



**CITY COUNCIL REGULAR MEETING AGENDA**  
**June 1 2021 at 6:30 p.m.**  
**City's Website**

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City Council temporarily designated the location for regular, special and study session meetings to a virtual location until termination of the state of emergency or until rescinded.

The City of Kennewick broadcasts City Council meetings on the City's website at <https://www.go2kennewick.com/CouncilMeetingBroadcasts>. The City will be providing options for citizen comment via Zoom and the City's website (see more information under Visitors on the agenda.)

**1. CALL TO ORDER**

Roll Call/Pledge of Allegiance/Welcome

**HONORS & RECOGNITIONS**

**2. APPROVAL OF AGENDA**

**3. CONSENT AGENDA**

All matters listed within the Consent Agenda have been distributed to each member of the Kennewick City Council for reading and study, are considered to be routine, and will be enacted by one motion of the Council with no separate discussion.

- a. Minutes of Regular Meeting of May 18, 2021.
- b. Motion to approve Claims Roster.
  - (1) General Claims Roster for April 24, 2021 to May 14, 2021.
  - (2) Columbia Park Golf Course Account for April 2021.
- c. Motion to approve Payroll Roster for May 15, 2021.
- d. Motion to set the date of June 15, 2021 for a public hearing to consider adoption of the Six-Year Transportation Improvement Plan (2022-2027).
- e. Motion to authorize the City Manager to sign the Amended and Restated Tri-Cities HOME Consortium Agreement for Program year 2020-2021-2022 and continuing.
- f. Motion to authorize the City Manager to sign the third BI-PIN restated interlocal cooperation agreement.
- g. Motion to authorize the Mayor to sign the Final Plat Village at Southridge Phase 3 contingent upon the completion of outstanding Public Works and Planning requirements.
- h. Motion to authorize the City Manager to enter into and sign the Flag Plaza License Agreement with the Historic Downtown Kennewick Partnership.

**4. VISITORS**

The City asks all members of the public that would like to comment under the Visitors section of the agenda to fill out an online form at <https://www.go2kennewick.com/VisitorsComments> no later than 5:00 p.m. on Monday, May 31<sup>st</sup> to be included in the Council packet.

Interested parties may also submit written comments to P.O. Box 6108, Kennewick, WA 99336; or e-mail [clerkinfo@ci.kennewick.wa.us](mailto:clerkinfo@ci.kennewick.wa.us) no later than 5:00 p.m. on Monday, May 31<sup>st</sup> to be included in the Council packet.

If you wish to comment under the Visitors section during the meeting, please register at [https://us02web.zoom.us/webinar/register/WN\\_t2GLyg1oTbGOKMTctWPBeQ](https://us02web.zoom.us/webinar/register/WN_t2GLyg1oTbGOKMTctWPBeQ). Registrations must be received by 4:00 p.m. on Tuesday, June 1, 2021.

**5. ORDINANCES/RESOLUTIONS**

- a. Ordinance 5913: Change of Zone (COZ) 21-03 from Residential, Medium Density to Residential, High Density located west of S. Sherman Street & north of I-82.
- b. Ordinance 5914: Change of Zone (COZ) 21-04 from Commercial, Community & Business Park to Residential, Medium Density located at 9757 W. Clearwater Avenue.
- c. Ordinance 5915: Change of Zone (COZ) 21-07 from Low Density Residential to Commercial located at 8541 & 8637 Bob Olson Pkwy.
- d. Ordinance 5916: Change of Zone (COZ) 21-06 from Low Density Residential to High Density Residential located 324 N Arthur St.

**6. PUBLIC HEARINGS/MEETINGS**

**7. NEW BUSINESS**

- a. Comprehensive Plan Amendments Docket

**8. UNFINISHED BUSINESS**

**9. COUNCIL COMMENTS/DISCUSSION**

**10. ADJOURNMENT**

CITY OF KENNEWICK  
CITY COUNCIL  
Regular Meeting  
May 4, 2021

1. CALL TO ORDER

Mayor Don Britain called the meeting to order at 6:30 p.m.

Meeting was conducted through an online, virtual meeting platform. Councilmembers and staff joined remotely. City Council temporarily designated the location for regular, special and study session meetings to a virtual location until termination of the state of emergency or until rescinded.

City Council and Staff Present:

Mayor Pro Tem Steve Lee	Marie Mosley	Emily Estes-Cross	Tod Kreutz
John Trumbo	Greg McCormick	Trevor White	Chris Espinoza
Bill McKay	Christina Palmer	Chad Michael	Anthony Muai
Chuck Torelli	Lisa Beaton	Evelyn Lusignan	Steve Donovan
Jim Millbauer	Cary Roe	Corey Osborn	Chris Bowman
Brad Beauchamp	Terri Wright	Bruce Mills	
Mayor Don Britain	Dan Legard	Krystal Townsend	

Mayor Britain led the Pledge of Allegiance.

HONORS & RECOGNITIONS

- Retirees Recognition – Tod Kreutz (29-years), Brian Banner (27-years) & Chris Espinoza (25-years)
- National Public Works Week
- National Emergency Medical Service Week

Mayor Britain read the retirement plaque words and thanked Mr. Kreutz for his 29-years of service.

Mayor Britain read the retirement plaque words and thanked Mr. Banner for his 27-years of service.

Mayor Britain read the retirement plaque words and thanked Mr. Espinoza for his 25-years of service.

Mayor Britain read each proclamation in its entirety.

2. APPROVAL OF AGENDA

Mayor Pro Tem Lee moved, seconded by Mr. Torelli to approve the Agenda as presented. The motion passed.

3. APPROVAL OF CONSENT AGENDA

- a. Minutes of Regular Meeting of May 4, 2021.
- b. Motion to approve Claims Roster for to approve the Claims Rosters for the Toyota Center Operations Account for March 2021.
- c. Motion to approve Payroll Roster for April 30, 2021.
- d. Motion to authorize the City Manager to sign Contract K2106 Keywadin Park Upgrades and 4d ADA Accessibility Improvements with Great Western Recreation in the amount of \$439,032.90, plus a 10% contingency of \$43,903.29 for a total of \$482,936.19.
- e. Motion to award P2101 2021 Citywide Asphalt Overlay contract to Central Washington Asphalt in the amount of \$1,058,000.00, plus a 10% contingency amount of \$105,800.00, for a total amount of \$1,163,800.00.
- f. Motion to award the P2109 - 2021 Wastewater Biosolids Removal Project to Merrell Bros., Inc. in the amount of \$1,299,844.26, plus a 10% contingency amount of \$129,984.43, for a total amount of \$1,429,828.69.

- g. Motion to award the P2019 - Garfield-Blackberry Canyon Drainage Outlet Project to Allstar Construction Group, Inc. in the amount of \$565,596.90, plus a 10% contingency amount of \$56,559.69, for a total amount of \$622,156.59.
- h. Motion to authorize the Mayor to sign the Local Agency Agreement and Project Prospectus with the Washington State Department of Transportation for the P2111 Pedestrian Crossing Improvements Project.
- i. Motion to authorize the Mayor to sign the Local Agency Agreement and Project Prospectus with the Washington State Department of Transportation for the P2110 Photometric Data Collection & Study.
- j. Motion to authorize the City Manager to sign the Interlocal Agreement with the Port of Kennewick regarding the Washington Street Corridor Improvements project.

Mr. Torelli moved, seconded by Mayor Pro Tem Lee to approve the Consent Agenda. The motion passed.

#### 4. VISITORS

Kathy Espinda, 8575 W. 12<sup>th</sup> Ave, Kennewick – Expressed concerns regarding radiation from 5G Towers in the city.

#### 5. ORDINANCE/RESOLUTIONS

- a. Ordinance 5911: Change of Zone (COZ) 21-05 from Residential, Low Density and Commercial, Community to Residential, Medium Density at 4717 W. Canal Drive. Mr. McCormick, Planning Director reported.

##### ORDINANCE NO. 5911

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY WITHIN THE CITY OF KENNEWICK LOCATED AT 4711 W CANAL DR, 4717 W CANAL DR, 4721 W CANAL DR FROM RESIDENTIAL, LOW (RL) AND COMMERCIAL, COMMUNITY (CC) TO RESIDENTIAL, MEDIUM (RM) (COZ 21-05, KNUTZEN ENGINEERING, C/O NATHAN MACHIELA)

Mayor Pro Tem Lee moved, seconded by Mr. Millbauer to adopt Ordinance No. 5911. The motion passed.

Mr. Trumbo left the virtual meeting at 7:00 p.m.

- b. Comprehensive Plan Amendment (CPA) 20-06 from Low Density Residential to High Density Residential at 2701 & 2711 S. Sherman St. Mr. McCormick, Planning Director reported.

Mr. Torelli moved, seconded by Mayor Pro Tem Lee to deny CPA 20-06. The motion passed 5 to 1. Mr. McKay opposed.

#### 6. PUBLIC HEARINGS/MEETINGS - None

#### 7. NEW BUSINESS - None

#### 8. UNFINISHED BUSINESS - None

#### 9. COUNCIL COMMENTS/DISCUSSION

Council members reported on their respective activities.

