the Arts Commission's recommendation for allocation of Public Arts reserves in an amount up to \$2,000 for the Winterfest event, and authorize staff to make the necessary budget adjustments.

Summary:

Richland has hosted a Tree Lighting Ceremony for many years and in 2012 the event was expanded to include performances by the Mid-Columbia Mastersingers and a trombone quartet as well as a one-hour holiday variety show. The celebrations have been well attended and are now an anticipated event for the start of the holiday season. The City provided public arts funding in 2012 and 2013 to cover the costs of the musical performers and the use of the Richland Players Theater. The 2014 event is planned to be even larger by combining the Tree Lighting Ceremony with the Winter Wonderland festivities at the community center and including both the Uptown Shopping Center and the Parkway to participate in the celebration. Financial support from the City would again pay for the musical entertainment portion of this event. Winterfest 2014 will be on Thursday, December 4th through Saturday, December 6, 2014.

On November 5, 2014, the Richland Arts Commission voted unanimously to recommend City Council approve providing financial support for performances at Winterfest 2014 from the Public Art reserves.

Fiscal Impact?

☒ Yes ☐ No

Approval of this recommendation by City Council will result in up to \$2,000 in funds being expended to financially support several performers/performance groups participating in the annual Winterfest event leaving a balance of \$9,828.50 in the Public Art Reserve.

Attachments:

1) RES 175-14 Art Commission Funding Recommendation - Winterfest 2014

City Manager Approved:

Hopkins, Marcia
Nov 14, 14:53:29 GMT-0800 2014

RESOLUTION NO. 175-14

A RESOLUTION of the City of Richland approving the Richland Arts Commission funding recommendation for use of Public Art Fund reserves.

WHEREAS, the Richland Arts Commission is committed to supporting art-related events that benefit the image of the city; and

WHEREAS, the Richland Arts Commission has sponsored the performances associated with the annual Tree Lighting Ceremony, now called Winterfest, in prior years; and

WHEREAS, Winterfest benefits the residents of Richland by bringing the community together to celebrate the start of the holiday season.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that City Council approves the Richland Arts Commission's recommendation for allocation of Public Arts Fund Reserves in the amount of up to \$2,000 for Winterfest 2014 performances.

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 18th day of November, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



Council Agenda Coversheet

Council Date: 11/18/2014

Category: Consent Calendar

Agenda Item: C13

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: RESOLUTION NO. 176-14, AMENDING LAND USE PERMIT APPLICATION FEES

Department: Community and Development Services

Ordinance/Resolution: Res.No.176-14

Reference:

Document Type: Resolution

Recommended Motion:

Adopt Resolution No. 176-14, adopting an amended fee schedule for land use permit applications.

Summary:

Costs associated with review of land use permit applications will increase with the implementation of a hearing examiner system. Employing a hearing examiner system will help to make the development permitting process more efficient, and will reduce the City's exposure to potential legal liability, thereby benefiting the City as a whole. Permit applicants will also enjoy the benefits of moving to a hearing examiner system, and, therefore, should share in the increased cost.

The attached fee schedule would generate approximately 25% of the additional revenue needed to support the hearing examiner, based on the permit activity levels that the City has experienced in recent years. Only the specific application types that will be heard before the hearing examiner are proposed for increase. All other land use permit application fees would remain unchanged, except for the annual adjustment to the fee schedule based on the consumer price index that is set forth in City Code (Refer to RMC 19.80.020.)

Fiscal Impact?

☒ Yes ☐ No

The proposed fee schedule adjustment will offset a portion of the increased costs that the City will incur as a result of implementing a hearing examiner system of land use permit review. The new fee schedule is anticipated to raise approximately \$4,000 annually, provided that the permit activity levels remain consistent with those experienced over the last three years.

Attachments:

RES 176-14 - Amending Permit Fees

City Manager Approved:

Hopkins, Marcia
Nov 14, 14:05:41 GMT-0800 2014

RESOLUTION NO. 176-14

A RESOLUTION of the City of Richland adjusting the land use permit application fees for hearing items that will be reviewed by a hearings examiner.

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 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 costs associated with operating a hearing examiner system of land use review are greater than those associated with the City's previous system of utilizing a Planning Commission;

WHEREAS, while the City will bear the majority of these increased costs, the applicants who are benefitting from the improved efficiencies of a hearing examiner system of land use review should also bear a proportionate share of the increased costs.

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

Section 1.0 The City of Richland adopts the following amended fee schedule of land use permit applications:

Land Use Application Fees	Fees	Unit
Shoreline		
Shoreline Management Permit	\$905 <u>\$1,200</u>	Per Application
Subdivision		
Binding Site Plan	\$50 <u>\$75</u> \$330 <u>\$525</u>	Per lot Minimum No Maximum
Preliminary Plat	\$30 <u>\$40</u> \$845 <u>\$1,200</u> \$1,960 <u>\$3,500</u>	Per Lot Minimum Maximum
Zoning		
Appeal of Administrative Decision	\$140 <u>\$500</u>	Per Application
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
Zone Change	\$905 <u>\$1,100</u>	Per Application

Note: Only land use permit fees for items to be reviewed by a hearings examiner are amended. All other permit fees not listed in the above table remain unchanged.

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

PASSED by the City Council of the City of Richland at a regular meeting on the 18th day of November, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney



Council Agenda Coversheet

Council Date: 11/18/2014

Category: Consent Calendar

Agenda Item: C14

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: RESOLUTION NO. 177-14, CONTRACT WITH GARY MCLEAN FOR HEARING EXAMINER SERVICES

Department: Community and Development Services

Ordinance/Resolution: Res.No.177-14

Reference:

Document Type: Resolution

Recommended Motion:

Adopt Resolution No. 177-14, authorizing the City Manager to sign and execute an agreement with Gary McLean to provide hearing examiner services to the City of Richland.

Summary:

Staff issued a request for proposals to solicit requests from qualified hearing examiner candidates. A total of five qualified individuals applied. After conducting interviews with each candidate, the preferred candidate was Gary McLean. Mr. McLean's professional background includes a law degree from Vanderbilt University. He worked previously as both a City Attorney and a City Manager for the City of Puyallup. Since 2010, he has worked as a hearing examiner and has been in private legal practice. Mr. McLean currently serves as an examiner for the cities of Bellevue, Maple Valley, Pacific, DuPont, North Bend and Tukwila, as well as the Port of Centralia, and also serves as an examiner for the City of Seattle Civil Service Commission. Recently Mr. McLean was elected to serve as President of the Hearing Examiners Association of Washington.

The attached contract, if approved by Council, would establish Gary McLean as Richland's hearing examiner. The fee schedule included in the contract is consistent with staff's projected costs for implementing the hearing examiner system, provided that the level of permit activity remains consistent with that experienced over the past three years.

Approval of the attached contract represents the final step in the transition to the hearing examiner system of land use permit review. Staff anticipates that Mr. McLean will be hearing cases beginning after the start of the new year.

Fiscal Impact?

☒ Yes ☐ No

Staff estimates that implementation of a hearing examiner system will increase City expenses by approximately \$16,000 annually, based on the level of permit activity experienced by the City in recent years. These costs will not be realized until 2015 and have been addressed in the proposed 2015 budget. Approximately 25% of this cost increase would be offset by adjustments made to the land use application fee schedule (See Resolution No. 176-14).

Attachments:

- 1) RES 177-14, Authorizing Contract for Hearing Examiner Services
- 2) Contract for Hearing Examiner

City Manager Approved:

Hopkins, Marcia
Nov 14, 14:06:01 GMT-0800 2014

RESOLUTION NO. 177-14

A RESOLUTION of the City of Richland authorizing the execution of an Agreement with Gary McLean to provide hearing examiner services to the City of Richland.

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 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 City issued a Request for Proposals to solicit qualified candidates for Hearing Examiners throughout the State of Washington; and

WHEREAS, five (5) qualified candidates responded to the Request for Proposals and were evaluated through an interview process; and

WHEREAS, the top candidate, Gary McLean, has negotiated with staff to develop a contractual agreement that would be mutually beneficial to both the City of Richland and Mr. McLean.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, Washington, that the City Council hereby approves the Agreement with Gary McLean to provide hearing examiner services for the City.

BE IT FURTHER RESOLVED that the City Council of the City of Richland authorizes the City Manager to sign, execute and deliver the Agreement between the City of Richland and Gary McLean, along with any other documents and instruments as may be necessary or appropriate in order to carry out the intent of this Resolution.

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

PASSED by the City Council of the City of Richland at a regular meeting on the 18th day of November, 2014.

DAVID W. ROSE
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney

**CITY OF RICHLAND
PROFESSIONAL SERVICES AGREEMENT
FOR HEARING EXAMINER SERVICES**

Service Provider: Gary N. McLean, Hearing Examiner

This Agreement is entered into by and between the City of Richland, Washington, a municipal corporation of the State of Washington, hereinafter referred to as "the City," and Gary N. McLean, hereinafter referred to as "the Hearing Examiner" or "Examiner."

WHEREAS, the City conducted a process to select for a qualified Hearing Examiner to conduct quasi-judicial hearings on land use matters on behalf of the City, and to make decisions or recommendations supported by findings and conclusions, consistent with provisions of the City's Municipal Code; and

WHEREAS, the City desires to have the Hearing Examiner perform such services pursuant to certain terms and conditions; NOW, THEREFORE,

IN CONSIDERATION OF the mutual benefits and conditions set forth below, the parties hereto agree as follows:

1. **Scope of Services to be Performed by Hearing Examiner.** The Hearing Examiner shall perform hearing examiner services related to land use issues and other matters as assigned by the City. In performing such services, the Hearing Examiner shall at all times comply with all federal, state, and local statutes, rules, and ordinances applicable to the performance of such services. The Hearing Examiner shall perform the services that shall be described from time to time in the "Scope of Work," a copy of which is marked as Exhibit A, attached hereto and incorporated by reference as part of this Agreement.
2. **Compensation and Method of Payment.** The City of Richland will pay to Examiner a flat fee of \$200 per assigned case, which covers hearing preparation, administrative/scheduling communications, a pre-hearing phone conference, a pre-hearing order and a site visit. In addition, the City shall pay a travel allowance of \$800 per round trip to Richland, which is inclusive of transportation expenses (regardless of the mode of travel), travel time, meals, one night of lodging, any other incidental travel expenses, and the first sixty (60) minutes of hearing time. Should the parties decide by mutual agreement that it is desirable to have the Examiner remain in Richland for more than 24 hours, the City shall reimburse for reasonable additional expenses, which shall not exceed the Federal GSA Per Diem rates for Richland, Washington, presently set at \$138/day (lodging, meals, incidentals). Additional fees of \$165.00 per hour will be paid for actual hearing time beyond the first hour per hearing day, writing decisions and/or recommendations, more than one pre-hearing order for any matter, post-hearing orders, orders pursuant to Motions made by the parties, additional prehearing or other procedural conferences, and settlement agreements. The Hearing Examiner shall bill the City monthly, and the City shall pay the Hearing Examiner for services rendered within ten (10) days after City Council voucher approval. The Hearing Examiner shall complete and return to the City a W-9 or similar document providing a current Federal Taxpayer Identification Number prior to or along with the first billing invoice submittal.
3. **Duration of Agreement.** This Agreement shall be in full force and effect for a period commencing December 1, 2014, and ending December 31, 2016, provided this Agreement will renew automatically for additional twelve (12) month terms unless earlier terminated as provided in Section 12.

4. **Ownership, Form, and Use of Documents.** All documents, decisions, recommendations, orders, reports and other materials produced by the Hearing Examiner in connection with the services rendered under this Agreement shall be the property of the City, and may be used by the City or the Examiner consistent with applicable law for public records. Unless otherwise directed in writing by the City, all final documents, decisions, orders, recommendations, or reports generated by the Examiner shall be provided to the City in a PDF format.
5. **Independent Contractor.** The Hearing Examiner and the City agree that the Hearing Examiner is an independent contractor with respect to the services provided pursuant to this Agreement. Nothing in this Agreement shall be considered to create the relationship of employer and employee between the parties hereto. Neither the Hearing Examiner nor any employee of the Hearing Examiner shall be entitled to any benefits accorded City employees by virtue of the services provided under this Agreement. The City shall not be responsible for paying, withholding, or otherwise deducting any customary state or federal payroll deductions, including but not limited to FICA, state industrial insurance, state workers compensation, or otherwise assuming the duties of an employer with respect to the Hearing Examiner or any employee of the Hearing Examiner.
6. **Indemnification/Hold Harmless.** The Hearing Examiner shall protect, defend, indemnify and save harmless the City, its officers, employees and agents from any and all costs, claims, judgments or awards of damages, arising out of or in any way resulting from the negligent acts or omissions of the Hearing Examiner, its officers, employees and agents in performing this Agreement.

The City shall protect, defend, indemnify and save harmless the Hearing Examiner, its officers, employees and agents from any and all costs, claims, judgments or awards of damages, arising out of or in any way resulting from the negligent acts or omissions of City, its officers, employees or agents in performing this Agreement.

The Hearing Examiner does not assume liability or responsibility for, or in any way release the City from liability or responsibility that arises, in whole or in part, from the existence or effect of the City's ordinances, resolutions, code, policies, plans, rules or regulations in any form or fashion. If any cause, claim or action of any kind is commenced in which the enforceability and/or validity of any City ordinance, resolution, code, policy, plan, rule or regulation of any sort, including its constitutionality, is at issue, the City shall defend the same at its sole cost and expense, and if judgment is entered, or damages are awarded against the Hearing Examiner, or the Hearing Examiner and City jointly, the City shall promptly satisfy the same.

7. **Legal Representation.** Except in cases where the City elects to appeal or challenge an action or decision of the Hearing Examiner, the City will actively represent the Hearing Examiner and defend any and all legal challenges to or appeals of any action taken and/or decision rendered by the Hearing Examiner when acting within the scope of the quasi-judicial duties called for by this Agreement, to the same extent as it would for any other City quasi-judicial decision maker. The costs of such legal representation shall not be charged to the Hearing Examiner as long as the action taken and/or the decision rendered is within the scope of the quasi-judicial duties called for in this Agreement. The City reserves the right to settle any such appeal or legal challenge to any such action or decision in any manner deemed appropriate by the City, with or without consulting with or obtaining the consent of the Hearing Examiner. In the event that any action taken and/or decision rendered is determined to be outside the scope of the Hearing Examiner's quasi-judicial duties, the City shall have no obligation to represent or defend the Hearing Examiner or any action taken and/or decision or recommendation rendered.