#### 10. ADJOURNMENT

Meeting adjourned at 8:13 p.m.

Terri L. Wright, CMC  
City Clerk

# Council Agenda Coversheet



Agenda Item Number	3.b.(1)	Council Date	06/01/2021
Agenda Item Type	General Business Item		
Subject	Claims Roster		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

Consent Agenda

Ordinance/Reso

Public Mtg / Hrg

Other

Quasi-Judicial

### Recommendation

That Council approve the Claims Roster.

### Motion for Consideration

I move to approve the Claims Roster dated May 14, 2021, in the amount \$4,344,279.80, and comprised of check numbers 157921 through 158229 and wire transfer numbers 300447 through 300455.

### Summary

The payments on this Claims Roster are comprised of the following issued 4/24/2021 - 5/14/2021:

Check numbers 157921 through 158229	\$2,648,102.41
Wire transfer number 300447	217.00
Wire transfer number 300448	6,786.11
Wire transfer number 300449	301,888.89
Wire transfer number 300450	160,171.88
Wire transfer number 300451	544,531.25
Wire transfer number 300452	250,277.77
Wire transfer number 300453	288,380.54
Wire transfer number 300454	46,903.83
Wire transfer number 300455	97,020.12
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Total	\$4,344,279.80

The above total excludes checks written for payment of refunds and collected amounts due to other entities.

### Alternatives

None.

### Fiscal Impact

\$4,344,279.80.

Through	Michele Hamada May 20, 13:10:43 GMT-0700 2021
Dept Head Approval	Dan Legard May 26, 16:45:07 GMT-0700 2021
City Mgr Approval	Marie Mosley May 27, 19:50:28 GMT-0700 2021

Attachments:

Recording Required?

**City of Kennewick**  
**Claims Roster**

4/24/2021 - 5/14/2021

Accounting Period

2022

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
<b>001 GENERAL FUND</b>					
<b>010 CITY COUNCIL</b>					
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in RETIREMENT PLAQUES.	137.27
<b>Total amount by Department</b>					<b>\$ 137.27</b>
<b>020 CITY MANAGER</b>					
157935	05/05/2021	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	87.30
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in FRAMED TIMELINE FOR COUNCIL W	227.73
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in 10 CELL PHONE CHARGERS DUE TO	71.16
<b>Total amount by Department</b>					<b>\$ 386.19</b>
<b>032 SUPPORT SERVICES-FINANCE</b>					
158002	05/14/2021	02481	CI INFORMATION MANAGEMENT CI	in SHRED SERVICE	23.54
158116	05/14/2021	03700	OFFICE DEPOT INC	in OFFICE SUPPLIES	79.27
158116	05/14/2021	03700	OFFICE DEPOT INC	in OFFICE SUPPLIES	11.01
158116	05/14/2021	03700	OFFICE DEPOT INC	in OFFICE SUPPLIES	15.95
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in MEMBERSHIP DUES 2021-2022.	320.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in SUBSCRIPTION RENEWAL.	65.00
<b>Total amount by Department</b>					<b>\$ 514.77</b>
<b>033 SUPPORT SERVICES-PURCHASING</b>					
157935	05/05/2021	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	41.15
158111	05/14/2021	06755	NIGP	in NIGP ANNUAL DUES	370.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in TIRE STICKERS FOR WAREHOUSE IN	91.06
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in RESTROOM SIGN FOR PURCHASING	14.65
<b>Total amount by Department</b>					<b>\$ 516.86</b>
<b>034 SUPPORT SERVICES - INFO SYSTEMS</b>					
157934	05/05/2021	05471	ZIPLY FIBER NORTHWEST FIBER, LL	in TELEPHONE SVC	6,727.99
157935	05/05/2021	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	1,070.41
158009	05/14/2021	08131	CIVICPLUS ICON ENTERPRISES INC	in CIVICREC ANNUAL FEE	17,018.98
158017	05/14/2021	06375	COMPUNET INC	in EVERGREEN GOLD RENEWAL 2021-2	43,945.46
158017	05/14/2021	06375	COMPUNET INC	in EXAGRID ANNUAL SUPPORT RENEW	10,569.95
158101	05/14/2021	08210	MOBILEGUARD INC	in NET GUARD	1,405.80

# City of Kennewick

## Claims Roster

4/24/2021 - 5/14/2021

Accounting Period

2022

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
158177	05/14/2021	00008	TELCO WIRING & REPAIR INC	in	CITY NETWORK - MAY 2021	6,583.00
158199	05/14/2021	04764	UNITED PARCEL SERVICE UPS	in	SHIPPING	7.25
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	REPLACEMENT LAPTOP BATTERY - I	87.53
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	20 REPLACEMENT DELL 24" MONITO	3,812.29
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	UPS BATTERY BACKUP FOR NEW IT '	173.75
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	CITY ID BADGE CARD HOLDERS - RE	121.59
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	ERGO SEAT CUSHION - MIKE O.	41.21
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	5 DELL THUNDERBOLT LAPTOP DOC	1,403.27
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	PHONE LINE CHARGES - ACCOUNT T	400.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	PHONE LINE CHARGES - ACCOUNT T	473.59
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	100 PACK OF NEW CITY ID BADGES	326.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	7 LOGITECH USB HEADSETS	189.98
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	5 SEAT - CISCO WEBEX SUBSCRIPTIC	81.18
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	PAYMENT OF BACKORDERED UNIFC	37.95
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	IT SERVICE DESK TROUBLE TICKET '	283.45
300455	05/14/2021	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	7.80
<b>Total amount by Department</b>						<b>\$ 94,768.43</b>
<b>035 SUPPORT SERVICES-CUSTOMER SERVICE</b>						
158026	05/14/2021	03530	DATAPROSE INC	in	APRIL 2021	8,149.67
158203	05/14/2021	01298	US POSTAL SERVICE (NEOPOST POS'	in	CITY HALL POSTAGE	8,000.00
158217	05/14/2021	04479	WEBCHECK INC	in	WEBCHECK - APRIL 2021	1,623.57
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	ICC TRAINING MATERIALS.	82.63
<b>Total amount by Department</b>						<b>\$ 17,855.87</b>
<b>041 CITY CLERK</b>						
158105	05/14/2021	09289	MUNICODE MUNICIPAL CODE CORP	in	KMC UPDATES	152.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	2021 WAPRO VIRTUAL SPRING CONF	60.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	2021 WAPRO VIRTUAL SPRING CONF	60.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	PROCLAMATION PAPER	42.34
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	TCH MONTHLY ELECTRONIC SUBSC	9.99
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	WMCA MEMBERSHIP RENEWAL-WR	75.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	IIMC MEMBERSHIP RENEWAL - WRIC	215.00
<b>Total amount by Department</b>						<b>\$ 614.33</b>
<b>042 LEGAL SERVICES</b>						
157935	05/05/2021	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	134.68
158089	05/14/2021	09787	LORMAN EDUCATION SERVICES LO	in	2021 LORMAN EDUCATION - JESSICA	487.61

**City of Kennewick  
Claims Roster**

4/24/2021 - 5/14/2021

Accounting Period

2022

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
158096	05/14/2021	05561	MENKE JACKSON BEYER EHLIS & H	in	UGA EXPANSION LEGAL SERVICES -	8,930.60
158117	05/14/2021	08800	OGDEN MURPHY WALLACE, PLLC	in	CABLE FRANCHISE NEGOTIATIONS -	269.50
158139	05/14/2021	03467	PRONTO PROCESS SERVICE, INC	in	LEGAL MESSENGER	45.00
158139	05/14/2021	03467	PRONTO PROCESS SERVICE, INC	in	PRONTO LEGAL MESSENGER - APR 2	37.50
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	ADOBE ANNUAL SUBSCRIPTION REN	1,005.12
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	LORMAN EDUCATION SUBSCRIPTIOI	487.61
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	2021 WAPRO VIRTUAL SPRING CONF	60.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	ANNUAL REPORT FILING FOR CK W/	60.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	LAPTOP POWER ADAPTER	30.64
<b>Total amount by Department</b>						<b>\$ 11,548.26</b>
<b>050 CIVIL SERVICE</b>						
157935	05/05/2021	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	41.15
158079	05/14/2021	10205	KENNETH COLE COUNSELING PS	in	PROFESSIONAL SERVICES	600.00
158079	05/14/2021	10205	KENNETH COLE COUNSELING PS	in	PROFESSIONAL SERVICES	600.00
158079	05/14/2021	10205	KENNETH COLE COUNSELING PS	in	PROFESSIONAL SERVICES	600.00
<b>Total amount by Department</b>						<b>\$ 1,841.15</b>
<b>061 CODE ENFORCEMENT</b>						
157935	05/05/2021	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	6.59
157964	05/14/2021	05911	AMERICAN BUILDING MAINTENANC	in	SECURED DOORS/WINDOWS-804 S Al	242.40
157964	05/14/2021	05911	AMERICAN BUILDING MAINTENANC	in	SECURED DOORS/WINDOWS - 2201 W	300.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	ICC TRAINING MATERIALS.	51.35
<b>Total amount by Department</b>						<b>\$ 600.34</b>
<b>062 LONG RANGE PLANNING</b>						
158071	05/14/2021	05850	JAMES M DRISCOLL	in	HEARING EXAMINER	5,900.00
158180	05/14/2021	00172	THE TRI-CITY HERALD	in	2021 SUBSCRIPTION RENEWAL	338.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	OFFICE DEPOT: HP 305A(CE412A) YEI	212.78
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	2021 WAPRO VIRTUAL SPRING CONF	60.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	AMAZON - 4 OF: 1080P WEB CAMERA	169.36
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	APA (AMERICAN PLANNING ASSOCL	668.00
<b>Total amount by Department</b>						<b>\$ 7,348.14</b>
<b>063 ECONOMIC &amp; BUSINESS DEVELOPMENT</b>						
157935	05/05/2021	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	56.38
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	ADOBE ANNUAL SUBSCRIPTION REN	966.70
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	COOKIES FOR CTUIR MOU SIGNING	48.87

City of Kennewick

Claims Roster

4/24/2021 - 5/14/2021

Accounting Period

2022

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	CARDSTOCK FOR MARKETING MATI	19.49
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	ITEMS FOR CTUIR MOU SIGNING	12.98
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	EMAIL MANAGEMENT FOR BUSINES	103.18
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	MEMBERSHIP FOR CITY ACCOUNT A	455.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	WATERPROOF STICKERS FOR CTUIR	131.41
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	CREDIT FROM MARCH 2021 DOUBLE	-103.18
<b>Total amount by Department</b>						<b>\$ 1,690.83</b>
<b>071 POLICE DEPT. - ADMINISTRATION</b>						
157934	05/05/2021	05471	ZIPLY FIBER NORTHWEST FIBER, LL	in	TELEPHONE SVC	217.68
157993	05/14/2021	10584	CAMTEK INC	in	EVIDENCE DOOR SECURITY SYSTEM	206.34
158199	05/14/2021	04764	UNITED PARCEL SERVICE UPS	in	SHIPPING	8.32
158199	05/14/2021	04764	UNITED PARCEL SERVICE UPS	in	SHIPPING	22.69
158199	05/14/2021	04764	UNITED PARCEL SERVICE UPS	in	SHIPPING	36.39
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	FBI LAW ENFORCEMENT PARTNER N	146.79
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	PARKING FOR CJTC COMMISSION MI	13.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	CELL PHONE PROTECTIVE CASES	123.72
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	BASIC CABLE SERVICES	243.98
<b>Total amount by Department</b>						<b>\$ 1,018.91</b>
<b>072 POLICE DEPT.- CRIMINAL INVESTIGATION</b>						
157959	05/14/2021	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	5,030.08
158007	05/14/2021	02134	CITY OF SPOKANE UTILITIES BILLIN	in	DRUG DISPOSAL	102.32
158064	05/14/2021	11069	HOLT KEVIN L	in	CONFORMED MOT & ORDER FOR DIS	128.00
158092	05/14/2021	07830	MAGNET FORENSICS USA INC	in	SMS MAGNET AXIOM ANNUAL RENE	2,378.34
158095	05/14/2021	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	80.31
158095	05/14/2021	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
158095	05/14/2021	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
158187	05/14/2021	07228	TRANSUNION RISK ALTERNATIVE E	in	PEOPLE SEARCH	203.73
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	ICAC LAB INTERNET SERVICE	109.99
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	POSTAGE TO NCMEC	23.04
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	CID HOMICIDE INVESTIGATION	96.11
300455	05/14/2021	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	147.61
<b>Total amount by Department</b>						<b>\$ 8,408.03</b>
<b>073 POLICE DEPT. - PATROL</b>						
157935	05/05/2021	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	6,619.16
158028	05/14/2021	09827	DAY WIRELESS SYSTEMS	in	RADAR CALIBRATIONS	5,317.06

# City of Kennewick

## Claims Roster

4/24/2021 - 5/14/2021

Accounting Period

2022

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
158095	05/14/2021	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
158095	05/14/2021	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
158095	05/14/2021	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
158095	05/14/2021	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
158095	05/14/2021	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
158095	05/14/2021	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
158095	05/14/2021	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
158095	05/14/2021	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
158095	05/14/2021	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
158095	05/14/2021	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
158095	05/14/2021	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
158095	05/14/2021	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
158095	05/14/2021	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
158104	05/14/2021	04683	MPH INDUSTRIES, INC.	in RADAR SUPPLIES	311.08
158104	05/14/2021	04683	MPH INDUSTRIES, INC.	in RADAR SUPPLIES	88.73
158126	05/14/2021	01459	PASCO KENNEWICK ROTARY CLUB	in QUARTERLY DUES - GUERRERO	90.00
158143	05/14/2021	00957	RANCH & HOME INC	in K9 SUPPLIES - IVAN	97.72
158146	05/14/2021	05903	RATTLESNAKE MOUNTAIN HARLEY	in MOTORCYCLES SUPPLIES	169.79
158209	05/14/2021	00971	WA CRIMINAL JUSTICE TRAINING C	in TRAINING - MOORE	600.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in 20 REPLACEMENT BATTERY PACKS 1	995.15
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in REIMBURSEMENT FOR TUITION OVE	-100.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in CS GAS INSTRUCTOR RECERTIFICAT	99.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in HOTEL GUESTROOM CANCELLATIO	126.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in BIO HAZARD CLEANING FOR A BLOC	21.72
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in IA TRAINING	695.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in CALIBRATION DRY GAS FOR PORTA	221.32
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in BIO HAZARD BLOOD ON UNIFORM C	22.81
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in NFDD INSTRUCTOR RECERTIFICATI	99.00
<b>Total amount by Department \$</b>					<b>16,124.54</b>
 <b>074 POLICE DEPT. - STAFF SERVICES</b>					
157930	04/30/2021	11064	SUPERIOR COURT OF CALIFORNIA, (	in RECORDS	18.50
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in OFFICE SUPPLIES	161.50
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in OFFICE SUPPLIES	98.22
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in OFFICE SUPPLIES	432.31
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in OFFICE SUPPLIES	47.78
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in OFFICE SUPPLIES	15.18
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in OFFICE SUPPLIES	140.58

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300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in REGISTRATION FEE FOR VANESSA K	250.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in WAPRO VIRTUAL SPRING CONFERENCE	60.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in RENEWAL OF CINDY POWELL'S WAP	25.00
<b>Total amount by Department \$</b>					<b>1,249.07</b>
<b>075 POLICE DEPT. - INTERGOVERNMENTAL</b>					
157934	05/05/2021	05471	ZIPLY FIBER NORTHWEST FIBER, LL	in TELEPHONE SVC	71.68
157982	05/14/2021	00014	BENTON COUNTY	in KIDS HAVEN - 1ST QUARTER	4,492.95
158005	05/14/2021	00100	CITY OF RICHLAND	in 800 MHZ RADIOS	28,068.24
158082	05/14/2021	05291	KENNEWICK RADIOLOGY GROUP PC	in PRISONER MEDICAL	23.00
158192	05/14/2021	09790	TRIOS HEALTH RCCH TRIOS HEALTHI	in PRISONER MEDICAL	3,553.00
158207	05/14/2021	11062	VERNON PARISH SHERIFF'S OFFICE	in JAIL SERVICE	350.00
158207	05/14/2021	11062	VERNON PARISH SHERIFF'S OFFICE	in JAIL SERVICE	387.50
158207	05/14/2021	11062	VERNON PARISH SHERIFF'S OFFICE	in JAIL SERVICE	237.50
<b>Total amount by Department \$</b>					<b>37,183.87</b>
<b>076 POLICE DEPT - PROFESSIONAL STANDARDS</b>					
157955	05/14/2021	08623	ACE SALES & SERVICE INC	in PORTABLE RR - SHOOTING RANGE	68.90
157985	05/14/2021	00084	BENTON PUD NO. 1	in ELECTRICITY	17.76
158085	05/14/2021	04244	L N CURTIS & SONS	in QUARTERMASTER SUPPLIES - GOUL	718.35
158085	05/14/2021	04244	L N CURTIS & SONS	in QUARTERMASTER SUPPLIES	292.18
158085	05/14/2021	04244	L N CURTIS & SONS	in QUARTERMASTER SUPPLIES - GOUL	129.79
158085	05/14/2021	04244	L N CURTIS & SONS	in QUARTERMASTER SUPPLIES	487.41
158156	05/14/2021	01549	SAN DIEGO POLICE EQUIPMENT CO	in AMMUNITION	9,285.30
158156	05/14/2021	01549	SAN DIEGO POLICE EQUIPMENT CO	in AMMUNITION	1,743.14
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in SNACKS AND FOOD FOR FBI INTERN	17.98
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in RETIREMENT CELEBRATION FOOD.	37.99
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in DUTY BELT PHONE CASE X 2	81.98
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in MOTORCYCLE CLASS A LONG SLEEVE	393.13
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in 6 SHOT TIMERS FOR DEPARTMENT F	709.79
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in OPERATING TRAINING SUPPLIES	190.57
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in SAGE 37MM PRIMER RELOADS FOR I	1,252.54
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in KPD FITNESS APP	15.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in SNACKS AND FOOD FOR FBI INTERN	80.67
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in VEHICLE SUPPLIES	336.89
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in VEHICLE SUPPLIES	103.60
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in VEHICLE SUPPLIES	636.47