8. **Record Keeping and Reporting.**
- A. The Hearing Examiner shall maintain accounts and records, including personnel, property, financial, and programmatic records, which sufficiently and properly reflect all direct and indirect costs of any nature expended and services performed pursuant to this Agreement. The Hearing Examiner shall also maintain such other records as may be deemed necessary by the City to ensure proper accounting of all funds contributed by the City to the performance of this Agreement and compliance with this Agreement.
 - B. These records shall be maintained for a period of seven (7) years after termination hereof unless permission to destroy them is granted by the Office of the Archivist in accordance with RCW Chapter 40.14 and by the City.
9. **Taxes, Licenses and Permits.**
- A. The Hearing Examiner acknowledges that it is responsible for the payment of all charges and taxes applicable to the services performed under this Agreement, and the Hearing Examiner agrees to comply with all applicable laws regarding the reporting of income, maintenance of records, and all other requirements and obligations imposed pursuant to applicable law. If the City does not receive, or is assessed, made liable, or responsible in any manner for such charges or taxes, the Hearing Examiner shall reimburse and hold the City harmless from such costs, including attorney's fees. The Hearing Examiner shall also require all Attorneys, sub-Attorneys, and suppliers, to pay all charges and taxes in accordance with this section.
 - B. In the event the Hearing Examiner fails to pay any taxes, assessments, penalties, or fees imposed by the City or any other governmental body, then the Hearing Examiner authorizes the City to deduct and withhold and/or pay over to the appropriate governmental body those unpaid amounts upon demand by the governmental body. This provision shall, at a minimum, apply to taxes and fees imposed by City ordinance. Any such payments shall be deducted from the Hearing Examiner's total compensation.
10. **Conflict of Interest.** The Examiner agrees to disqualify himself as to any application or matter in which the Examiner has a conflict of interest as detailed in RMC 19.25.070, and specifically agrees to comply with the Appearance of Fairness Doctrine as codified in Chapter 42.36 RCW, as such provisions of law now read or as they may be subsequently amended.
11. **Insurance.** The Hearing Examiner shall maintain automobile liability insurance for any vehicle(s) he should use in the course of performing services on behalf of the City in accord with applicable law. The Examiner shall furnish the City with a certificate of coverage or similar instrument sufficient to evidence automobile liability insurance before commencement of work.
12. **Removal.** As provided in RMC 19.25.050, the Hearing Examiner may be removed from office at any time for just cause by a majority vote of the whole membership of the City Council. This Agreement shall immediately terminate upon a valid vote of removal by City Council. For purposes of removal, "just cause" shall include, but not be limited to, a determination by the City Council that the Examiner is not giving due consideration to proper procedure or is not conducting hearings in a prudent manner, giving due regard to the appearance of fairness doctrine, laws regarding conflicts of interest, and/or other laws, procedures, and regulations dealing with the subject matter under consideration.

13. **Discrimination Prohibited.** The Hearing Examiner shall not discriminate against any employee, applicant for employment, or any person seeking the services of the Hearing Examiner under this Agreement on the basis of race, creed, color, national origin, marital status, sex, age, disability, sexual orientation or other basis prohibited by federal, state or local law or ordinance, except for a bona fide occupational qualification.
14. **Assignment and Subcontracting.** The Hearing Examiner shall not assign or subcontract any portion of the services contemplated by this Agreement without the prior written consent of the City.
15. **Entire Agreement.** This Agreement contains the entire agreement between the parties hereto, and no other agreements, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or bind any of the parties hereto.
16. **Amendments.** This Agreement shall not be altered, changed, or amended except by an instrument in writing executed by the parties hereto. Such amendments shall be attached to and made part of this Agreement.
17. **Notices.** Notices to the parties shall be sent to the following U.S. mail and/or email addresses:
- | | |
|--|---|
| CITY OF RICHLAND | HEARING EXAMINER |
| Office of the City Clerk | Gary N. McLean |
| P.O. Box 190 | McLean Law Office |
| Richland, WA 99352 | 27455 8 th Avenue South |
| City Clerk's email: | Des Moines, WA 98198 |
| mhopkins@ci.richland.wa.us | Email: mcleanlaw@me.com |
18. **Applicable Law; Venue; Attorneys' Fees.**
This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. In the event any suit, arbitration, or other proceeding is instituted to enforce any term of this Agreement, the parties specifically understand and agree that venue shall be exclusively in Benton County, Washington. The prevailing party in any such action shall be entitled to its attorney and expert witness fees, and costs of suit.
19. **Interpretation of Agreement.** Each party expressly agrees that this Agreement shall be construed equally against all parties to this Agreement, and that the drafter of some portion or all of this Agreement shall be immaterial in the construction and interpretation of any provision of this Agreement.
20. **Captions.** The use of captions for sections of this Agreement are inserted for convenience of reference only and shall not be deemed to modify or otherwise affect any of the provisions of this Agreement.
21. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which, taken together, shall constitute a single agreement.

[Signature Page to Follow]

CITY OF RICHLAND

HEARING EXAMINER

Cindy Johnson, City Manager

Date: _____

Gary N. McLean, WSBA No. 18992

Date: _____

Approved as to Form:

Heather Kintzley, City Attorney

Attest/Authenticated:

Marcia Hopkins, City Clerk

EXHIBIT “A”
Scope of Work for the Hearing Examiner

The Service Provider, Gary N. McLean, shall serve as the City’s Hearing Examiner for the duration of this Agreement. As the Hearing Examiner, the Service Provider shall provide services and fulfill duties as detailed in Chapter 19.25 and other relevant provisions of the Richland Municipal Code, and shall review and render decisions upon other applications, appeals or matters that the City Council or other City board or agency may prescribe by ordinance or resolution, and shall abide by any Rules of Procedure as adopted or amended by the Examiner.

The Hearing Examiner’s duties, responsibilities and services include, without limitation:

- Preparing for hearings by researching and reviewing relevant files, reports, applications, laws, regulations and materials pertaining to a particular matter at hand;
- Administering pre-hearing procedures, including conferences, in-person, by telephone, or other electronic means;
- Issuing orders regarding discovery, witnesses, scheduling, evidentiary issues and related topics in order to ensure a fair and efficient hearing process;
- Under authority granted in RMC 19.25.080, prescribing rules, regulations, and/or guidelines for participants and attendees to observe during hearing processes;
- Conducting site visits of sites or properties relevant to a matter before the Examiner;
- Conducting hearings;
- Preparing a written decision, recommendation, or report (as appropriate) with findings and conclusions for each matter brought before the Examiner, provided to the City in a form as requested (electronic or printed copy);
- Issuing orders deemed necessary to implement, interpret, or effectuate decisions;
- Provide a written report to and meet annually with the City Council and the Planning Commission addressing topics and for purposes set forth in RMC 19.25.120.

The hearing Examiner will make himself available for an orientation meeting in Richland at no expense other than mileage. The orientation meeting will be approximately five hours and include a tour of the City, meeting with key City staff, review of applicable codes and planning documents and an introduction to City Council. The City will pay \$236 for travel expenses to and from Richland.



Council Agenda Coversheet

Council Date: 11/18/2014

Category: Consent Calendar

Agenda Item: C15

Key Element: Key 1 - Financial Stability and Operational Effectiveness

Subject: EXPENDITURES FROM OCTOBER 27, 2014 TO NOVEMBER 7, 2014 IN THE AMOUNT OF \$10,535,264.43

Department: Administrative Services

Ordinance/Resolution:

Reference:

Document Type: General Business Item

Recommended Motion:

Approve the expenditures from October 27, 2014, to November 7, 2014, in the amount of \$10,535,264.43.

Summary:

Breakdown of Expenditures:

Check Nos.	217335 - 217686	984,517.68
Wire Nos.	5759 - 5769	7,489,820.19
Payroll Check Nos.	99635 - 99647	25,039.56
Payroll Wires/ACH	8738 - 8757	2,035,887.00
TOTAL		\$10,535,264.43

Fiscal Impact?

☒ Yes ☐ No

Total Disbursements: \$10,535,264.43. Disbursements (wire transfers) include Purchase Power Bill of \$2,627,346.00 and scheduled principal and interest bond payments to Bank of New York in the amount of \$4,164,929.13.

Attachments:

- 1) Wire Transfers
- 2) Voucher Listing Report

City Manager Approved:

Hopkins, Marcia
Nov 14, 14:03:43 GMT-0800 2014

VOUCHER LISTING REPORT
SUMMARY OF WIRE TRANSFERS
OCTOBER 27, 2014 - NOVEMBER 7, 2014

Payee	Wire Description	Amount
Claim Wires - Wire No. 5759 to 5769		
Bank of New York	Principal/Interest Bonds	4,164,929.13
Bonneville Power Administration	Purchase Power	2,627,346.00
Community First Bank	CHDO Richland, Highland Park TC Partners for Habitat	171,090.68
Conover	Section 125	4,028.06
Richland Golf Management Corporation	Col. Pt. Operating Reimb 10/14	155,869.46
Zenith Administrators/Matrix/Sedgwick	Insurance Claims	366,556.86
	Total Claim Wire Transfers	\$ 7,489,820.19
Payroll Wires & Direct Deposits (ACH) - Wire No. 8738 to 8757		
Payroll Wires *see description below	Total Payroll Wire Transfers & Deposits	\$ 2,035,887.00
Total Claim & Payroll Wires/ACH		\$ 9,525,707.19

*Payroll Wires - transactions represent; employee payroll, payment of benefits, payroll taxes and other related payroll benefits.



City Of Richland

VL-1 Voucher Listing

From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
FUND 001 GENERAL FUND					
Division: 000					
LUVLEE'S BAR AND GRILL		BL REFUND	217572	REFUND BUSINESS LICENSE FEES	\$64.00
RECWARE REFUND		081214	217559	REFUND DAMAGE DEPOSIT	\$200.00
				REFUND-LOW ENROLLMENT	\$79.00
				REFUND DAMAGE DEPOSIT	\$425.00
				REFUND DAMAGE DEPOSIT-NW FIERO	\$200.00
				REFUND-CANCELLED	\$5.00
				REFUND-LOW ENROLLMENT	\$98.75
		102914	217512	REFUND DAMAGE DEPOSIT	\$150.00
		30513	217492	REFUND BRIDGE BUDDIES DEPOSIT	\$150.00
		81312	217504	PAY ON RCC ACCOUNT-TANDON	\$170.00
		82112	217483	REFUND-CANCELLED RENTAL	\$18.00
		DEPOSIT REFUND	217500	REFUND WEDDING RECEIPT DEPOSIT	\$200.00
WA STATE DEPARTMENT OF REVENUE		053700001/2014	217510	2014 UNCLAIMED PROPERTY	\$5,049.75
		Q3-14 LHT	217415	LEASEHOLD TAX-3RD QTR 2014	\$31,586.46
TOTAL ****					\$38,395.96
Division: 101 CITY CLERK					
CITY OF RICHLAND		ORD26-14	217639	ORD 26-14 LAPIERRE ANNEXATION	\$77.00
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$37.25
TRI CITY HERALD	S016017	14-7596	217411	ORD NO. 17-14 9/7/14 - COMM D	\$51.33
	S016017	14-7597		ORD NO. 19-14 9/7/14 - COMM D	\$54.75
	S016017	14-7598		ORD NO. 20-14 9/7/14 - COMM D	\$63.31
	S016017	14-7613		PRE-MTG 9/14/14 - COUNCIL	\$39.35
	S016017	14-7622		PH NOTICE 9/11 - 9/14/14 - CI	\$70.87
	S016017	14-7623		PH NOTICE 9/14/14 - PW	\$82.13
	S016017	14-7648		ORD NO. 23-14 9/21/14 - CITY	\$53.04
	S016017	14-7676		PH NOTICE 9/28/14 - ADMIN. SRV	\$51.33
	S016017	14-7677		SPEC-MTG 9/28/14 - COUNCIL	\$34.22
CITY CLERK TOTAL ****					\$614.58
Division: 102 CITY ATTORNEY					
BELL BROWN & RIO PLLC		568	217520	PROSECUTION SERVICES-NOV	\$20,756.55
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$52.90
YAKIMA COUNTY SHERIFF'S OFFICE		14C02555	217511	SUBPOENA SERVICE PROCESS FEE	\$45.00
CITY ATTORNEY TOTAL ****					\$20,854.45
Division: 111 COMMUNICATIONS & MARKETING					
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$199.68
COMMUNICATIONS & MARKETING TOTAL ****					\$199.68
Division: 112 CABLE COMMUNICATIONS					



City Of Richland

VL-1 Voucher Listing

From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
RED DOOR PARTY RENTALS LLC	P054498	44102-2	217675	PIPE AND DRAPE CURTAIN RENTAL	\$75.81
	P054498	44103-2		PIPE AND DRAPE CURTAIN RENTAL	\$75.81
VECTOR BROADCAST LLC	P053519	3634	217414	QUARTERLY MAINTENANCE CONTRACT	\$1,854.63
	P053519			ADJUST SALES TAX	\$0.01
CABLE COMMUNICATIONS TOTAL ****					\$2,006.26
Division:	113	HANFORD COMMUNITIES			
CITY OF RICHLAND		14-461 LARSEN	217640	DOE WM CON/JACKSONVILLE/LARSEN	\$150.00
LARSEN, PAM BROWN		14-461	217665	DOE WM CONF/PARKING/LARSEN	\$45.00
LOCKHEED MARTIN SERVICES INC	S015783	2149911	217571	"HANFORD COMMUNITIES ISSUE	\$11,900.00
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$0.96
HANFORD COMMUNITIES TOTAL ****					\$12,095.96
Division:	120	FIRE			
BLUMENTHAL UNIFORM CO	P054411	93356-01	217523	#S511, SIL-RAY BADGE, PER RICH	\$142.96
BONSIGNORE, DIANA DBA		803342SPA	217480	FIRE HATS/JUNIOR FF BADGES	\$1,319.01
FEDERAL EXPRESS CORP		2-809-23387	217360	SPRINKLER SYSTEM PLANS-EVCO	\$9.69
		2-816-72045		SPRINKLER SYS PLANS-FCSS	\$9.70
FRONTIER		10/14-206-1880334	217550	VHF PHONE LINE FEES	\$410.05
HEMPSTEAD, JAMES		14-498 HEMPSTEAD	217487	CREW RESOURCE MGMT/HEMPSTEAD	\$25.00
LONDON, KEVIN		14-499 LONDON	217375	CREW RESOURCE TRNG/LONDON	\$130.15
LN CURTIS & SONS	S015891	2116950-00	217376	GXCEL GOLD MILLENIA ET PANTS P	\$3,374.63
	S015891			GXTREME GOLD MILLENIA XT COAT	\$5,012.12
	P054389	2117696-01		GLOBE G-XTREME GOLD MILLENIA C	\$1,253.03
	P054389	2117696-02		GLOBE G-XCEL GOLD MILLENIA PAN	\$843.66
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$2.34
POCKETINET COMMUNICATIONS INC		63725	217390	STATION INTERNET FEES-NOV	\$140.25
RICHLAND ACE HARDWARE		43661	217394	WALL CLIPS/FASTENERS	\$5.95
		43689		PLUG-IN LIGHT/FASTENERS	\$23.71
		43734		KITCHEN BRUSH/CLEANER	\$10.81
SEA WESTERN INC	S016023	179811	217398	SHIPPING	\$16.38
	S016023			#BDU1951P-20, LION TRI-CERTIFI	\$1,091.66
	S016023			HEMMING OF TROUSERS	\$17.33
WASHINGTON FIRE CHIEFS		09-8454	217622	2014 EVIP CLASS-LONDON	\$50.00
FIRE TOTAL ****					\$13,888.43
Division:	130	POLICE			
ALPHA PARTS & SUPPLY INC DBA	P054419	13083	217336	ADJUST FOR TAX	(\$0.01)
	P054419			SHIPPING	\$20.04
	P054419			PATROL JACKET J-PD07 DK NAVY	\$406.13
BENSON, ROBERT		14-477	217633	ICAC-MDI/MEALS/BENSON	\$37.71
BLUMENTHAL UNIFORM CO	P054268	85439-80	217346	SEW ON BADGES ON TWO SHIRTS	\$8.12
CITY OF RICHLAND		14-477 BENSON	217640	ICAC-MDI/SEATTLE/BENSON	\$499.91