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300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	SNACKS AND FOOD FOR FBI INTERN	27.00
300455	05/14/2021	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	147.02
<b>Total amount by Department \$</b>						<b>16,773.46</b>
<b>081 FIRE DEPT. - ADMINISTRATION</b>						
157965	05/14/2021	05681	AMERIGAS PROPANE LP	in	PROPANE - FIRE STATION #1	89.84
157987	05/14/2021	04965	BETTENDORF'S PRINTING & DESIGN	in	2020 ANNUAL REPORT	135.75
157987	05/14/2021	04965	BETTENDORF'S PRINTING & DESIGN	in	2020 AWARDS CEREMONY PROGRAM	104.25
157999	05/14/2021	07496	CHAPLAIN SERVICES NETWORK	in	2021-Q1 CHAPLAINCY SERVICES NE'	1,125.00
158002	05/14/2021	02481	CI INFORMATION MANAGEMENT CI	in	SHRED SERVICE	47.10
158029	05/14/2021	00221	DISCOUNT VAC & SEW BCJ CORP	in	VACUUM CLEANER REPAIR	77.10
158143	05/14/2021	00957	RANCH & HOME INC	in	PROPANE - SMALL TANKS	10.16
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in	STATION OPERATING SUPPLIES	6.86
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in	STATION OPERATING SUPPLIES	6.86
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in	STATION OPERATING SUPPLIES	6.86
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in	STATION OPERATING SUPPLIES	6.86
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in	STATION OPERATING SUPPLIES	6.86
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in	STATION OPERATING SUPPLIES	3.26
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in	CREDIT - STATION OPERATING SUPP	-24.55
158199	05/14/2021	04764	UNITED PARCEL SERVICE UPS	in	SHIPPING	3.02
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	MONTHLY RX DISPOSAL	16.15
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	ADOBE ANNUAL SUBSCRIPTION REN	966.71
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	REFUND - ANNUAL SUBSCRIPTION (I	-99.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	REPLACEMENT PHONE CASE - CAPT	21.71
<b>Total amount by Department \$</b>						<b>2,510.80</b>
<b>082 FIRE DEPT. - SUPPRESSION</b>						
157935	05/05/2021	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	1,100.43
157952	05/14/2021	00552	10TH AVENUE CLEANERS,LLC	in	HEM UNIFORM PANTS	4.56
157952	05/14/2021	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM SEWING	11.08
157952	05/14/2021	00552	10TH AVENUE CLEANERS,LLC	in	SEW UNIFORM PATCHES	2.44
157972	05/14/2021	01568	ATOMIC SCREEN PRINT & EMBROID	in	KFD SWEATSHIRTS	146.77
158003	05/14/2021	11060	CITIZENPRIME LLC DBA, FIREPENN'	in	CLASS A FOAM CONCENTRATE	11,850.00
158028	05/14/2021	09827	DAY WIRELESS SYSTEMS	in	REPAIR INTERCOM INTERFACE E181	929.35
158046	05/14/2021	05823	GALLS, LLC	in	UNIFORM PANTS	123.15
158046	05/14/2021	05823	GALLS, LLC	in	UNIFORM PANTS	109.96
158046	05/14/2021	05823	GALLS, LLC	in	UNIFORM SHIRT & BELT	25.80

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158046	05/14/2021	05823	GALLS, LLC	in SOFTSHELL JACKETS - NEW HIRES	41.64
158046	05/14/2021	05823	GALLS, LLC	in UNIFORM PANTS	24.46
158046	05/14/2021	05823	GALLS, LLC	in UNIFORM PANTS	24.46
158046	05/14/2021	05823	GALLS, LLC	in PATCHES	18.14
158046	05/14/2021	05823	GALLS, LLC	in UNIFORM BELT	4.06
158046	05/14/2021	05823	GALLS, LLC	in UNIFORM PANTS	22.59
158085	05/14/2021	04244	L N CURTIS & SONS	in SCBA SUPPLIES	144.38
158085	05/14/2021	04244	L N CURTIS & SONS	in FIRE SHELTERS	3,122.99
158085	05/14/2021	04244	L N CURTIS & SONS	in STRUCTURE FIREFIGHTING GLOVES	109.06
158085	05/14/2021	04244	L N CURTIS & SONS	in STRUCTURE FIREFIGHTING GLOVES	988.42
158143	05/14/2021	00957	RANCH & HOME INC	in WILDLAND BOOTS - NEW HIRE	260.63
158143	05/14/2021	00957	RANCH & HOME INC	in WILDLAND BOOTS - NEW HIRE	295.38
158143	05/14/2021	00957	RANCH & HOME INC	in WILDLAND BOOTS - NEW HIRE	260.63
158158	05/14/2021	07872	SEA WESTERN INC	in WILDLAND FIRE PACKS	1,600.87
158158	05/14/2021	07872	SEA WESTERN INC	in GEAR BAGS - NEW HIRES	161.22
158159	05/14/2021	10509	SEC CONSULTING INC STANTON ED	in CRITICAL THINKING CLASS/ITAC	4,500.00
158200	05/14/2021	05807	UPTOWN CLEANERS SANDRA R NIN	in WEEKLY UNIFORM CLEANING & DE	15.40
158200	05/14/2021	05807	UPTOWN CLEANERS SANDRA R NIN	in WEEKLY UNIFORM CLEANING & DE	17.39
158200	05/14/2021	05807	UPTOWN CLEANERS SANDRA R NIN	in WEEKLY UNIFORM CLEANING & DE	15.97
158200	05/14/2021	05807	UPTOWN CLEANERS SANDRA R NIN	in WEEKLY UNIFORM CLEANING & DE	12.54
158200	05/14/2021	05807	UPTOWN CLEANERS SANDRA R NIN	in WEEKLY UNIFORM CLEANING & DE	15.97
158200	05/14/2021	05807	UPTOWN CLEANERS SANDRA R NIN	in WEEKLY UNIFORM CLEANING & DE	14.54
158200	05/14/2021	05807	UPTOWN CLEANERS SANDRA R NIN	in WEEKLY UNIFORM CLEANING & DE	14.54
158200	05/14/2021	05807	UPTOWN CLEANERS SANDRA R NIN	in WEEKLY UNIFORM CLEANING & DE	17.11
158200	05/14/2021	05807	UPTOWN CLEANERS SANDRA R NIN	in WEEKLY UNIFORM CLEANING & DE	14.26
158201	05/14/2021	08884	US FIRE EQUIPMENT LLC L HAMILT	in PHENIX FIRE HELMETS & SHEILDS	1,838.72
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in MONTHLY FEE FOR LIBRARY MANA	6.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in PT CLOTHING FOR FTA CLASS 21-02	36.66
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in MONTHLY ZOOM ACCOUNT FOR TR	16.27
300455	05/14/2021	00167	WA STATE DEPT OF REVENUE	in EXCISE TAX	94.31
<b>Total amount by Department \$</b>					<b>28,012.15</b>
<b>083 FIRE PREVENTION &amp; INVESTIGATION</b>					
158015	05/14/2021	00752	COMM TECH, INC.	in PREVENTION RADIOS	2,704.14
158015	05/14/2021	00752	COMM TECH, INC.	in PREVENTION RADIOS	60.82
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in SHIPPING FEES: HOW TO PREPARE Y	26.74
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in MATERIALS FOR FIRE PREVENTION ]	195.89

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<b>Total amount by Department</b>						<b>\$ 2,987.59</b>
<b>090 ENGINEERING</b>						
157935	05/05/2021	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	582.48
158012	05/14/2021	07849	COLUMBIA BASIN ICE AND TRANSP	in	ICE	9.17
158116	05/14/2021	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES - ENG	55.38
158116	05/14/2021	03700	OFFICE DEPOT INC	in	CREDIT	-16.28
158116	05/14/2021	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES - ENG	10.58
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	WEBCAM FOR M.NELSON	100.94
<b>Total amount by Department</b>						<b>\$ 742.27</b>
<b>101 CORPORATE &amp; COMMUNITY SERVICES</b>						
157953	05/14/2021	06874	A WORKSAFE SERVICE INC	in	PROFESSIONAL SERVICES	110.00
157957	05/14/2021	03035	ADEPT TESTING OCCUPATIONAL MI	in	PROFESSIONAL SERVICES	30.00
157992	05/14/2021	05827	CALIPER MANAGEMENT INC	in	PROFESSIONAL SERVICES	736.00
158108	05/14/2021	01030	NAVIA BENEFIT SOLUTIONS CLIENT	in	FLEX PLAN SERVICES	494.50
158173	05/14/2021	08315	STERLING	in	PROFESSIONAL SERVICES	1,383.56
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	OFFICE SUPPLIES FOR HR (BETH W.)	148.75
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	SHRM MEMBER RECERTIFICATION F	100.00
<b>Total amount by Department</b>						<b>\$ 3,002.81</b>
<b>113 PARKS DEPT.-RECREATION SERVICES</b>						
157935	05/05/2021	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	179.83
158002	05/14/2021	02481	CI INFORMATION MANAGEMENT CI	in	SHRED SERVICE - RECREATION	46.79
158083	05/14/2021	07335	KIDS OUTDOOR EDUCATION	in	2021 KIDS FISHING DAY EVENT	4,785.50
158099	05/14/2021	03729	MILESTONES ATHLETIC SUPPLY	in	YOUTH SOFTBALL EQUIP - PARKS	374.67
158103	05/14/2021	06624	MOUNT'S LOCK, KEY & ENGRAVING	in	KEYS - RECREATION	17.92
158106	05/14/2021	07969	MUSTANG SIGN GROUP WANG ENTI	in	READERBOARD SIGN WORK - PARKS	271.50
158115	05/14/2021	10975	NORTHWEST TURF SOLUTIONS INC	in	SR INFIELD RENOVATION	6,355.44
158215	05/14/2021	01035	WASHINGTON HARDWARE AND FUI	in	LADDERS - PARKS	260.61
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	YOUTH SOFTBALL CLEANING SUPPL	95.64
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	ADOBE ANNUAL SUBSCRIPTION REN	966.70
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	LIFEGUARD UNIFORMS	172.34
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	2021 WRPA CONFERENCE - E. ESTES-	72.50
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	POP FOR DAY CAMP END OF YEAR P.	15.46
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	FACEBOOK BOOST POST	143.48
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	HP TONER CARTRIDGE - GREG SAME	99.68
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	RED CROSS SWIM LESSON FACILITY	975.00

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300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in IMAGES FOR MARKETING PURPOSES	31.50
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in PANDORA MOOD FOR THE PAVILION	29.27
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in NEW LIFEGUARD CHAIR	1,859.79
<b>Total amount by Department \$</b>					<b>16,753.62</b>
<b>114 PARKS DEPT.-FACILITIES MAINT.</b>					
157935	05/05/2021	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	1,238.35
157955	05/14/2021	08623	ACE SALES & SERVICE INC	in PORTABLE RR - PARKS	137.80
157955	05/14/2021	08623	ACE SALES & SERVICE INC	in PORTABLE RR - K4 BALLFIELDS - PA	137.80
157962	05/14/2021	10587	ALOHA GARAGE DOOR COMPANY II	in GARAGE DOOR REPAIR - PARKS	967.57
157963	05/14/2021	05911	AMERICAN BUILDING MAINTENANC	in JANITORIAL SVC - MAY 2021	13,085.47
157964	05/14/2021	05911	AMERICAN BUILDING MAINTENANC	in SCRUB AND RE-COAT FLOORING - P	1,100.00
157968	05/14/2021	03088	APOLLO MECHANICAL CONTRACTC	in HVAC REPAIR & MAINT - FACILITIES	1,005.85
157968	05/14/2021	03088	APOLLO MECHANICAL CONTRACTC	in FURNACE REPAIR - FACILITIES	1,841.76
157968	05/14/2021	03088	APOLLO MECHANICAL CONTRACTC	in HUMIDIFIER REPAIR & MAINT - PARI	803.42
157968	05/14/2021	03088	APOLLO MECHANICAL CONTRACTC	in HVAC REPAIR & MAINT - PARKS	165.07
157968	05/14/2021	03088	APOLLO MECHANICAL CONTRACTC	in HVAC REPAIR & MAINT - FACILITIES	946.50
157968	05/14/2021	03088	APOLLO MECHANICAL CONTRACTC	in HVAC REPAIR & MAINT - FACILITIES	317.16
157968	05/14/2021	03088	APOLLO MECHANICAL CONTRACTC	in 2021-04 HVAC MAINTENANCE	3,049.47
157978	05/14/2021	08246	BEAVER BARK & ROCK PRODUCTS	in SOIL FOR COMMUNITY GARDEN - PA	81.43
157980	05/14/2021	00384	BENNETT RENTALS	in FLOOR BUFFER - PARKS	54.30
157980	05/14/2021	00384	BENNETT RENTALS	in FLOOR BUFFER - PARKS	58.69
157985	05/14/2021	00084	BENTON PUD NO. 1	in ELECTRICITY	26.69
157985	05/14/2021	00084	BENTON PUD NO. 1	in COLUMBIA PARK	2,549.93
157985	05/14/2021	00084	BENTON PUD NO. 1	in ELECTRICITY	117.86
157985	05/14/2021	00084	BENTON PUD NO. 1	in COLUMBIA PARK	44.59
157985	05/14/2021	00084	BENTON PUD NO. 1	in ELECTRICITY	18.26
157985	05/14/2021	00084	BENTON PUD NO. 1	in ELECTRICITY	3,001.08
157985	05/14/2021	00084	BENTON PUD NO. 1	in ELECTRICITY	221.76
157985	05/14/2021	00084	BENTON PUD NO. 1	in CITY PARKS	6,453.07
157985	05/14/2021	00084	BENTON PUD NO. 1	in ELECTRICITY	818.66
157985	05/14/2021	00084	BENTON PUD NO. 1	in ELECTRICITY	88.33
157985	05/14/2021	00084	BENTON PUD NO. 1	in CITY PARKS	290.17
157985	05/14/2021	00084	BENTON PUD NO. 1	in CITY FACILITIES	12,742.50
157985	05/14/2021	00084	BENTON PUD NO. 1	in ELECTRICITY	17.90
157991	05/14/2021	00310	BUILDERS FIRSTSOURCE	in CHANNEL REPAIR PARTS - PARKS	52.33
157994	05/14/2021	04809	CARBON ONE LLC	in FERTIGATION MIX - FACILITIES	2,715.00

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157997	05/14/2021	00083	CASCADE NATURAL GAS	in	GAS SERVICE	3,874.44
158012	05/14/2021	07849	COLUMBIA BASIN ICE AND TRANSP	in	ICE	55.02
158013	05/14/2021	00505	COLUMBIA GRAIN & FEED INC	in	PARALLEL CORD - PARKS	62.98
158013	05/14/2021	00505	COLUMBIA GRAIN & FEED INC	in	LEAF VAC ATTACHMENT - PARKS	54.29
158021	05/14/2021	00035	CONSOLIDATED ELECTRICAL DISTR	in	FIXTURE AND PHOTO CELL - FACILIT	461.10
158038	05/14/2021	00166	FARMERS EXCHANGE	in	WEED EATER STRING - PARKS	86.86
158040	05/14/2021	08774	FASTENAL COMPANY	in	LUMBER FOR CAMPGROUND BLDGS	127.28
158040	05/14/2021	08774	FASTENAL COMPANY	in	SCREWS - PARKS	65.59
158040	05/14/2021	08774	FASTENAL COMPANY	in	PARTS & SUPPLIES - PARKS	2.07
158043	05/14/2021	00086	FERGUSON ENTERPRISES INC	in	THERMOSTAT - PARKS	98.34
158043	05/14/2021	00086	FERGUSON ENTERPRISES INC	in	SINK DRAIN - PARKS	175.93
158058	05/14/2021	00865	HD FOWLER COMPANY INC	in	REPAIR PARTS - PARKS	97.63
158058	05/14/2021	00865	HD FOWLER COMPANY INC	in	IRRIGATION BOARD EXCHANGE - PA	814.50
158070	05/14/2021	01112	IRRIGATION SPECIALISTS INC	in	IRRIGATION TOOL - PARKS	25.67
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	29.35
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	34.01
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	SPRINKLER PARTS - PARKS	37.66
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR TOOLS - PARKS	56.96
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	20.49
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	152.12
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	115.01
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS- PARKS	36.02
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	233.18
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	112.06
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	SMALL TOOLS - PARKS	41.94
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	172.07
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	100.66
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	OUTLET COVER - PARKS	7.86
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	29.33
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	TREE TIES - PARKS	44.74
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	33.43
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	372.74
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	OUTLET - PARKS	76.37
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	PLUMBING REPAIR - PARKS	119.44
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	31.12
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	29.44