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CITY OF RICHLAND		14-478 LUNDQUIST	217640	ICAC-MDI/SEATTLE/LUNDQUIST	\$499.91
		14-481 KANE	217530	CAREER FAIR/CORVALIS/KANE	\$175.30
		14-482 VERSTEEG		CAREER FAIR/CORVALIS/VERSTEEG	\$175.30
CLARK, ATHENA		14-342 CLARK	217482	SHIFT MH TRNG/YAKIMA/CLARK	\$13.00
FRONTIER	S016036	10/14-206-1882614	217550	TELEPHONE CHARGE 10/19/14-11/1	\$61.37
JANSEN, DAMON		14-341 JANSEN	217489	SHIFT MH TRNG/YAKIMA/JANSEN	\$13.00
LEEDWAY LLC	P054267	ML10141404	217570	FREIGHT	\$10.83
	P054267			OC-SCA-NVY-M SAFARILAND OREGON	\$331.18
LUNDQUIST, ERIK		14-478	217667	ICAC-MDI/MEALS/LUNDQUIST	\$37.71
MASON, CHRISTOPHER		14-422 MASON	217671	JOB-EXPO FAIR/SPOKANE/MASON	\$17.00
MATHENY, RODNEY C		14-511 MATHENY	217574	BLEA MOCKS/SEATTLE/MATHENY	\$58.00
MURSTIG, DEAN		102114	217494	MURSTIG/PRISONER TRANS-DINNER	\$29.44
		14-343 MURSTIG	217579	SHIFT TRNG/YAKIMA/MURSTIG	\$13.00
OXARC INC		PSS5769	217385	CYLINDER DISPOSAL	\$21.72
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$327.86
				POSTAGE USE 9/1-9/30/14	\$117.53
QUALITY CONTROL SERVICES INC	P054360	38811	217392	ANNUAL SCALE CALIBRATION SPE40	\$95.00
	P054360			ANNUAL SCALE CALIBRATION SC202	\$95.00
RIVER CITY TOWING INC		13585	217395	TOW SERVICE	\$48.74
		13598		TOW SERVICE	\$48.74
STRIEFEL, TONY		12-330	217503	REIMBURSE TRAVEL EXPENSE	\$38.00
TREASURE VALLEY COFFEE CO		101430	217408	RPD COFFEE DELIVERY	\$204.00
TRI CITY HERALD	S016017	14-7665	217411	PROPERTY OF AUCTION FOR POLICE	\$46.20
POLICE TOTAL ****					\$3,449.73
Division:	211	FINANCE			
GARDA CL NORTHWEST INC		10014245	217361	ARMORED CAR SRVCS-OCT 2014	\$409.09
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$663.25
				POSTAGE USE 9/1-9/30/14	\$2,415.28
PORTCH, JEANNE		14-484 PORTCH	217495	WFOA TRNG/YAKIMA/PORTCH	\$89.60
FINANCE TOTAL ****					\$3,577.22
Division:	212	PURCHASING			
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$5.08
PURCHASING TOTAL ****					\$5.08
Division:	213	INFORMATION TECHNOLOGY			
DELL COMPUTER CORPORATION	S016014	XJK4R8DP8	217540	MONITOR, 19" DELL W/ 3 YEAR	\$3,221.93
	S016014	XJK5WN559		TOWER, DELL OPTIPLEX 9020 (210	\$13,808.25
HEWLETT PACKARD COMPANY	P054477	54963008	217562	SERVER, HP PROLIANT DL360 GEN8	\$4,104.32
	P054477			HP CARE PACK, 5 YEARS NEXT DAY	\$765.90
HICKLING & ASSOCIATES LLC	P053459	10-14-02	217563	CONSULTING WORK FOR IMPLEMENTA	\$5,400.00
	P053459	10-14-02/EXPENSES		TRAVEL EXPENSES	\$2,115.32



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TOTAL DATA SERVICE INC	P054528	211036	217406	IBM HARDWARE MAINTENANCE RENEW	\$19,283.73
VERIZON WIRELESS		9733989234	217619	MOBILE BROADBAND 10/20-11/19	\$40.01
INFORMATION TECHNOLOGY TOTAL ****					\$48,739.46
Division:	220	HUMAN RESOURCES			
COLUMBIA INDUSTRIES SUPPORT LLC		158196	217535	SHREDDING SRVCS WO 179440	\$170.64
MID COLUMBIA ENGINEERING INC	P054370	ST006872	217380	CATHY ADKISSON, HR GENERALIST	\$939.60
	P054370	ST006885	217576	CATHY ADKISSON, HR GENERALIST	\$626.40
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$35.73
HUMAN RESOURCES TOTAL ****					\$1,772.37
Division:	300	COMMUNITY & DEVELOPMENT SERVICE			
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$2.45
COMMUNITY & DEVELOPMENT SERVICE TOTAL ****					\$2.45
Division:	301	DEVELOPMENT SERVICES			
CITY OF RICHLAND		14-395 SOMERS	217530	WSAPT CONF/CHELAN/SOMERS	\$271.20
MID COLUMBIA ENGINEERING INC	P054016	ST006871	217380	MCE CONTRACT: SHAUN SCHLUTER	\$1,654.45
	P054016	ST006884	217576	MCE CONTRACT: SHAUN SCHLUTER	\$1,624.00
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$43.35
				POSTAGE USE 9/1-9/30/14	\$28.63
SOMERS, CYNTHIA		14-395	217593	WSAPT CONF/HOTEL/SOMERS	\$131.22
TRI CITY HERALD	S016017	14-7575	217411	RFP 9/3/14 - COMM DEV	\$61.86
	S016017	14-7592		DETERMINATION OF NON-SIGNIFICA	\$88.97
	S016017	14-7593		DETERMINATION OF NON-SIGNIFICA	\$90.68
	S016017	14-7594		DETERMINATION OF NON-SIGNIFICA	\$87.26
	S016017	14-7595		PH 9/7/14 - COMM DEV	\$131.75
	S016017	14-7606		DETERMINATION OF NON-SIGNIFICA	\$97.53
	S016017	14-7664		NOTICE OF APPLICATION & PUBLIC	\$68.44
US BANK EQUIPMENT FINANCE INC		263943458	217509	XEROX 6604 PYMT 11/6-12/5	\$326.40
VERIZON WIRELESS		9733999202	217619	BLDG INSP LAPTOPS 10/20-11/19	\$200.09
DEVELOPMENT SERVICES TOTAL ****					\$4,905.83
Division:	331	PARKS & REC - RECREATION			
CHALLENGER SPORTS CORP		FALL 2014	217528	MINI KICKERS 9/15-11/03/14	\$385.00
CITY OF RICHLAND		14-213 STRAND	217353	NPRA CONF/CHARLOTTE/STRAND	\$545.87
		14-418 STRAND	217481	WRPA BUSINESS INSTITUTE/STRAND	\$300.60
FRONTIER	S016036	10/14-206-1882614	217550	TELEPHONE CHARGE 10/19/14-11/1	\$177.53
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$34.22
SKYHAWKS SPORTS ACADEMY INC		37501	217399	SUMMER SOCCER CAMPS 6/23-6/27	\$256.80
SZENDRE, JOLENE		SC05-036/JUL 2014	217599	YOGA INSTRUCTOR-JULY	\$150.71
THRASHER, BEVERLY		SC11-1/OCT 2014	217404	FOOT CLASSES-OCT 2014	\$828.00
PARKS & REC - RECREATION TOTAL ****					\$2,678.73



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division:	335	PARKS & REC - PARKS&FACILITIES			
BASIN SOD INC		12626	217517	SOD	\$108.47
BEAVER BARK & ROCK		642853	217519	COMPOST SOIL/SAND	\$75.77
		642857		COMPOST SOIL/SAND	\$121.23
		642861		COMPOST SOIL/SAND	\$106.07
		642875		COMPOST SOIL/SAND	\$75.77
		642919		COMPOST SOIL/SAND	\$106.07
		642966	217342	SAND/COMPOST SOIL	\$106.07
		643149		COMPOST SOIL/SNAD	\$75.77
		643240	217519	SOD	\$34.57
		644095		DIRT SOIL	\$43.28
		644105		DIRT SOIL	\$43.28
		644110		DIRT SOIL	\$43.28
BECKWITH & KUFFEL INC	S015986	918917	217343	ADJUST TAX	(\$0.01)
	S015986			SHIPPING & HANDLING	\$106.81
	S015986			SUBMERSIBLE PUMP FOR HAINES DI	\$1,615.84
BENTON COUNTY SHERIFF'S OFFICE		3/14-WORK CREW II	217344	WORK CREW II-MARCH 2014	\$6,404.01
		4/14-WORK CREW II		WORK CREW II-APRIL 2014	\$11,697.31
		5/14-WORK CREW II		WORK CREW II-MAY 2014	\$5,990.25
		7/14-WORK CREW II		WORK CREW II-JULY 2014	\$6,118.10
		8/14-WORK CREW II		WORK CREW II-AUG 2014	\$5,886.22
BRANOM INSTRUMENT CO	S015948	537690	217348	FREIGHT	\$21.45
	S015948			DIFFERENTIAL PRESSURE SWITCH,	\$498.18
CASCADE NATURAL GAS CORP		10/14-80577100003	217527	NAT GAS BLDG 200 9/16-10/16	\$10.85
		10/14-90577100002		NAT GAS 300 BLDG 9/16-10/16	\$27.35
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC		3627-539941	217537	GASKETS/125V CONNECTORS	\$676.01
EARTH DESIGNS LANDSCAPE		854	217543	CITY HALL LANDSCAPE PROJECT	\$1,413.38
FASTENAL COMPANY		WARIC45242	217545	RETURN SAFETY EYEWEAR	(\$34.89)
FERGUSON ENTERPRISES INC		0441356	217547	FLANGE ADAPTER GASKET	\$34.31
FRONTIER	S016036	10/14-206-1882614	217550	TELEPHONE CHARGE 10/19/14-11/1	\$29.14
	S016036			TELEPHONE CHARGE 10/19/14-11/1	\$1,031.00
GRAINGER	S016018	9557637700	217363	RESTRICTOR, IN LINE ITEM #3TZ7	\$15.06
	S016018	9564514728		HIGH CAP, PLEATED FILTER ITEM#	\$106.83
JT AUTOMOTIVE PARTS INC DBA		309412	217652	FHP POWERATED BELTS	\$13.91
		319311		SAE 30 OIL	\$8.74
KENNEWICK INDUSTRIAL & ELECTRICAL SUPPLY	S015920	862741	217491	PUMP, 150 US GPM, 5HP, 1800 RP	\$13,031.70
	S015920			ADJUST TAX	(\$0.01)
	S015920			HANDLING CHARGE	\$4.33
	S015920			PUMP, 144 US GPM, 5HP, 1800 RP	\$3,510.83
		874900	217374	GASKETS	\$10.08
		876756		REGAL FLUSH VALVE	\$94.78



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
KING COUNTY DIRECTORS ASN PURCHASING DEPT DBA	P053364	P053364 RETAINAGE	217569	ROOF REPAIRS TO SHOPS 300 BUIL	\$8,925.51
KONECRANES INC	P054286	00940968/00941006	217663	LIFTMORE 206 FACILITIES VEHICL	\$194.94
	P054286			COFFING/CMH MT400353	\$194.94
MOON SECURITY SERVICES INC		733023	217577	LIBRARY FIRE MONITORING-NOV	\$33.00
		733476		RPD RANGE MONITORING-NOV	\$59.90
		734015		WASTEWATER MONITORING-NOV	\$66.25
		734130		CREHST FIRE MONITORING-NOV	\$53.00
OXARC INC		PSS7517	217385	CO2 BULK	\$154.90
PACIFIC BACKFLOW SERVICES LLC		1410031455	217386	BACKFLOW TESTING	\$600.00
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$2.09
PRO BUILD COMPANY LLC		71451931	217391	PLYWOOD	\$48.76
REXEL INC DBA		F292696	217393	SAWZALL BLADES	\$52.15
RICHLAND ACE HARDWARE		208442	217496	COUPLINGS/PRIMER	\$83.77
		43474		ANTIFREEZE	\$12.95
		43543		CAPS/COUPLE	\$4.73
		43617		DISHWASHER CONNECTOR	\$3.78
		43756		COATHOOK/BARREL BOLT	\$13.52
ROTO ROOTER		05453	217498	PUMP OUT TRANSFER STATION	\$351.98
STRAIGHT LINE CONCRETE SAWING & DRILLING INC		006230	217502	5 CURB CUTS	\$162.45
SUNTOYA CORPORATION	S015995	80195	217598	SEAL KIT, TACO #951-3159BRP	\$654.50
	S015995			FREIGHT	\$42.23
	S015995			COVER/BACKET, TACO #951-2285R	\$279.00
THE DRAIN SURGEON		31565	217604	SNAKE KITCHEN LINE FS 1	\$254.51
TOTAL FILTRATION SERVICES INC	S015991	PSV1263354	217609	AIR FILTER, 16 X 20 X 2, MERV	\$159.20
	S015991			AIR FILTER, 20 X 25 X 2, MERV	\$258.10
	S015991			AIR FILTER, 20 X 20 X 2, MERV	\$223.01
	S015991			AIR FILTER, 24 X 24 X 2, MERV	\$372.21
WILBUR ELLIS COMPANY		8193588	217686	FERTILIZER	\$812.25
		8193610		FERTILIZER	\$307.50
		8506616	217421	GRASS SEED	\$1,041.47
PARKS & REC - PARKS&FACILITIES TOTAL****					\$74,683.79
Division:	338	PARKS & REC - PROJECT ADMIN			
TRI CITY HERALD	S016017	14-7641	217411	CALL FOR BID "COLUMBIA PLAYFIE	\$179.32
PARKS & REC - PROJECT ADMIN TOTAL ****					\$179.32
Division:	900	NON-DEPARTMENTAL			
ARBAUGH & ASSOCIATES INC		1372	217340	ARBAUGH CONTRACT FEES-SEPT'14	\$1,470.00
CITY OF RICHLAND		110514	217639	C58-13 RECORDING FEES	\$73.00
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$96.69
NON-DEPARTMENTAL TOTAL****					\$1,639.69



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Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GENERAL FUND Total ***					\$229,688.99
FUND 101	CITY STREETS				
Division:	401	STREETS MAINTENANCE			
AMERICA WEST ENVIRONMENTAL SUPPLIES INC	S015988	10993	217514	29.07 TONS OF CCB W/ BOOST	\$5,721.06
CASCADE SIGNAL CORPORATION	P054460	3591	217350	FREIGHT	\$30.49
	P054460			LOOP WIRE, 4-500' REELS, PART	\$519.84
CENTRAL HOSE & FITTINGS INC		397956	217352	HOSE CLAMPS	\$16.49
FRONTIER	S016036	10/14-206-1882614	217550	TELEPHONE CHARGE 10/19/14-11/1	\$53.53
	S016036			TELEPHONE CHARGE 10/19/14-11/1	\$29.14
HERTZ EQUIPMENT RENTAL CORP		27713545-001	217561	LIQUID PROPANE	\$51.85
INLAND ASPHALT CO		32-2036678	217565	ASPHALT	\$303.24
		32-2036681		ASPHALT	\$1,104.40
RICHLAND ACE HARDWARE		208500	217496	ANTIFREEZE	\$38.86
STREETS MAINTENANCE TOTAL ****					\$7,868.90
Division:	402	ARTERIAL STREETS			
AMERICAN ROCK PRODUCTS INC		214797	217515	CONCRETE	\$575.34
		215294		CONCRETE	\$533.05
		215403		CONCRETE	\$460.28
		215575		TOP COURSE	\$120.17
		215670		CONCRETE	\$460.28
		216081		CONCRETE	\$552.33
HERITAGE PROFESSIONAL LANDSCAPING INC	P053749	C55-14/PYMT 4	217560	HANFORD REACH INTERPRETIVE CEN	\$9,284.10
	P053749			C/O #3 ENTRNCE SIGN, LANDSCAP	\$68,770.50
INLAND ASPHALT CO		32-2036681	217565	ASPHALT	\$121.30
PRO BUILD COMPANY LLC		71451178	217391	TIE WRAP	\$5.95
TRI CITY HERALD	S016017	14-7662	217411	CALL FOR BID "AUXILIARY TRACK	\$247.78
ARTERIAL STREETS TOTAL ****					\$81,131.08
CITY STREETS Total ***					\$88,999.98
FUND 110	LIBRARY				
Division:	303	LIBRARY			
CASCADE NATURAL GAS CORP		10/14-61897100006	217527	NATGAS 955NORTHGATE 9/18-10/21	\$22.50
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$408.21
PRINT PLUS/PSS RUBBER STAMPS		5825	217587	IDEAL STAMP	\$18.95
UNITED PARCEL SERVICE	S016042	000986641444	217616	GROUND PKG TO LIBRARY OF VIRGI	\$5.27
LIBRARY TOTAL ****					\$454.93
LIBRARY Total ***					\$454.93
FUND 112	INDUSTRIAL DEVELOPMENT FUND				



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From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 305 ECONOMIC DEVELOPMENT					
ARBAUGH & ASSOCIATES INC		1372	217340	ARBAUGH CONTRACT FEES-SEPT'14	\$150.00
MOHR, SALLY		13-202 MOHR	217493	REIMBURSE TRIP EXPENSE	\$1.72
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$4.49
RGW ENTERPRISES PC	P053800	9/14-CWCP	217590	INCREASE TO PURCHASE ORDER PER	\$1,235.00
	P053800	9/14-HR ROAD		INCREASE TO PURCHASE ORDER PER	\$562.50
	P053800	9/14-HRBC		INCREASE TO PURCHASE ORDER PER	\$762.50
	P053800	9/14-LOGSTON		INCREASE TO PURCHASE ORDER PER	\$237.50
	P053800	9/14-LRF PROJECT		INCREASE TO PURCHASE ORDER PER	\$570.00
	P053800	9/14-POLAR 2		INCREASE TO PURCHASE ORDER PER	\$2,710.00
ECONOMIC DEVELOPMENT TOTAL ****					\$6,233.71
Division: 306 ECONOMIC DEVELOPMENT PROJECTS					
TRI CITY TITLE & ESCROW		2014-113	217507	SUBDIVISION GUARANTEE	\$216.60
ECONOMIC DEVELOPMENT PROJECTS TOTAL ****					\$216.60
INDUSTRIAL DEVELOPMENT FUND Total ***					\$6,450.31
FUND 153 COMMUNITY DEV BLOCK GRANT					
Division: 308 CDBG PROGRAM					
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$6.24
THE ARC OF TRI CITIES		C148-14/2	217603	C148-14 THERAPY RECREATION	\$100.00
TU DECIDES MEDIA INC		2014-20598	217615	CDBG 2015 PROGRAM-AD	\$150.00
CDBG PROGRAM TOTAL ****					\$256.24
COMMUNITY DEV BLOCK GRANT Total ***					\$256.24
FUND 380 PARK PROJECT CONSTRUCTION					
Division: 337 PARKS & REC PROJECTS					
BEAVER BARK & ROCK		643061	217519	GRAVEL	\$107.15
HERTZ EQUIPMENT RENTAL CORP		27698486-001	217561	PLATE COMPACTOR RENTAL	\$54.15
		27710601-001		SOD CUTTER RENTAL 10/22/14	\$75.81
SUN RENTAL CENTER		202739-3	217595	SOD CUTTER RENTAL	\$164.62
SUNBELT RENTALS INC		48160321-001	217402	FORKLIFT RENTAL 9/23-9/24	\$967.46
		48221388-002	217596	PLATE TAMPER RENTAL	\$73.21
		48583799-002		SOD CUTTER RENTAL 10/14-10/16	\$261.11
SUNDANCE RIDGE HOMEOWNERS ASSOCIATION	P054496	14-028	217597	PARK PARTNERSHIP CONTRACT 63-1	\$30,000.00
PARKS & REC PROJECTS TOTAL ****					\$31,703.51
PARK PROJECT CONSTRUCTION Total ***					\$31,703.51
FUND 401 ELECTRIC UTILITY FUND					
Division: 000					



City Of Richland

VL-1 Voucher Listing

From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P054421	3627-539639	217358	BELL END,PVC,3",SCH 40	\$144.09
	P054421			ELBOW,PVC,6",22-1/2,30"RADIUS	\$170.57
	P054421			ELBOW,PVC,6",90,48" RADIUS	\$1,397.07
	P054421			BELL END,PVC,6",SCH 40	\$93.48
	S016000	3627-540288	217537	LAMP HPS, 100W, MOGUL BASE,	\$905.17
HD SUPPLY POWER SOLUTIONS LTD	S015901	2644743-02/03	217368	CLAMP GRD. ROD, 3/4, #4-2/0,	\$1,397.07
HORIZON DISTRIBUTION INC	P054464	828529/829809	217371	ALCOHOL SOLVENT, DENATURED,	\$73.30
PACIFIC METERING INC	P054434	14-0926-4434A	217387	METER,RING, EKSTROM STAINLESS	\$576.00
PLASTIC DESIGN TECHNOLOGY INC	P054435	6418	217586	METER,DISCONNECT SLEEVE	\$437.36
WESCO DISTRIBUTION INC	P054413	564270	217418	SLEEVE,INSULATED, #6 STRANDED,	\$43.32
	S016015	566760		SLEEVE, TENSION 336 ACSR, AUTO	\$427.49
TOTAL ****					\$5,664.92
Division:	501	BUSINESS SERVICES			
ARBAUGH & ASSOCIATES INC		1372	217340	ARBAUGH CONTRACT FEES-SEPT'14	\$840.00
BENTON PUD	P054549	10/14-6394706087	217345	SMART GRID PRESENTATION BY JES	\$913.12
CLEAN HYDRO	P054538	CH10293	217531	CLEAN HYDRO CAMPAIGN: 2015; IN	\$8,540.00
FEDERAL EXPRESS CORP		2-824-15083	217546	SENT TO NW REQUIREMENTS	\$5.92
				RECDV THE ORCHARDS MAILER	\$11.40
				SENT TO BPA	\$6.40
FRONTIER	S016036	10/14-206-1882614	217550	TELEPHONE CHARGE 10/19/14-11/1	\$89.84
KELLEY'S TELE-COMMUNICATIONS INC	P053494	022411012014	217568	AFTER HOURS ANSWERING SERVICE-	\$200.75
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$2.32
				POSTAGE USE 9/1-9/30/14	\$26.75
				POSTAGE USE 9/1-9/30/14	\$132.96
STANDARD & POOR'S FINANCIAL SERVICES LLC		10356110	217401	ANALYTICAL SRVC/ELECT REV BOND	\$5,000.00
UNITED PARCEL SERVICE	S016042	000986641444	217616	GROUND PKG TO ITRON FOR SYSTEM	\$6.29
	S016042			GROUND PKG TO G&W ELECTRIC FOR	\$5.72
VERIZON WIRELESS	P053490	9733989268	217684	WIRELESS DATACARD- R. HAMMOND	\$40.01
BUSINESS SERVICES TOTAL ****					\$15,821.48
Division:	502	ELECTRICAL ENGINEERING			
US BANK EQUIPMENT FINANCE INC		263943458	217509	XEROX 6604 PYMT 11/6-12/5	\$81.60
ELECTRICAL ENGINEERING TOTAL ****					\$81.60
Division:	503	POWER OPERATIONS			
AMERICAN ROCK PRODUCTS INC	P054220	215574	217515	PER CONTRACT#14-041:2014 PURCH	\$68.27
		215783		CONCRETE	\$963.87
		215998		CONCRETE	\$265.34
BEAVER BARK & ROCK		643719	217519	CONCRETE	\$136.44
		643924		BARK	\$54.13
		644548		CONCRETE	\$120.19
BOYD'S TREE SERVICE LLC	P053496	3630	217347	TREE PRUNING SVC-JAN 1 THRU AP	\$7,189.60



City Of Richland

VL-1 Voucher Listing

From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BOYD'S TREE SERVICE LLC	P053496	3644	217525	TREE PRUNING SVC-JAN 1 THRU AP	\$7,189.60
	P053496	3645		TREE PRUNING SVC-JAN 1 THRU AP	\$500.00
CITY OF RICHLAND		14-453 LEIP	217481	E/W SUPER MTG/GOLDENDALE/LEIP	\$149.88
CONSTRUCTION AHEAD INC DBA		24042-05	217538	STEVENS DR TRAFFIC CONTROL	\$548.00
GENERAL PACIFIC INC	S016008	1227822	217552	INSULATOR PIN ALL WHITE VICTOR	\$131.58
GRAINGER	S016018	9569773782	217363	GUSSETED POLY ITEM #5ZW14	\$91.14
HD SUPPLY POWER SOLUTIONS LTD	S015984	2681326-00	217368	HUBBELL DEAD BOLTED STRAIGHT L	\$207.12
HERTZ EQUIPMENT RENTAL CORP		27564120-004	217561	EXCAVATOR/BUCKET RENTAL	\$2,696.68
HJ ARNETT INDUSTRIES LLC	S015929	INV35600	217564	REPAIR OF STANLEY IMPACT WRENC	\$233.44
	S015929			FREIGHT	\$14.04
HOME DEPOT CREDIT SERVICES	S016024	34618	217370	TWO 18V BATTERIES	\$244.87
	S016024	5031894		CHUCK-KEY	\$16.43
OSMOSE UTILITIES SERVICES INC	P053863	7UB-0159632	217383	UTILITY POLE TESTING FROM 1/1/	\$1,087.60
PRO BUILD COMPANY LLC		71452144	217588	2 X 6'S	\$22.41
SHARI'S MANAGEMENT CORP		13310081428580	217501	OVERTIME MEALS 9/13-10/9/14	\$76.23
				OVERTIME MEALS 9/13-10/9/14	\$108.41
				OVERTIME MEALS 9/13-10/9/14	\$235.04
TACOMA SCREW PRODUCTS INC		22104857	217600	LOCK WASHERS/HEX NUTS	\$0.45
TYNDALE ENTERPRISES INC	P053495	804755	217413	FIRE RETARDANT CLOTHING-2014	\$3,316.90
WAGNER SMITH EQUIPMENT CO	S015934	0265474-IN	217621	GROUNDING SET WITH 1 CABLE, 6'	\$3,067.97
WESCO DISTRIBUTION INC	S015938	564271/566483	217418	BURNDY W STYLE DIE SET #W243	\$48.74
	S015938			BURNDY W STYLE DIE SET #w249	\$48.74
	S015938			ADJUST FOR TAX	(\$0.02)
	S015938			CREDIT INVOICE FOR THE "U" DIE	(\$162.45)
	S015938			ADJUST SALES TAX	\$0.01
POWER OPERATIONS TOTAL ****					\$28,670.65
Division:	504	SYSTEMS DIVISION			
BEAVER BARK & ROCK		643100	217519	DIRT SOIL	\$43.28
ELR CONSULTING INC	P053491	2553	217544	2014 INTEGRATION SUPPORT FOR S	\$7,149.15
	P053491	2554		MOD #1- CONSULTING SERVICES FO	\$1,150.00
FAIRCLOTH, JARED		13-135	217485	RELAY SCHOOL/PULLMAN/FAIRCLOTH	\$2.00
KONECRANES INC	P054286	00940968/00941006	217663	DEMAG/CMH FDH32H12KNI4-1F10	\$259.92
	P054286			COFFING HOIST,	\$194.94
	P054286			DEMAG/CMH OVERHEAD BRIDGE	\$324.90
MEGGER	S015898	5590293737	217379	CERTIFICATION	\$80.00
	S015898			REPAIR OF TTR20/SN# 2000161005	\$218.00
	S015898			TAX	\$24.74
PRO BUILD COMPANY LLC		71451693	217588	EXTERIOR SHEATHING	\$31.71
SCHWEITZER ENGINEERING LABORATORIES INC	P054408	6055-605972	217397	TEMPERATURE MONITOR, SCHWEITZE	\$3,247.92
UTILITIES PLUS LLC		4002	217618	LOCATING SRVCS-SEPT	\$10,190.00
SYSTEMS DIVISION TOTAL ****					\$22,916.56