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158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	11.88
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	SINK REPAIR PARTS - PARKS	214.18
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	OUTLET COVER - PARKS	33.23
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	77.30
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	23.11
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	64.28
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	45.48
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	26.25
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS - PARKS	119.57
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	TOILET SEATS - PARKS	90.83
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	SPRINKLERS - SOUTHRIDGE	160.70
158102	05/14/2021	05112	MOON SECURITY SERVICES, INC	in	CITY HALL - 112317	44.53
158102	05/14/2021	05112	MOON SECURITY SERVICES, INC	in	KPD - 11305	79.82
158102	05/14/2021	05112	MOON SECURITY SERVICES, INC	in	FROST- 119529	38.02
158102	05/14/2021	05112	MOON SECURITY SERVICES, INC	in	SOUTHRIDGE -17229	76.02
158102	05/14/2021	05112	MOON SECURITY SERVICES, INC	in	FIRE - 27578	41.27
158102	05/14/2021	05112	MOON SECURITY SERVICES, INC	in	COLUMBIA PARK GOLF - 34879	75.97
158102	05/14/2021	05112	MOON SECURITY SERVICES, INC	in	FIRE STATION #4 - FIR2620	76.02
158102	05/14/2021	05112	MOON SECURITY SERVICES, INC	in	FIRE STATION #2 FIR414	76.02
158113	05/14/2021	01677	NORTHSTAR CLEAN CONCEPTS HOI	in	CAR WASH REPAIR PART - PARKS	85.80
158115	05/14/2021	10975	NORTHWEST TURF SOLUTIONS INC	in	SR INFIELD RENOVATION	6,789.81
158116	05/14/2021	03700	OFFICE DEPOT INC	in	FACE MASKS - PARKS & FACILITIES	32.55
158116	05/14/2021	03700	OFFICE DEPOT INC	in	FACE MASKS - PARKS & FACILITIES	21.70
158143	05/14/2021	00957	RANCH & HOME INC	in	EVENT SET-UP SUPPLIES - PARKS	82.21
158143	05/14/2021	00957	RANCH & HOME INC	in	SHOP LIGHTS - PARKS	325.77
158143	05/14/2021	00957	RANCH & HOME INC	in	COMPRESSOR OIL - PARKS	97.71
158143	05/14/2021	00957	RANCH & HOME INC	in	PLASTIC CHAIN - PARKS	49.76
158143	05/14/2021	00957	RANCH & HOME INC	in	SPRAYER PARTS - PARKS	33.64
158143	05/14/2021	00957	RANCH & HOME INC	in	SPRAYER PARTS - PARKS	83.81
158143	05/14/2021	00957	RANCH & HOME INC	in	PAINT - PARKS	32.53
158160	05/14/2021	00817	SENSKE LAWN & TREE CARE INC	in	CONTRACT 18-040 LANDSCAPE MAI	3,518.41
158160	05/14/2021	00817	SENSKE LAWN & TREE CARE INC	in	CONTRACT 18-040 LANDSCAPE MAI	1,830.15
158160	05/14/2021	00817	SENSKE LAWN & TREE CARE INC	in	CONTRACT P2105	2,242.55
158163	05/14/2021	07555	SHERWIN-WILLIAMS COMPANY	in	POLY FOR FLOOR - PARKS	113.52
158163	05/14/2021	07555	SHERWIN-WILLIAMS COMPANY	in	EXTERIOR PAINT - PARKS	1,356.72
158163	05/14/2021	07555	SHERWIN-WILLIAMS COMPANY	in	POLY FOR FLOORS - PARKS	113.52

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158164	05/14/2021	00724	SHOWCASE SPECIALTIES, INC.	in UNIFORM T-SHIRTS	1,197.32
158176	05/14/2021	06811	SUPERIOR TREE SERVICE LLC	in TREE WORK - KEEYWAYDIN - FACIL	6,575.74
158176	05/14/2021	06811	SUPERIOR TREE SERVICE LLC	in TREE WORK - KEEWAYDIN - FACILI	10,781.27
158176	05/14/2021	06811	SUPERIOR TREE SERVICE LLC	in TREE WORK - KEEWAYDIN - FACILIT	8,921.50
158184	05/14/2021	05945	TK ELEVATOR	in ELEVATOR MAINTENANCE	52.08
158185	05/14/2021	09823	TOP TREE SERVICE LLC	in TREE REMOVAL - CANAL/YOUNG	597.50
158199	05/14/2021	04764	UNITED PARCEL SERVICE UPS	in SHIPPING	4.61
158202	05/14/2021	03564	US LINEN AND UNIFORM	in LINEN SERVICE	139.41
158215	05/14/2021	01035	WASHINGTON HARDWARE AND FUI	in SHELF PEGS - PARKS	6.30
158215	05/14/2021	01035	WASHINGTON HARDWARE AND FUI	in IRRIGATION TOOLS - PARKS	20.59
158215	05/14/2021	01035	WASHINGTON HARDWARE AND FUI	in SMALL TOOLS - PARKS	102.02
158215	05/14/2021	01035	WASHINGTON HARDWARE AND FUI	in SMALL SHOVEL - PARKS	10.85
158215	05/14/2021	01035	WASHINGTON HARDWARE AND FUI	in POOL COVER ROPE - PARKS	6.30
158215	05/14/2021	01035	WASHINGTON HARDWARE AND FUI	in WATER CAN - PARKS	8.68
158215	05/14/2021	01035	WASHINGTON HARDWARE AND FUI	in MOSQUITO TRAPS - PARKS	27.14
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in 2021 WRPA CONFERENCE - E. ESTES-	72.50
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in LEFTOVER FLOORING STOCK FROM	2,630.18
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in TOOLS - LADDERS, PLASTIC WELD &	342.03
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in AQUATICS BY ARMANDO VIRTUAL	350.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in AQUATICS BY ARMANDO VIRTUAL	350.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in AQUATICS BY ARMANDO VIRTUAL	350.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in CPSI 2021 BLENDED COURSE & EXAM	550.00
<b>Total amount by Department \$</b>					<b>113,317.13</b>
<b>120 NON-DEPARTMENTAL</b>					
157931	05/05/2021	08297	BENTON CO COMMISSIONERS	in DIST COURT/OPD BILLINGS - JAN 202	32,863.81
157932	05/05/2021	08297	BENTON CO COMMISSIONERS	in DIST COURT/PROBATION FEES - JAN	54,802.43
157963	05/14/2021	05911	AMERICAN BUILDING MAINTENANC	in JANITORIAL SVC - MAY 2021	4,751.54
157968	05/14/2021	03088	APOLLO MECHANICAL CONTRACTC	in HVAC REPAIR & MAINT - FACILITIES	314.05
157968	05/14/2021	03088	APOLLO MECHANICAL CONTRACTC	in 2021-04 HVAC MAINTENANCE	247.61
157981	05/14/2021	08297	BENTON CO COMMISSIONERS	in DIST COURT/PROBATION BILLINGS	76,729.93
157981	05/14/2021	08297	BENTON CO COMMISSIONERS	in BC COVID-19 RESPONSE MESSAGE	2,765.24
157981	05/14/2021	08297	BENTON CO COMMISSIONERS	in DIST COURT/OPD BILLINGS	41,322.55
157985	05/14/2021	00084	BENTON PUD NO. 1	in CITY FACILITIES	2,618.56
157997	05/14/2021	00083	CASCADE NATURAL GAS	in GAS SERVICE	275.45
158094	05/14/2021	08208	MCBRIDE PUBLIC AFFAIRS LLC THC	in LOBBYIST EXPENSES	4,120.00
158102	05/14/2021	05112	MOON SECURITY SERVICES, INC	in MCL - 113129	44.53

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158128	05/14/2021	06433	PAVEMENT SURFACE CONTROL	in TRAFFIC CONTROL - COVID VACCIN	1,890.30
158128	05/14/2021	06433	PAVEMENT SURFACE CONTROL	in TRAFFIC CONTROL - COVID VACCIN	4,037.85
158190	05/14/2021	03699	TRI-CITY AREA CHAMBER OF COMM	in ANNUAL MEMBERSHIP DUES	5,408.00
300447	05/14/2021	00511	WA STATE DEPT OF RETIREMENT SY	in PRIOR SERVICE CONTRIBUTION	217.00
<b>Total amount by Department</b>					<b>\$ 232,408.85</b>
<b>Total amount by Fund</b>					<b>\$ 618,315.54</b>
<b>101 STREET FUND</b>					
<b>010 STREETS</b>					
157935	05/05/2021	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	123.23
157977	05/14/2021	03707	BAXTER AUTO PARTS	in DEF FLUID - STREETS	40.76
158053	05/14/2021	01775	GRAINGER	in SAFETY SUPPLIES - STREETS	134.86
158068	05/14/2021	00113	INLAND ASPHALT COMPANY CPM E	in COLD MIX - STREETS	1,933.30
158068	05/14/2021	00113	INLAND ASPHALT COMPANY CPM E	in ASPHALT - STREETS	1,569.92
158068	05/14/2021	00113	INLAND ASPHALT COMPANY CPM E	in TACK OIL - STREETS	804.94
158078	05/14/2021	05148	KELLEY'S TELE-COMMUNICATIONS	in ANSWERING SERVICE - APR2021	55.65
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in TRUCK REPAIR PARTS - STREETS	7.90
158143	05/14/2021	00957	RANCH & HOME INC	in ASPHALT MATERIALS - STREETS	101.90
158143	05/14/2021	00957	RANCH & HOME INC	in SUPPLIES - STREETS	95.48
158160	05/14/2021	00817	SENSKE LAWN & TREE CARE INC	in CONTRACT P2105	33,236.94
158164	05/14/2021	00724	SHOWCASE SPECIALTIES, INC.	in OE UNIFORM - LOUNSBURY	223.72
158164	05/14/2021	00724	SHOWCASE SPECIALTIES, INC.	in OE UNIFORM - LOPEZ	71.68
158181	05/14/2021	00172	THE TRI-CITY HERALD	in ADVERTISEMENT	142.96
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in BUSINESS CARDS FOR EDDIE CUEVA	14.55
300455	05/14/2021	00167	WA STATE DEPT OF REVENUE	in EXCISE TAX	107.16
<b>Total amount by Department</b>					<b>\$ 38,664.95</b>
<b>020 TRAFFIC</b>					
157935	05/05/2021	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	457.30
157973	05/14/2021	09445	AVERY DENNISON CORPORATION	in SIGN SUPPLIES - TRAFFIC	1,287.30
157973	05/14/2021	09445	AVERY DENNISON CORPORATION	in SIGN SUPPLIES - TRAFFIC	1,755.00
157985	05/14/2021	00084	BENTON PUD NO. 1	in ELECTRICITY	397.18
157985	05/14/2021	00084	BENTON PUD NO. 1	in ELECTRICITY	40.93
157985	05/14/2021	00084	BENTON PUD NO. 1	in ELECTRICITY	421.60
157985	05/14/2021	00084	BENTON PUD NO. 1	in ELECTRICITY	74.58
157985	05/14/2021	00084	BENTON PUD NO. 1	in ELECTRICITY	618.27
157985	05/14/2021	00084	BENTON PUD NO. 1	in ELECTRICITY	1,358.17