City Of Richland

VL-1 Voucher Listing

From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 505 ENERGY POLICY MGMT					
AIR TIGHT REMODELING		170-74	217513	609 MEADOWS S-REBATE-WINDOWS	\$1,014.00
		170-75	217335	230 COTTONWOOD-REBATE-WINDOWS	\$488.56
APOLLO SHEET METAL INC	P054325	137808	217516	EE LOAN: M GOODENOUGH, 1318 PO	\$9,299.94
BENTON COUNTY AUDITOR/WEATHERWISE	P054560	350940 RELEASE	217521	M WINGFIELD-LIEN RELEASE; AC#	\$72.00
	P054560	370700 RELEASE		T SCHEIBE-LIEN RELEASE; AC# 37	\$72.00
	P054560	794080 RELEASE		J SANDS-LIEN RELEASE; AC#79408	\$72.00
	P054560	823780		C MALLON-RECORD LIEN; AC# 8237	\$72.00
	P054560	881000		L MEHLING - RECORD LIEN; AC#	\$72.00
BENTON PUD		10/14-3287762373	217522	ELECTRIC SRVCS 9/20-10/21	\$488.95
BOB RHODES HEATING & A/C INC	P054441	C79947	217524	EE LOAN: C JUERGENS, 132 SPENG	\$9,963.60
CASCADE TITLE COMPANY OF BENTON		201098	217351	TITLE REPORT-415 CULLUM	\$81.23
CITY OF RICHLAND		14-446 SENGGER	217481	BPA MTG/SPOKANE/SENGER	\$478.98
		750002	217354	294 CANYON-REBATE-HP	\$1,000.00
		855025		840 BRETZ-REBATE-HP/PTCS	\$1,400.00
DAYCO HEATING & AIR	P054525	40562	217539	EE LOAN: L RILEY, 1833 PEACHTR	\$8,364.01
	P054526	40563		EE LOAN: L RILEY, 1833 PEACHTR	\$8,364.01
DELTA HEATING & COOLING INC	P054442	22756	217541	EE LOAN: D DRAKER, 1003 WILLAR	\$9,113.45
	P054480	22870		EE LOAN: L BOEN, 294 CANYON -	\$6,227.25
GLASS NOOK INC		65095	217554	519 SINGLETREE-REBATE-WINDOWS	\$175.80
HELMES INC DBA		1606 PENNY LANE	217486	ES HOME REBATE/1606 PENNY LANE	\$1,000.00
		1609 MOLLY MARIE		ES HOME REBATE/1609MOLLY MARIE	\$1,000.00
		456 SUNDANCE		ES HOME REBATE/456 SUNDANCE	\$1,000.00
		582 CAMY		ES HOME REBATE/582 CAMY	\$1,000.00
		608 HUNTER		ES HOME REBATE/608 HUNTER	\$1,000.00
IWI INC		67276	217566	2010 TRIPPE-REBATE-INSULATION	\$1,485.80
M CAMPBELL & COMPANY INC		656084	217377	1307 BRENTWOOD-REBATE-HP/PTCS	\$1,400.00
		669488		1711 SAGEWOD-REBATE-HPUMP	\$1,000.00
	P054470	675417	217573	EE LOAN: K CHRISTENSEN, 1842	\$11,694.23
PERFECTION GLASS		9936413500	217585	2001 DUPORTAIL-REBATE-WINDOWS	\$152.82
		9936413711		1939 HETRICK-REBATE-WINDOWS	\$36.48
		9936414011		609 MEADOWS E-REBATE-WINDOWS	\$876.18
TOTAL ENERGY MANAGEMENT INC	P054446	51441LOAN	217608	EE LOAN: J ZACCARIA, 1250	\$17,282.51
	P054440	51525LOAN		EE LOAN: B PATRICK, 2428 MICHA	\$15,976.42
	P054479	51596LOAN		EE LOAN: J HARRIES, 840 N BRET	\$12,017.17
TRI CITIES AREA JOURNAL OF BUSINESS		13543	217409	PUBLIC POWER WEEK AD	\$650.00
WESTERN ELECTRICITY COORDINATING COUNCIL		A144705	217623	2014 PEAK REL SPEC ASSESSMENT	\$4,734.00
ENERGY POLICY MGMT TOTAL ****					\$129,125.39
ELECTRIC UTILITY FUND Total ***					\$202,280.60

FUND 402 WATER UTILITY FUND



City Of Richland

VL-1 Voucher Listing

From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
Division: 000					
HD FOWLER COMPANY INC	S015997	I3771887	217367	METER BOX TOP SECTION, 12" #37	\$141.07
				TOTAL ****	\$141.07
Division: 410 WATER CAPITAL PROJECTS					
BUILDERS HARDWARE & SUPPLY CO INC	S015630	S3308869.001	217349	ACCESS CONTROL FOR WTP UV BUIL	\$3,299.62
				WATER CAPITAL PROJECTS TOTAL ****	\$3,299.62
Division: 411 WATER ADMINISTRATION					
ARBAUGH & ASSOCIATES INC		1372	217340	ARBAUGH CONTRACT FEES-SEPT'14	\$540.00
				WATER ADMINISTRATION TOTAL ****	\$540.00
Division: 412 WATER OPERATIONS					
COLUMBIA ELECTRIC SUPPLY	S015856	5858-727933	217355	TECHCONNECT SUPPORT RENEWAL- H	\$311.91
	S015856			TECHCONNECT SUPPORT RENEWAL-	\$617.31
FIELD INSTRUMENTS & CONTROLS INC	S015989	157505	217548	LAMP ASSEMBLY, HF SCIENTIFIC P	\$471.11
	S015989			SHIPPING & HANDLING	\$15.71
FRONTIER	S016037	10/14-509-3755296	217550	TELEPHONE CHARGE 10/22/14-11/2	\$59.55
HACH COMPANY	S015494	9061443	217366	FREIGHT FOR QUARTERLY SHIPMENT	\$56.61
	S015494			aa FREE CHLORINE REAGENT SETS,	\$830.93
KONECRANES INC	P054286	00940968/00941006	217663	EWRC EC 20085 YALE LC2DLC2D255	\$162.45
	P054286			R & M DB-2-24, HOIST TYPE	\$162.45
OXARC INC		PST0210	217582	SODIUM HYDROCHLORITE	\$171.63
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$18.39
				WATER OPERATIONS TOTAL ****	\$2,878.05
Division: 413 WATER MAINTENANCE					
BADGER METER INC	S015987	1017811	217341	FREIGHT	\$55.08
	S015987			REGISTER ONLY FOR RECORDALL M7	\$368.22
	S015987			REGISTER ONLY FOR RECORDALL M3	\$1,472.88
FASTENAL COMPANY		WARIC46119	217359	HEX CAP SCREWS	\$84.76
		WARIC46126		HEX CAP SCREWS	\$14.68
		WARIC46158		HEX CAP SCREWS	\$74.60
GC SYSTEMS INC	S015976	000029637A	217551	FREIGHT	\$45.53
	S015976			8" DIAPHRAGM, CLA-VAL #9817901	\$292.41
	S015976			X46A FLOW CLEAN STRAINERS, CLA	\$264.25
	S015976			8" DIAPHRAGM ASSEMBLY, CLA-VAL	\$1,732.80
GRAINGER	S016018	9569773774	217363	V-BELT ITEM #1A096	\$34.20
HD FOWLER COMPANY INC		I3767105	217367	REDUCER FLANGE	\$148.27
		I3770652		GASKETS	\$124.96
		I3772205		FLANGES	\$249.74
		I3779181	217557	GALVENIZED BUSHINGS	\$109.28
		I3779184		FLANGE REDUCER	\$171.85
HD SUPPLY WATERWORKS LTD	S015977	D061393	217369	FREIGHT	\$13.00



City Of Richland

VL-1 Voucher Listing

From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
HD SUPPLY WATERWORKS LTD	S015977	D061393	217369	6" CARBIDE CUTTER, TAPMATE, RO	\$971.81
HOME DEPOT CREDIT SERVICES	S016024	21636	217370	COUPLING, SS CLAMP, WOOD	\$132.80
JT AUTOMOTIVE PARTS INC DBA		319183	217652	SUPPORT	\$48.71
KELLEY'S TELE-COMMUNICATIONS INC	P054367	276311012014	217568	ANSWERING SERVICE CHARGES - WA	\$59.80
KONECRANES INC	P054286	00940968/00941006	217663	RKI 3200, SHOP TRUCK HOIST,	\$194.94
	P054286			LIFTMORE 3200, SHOP TRUCK HOIS	\$194.94
	P054286			HOIST, BUDGET, MODEL 318090-97	\$162.45
	P054286			HARRINGTON NER030LD-13 3 TON 1	\$194.94
	P054286			COFFING/CMH M5R0035-3,	\$194.94
RICHLAND ACE HARDWARE		43703	217496	PLUG/ADAPTER	\$9.18
		43709		RETURN PLUG/ADAPTER	(\$9.18)
STEEBER'S LOCK SERVICE		10408	217594	WILLOWBROOK PUMP DOOR REPAIR	\$75.81
TRAFFIC SAFETY SUPPLY CO INC	S015967	989152	217611	FIXED BASE, SURFACE MOUNT, 8"	\$164.62
	S015967			SUPER BUNDY ADHESIVE KIT, 2-PI	\$58.48
	S015967			FREIGHT	\$52.57
	S015967			DELINEATOR POST, 42" YELLOW WI	\$545.83
UNITED PARCEL SERVICE	S016042	000986641444	217616	GROUND PKG TO BADGER METER FOR	\$13.89

WATER MAINTENANCE TOTAL ****

\$8,323.04

WATER UTILITY FUND Total ***

\$15,181.78

FUND 403

WASTEWATER UTILITY FUND

Division:

421

SEWER CAPITAL PROJECTS

BATE'S ROOFING LLC	P054362	PWP14-34	217518	WWTF DIGESTER #1 INSULATION -	\$46,485.00
COLE INDUSTRIAL INC		WC18491	217532	BOILER TUBES	\$4,037.33
		YA18481		BOILER SERVICE CALL/PARTS	\$1,422.43
COLUMBIA ELECTRIC SUPPLY	P054308	5858-724852	217534	ENHANCED POWERFLEX HIM, CATALO	\$170.57
	P054308			100 HP INFLUENT PUMP DRIVE, PF	\$8,950.98
	P054308			PF70/700 ETHERNET COMM MODULE,	\$570.20
	P054308			24V I/O MODULE, CATALOG	\$253.42
	P054308			BEZEL KIT, CATALOG #20-HIM-B1	\$87.72
	P054308			PF750 ADAPTER CARD, CATALOG	\$53.61
	P054308			ADJUST SALES TAX	\$0.01
		5858-727907		BELDEN TWISTED WIRE	\$529.97
JUB ENGINEERS INC	P053972	90254	217567	WASTEWATER GENERAL PLAN - C76-	\$26,310.32

SEWER CAPITAL PROJECTS TOTAL ****

\$88,871.56

Division:

422

SEWER OPERATIONS

AMERICAN ROCK PRODUCTS INC		215669	217515	TOP COURSE GRAVEL	\$711.41
COLUMBIA ELECTRIC SUPPLY	S015856	5858-727933	217355	TECHCONNECT SUPPORT RENEWAL- H	\$311.90
	S015856			TECHCONNECT SUPPORT RENEWAL-	\$617.31
COMPLETE PEST PREVENTION INC	P053613	26808/26809	217356	MONTHLY INSECT & RODENT CONTRO	\$36.10



City Of Richland

VL-1 Voucher Listing

From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
COMPLETE PEST PREVENTION INC	P053613	26808/26809	217356	3X YEAR SPRAY SERVICE FOR INSE	\$63.17
FRONTIER	S016036	10/14-206-1882614	217550	TELEPHONE CHARGE 10/19/14-11/1	\$58.27
GRAINGER	S016018	9559856514	217363	EAR PLUGS ITEM #6XF60	\$31.15
	S016018	9565832285		HIGH CAP PLEATED FILTER ITEM #	\$132.23
HACH COMPANY	P054508	9073963	217556	REPLACEMENT SENSOR CAPS FOR	\$1,091.66
	P054508			HANDLING FEE	\$10.28
HD FOWLER COMPANY INC		I3771942	217557	FLANGES	\$568.12
HERTZ EQUIPMENT RENTAL CORP		27709821-001	217561	PROPANE	\$27.23
KAMAN INDUSTRIAL TECHNOLOGIES		Y6367	217373	BALL BEARING INSERTS	\$99.83
MIDWEST LABORATORIES INC		736888	217381	SHIPPING CHARGES	\$7.89
PARAMOUNT SUPPLY COMPANY		034068	217388	RING GASKETS	\$345.94
		035251		THREADED FLANGE	\$14.89
PASCO MACHINE COMPANY INC		72837	217584	WELD DISCHARGE VANES	\$2,670.52
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$31.34
TACOMA SCREW PRODUCTS INC		22104590	217403	T-HANDLED ROD/LAG SCREWS	\$31.90
		22104692		GALV HOOK & EYES/ALUM SLEEVES	\$41.63
		22105022		ROPE BINDING HOOKS	\$1.86
UNITED PARCEL SERVICE	S016042	000986641444	217616	GROUND PKG TO ALS FOR WWTP	\$34.51
SEWER OPERATIONS TOTAL****					\$6,939.14
Division:	423	SEWER MAINTENANCE			
BEAVER BARK & ROCK		644790	217519	WEED BARRIER	\$32.48
COMPLETE PEST PREVENTION INC	P053613	26808/26809	217356	3X YEAR SPRAY SERVICE FOR INSE	\$63.17
	P053613			MONTHLY INSECT & RODENT CONTRO	\$36.10
HERTZ EQUIPMENT RENTAL CORP		27722674-001	217561	SAW RENTAL 10/29/14	\$64.98
KELLEY'S TELE-COMMUNICATIONS INC	P054367	276311012014	217568	PAGER USAGE CHARGES - SEWER: t	\$5.04
	P054367			ANSWERING SERVICE CHARGES - WA	\$59.80
KONECRANES INC	P054286	00940968/00941006	217663	CM HOIST, 10' SPAN, 20 FT LIFT	\$194.94
	P054286			5 CHESTER 58 WATER, EC-4008-3	\$162.45
	P054286			4 ROBBINS & MYERS S2-3-5QM14S,	\$162.45
	P054286			6 COFFING EC-4008-3, INFLUENT	\$162.45
	P054286			ROBBINS & MYERS X2-5-18MPS HOI	\$259.92
	P054286			2 ROBBINS & MYERS S1-18M7S HOI	\$259.92
	P054286			VENTRO	\$194.94
	P054286			IH POLE CAT MH306176, BOOM TRU	\$194.94
	P054286			MAN LIFT/SCISSOR LIFT:	\$194.94
	P054286			LIFTMORE 3200, SHOP SIGN TRUCK	\$194.94
	P054286			LIFT MOOR MODEL L2,	\$194.94
	P054286			JET HCH MONORAIL HOIST 2 TON	\$194.94
	P054286			ROBBINS & MYERS HOIST TYPE, EW	\$259.92
OWEN EQUIPMENT COMPANY	P054475	00164648	217384	SHIPPING & HANDLING	\$18.94
	P054475			KEG CLEANING NOZZLE, 1" HOSE W	\$1,189.13



City Of Richland

VL-1 Voucher Listing

From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
OWEN EQUIPMENT COMPANY	P054475	00164648	217384	ADJUST TAX	\$0.01
REESE CONCRETE PRODUCTS MFG		53678	217589	CONCRETE/RISERS	\$228.51
RICHLAND ACE HARDWARE		43797	217496	TEES/BUSHINGS/ELBOWS	\$11.63
		43806		PIPE ENDS/COUPLINGS/BUSHINGS	\$16.49
TACOMA SCREW PRODUCTS INC		22104461	217403	SCREWS	\$7.59
		22105155	217600	SAFETY GLASSES/CLEANERS/WIPES	\$67.38
UNITED PARCEL SERVICE	S016042	000986641444	217616	GROUND PKG TO INDUSTRIAL SAFET	\$7.05
WASHINGTON AIR REPS INC	S015974	0047275-IN	217416	MOTOR WIRE HARNESS, ITEM #7115	\$21.66
	S015974			BLOWER ASSEMBLY, PART #7110100	\$216.60
	S015974			CAPACITOR, PART #71030024	\$16.25
	S015974			MOTOR, PART #71020428	\$303.24

SEWER MAINTENANCE TOTAL ****

\$4,997.74

WASTEWATER UTILITY FUND Total ***

\$100,808.44

FUND 404

SOLID WASTE UTILITY FUND

Division:

432

SOLID WASTE COLLECTION

HOME DEPOT CREDIT SERVICES	S016024	2030978	217370	TOOL SET, EXTREME FUBAR, 12 GA	\$134.26
	S016024	5082260		SPRAY PAINT	\$3.15
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$2.40
RICHLAND ACE HARDWARE		208488	217496	4" STENCIL	\$7.03
ROUTEWARE INC		95882	217396	4TH QTR 2014 SW MAINT PLAN	\$1,819.44
VERIZON WIRELESS		9734036199	217619	ROUTEWARE DATA 10/20-11/19	\$640.16

SOLID WASTE COLLECTION TOTAL ****

\$2,606.44

Division:

433

SOLID WASTE DISPOSAL

BENTON COUNTY SHERIFF'S OFFICE		3/14-WORK CREW II	217344	WORK CREW II-MARCH 2014	\$3,406.39
		4/14-WORK CREW II		WORK CREW II-APRIL 2014	\$2,339.46
		5/14-WORK CREW II		WORK CREW II-MAY 2014	\$1,711.50
		7/14-WORK CREW II		WORK CREW II-JULY 2014	\$2,039.36
		8/14-WORK CREW II		WORK CREW II-AUG 2014	\$1,811.14
CITY OF RICHLAND		14-413 MARLOW	217640	MOLO TRNG/YAKIMA/MARLOW	\$58.00
FRONTIER	S016036	10/14-206-1882614	217550	TELEPHONE CHARGE 10/19/14-11/1	\$116.10
TESTAMERICA LABORATORIES INC	P053688	58082121/0298/359	217683	LIQUIDATION AMOUNT	\$2,852.00
	P053688			2014 LANDFILL ENVIRONMENTAL	\$6,825.00

SOLID WASTE DISPOSAL TOTAL ****

\$21,158.95

SOLID WASTE UTILITY FUND Total ***

\$23,765.39

FUND 405

STORMWATER UTILITY FUND

Division:

440

STORMWATER CAPITAL PROJECTS

HDR ENGINEERING INC	P054264	00424003-H	217558	STORMWATER MANAGEMENT PLAN-123	\$5,558.29
URS CORPORATION	P054281	6030578	217617	STORMWATER OUTFALL IMPROVEMENT	\$16,402.95



City Of Richland

VL-1 Voucher Listing

From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
STORMWATER CAPITAL PROJECTS TOTAL ****					\$21,961.24
Division: 441	STORMWATER				
CENTRAL HOSE & FITTINGS INC		397864	217352	NOZZLE/CLAMPS	\$279.49
COMPLETE PEST PREVENTION INC	P053613	26808/26809	217356	3X YEAR SPRAY SERVICE FOR INSE	\$63.19
	P053613			MONTHLY INSECT & RODENT CONTRO	\$36.10
HD FOWLER COMPANY INC		I3764311	217367	BURY HYDRANT W/INLET	\$298.51
STORMWATER TOTAL ****					\$677.29
STORMWATER UTILITY FUND Total ***					\$22,638.53
FUND 407	MEDICAL SERVICES FUND				
Division: 000					
AMBULANCE REFUND		2010- 04880	217542	REFUND-NOT A VA CLAIM	\$922.37
		2012- 01062	217620	REFUND-VA PAID CLAIM	\$858.05
		2014-02722	217581	REFUND-BILLED IN ERROR	\$352.41
TOTAL ****					\$2,132.83
Division: 121	AMBULANCE				
COLUMBIA BASIN COLLEGE	P054584	25370	217533	ALS OTEP FEES - FALL QTR 2014	\$974.40
	P054584			ALS OTEP / ADV AIRWAY - FALL '	\$87.00
	P054584	25414		ALS OTEP FEES - FALL QTR 2014	\$139.20
JT AUTOMOTIVE PARTS INC DBA		318748	217652	BULB	\$20.27
		319188		HEADLIGHT	\$12.96
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$368.84
POCKETINET COMMUNICATIONS INC		63725	217390	STATION INTERNET FEES-NOV	\$46.75
WASHINGTON FIRE CHIEFS		09-8061	217622	COMM PARAMEDIC CONF-WROOLIE	\$125.00
		09-8404		COMM PARAMEDIC CONF-HEMPSTEAD	\$125.00
		09-8447		COMM PARAMEDIC CONF-LANDON	\$125.00
		09-8472		COMM PARAMEDIC CONF-HUNTINGTON	\$175.00
AMBULANCE TOTAL ****					\$2,199.42
MEDICAL SERVICES FUND Total ***					\$4,332.25
FUND 408	BROADBAND FUND				
Division: 460	BROADBAND ADMINISTRATION				
PARAMOUNT COMMUNICATIONS INC	P054311	30574	217583	FIBER EXTENSION TO 1060 GEORGE	\$13,069.52
	P054311			FIBER EXTENSION TO 1060 JADWIN	\$27,878.60
	P054311			FIBER EXTENSION TO 1921 HORN	\$4,979.06
BROADBAND ADMINISTRATION TOTAL ****					\$45,927.18
BROADBAND FUND Total ***					\$45,927.18
FUND 501	CENTRAL STORES FUND				
Division: 000					



City Of Richland

VL-1 Voucher Listing

From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
AMSAN	P054462	321153215	217338	MOP, HEAD, WET MOP, BLENDED	\$133.60
	P054462			BROOM, WHISK, CORN W/METAL	\$4.31
	P054462			POWDER SCOURING, COMET, 21 OZ,	\$33.53
CONSOLIDATED ELECTRICAL DISTRIBUTORS INC	P054491	3627-540106	217537	LAMP, FLR, 26W,5" 4 PIN PLUGIN	\$129.18
	P054491			LAMP, FLR 40W,48" BIPIN T12	\$271.62
	P054491			ADJUST SALES TAX	(\$0.01)
	P054491			LAMP, FLR, 32W, 48" BIPIN T8	\$323.28
	P054491			LAMP, FLR, 54W, T5	\$381.22
	P054491			LAMP, FLR 85W,R.D.C.BASE 72"	\$77.00
	P054476			GLOVES, DISPOSABLE NITRILE,LG	\$922.07
FISHER SCIENTIFIC COMPANY, LLC	P054476	9669803/9901422	217549	GLOVES, DISPOSABLE NITRILE,XL	\$693.12
	P054476			GLOVES, DISPOSABLE NITRILE,MD	\$614.71
	P054476			SHIPPING	\$5.96
	P054423			VALVE, GATE 2" THREADED BRONZE	\$360.80
HD FOWLER COMPANY INC	P054423	I3760448	217367	VALVE, BALL 3/4 IN, BRASS FULL	\$62.38
	P054423			VALVE 3/4" BRASS, HOSE BIBB	\$53.93
	P054423			VALVE, BALL 1/2 IN, BRASS FULL	\$38.77
	P054464			TAPE, DUCT 2" X 60YD POLY-COAT	\$169.99
HORIZON DISTRIBUTION INC	P054464	828529/829809	217371	ARMOR ALL MULTI-PURPOSE AUTO	\$29.57
	P054464			TAPE, BOX SEALING 2" X 60 YD	\$183.63
	P054464			ARMOR ALL ORIGINAL PROTECTANT,	\$178.31
	P054464			FILE, ROUND, BASTARD, 4"	\$5.36
	P054464			SHOVEL, ROUND POINT, 48" WOOD	\$61.21
	P054464			DISPENSER, SPRAY, PISTOL GRIP	\$36.82
	P054464			TAPE MEASURE, STEEL, 16 FT,	\$34.61
	P054464			BRUSH, WIRE, 14" WOOD HANDLE,	\$14.49
	P054464			BAND AID, FABRIC, KNUCKLE,	\$13.95
	P054464			BLADE, BI-METAL,UTILITY KNIFE,	\$7.74
	P054464			SUNSCREEN, 1-1/2 OR 2 OUNCE	\$96.17
	P054464			WRENCH, ALLEN, HEX KEY SET,	\$35.74
	P054464			HAMMER, FRAMING,22 OZ,RIPPING	\$44.49
	P054464			GREASE GUN, PISTOL GRIP W/18"	\$130.70
	P054488		217382	ADJUST SALE TAX	\$0.01
	P054488			PAINT,MARKING,REGULAR WHITE	\$205.91
	P054488			PAINT,MARKING,FLUORESCENT BLUE	\$176.68
	P054488			PAINT,MARKING,FLUORESCNT GREEN	\$44.16

TOTAL **** \$5,575.01

CENTRAL STORES FUND Total *** \$5,575.01

FUND 502 EQUIPMENT MAINTENANCE FUND

Division: 000



City Of Richland

VL-1 Voucher Listing

From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
NORCO INC	P054590	14643244	217672	FIRE EXTINGUISHER,5#, ABC, DRY	\$1,146.16
TOTAL ****					\$1,146.16
Division:	214	EQUIPMENT MAINTENANCE			
AMERICAN RADIATOR INC		AA093860	217337	WELD FILTER VEH 3295 WO 37090	\$369.24
APPLIED INDUSTRIAL TECH INC		7003504293	217339	ROLLER CHAIN VEH 3213 WO 37251	\$24.10
CASCADE FIRE EQUIPMENT CORP DBA		112940	217636	RETARDER BUTTON VEH 5036 37459	\$173.47
COMMERCIAL TIRE INC		200759	217642	TIRES VEH 2409 WO 37232	\$323.63
		200852		TIRES VEH 3235 WO 37195	\$276.37
		200894		TIRES VEH 3292 WO 36628	\$30.25
		200895		TIRES VEH 3205 WO 37243	\$123.46
		200924		TIRES VEH 3204 WO 37244	\$123.77
		200926		TIRES VEH 2407 WO 37242	\$678.90
		201152		TIRES VEH 3297 WO 37352	\$61.74
		201158		TIRES VEH 3308 WO 37350	\$997.98
		201159		TIRES VEH 3280 WO 37351	\$1,893.70
		201438		TIRES VEH 3308 WO 37385	\$1,304.11
		201440		TIRES VEH 3309 WO 37384	\$2,312.03
		201447		TIRES VEH 3315 WO 37383	\$996.25
		201451		TIRES VEH 7131 WO 37382	\$55.24
		201558		TIRES VEH 3317 WO 37381	\$787.38
		201750		TIRES VEH 3286 WO 37489	\$1,342.57
		201751		TIRES VEH 3225 WO 37488	\$301.05
		201752		TIRES VEH 6489 WO 37486	\$83.10
		201753		TIRES VEH 1207 WO 37249	\$177.73
		201755		TIRES VEH 3308 WO 37480	\$822.42
		201822		TIRES VEH 9500 WO 37490	\$1,427.72
		201935		TIRES VEH 1104 WO 37484	\$177.73
		202032		TIRES VEH 3248 WO 37485	\$403.71
		202034		TIRES VEH 3244 WO 37481	\$807.42
		202035		TIRES VEH 3308 WO 37166	\$807.42
		202038		TIRES VEH 3285 WO 37482	\$807.42
		202051		TIRES VEH 3292 WO 37483	\$123.46
CONNELL OIL INC		0099495-IN	217357	LUBE PRODUCTS	\$147.83
		0100187-IN	217536	LUBE PRODUCTS	\$450.42
EFC EQUIPMENT LLC		3611	217646	AIR CLEANER VEH 7200 WO 36065	\$193.84
FASTENAL COMPANY		WARIC46118	217359	1ST AID KIT VEH 3225 WO 37333	\$42.02
		WARIC46194	217545	FOAM EAR PLUGS	\$40.18
		WARIC46204		1ST AID KIT VEH 3225 WO 37201	\$42.02
GENUINE AUTO GLASS OF TRI CITIES LLC		605511	217362	WINDSHIELD VEH 3292 WO 37192	\$148.21
		605514		WINDSHIELD VEH 2351 WO 36756	\$164.30
		605516		WS REPAIR VEH 2358 WO 37240	\$54.15



City Of Richland

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From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
GROVER DYKES AUTO GROUP INC DBA		350044	217364	BUMPER ASSY VEH 3295 36561	\$598.60
		350111		REMAN NOZZLES VEH 3265 37145	\$5,471.67
		350128		REMAN KITS VEH 3265 WO 37145	\$3,070.84
		350144		WIRE ASSYS VEH 3265 WO 37145	\$103.17
		350210		HEAD PLUGS VEH 3265 WO 37145	\$36.36
		350296		ELEMENTS VEH 3265 WO 36952	\$188.53
		350316		SEALS VEH 3265 WO 37145	\$17.07
		350385	217648	WHEEL ASSY VEH 2428 WO 37464	\$439.83
		350386		WHEEL ASSY VEH 2427 WO 37462	\$439.83
		350387		WHEEL ASSY VEH 2424 WO 37463	\$439.83
		350408	217364	SENSOR ASSY VEH 3265 WO 37145	\$136.14
		350428	217555	ELEMENTS VEH 3329 WO 37393	\$61.13
		350434	217364	REGULATOR VEH 3265 WO 37145	\$226.69
		350461		O-RING KIT VEH 3265 WO 37145	\$27.67
		350490		MANIFOLD VEH 3265 WO 37145	\$688.05
		350544		WEATHERSTRIP VEH 5044 37335	\$81.06
		350559		BRAKE KIT VEH 5044 WO 37335	\$65.14
		350582		BRAKE KIT VEH 5044 WO 37335	\$66.48
		350653		TURN SIGNAL VEH 5043 WO 37740	\$29.30
		351106	217648	AIR HOSE VEH 5040 WO 37427	\$53.33
		351235		ELEMENT VEH 3329 WO 37393	\$82.92
		563731C	217364	DRAIN PLUG VEH 5041 WO 37163	\$48.73
		CM349863		RETURN CORES VEH 3295	(\$543.00)
		CM349865		RETURN GASKET KIT VEH 3265	(\$103.77)
		CM350210		RETURNED PLUGS VEH 3265	(\$13.29)
JIM'S PACIFIC GARAGES INC		1144266	217372	BELT ASSY VEH 5031 WO 37334	\$160.90
JT AUTOMOTIVE PARTS INC DBA		314439	217652	LIFT SUPPORTS VEH 5042	\$364.12
		318816		BRK CLEANER VEH 3312 WO 37238	\$82.18
		318844		FILTERS VEH 1205 WO 37257	\$18.95
		318845		FILTERS VEH 2372 WO 37256	\$18.09
		318867		FILTERS VEH 2406 WO 37274	\$12.36
		318889		SPILL MATS VEH 3312 WO 37238	\$94.55
		318901		AIR FILTER VEH 2406 WO 37274	\$6.32
		318937		WIPERBLADES VEH 1369 WO 37276	\$23.80
		318949		FILTERS VEH 1347 WO 37325	\$9.57
		318950		FILTERS VEH 2371 WO 37308	\$18.09
		318951		FILTERS VEH 5036 WO 37318	\$66.94
		318952		FILTERS VEH 5038 WO 37316	\$159.24
		318953		FILTERS VEH 5044 WO 37292	\$15.99
		318954		FILTERS VEH 5039 WO 37315	\$66.94
		318956		FILTERS VEH 2342 WO 37291	\$16.30