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157985	05/14/2021	00084	BENTON PUD NO. 1	in	ELECTRICITY	63.71
157985	05/14/2021	00084	BENTON PUD NO. 1	in	SIGNALS	3,638.29
157985	05/14/2021	00084	BENTON PUD NO. 1	in	ELECTRICITY	61.93
157985	05/14/2021	00084	BENTON PUD NO. 1	in	CITY FACILITIES	35.74
157985	05/14/2021	00084	BENTON PUD NO. 1	in	FLASHERS	239.63
157985	05/14/2021	00084	BENTON PUD NO. 1	in	STREET LIGHTS	17,052.49
157989	05/14/2021	00080	BRUTZMAN'S INC	in	PRINTER INK - TRAFFIC	114.00
158012	05/14/2021	07849	COLUMBIA BASIN ICE AND TRANSP	in	ICE	45.85
158078	05/14/2021	05148	KELLEY'S TELE-COMMUNICATIONS	in	ANSWERING SERVICE - APR2021	55.65
158098	05/14/2021	10164	MIDWESTERN SOFTWARE SOLUTIO	in	TCLS ANNUAL SUPPORT - TRAFFIC	2,400.06
158114	05/14/2021	07229	NORTHWEST SIGN RECYCLING	in	SIGNS - STREETS	1,089.44
158142	05/14/2021	01817	RADIO SERVICE COMPANY INC	in	MAINTENANCE CHARGES	55.19
158143	05/14/2021	00957	RANCH & HOME INC	in	BOLTS - TRAFFIC	20.76
158186	05/14/2021	00367	TRAFFIC SAFETY SUPPLY CO INC	in	TRAFFIC CONES	4,115.57
158188	05/14/2021	04651	TRASTAR INC	in	COUNTDOWN PED MODULE - TRAFF	753.28
158196	05/14/2021	10966	TRU-TRAFFIC SOFTWARE LLC GREG	in	TRU-TRAFFIC SOFTWARE LICENSE	995.00
158199	05/14/2021	04764	UNITED PARCEL SERVICE UPS	in	SHIPPING	33.09
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	ADOBE ANNUAL SUBSCRIPTION REM	191.45
300455	05/14/2021	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	93.91

**Total amount by Department \$ 37,465.37**

**Total amount by Fund \$ 76,130.32**

**103 URBAN ARTERIAL STREET FUND**

**010 REIMBURSEABLE GRANTS**

157974	05/14/2021	05867	BAER TESTING	in	TESTING SERVICES - ENG	4,658.75
158027	05/14/2021	00867	DAVID EVANS & ASSOCIATES, INC.	in	CONSULTANT SERVICES - P1402	2,444.31
158213	05/14/2021	00063	WA STATE DEPT TRANSPORTATION	in	REVIEW SERVICES - ENG	33.97

**Total amount by Department \$ 7,137.03**

**020 ADVANCE FUNDED GRANTS**

158147	05/14/2021	03569	RAY POLAND AND SONS INC	in	CONTRACT P1918	38,163.68
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**Total amount by Department \$ 38,163.68**

**Total amount by Fund \$ 45,300.71**

**106 BI-PIN OPERATIONS FUND**

**010 BI-PIN OPERATIONS FUND**

**City of Kennewick**

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158177	05/14/2021	00008	TELCO WIRING & REPAIR INC	in	BIPIN NETWORK - MAY 2021	12,114.20
158177	05/14/2021	00008	TELCO WIRING & REPAIR INC	in	CITY NETWORK - MAY 2021	270.00
<b>Total amount by Department</b>						<b>\$ 12,384.20</b>
<b>Total amount by Fund</b>						<b>\$ 12,384.20</b>
<b>107 COMMUNITY DEVELOPMENT FUND</b>						
<b>030 CURRENT PROGRAM YEAR</b>						
158009	05/14/2021	08131	CIVICPLUS ICON ENTERPRISES INC	in	2021 CIVICSUMMIT TRAINING	150.00
<b>Total amount by Department</b>						<b>\$ 150.00</b>
<b>330 INTERGOVERNMENTAL REVENUE</b>						
158006	05/14/2021	00100	CITY OF RICHLAND	in	HOME LOAN PAYOFF	9,000.00
158006	05/14/2021	00100	CITY OF RICHLAND	in	HOME LOAN PAYOFF	10,000.00
158006	05/14/2021	00100	CITY OF RICHLAND	in	HOME LOAN PAYOFF	10,000.00
158006	05/14/2021	00100	CITY OF RICHLAND	in	HOME LOAN PAYOFF	10,000.00
<b>Total amount by Department</b>						<b>\$ 39,000.00</b>
<b>Total amount by Fund</b>						<b>\$ 39,150.00</b>
<b>111 ASSET FORFEITURE FUND</b>						
<b>010 ASSET FORFEITURE FUND</b>						
158088	05/14/2021	03914	LITTRELL, CHRISTOPHER	in	CAT REIMBURSEMENT	150.00
158133	05/14/2021	11068	PETRILLI DEANNA	in	TRAINING COURSE PER DIEM	300.00
<b>Total amount by Department</b>						<b>\$ 450.00</b>
<b>Total amount by Fund</b>						<b>\$ 450.00</b>
<b>116 LODGING TAX FUND</b>						
<b>010 LODGING TAX FUND</b>						
158115	05/14/2021	10975	NORTHWEST TURF SOLUTIONS INC	in	SR INFIELD RENOVATION	9,079.19
158189	05/14/2021	00176	TRI-CITIES VISITOR & CONVENTION	in	CONTRACT DUES 2021-APR	22,070.00
<b>Total amount by Department</b>						<b>\$ 31,149.19</b>
<b>Total amount by Fund</b>						<b>\$ 31,149.19</b>
<b>117 CRIMINAL JUSTICE SALES TAX FUND</b>						
<b>010 CRIMINAL JUSTICE SALES TAX FUND</b>						
157935	05/05/2021	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	908.68

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158139	05/14/2021	03467	PRONTO PROCESS SERVICE, INC	in PRONTO LEGAL MESSENGER - APR 2	12.50
158140	05/14/2021	01997	PUBLIC SAFETY TESTING, INC.	in SUBSCRIPTION FEE	1,100.00
158149	05/14/2021	10919	REISCH MICHAEL	in TUITION REIMBURSEMENT	1,519.57
158169	05/14/2021	07685	SPECIAL CONSULTING SERVICES LL	in SPECIAL INVESTIGATIONS	1,516.75
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in REDUNDANT INTERNET CONNECTIC	580.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in 2021 WAPRO VIRTUAL SPRING CONF	60.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in ADOBE ANNUAL SUBSCRIPTION REN	335.04
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in GRACIE SURVIVAL DEFENSIVE TACT	995.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in 2 IPADS/KEYBOARDS FOR KPD STAF	905.68
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in 2 IPADS/KEYBOARDS FOR KPD STAF	905.68
<b>Total amount by Department</b>					<b>\$ 8,838.90</b>
<b>Total amount by Fund</b>					<b>\$ 8,838.90</b>