City Of Richland

VL-1 Voucher Listing

From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		318957	217652	FILTERS VEH 5042 WO 37296	\$147.40
		318959		FILTERS VEH 5042	\$147.40
		318961		FILTERS VEH 1203 WO 37285	\$18.95
		318963		FILTERS VEH 1102 WO 37327	\$18.95
		318964		FILTERS VEH 1108 WO 37286	\$18.95
		318965		FILTERS VEH 1201 WO 37287	\$18.95
		318966		FILTERS VEH 1104 WO 37326	\$18.95
		318967		FILTERS VEH 3238 WO 37324	\$16.50
		318968		FILTERS VEH 2368 WO 37322	\$15.81
		318969		FILTERS VEH 2409 WO 37328	\$15.81
		318970		FILTERS VEH 2410 WO 37323	\$16.29
		318972		FILTERS VEH 2424 WO 37321	\$18.68
		318978		FILTERS VEH 3142 WO 37314	\$79.15
		318981		SPILL MATS VEH 3283 WO 36968	\$84.40
		318982		FILTERS VEH 3316 WO 37312	\$15.99
		318983		FILTERS VEH 3323 WO 37309	\$15.99
		318984		FILTERS VEH 3322 WO 37313	\$15.99
		318985		FILTERS VEH 3326 WO 37310	\$15.99
		318986		FILTERS VEH 3330 WO 37319	\$34.78
		318988		FILTERS VEH 2415 WO 37301	\$27.87
		318989		FILTERS VEH 2414 WO 37300	\$27.87
		318992		SOLENOID VEH 7143 WO 37283	\$64.06
		318993		FILTERS VEH 2418 WO 37302	\$16.08
		318994		FILTERS VEH 2419 WO 37304	\$16.08
		318995		FILTERS VEH 2417 WO 37299	\$16.08
		318996		FILTERS VEH 2421 WO 37297	\$16.08
		318997		FILTERS VEH 2416 WO 37298	\$16.08
		318998		FILTERS VEH 2422 WO 37305	\$27.87
		318999		FILTERS VEH 2423 WO 37306	\$27.87
		319000		FILTERS VEH 2425 WO 37307	\$34.99
		319001		FILTERS VEH 2427 WO 37295	\$16.23
		319019		BRK CLEANER VEH 3267 WO 37233	\$4.68
		319020		WIPERBLADES VEH 2372 WO 37256	\$21.42
		319030		SHOCKS VEH 3204 WO 37134	\$126.26
		319042		FILTERS VEH 4136 WO 37279	\$56.25
		319073		FILTERS VEH 3293 WO 37280	\$16.29
		319074		WATER PUMP VEH 2303 WO 37281	\$57.64
		319088		FILTERS VEH 6171 WO 37282	\$10.43
		319099		OIL VEH 4136 WO 37279	\$11.65
		319162		BRAKES VEH 5044 WO 37335	\$127.04
		319167		WIPER BLADES VEH 3293 WO 37294	\$15.37



City Of Richland

VL-1 Voucher Listing

From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		319168	217652	BATTERY VEH 2319 WO 36927	\$101.41
		319175		RETURN FILTERS VEH 5042	(\$147.40)
		319283		BRAKE ROTORS VEH 5044 WO37335	\$169.25
		319287		BRK CLEANER VEH 3312 WO 37238	\$24.11
		319293		ANTI-FREEZE VEH 7108 WO 37332	\$50.42
		319294		ANTI-FREEZE VEH 6410 WO 36600	\$50.42
		319308		RADIATOR VEH 2261 WO 37331	\$169.45
		319320		FILTERS VEH 3285 WO 37330	\$134.70
		319373		SEALANT VEH 3265 WO 37145	\$23.95
		319386		BRK CLEANER VEH 3265 WO 37145	\$56.14
		319388		MECHANICS STETHOSCOPE VEH 5043	\$22.73
		319394		FILTERS VEH 3284 WO 37346	\$134.70
		319403		FILTERS VEH 2352 WO 37347	\$11.99
		319415		BELTS VEH 4000 WO 37349	\$17.25
		319416		WIPER BLADES VEH 2399 WO 37246	\$23.80
		319417		IDLER PULLEY VEH 2261 WO 37331	\$20.08
		319421		RAZOR SCRAPER/BLADES VEH 2261	\$15.13
		319424		FIRE EXT DECALS VEH 2407	\$2.70
		319452		AAA BATTERIES	\$20.53
		319453		BELTS VEH 3284 WO 37263	\$77.02
		319454		GASKET VEH 2261 WO 37331	\$0.51
		319455		FIRE EXT DECALS VEH 2407	\$10.79
		319458		BATTERY VEH 3317 WO 37354	\$104.89
		319461		CORE DEPOSIT VEH 3317 WO37354	(\$16.25)
		319462		BRISTLE DISCS VEH 3284 37263	\$117.35
		319469		FILTERS VEH 2359 WO 37356	\$19.07
		319508		BATTERY VEH 4146 WO 319508	\$95.31
		319524		SEALER VEH 3315 WO 37311	\$30.24
		319546		FILTERS VEH 6579 WO 37359	\$81.91
		319553		BRK CLEANER VEH 2352 WO 37348	\$9.36
		319554		BRAKES VEH 2352 WO 37348	\$101.83
		319556		WIPER BLADES VEH 2398 WO 37255	\$23.80
		319566		FILTERS VEH 3211 WO 37386	\$77.67
		319568		BATTERIES VEH 3175 WO 37362	\$336.69
		319571		EXHAUST FLUID VEH 3321 37360	\$10.82
		319575		FILTERS VEH 3277 WO 37363	\$16.78
		319593		BELT VEH 5036 WO 37364	\$24.16
		319602		CONNECTORS VEH 3277 WO 37361	\$43.90
		319607		SOLENOID/WIPERS VEH 3317 37354	\$62.39
		319633		ADHESIVE VEH 7152 WO 37365	\$19.18
		319649		ALTERNATOR VEH 2370 WO 37372	\$160.51



City Of Richland

VL-1 Voucher Listing

From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
JT AUTOMOTIVE PARTS INC DBA		319650	217652	FILTERS VEH 3310 WO 37367	\$142.12
		319683		OIL FILTER WRENCHES	\$48.82
		319716		RETURN LIFT SUPPORTS VEH 5042	(\$364.12)
		319755		CORE DEPOSITS	(\$36.82)
		319784		OIL SEALS VEH 6410 WO 36600	\$18.54
		319793		FILTERS VEH 3320 WO 37380	\$119.16
		319797		FILTER KIT VEH 2353 WO 37387	\$18.67
		319804		WARNING KIT VEH 6410 WO 36600	\$13.52
		319832		RADIATOR CAP VEH 5039 37388	\$49.95
		319834		FUEL FILTER VEH 5039 WO 37388	\$135.70
		319906		CABLE LOOM VEH 3203 WO 37353	\$27.29
		319907		BRK CLEANER VEH 3222 WO 37397	\$60.82
		319908		WIPER BLADES VEH 3285 WO 37400	\$20.77
		319909		WIPER BLADES VEH 1347 WO 37399	\$23.80
		319910		IDLER ARM VEH 1347 WO 37399	\$31.94
		319917		PCV VALVE VEH 1347 WO 37399	\$3.70
		319943		RETURN FILTER	(\$86.96)
		319949		OIL FILTER VEH 5042 WO 37296	\$28.66
		319978		BATTERY VEH 4145 WO 37414	\$88.64
		319995		WIPER BLADES VEH 1102 WO37473	\$60.59
		319996		WIPER BLADE VEH 1102 WO 37473	\$14.07
		320022		BRK CLEANER VEH 6410 WO 36600	\$9.36
		320030		RETURN BALL JOINTS/SIGNAL ETC	(\$356.34)
		320048		BRK CLEANER VEH 3310 WO 37368	\$28.07
		320049		LAMPS VEH 3310 WO 37368	\$21.87
		320051		EXHAUST FLUID VEH 3332 37424	\$21.64
		320086		SILICONE VEH 3308 WO 37252	\$13.31
		320087		WIPER BLADES VEH 3308 37252	\$45.29
		320308		EXHAUST FLUID VEH 7152 37455	\$10.82
		320348		FUEL FILTER VEH 7145 WO 37450	\$7.53
KONECRANES INC	P054286	00940968/00941006	217663	VENTRO ET6-KT VEHICLE #3275,	\$194.94
	P054286			VENTRO, 206 SHOP TRUCK HOIST/C	\$194.94
	P054286			TRAVEL/TIME AND MILEAGE, MISC.	\$1,624.50
MCCURLEY CHEVROLET		865249	217378	LUG NUT CAPS VEH 2342 WO 37293	\$112.81
		865265		MOTOR BLOWER VEH 2371 37204	\$171.54
		865588		FUEL PUMP VEH 3257 WO 37241	\$820.16
		865621		HOSE VEH 3257 WO 37241	\$123.57
		865635		BLOWER MOTOR VEH 2372 37258	\$171.54
		865708		LAMP VEH 3303 WO 37275	\$72.39
		865710		NUT VEH 3297 WO 37289	\$40.52
		865909		LUG NUT CAP VEH 2342 WO 37293	\$3.64



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From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
MCCURLEY CHEVROLET		865940	217378	LAMP VEH 3293 WO 37294	\$102.94
		866270		MOTOR VEH 2359 WO 37355	\$173.21
		866431		SHIELD VEH 3277 WO 37361	\$37.43
		866647	217575	A/C COMP VEH 1102 WO 37378	\$943.50
		866767		DASH CONTROL VEH 2359 WO37398	\$155.82
		866863		BOLTS/GASKETS VEH 3235 WO37415	\$117.68
NORCO INC		14606694	217580	CUTTING TIPS	\$105.75
		14614004		CUTTING ATTACHMENT	\$105.23
		14617087		NOZZLES	\$6.89
RMT EQUIPMENT		Q99725	217497	CANOPY VEH 7145 WO 36987	\$879.20
ROWAND MACHINERY CO		165052	217499	FILTERS VEH 7142 WO 37377	\$553.65
		165452		TIMING BELTS VEH 7112 37342	\$272.01
SIX STATES DISTRIBUTORS INC		06 216482	217592	U-JOINT KITS VEH 3312 WO 37238	\$107.68
SONSHINE COLLISION SERVICES INC		28089	217400	REPAIR VEH 2428 WO 37343	\$893.26
TACOMA SCREW PRODUCTS INC		22104712	217403	RIVETER	\$154.84
TEREX SERVICES		90212896	217602	OIL VEH 3253 WO 36731	\$27.95
TIRE FACTORY INC DBA		02-106405	217607	ALIGNMENT VEH 3204 WO 37134	\$381.43
		03-101528	217606	TIRE LABOR VEH 2411 WO 37429	\$71.53
		03-101555		FLAT REPAIR VEH 7109 WO 37430	\$261.19
		03-101701		TIRES VEH 6579 WO 37431	\$207.49
		03-102241		FLAT REPAIR VEH 1348 WO 37432	\$17.06
		03-102258		TIRE VEH 6544 WO 37433	\$111.78
		03-102617		FLAT REPAIR VEH 2404 WO 37416	\$19.49
		03-102624		ALIGNMENT VEH 1203 WO 37434	\$146.15
		03-102755		TIRE-WHEEL REMOVAL	(\$200.00)
		03-102797		TIRE BALANCE VEH 1210 37435	\$62.81
		03-102827		TIRE VEH 6540 WO 37436	\$103.67
		03-102879	217405	TIRE LABOR VEH 1369 WO 37261	\$73.43
		03-102917	217606	FLAT REPAIR VEH 2374 WO 37428	\$17.06
		03-103119		ALIGNMENT VEH 3317 WO 37354	\$56.26
		03-103130		TIRE REPAIR VEH 3277 WO 37361	\$18.36
TRANSPORT EQUIPMENT CO INC DBA		167148	217407	CLEVIS PINS VEH 3222 WO 37235	\$74.50
		167154		HUB CAP VEH 3283 WO 37118	\$17.04
		167223		DSP SRVCE VEH 3313 WO 37215	\$5.14
		167399		SLACK ADJ VEH 3204 WO 37135	\$374.89
		167450		AS KIT VEH 3312 WO 37238	\$7.79
		167460		PLIERS/PRYBARS/CLAMPS ETC	\$788.01
		167547		BRAKES VEH 3312 WO 37238	\$1,836.92
		167771		SLACK ADJUSTORS VEH 5033 37290	\$842.17
		168087		TORQUE ROD VEH 3284 WO 37263	\$166.05
		168146		ALTERNATOR VEH 3175 WO 37362	\$183.98



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From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
TRANSPORT EQUIPMENT CO INC DBA		168210	217407	DISCOUNT VEH 3204	(\$8.66)
		168239	217612	FENDER VEH 3203 WO 37353	\$460.00
		168354		CLUTCH VEH 3281 WO 37371	\$1,627.80
		168355		SIDE WORK BENCHES	\$76.00
		168357		SS SCRAPER/CHISEL SET	\$100.41
		168423		FILTER KIT VEH 3310 WO 37369	\$57.95
TRI CITIES BATTERY & AUTO REPAIR	0099467		217613	BATTERY VEH 2370 WO 37372	\$205.72
	016801		217410	STARTER VEH 7143 WO 37283	\$288.82
TRI CITIES DIESEL INJECTION SERVICE INC	00050377		217614	HOSE VEH 7112 WO 37342	\$8.51
WESTERN STATES EQUIPMENT COMPANY	PC110286757		217419	COUPLINGS VEH 3282 WO 37128	\$39.87
	PC110286758			FILTERS VEH 7138 WO 37230	\$405.52
	PC110287051			COUPLINGS VEH 3281 WO 37202	\$48.46
	PC110287138			COUPLINGS VEH 7090 WO 37224	\$9.60
	PC110287494			COUPLINGS VEH 3284 WO 37263	\$33.16
	PC110287735		217624	WTR PUMP VEH 3315 WO 37376	\$1,154.29
	WO110099697			A/C REPAIR VEH 7090 WO 37401	\$2,437.47
	8614		217685	BEARING VEH 3309 WO 37465	\$816.45
WESTERN SYSTEMS & FABRICATION INC	9404		217420	ELEMENTS VEH 3283 WO 36968	\$264.40
	0742459		217625	CARD LOCK FUEL 10/16-10/22	\$15,742.64
WONDRACK DISTRIBUTING INC					
WOODPECKER TRUCK & EQUIPMENT INC	1-243040029		217626	HOUSING VEH 5042 WO 37411	\$185.83
EQUIPMENT MAINTENANCE TOTAL ****					\$73,727.84
EQUIPMENT MAINTENANCE FUND Total ***					\$74,874.00
FUND 505	PUBLIC WORKS ADMIN & ENGINEER				
Division:	450	PW ADMIN & ENGINEERING			
BRUTZMAN'S INC		0000762037	217526	FOAM BOARDS	\$787.94
BUSH, LEE		101314LB	217431	FLU VACCINE DOS 10/13/14	\$39.99
CITY OF RICHLAND		14-505 PENWELL	217530	EASEMENTS/SEATTLE/PENWELL	\$218.43
GILES, DAMMON		14-507 GILES	217553	ASPHALT CONF/SPOKANE/GILES	\$44.00
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$26.41
STONEMAN ELECTRIC SUPPLY		S100980470.003	217681	BALLAST/DIMMER SWITCH	\$300.19
THOMAS, DANIEL		14-508 THOMAS	217605	ASPHALT CONF/SPOKANE/THOMAS	\$44.00
WASHINGTON ASPHALT PAVEMENT ASSN		19742	217417	ASPHALT TRNG-THOMAS/GILES	\$350.00
PW ADMIN & ENGINEERING TOTAL ****					\$1,810.96
PUBLIC WORKS ADMIN & ENGINEER Total ***					\$1,810.96
FUND 522	POST EMP HEALTHCARE PLAN				
Division:	224	POST EMPLOYMENT BENEFITS PRGM			
TROWBRIDGE, BRENDA		ERRP REFUND	217508	REFUND ERRP FEE	\$19.56
POST EMPLOYMENT BENEFITS PRGM TOTAL ****					\$19.56



City Of Richland

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From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
POST EMP HEALTHCARE PLAN Total ***					\$19.56
FUND 611	FIREMAN'S PENSION				
Division:	216	FIRE PENSION			
ANDERS, PETER		AP00003710291401	217422	MEDICARE PREMIUM/ANDERS	\$104.90
BOWLS, DAVID		AP00003510291401	217427	MEDICARE PREMIUM/BOWLS	\$104.90
BUNCH, KRISTINA DDS PS DBA		082714MO	217430	DOS 8/27 & 8/28/14 DENTAL	\$867.00
CANFIELD, HARRY R		AP00000410291401	217432	MEDICARE PREMIUM/CANFIELD	\$104.90
CARRICK, HENRY		AP00000510291401	217433	MEDICARE PREMIUM/CARRICK	\$104.90
CLARK, FRANK M		AP00000610291401	217435	MEDICARE PREMIUM/CLARK	\$104.90
DOWNNS, DANNY		AP00005110291401	217442	MEDICARE PREMIUM/DOWNNS	\$104.90
ELIASON, CURTIS		AP00003310291401	217445	MEDICARE PREMIUM/ELIASON	\$104.90
ESTY, RAYMOND J		AP00000910291401	217446	MEDICARE PREMIUM/ESTY	\$104.90
FERRIANS, ALLEN LARRY		AP00006010291401	217447	MEDICARE PREMIUM/FERRIANS	\$104.90
HOUCHIN, EARL		AP00001210291401	217451	MEDICARE PREMIUM/HOUCIN	\$104.90
JAMES M CAREY DMD		082614BH	217452	DOS 8/26/14 DENTAL	\$39.40
JOHNSON, NEILS E		AP00003410291401	217453	MEDICARE PREMIUM/JOHNSON	\$104.90
JONES, HAROLD		AP00005510291401	217454	MEDICARE PREMIUM/JONES	\$104.90
KEYS, JACK D		AP00006210291401	217455	MEDICARE PREMIUM/KEYS	\$104.90
LAHTI, ROGER P		072214RL	217457	NON-COVERED MEDICAL 7/22-10/7	\$300.00
		100614RL		NON-COVERED RX 10/6-10/7/14	\$153.47
		AP00006410291401	217456	MEDICARE PREMIUM/LAHTI	\$104.90
MITCHELL, RAYMOND L		AP00001510291401	217461	MEDICARE PREMIUM/MITCHELL	\$104.90
MYERS, EDWARD A		AP00007610291401	217463	MEDICARE PREMIUM/MYERS ED	\$104.90
PASCO VISION CLINIC P.S.		153711-DB	217465	153711 DOS 3/20-9/4/14 VISION	\$267.96
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$40.82
POLLARD, JAMES		AP00004810291401	217466	MEDICARE PREMIUM/POLLARD	\$99.90
RONEY, LARRY		AP00003610291401	217467	MEDICARE PREMIUM/RONEY	\$104.90
SIEMENS, DONALD		AP00008110291401	217468	MEDICARE PREMIUM/SIEMENS	\$104.90
WEST, ROYAL		AP00002010291401	217476	MEDICARE PREMIUM/WEST	\$104.90
WILLIAMSON, CRAIG E		AP00007510291401	217477	MEDICARE PREMIUM/WILLIAMSON	\$103.90
FIRE PENSION TOTAL ****					\$3,865.55
FIREMAN'S PENSION Total ***					\$3,865.55
FUND 612	POLICEMEN'S PENSION				
Division:	217	POLICE PENSION			
ANDERS, PETER		100214PA	217423	VISION DOS 10/2/14	\$322.48
BAKER, MARSHALL R		AP00006310291401	217424	MEDICARE PREMIUM/BAKER	\$104.90
BATES, LAURIE VERN JR		AP00004910291401	217425	MEDICARE PREMIUM/BATES	\$104.90
BEDEN, LARRY		AP00003810291401	217426	MEDICARE PREMIUM/BEDEN	\$104.90



City Of Richland

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From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
BRUNSON, DALE A		AP00004210291401	217428	MEDICARE PREMIUM/BRUNSON	\$104.90
BUNCH, KRISTINA DDS PS DBA		070914JC	217429	DOS 7/9/14 DENTAL	\$625.00
CENTER VISION & CONTACT LENS CLINIC INC		101614DS	217434	20677 DOS 10/16/14 VISION	\$307.00
CLEAVENGER, WILL J		AP00007310291401	217436	MEDICARE PREMIUM/CLEAVENGER W	\$104.90
CLEMENTS, JOHN M		AP00007410291401	217437	MEDICARE PREMIUM/CLEMENTS	\$104.90
COUCH, LARRY		AP00006610291401	217438	MEDICARE PREMIUM/COUCH	\$104.90
CULTURAL DBA		AP00008210291401	217439	ASSISTED LIVING-MANUEL	\$4,500.00
DEMYER, JAMES J		AP00008010291401	217440	MEDICARE PREMIUM/DEMYER	\$104.90
DERRICK, GEORGE		AP00000710291401	217441	MEDICARE PREMIUM/DERRICK	\$104.90
DRIVER, DOUGLAS D		100714DD	217443	FLU VACCINE DOS 10/7/14	\$31.99
DUCHEMIN, ROGER		AP00000810291401	217444	MEDICARE PREMIUM/DUCHEMIN	\$104.90
GANLEY, JOHN M		AP00007910291401	217448	MEDICARE PREMIUM/GANLEY	\$104.90
HEASTON & THOMPSON VISION CLINIC		091114RC	217449	100176 DOS 9/11/14 VISION	\$60.00
HIGGINS, FRED C		AP00007810291401	217450	HIGGINS MEDICARE PREMIUM	\$104.90
LEWIS, DAVID L		AP00004310291401	217458	MEDICARE PREMIUM/LEWIS	\$104.90
LOHDEFINCK, RICHARD N		AP00002310291401	217459	MEDICARE PREMIUM/LOHDEFINCK	\$104.90
MANUEL, D ART		AP00002510291401	217460	MEDICARE PREMIUM/MANUEL	\$104.90
MOORE, ROBERT		AP00007110291401	217462	MEDICARE PREMIUM/MOORE	\$104.90
OPTICAL ACCENTS		101414GT	217464	DOS 10/14/14 VISION	\$530.00
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$40.82
SPARKS, DAVID W		AP00005910291401	217469	MEDICARE PREMIUM/SPARKS	\$104.90
TAYLOR, RANDAL L		102314RT	217470	FLU VACCINE DOS 10/23/14	\$31.99
THOMAS, GERALD D		AP00003210291401	217471	MEDICARE PREMIUM/THOMAS G	\$104.90
TRI CITIES LABORATORY		071814DB	217472	00256865 DOS 7/18/14 LAB	\$54.20
TURNER, ROY		AP00003110291401	217473	MEDICARE PREMIUM/TURNER	\$104.90
WENDLAND, WALTER		AP00001910291401	217474	MEDICARE PREMIUM/WENDLAND	\$104.90
		SEPTEMBER 2014	217475	MEDICAL DOS 9/2-9/29/14	\$720.00
WILMOTH, ROD		AP00004510291401	217478	MEDICARE PREMIUM/WILMOTH	\$104.90
ZIMMERMAN, GERALD		AP00005010291401	217479	MEDICARE PREMIUM/ZIMMERMAN	\$104.90

POLICE PENSION TOTAL ****

\$9,531.28

POLICEMEN'S PENSION Total ***

\$9,531.28

FUND 641

SOUTHEAST COMMUNICATIONS CTR

Division:

601

E911 OPERATIONS

BARBER, JAMES

14-419 BARBER

217631

STATE 911 MTG/SPOKANE/BARBER

\$443.78

14-464 BARBER

NENA CONF/ORLANDO/BARBER

\$1,183.73

UNITED PARCEL SERVICE

S016042

000986641444

217616

GROUND PKG TO PLANTRONICS FOR

\$3.95

E911 OPERATIONS TOTAL ****

\$1,631.46

Division:

602

SECOMM AGENCY

TECH POWER SOLUTIONS INC

P054448

51194

217601

SERVERS FOR CAD UPGRADE PROJEC

\$91,277.16



City Of Richland

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From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
SECOMM AGENCY TOTAL ****					\$91,277.16
SOUTHEAST COMMUNICATIONS CTR Total ***					\$92,908.62
FUND 642	800 MHZ PROJECT				
Division:	610	800 MHZ			
MOTOROLA SOLUTIONS INC	P054524	78279980	217578	800MHZ MAINTENANCE CONTRACT- N	\$18,742.45
800 MHZ TOTAL ****					\$18,742.45
800 MHZ PROJECT Total ***					\$18,742.45
FUND 643	EMERGENCY MANAGEMENT				
Division:	620	STATE / LOCAL ASSISTANCE			
BECK, JEREMY		14-519 BECK	217632	STATE CPT MTG/ELLENSBURG/BECK	\$46.00
STATE / LOCAL ASSISTANCE TOTAL ****					\$46.00
Division:	621	RADIOLOGICAL EMGCY PREPAREDNES			
ARANDA, CHRISTINA		14-514 ARANDA	217630	GOVT ACCT TRNG/YAKIMA/ARANDA	\$16.00
MID COLUMBIA ENGINEERING INC	S015827	ST006873	217380	BECKI COATS, SURVEY TAKER	\$185.90
	S015827	ST006886	217576	BECKI COATS, SURVEY TAKER	\$214.50
UNITED PARCEL SERVICE	S016042	000986641444	217616	3 GROUND PKGS TO LUDLUM FOR BC	\$34.74
	S016042			3 GROUND PKGS W/INSURANCE TO	\$140.29
RADIOLOGICAL EMGCY PREPAREDNES TOTAL ****					\$591.43
Division:	623	JURISIDITION			
CIMRHAKL, CAROLE		102914	217638	PUBLIC RECORDS/MILEAGE/CIMRHAK	\$39.20
PITNEY BOWES PURCHASE POWER		9/14-1127-9365	217389	POSTAGE USE 9/1-9/30/14	\$485.72
JURISIDITION TOTAL ****					\$524.92
EMERGENCY MANAGEMENT Total ***					\$1,162.35
FUND 803	UTILITY BILL CLEARING FUND				
Division:	000				
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		00305100-00563780	217610	UTILITY REFUND	\$5.47
		CISPAY9177	217484	Customer Refund	\$131.00
		CISPAY9179	217505	Customer Refund	\$80.29
		CISPAY9180	217490	Customer Refund	\$33.71
		CISPAY9181	217506	Customer Refund	\$33.52
		CISPAY9182	217488	Customer Refund	\$52.94
		CISPAY9183	217666	Customer Refund	\$71.01
		CISPAY9184	217673	Customer Refund	\$15.39
		CISPAY9185	217634	Customer Refund	\$6.87
		CISPAY9186	217680	Customer Refund	\$129.52



City Of Richland

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From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
ADVANCED UTILITY ACCOUNTS PAYABLE INVOICES		CISPAY9187	217647	Customer Refund	\$240.48
		CISPAY9188	217644	Customer Refund	\$58.40
		CISPAY9189	217649	Customer Refund	\$155.88
		CISPAY9190	217645	Customer Refund	\$174.98
		CISPAY9191	217669	Customer Refund	\$226.65
		CISPAY9192	217651	Customer Refund	\$60.29
		CISPAY9193	217661	Customer Refund	\$132.14
		CISPAY9194	217635	Customer Refund	\$53.00
		CISPAY9195	217674	Customer Refund	\$110.47
		CISPAY9196	217627	Customer Refund	\$114.26
		CISPAY9197	217641	Customer Refund	\$5.88
		CISPAY9198	217679	Customer Refund	\$197.72
		CISPAY9199	217628	Customer Refund	\$68.65
		CISPAY9200	217676	Customer Refund	\$147.10
		CISPAY9201	217678	Customer Refund	\$123.48
		CISPAY9202	217664	Customer Refund	\$61.44
		CISPAY9203	217650	Customer Refund	\$130.98
		CISPAY9204	217662	Customer Refund	\$91.77
		CISPAY9205	217677	Customer Refund	\$130.50
		CISPAY9206	217629	Customer Refund	\$37.75
		CISPAY9207	217637	Customer Refund	\$129.59
		CISPAY9208	217668	Customer Refund	\$121.08
		CISPAY9209	217682	Customer Refund	\$117.70
		CISPAY9210	217670	Customer Refund	\$289.86
TOTAL ****					\$3,539.77
UTILITY BILL CLEARING FUND Total ***					\$3,539.77



City Of Richland

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From: 10/27/2014 To: 11/7/2014

Vendor	P.O. Number	Invoice Number	Check #	Purpose of Purchase	Invoice Amount
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Invoice Total: ****

\$984,517.68

Number of Invoices

Amount

Vouchers In Richland	254	\$171,025.86
Vouchers In Tri Cities	165	\$221,472.04
Vouchers In WA	178	\$373,345.10
Vouchers Outside WA	326	\$218,674.68
Vouchers Final Total.....	923	\$984,517.68

Ob ject Category	Title	Total	Percentage
1	SALARIES	\$419.68	0.04%
2	BENEFITS	\$25,843.25	2.62%
3	SUPPLIES	\$111,501.87	11.33%
4	OTHER SERVICES & CHARGES	\$325,877.69	33.1%
5	INTERGOVERNMENTAL SERVICES	\$36,095.89	3.67%
6	CAPITAL PROJECTS	\$221,082.07	22.46%
	MACHINERY & EQUIPMENT	\$206,551.18	20.98%
	REFUNDS	\$3,539.77	0.36%
9	INTERFUND SERVICES	\$550.33	0.06%
	INVENTORY PURCHASES	\$53,055.95	5.39%
	Total	\$984,517.68	