### 118 HIDTA PROGRAM

#### 010 HIDTA PROGRAM

158000	05/14/2021	10777	CHRISTINE JULIE KATHLEEN	in NW HIDTA FINANCIAL MANAGER	4,594.51
158001	05/14/2021	10777	CHRISTINE JULIE KATHLEEN	in NW HIDTA FINANCIAL MANAGER	4,594.51
158031	05/14/2021	10225	DURAN MATTHEW LAWRENCE	in NW HIDTA DEPUTY DIRECTOR	6,706.07
158031	05/14/2021	10225	DURAN MATTHEW LAWRENCE	in TRAVEL REIMBURSEMENT	1,002.66
158032	05/14/2021	10225	DURAN MATTHEW LAWRENCE	in NW HIDTA DEPUTY DIRECTOR	6,706.07
158035	05/14/2021	10912	EVANS KEITH A	in NW HIDTA INTELLIGENCE ANALYST	3,572.30
158036	05/14/2021	10912	EVANS KEITH A	in NW HIDTA INTELLIGENCE ANALYST	3,572.30
158051	05/14/2021	10913	GOSLING MARK	in NW HIDTA DRUG INTEL OFFICER	3,718.67
158051	05/14/2021	10913	GOSLING MARK	in TRAVEL REIMBURSEMENT	1,111.86
158052	05/14/2021	10913	GOSLING MARK	in NW HIDTA DRUG INTEL OFFICER	3,718.67
158131	05/14/2021	10911	PEOPLESPLACE INTERIOR OFFICE SO	in NW HIDTA FURNITURE AND INSTAL	13,267.10
158136	05/14/2021	11026	POWELL ELIZABETH	in NW HIDTA PUBLIC HEALTH ANALYS	2,916.67
158137	05/14/2021	11026	POWELL ELIZABETH	in NW HIDTA PUBLIC HEALTH ANALYS	2,916.67
158144	05/14/2021	10914	RASK ANDREA ROBIN	in NW HIDTA OPERATIONS MANAGER	4,234.69
158144	05/14/2021	10914	RASK ANDREA ROBIN	in TRAVEL REIMBURSEMENT	1,201.77
158145	05/14/2021	10914	RASK ANDREA ROBIN	in NW HIDTA OPERATIONS MANAGER	4,234.69
158152	05/14/2021	10915	ROSS BRANDON R	in NW HIDTA ADMIN/SURV TECH	4,860.13
158153	05/14/2021	10915	ROSS BRANDON R	in NW HIDTA ADMIN/SURV TECH	4,860.13
158218	05/14/2021	10001	WEINER JONATHAN M	in NW HIDTA DIRECTOR	7,844.17
158218	05/14/2021	10001	WEINER JONATHAN M	in TRAVEL REMIBURSEMENT	1,456.49
158219	05/14/2021	10001	WEINER JONATHAN M	in NW HIDTA DIRECTOR	7,844.17

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<b>Total amount by Department</b>					<b>\$ 94,934.30</b>
<b>Total amount by Fund</b>					<b>\$ 94,934.30</b>
<b>300 CAPITAL IMPROVEMENTS FUND</b>					
<b>010 STREET IMPROVEMENTS</b>					
158028	05/14/2021	09827	DAY WIRELESS SYSTEMS	in SAFETY LIGHTS - TRAFFIC	3,957.90
158047	05/14/2021	02696	GAMETIME C/O GREAT WESTERN RI	in MONOPOLY PARK PLAYGROUND	4,789.23
158147	05/14/2021	03569	RAY POLAND AND SONS INC	in CONTRACT SWR 20-018 WASHINGTO	24,359.13
158182	05/14/2021	02817	THREE RIVERS CONVENTION CTR	in SEMI-ANNUAL CONTRIBUTION	108,705.89
300453	05/14/2021	07466	DEPARTMENT OF COMMERCE	in 2021 PWTF LOAN	288,380.54
<b>Total amount by Department</b>					<b>\$ 430,192.69</b>
<b>020 LAND AND FACILITIES</b>					
157975	05/14/2021	09355	BARCO PRODUCTS COMPANY GENE	in TRASH CAN LIDS	157.45
158014	05/14/2021	10307	COLUMBIA RIVER PLUMBING & ME	in FILLING STATION - STATION 5	2,856.18
158129	05/14/2021	01174	PBS ENGINEERING & ENVIRONMEN	in ENGINEERING SERVICES - KEEWAYI	4,494.06
158160	05/14/2021	00817	SENSKE LAWN & TREE CARE INC	in CONTRACT 18-040 LANDSCAPE MAIN	1,036.26
158160	05/14/2021	00817	SENSKE LAWN & TREE CARE INC	in CONTRACT 18-040 LANDSCAPE MAIN	2,903.20
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in PERMIT FOR FROST FACILITY CREW	324.25
<b>Total amount by Department</b>					<b>\$ 11,771.40</b>
<b>040 PARK RESERVE</b>					
158061	05/14/2021	08977	HERITAGE PROF LANDSCAPING INC	in CONTRACT 21-003	29,208.40
<b>Total amount by Department</b>					<b>\$ 29,208.40</b>
<b>075 GO BOND 2020A</b>					
157961	05/14/2021	10058	ALLIANCE MANAGEMENT & CONST	in CONSTRUCTION MANAGEMENT	8,437.00
158229	05/14/2021	08748	TOTAL SITE SERVICES, LLC	in CONTRACT 20-017	481,854.52
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in FIRE STATION #3 - COOKWARE	325.79
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in NEW FIRE STATION # 63 - 911 CALL B	672.91
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in KITCHEN SUPPLIES - NEW FIRE STAI	378.56
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in FIRE STATION #3 - KITCHEN SUPPLIE	43.43
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in FIRE STATION #3 - KITCHEN SUPPLIE	4.34
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in FIRE STATION #3 - KITCHEN SUPPLIE	29.26
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in FIRE STATION #3 - KITCHEN SUPPLIE	48.85
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in CREDIT/RETURN: FIRE STATION #3 -	-55.91
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in FIRE STATION #3 - KITCHEN SUPPLIE	13.81

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300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	FIRE STATION #3 - KITCHEN SUPPLIE	36.87
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	FIRE STATION #3 KITCHEN SUPPLIES	27.14
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	FIRE STATION #3 - KITCHEN SUPPLIE	121.59
<b>Total amount by Department</b>						<b>\$ 491,938.16</b>
<b>076 FIRE STATION #61</b>						
157921	04/26/2021	01280	AUBLE, JOLICOEUR & GENTRY, INC	in	FS#1 LAND APPRAISAL	1,900.00
157961	05/14/2021	10058	ALLIANCE MANAGEMENT & CONST	in	CONSTRUCTION MANAGEMENT 19-0	6,656.00
158048	05/14/2021	10969	GEOPHYSICAL SURVEY LLC	in	UTILITY LOCATES - FS#1	1,380.00
<b>Total amount by Department</b>						<b>\$ 9,936.00</b>
<b>900 CAPITAL PURCHASES</b>						
158198	05/14/2021	01566	TYLER TECHNOLOGIES INC	in	EDEN REPLACEMENT PROJECT	12,000.00
158198	05/14/2021	01566	TYLER TECHNOLOGIES INC	in	EDEN REPLACEMENT PROJECT	10,710.00
158198	05/14/2021	01566	TYLER TECHNOLOGIES INC	in	EDEN REPLACEMENT PROJECT	5,040.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	IWORQ CODE ENFORCEMENT DATA	500.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	6 CREDIT CARD MACHINES/STANDS	4,265.98
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	1 CREDIT CARD MACHINE/1 HANDIC	879.00
<b>Total amount by Department</b>						<b>\$ 33,394.98</b>
<b>Total amount by Fund</b>						<b>\$ 1,006,441.63</b>
<b>401 WATER AND SEWER FUND</b>						
158043	05/14/2021	00086	FERGUSON ENTERPRISES INC	in	INVENTORY METER BOX	15,006.96
158058	05/14/2021	00865	HD FOWLER COMPANY INC	in	INVENTORY PARTS	964.10
158058	05/14/2021	00865	HD FOWLER COMPANY INC	in	INVENTORY VALVE GATE	747.69
158058	05/14/2021	00865	HD FOWLER COMPANY INC	in	INVENTORY METER BOX LID	577.75
<b>Total amount by Department</b>						<b>\$ 17,296.50</b>
<b>010 WATER/SEWER OPERATIONS</b>						
157934	05/05/2021	05471	ZIPLY FIBER NORTHWEST FIBER, LL	in	TELEPHONE SVC	412.11
157935	05/05/2021	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	2,552.17
157956	05/14/2021	09628	ADAPCO LLC AZELIS US HOLDING I	in	PESTICIDE - WW	1,251.08
157963	05/14/2021	05911	AMERICAN BUILDING MAINTENANC	in	JANITORIAL SVC - MAY 2021	548.76
157966	05/14/2021	07400	ANALYTICAL SERVICES INC	in	WATER TESTING - WTP	215.00
157967	05/14/2021	02738	ANATEK LABS INC	in	WATER QUALITY SAMPLING P2024	1,167.00
157967	05/14/2021	02738	ANATEK LABS INC	in	WATER QUALITY SAMPLING P2024	1,167.00

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157968	05/14/2021	03088	APOLLO MECHANICAL CONTRACTC	in	2021-04 HVAC MAINTENANCE	700.49
157977	05/14/2021	03707	BAXTER AUTO PARTS	in	DEGREASER - WW	25.26
157979	05/14/2021	01386	BECKWITH AND KUFFEL	in	AIR COMPRESSOR	18,200.27
157984	05/14/2021	00093	BENTON FRANKLIN DISTRICT HEAL	in	WATER ANALYSIS - WTP	2,971.00
157985	05/14/2021	00084	BENTON PUD NO. 1	in	ELECTRICITY	69.64
157985	05/14/2021	00084	BENTON PUD NO. 1	in	ELECTRICITY	36,590.51
157985	05/14/2021	00084	BENTON PUD NO. 1	in	SEWER LIFT STATIONS	5,478.48
157985	05/14/2021	00084	BENTON PUD NO. 1	in	ELECTRICITY	35,270.77
157985	05/14/2021	00084	BENTON PUD NO. 1	in	ELECTRICITY	2,250.16
157985	05/14/2021	00084	BENTON PUD NO. 1	in	ELECTRICITY	30.14
157985	05/14/2021	00084	BENTON PUD NO. 1	in	CITY PARKS	12,220.75
157985	05/14/2021	00084	BENTON PUD NO. 1	in	ELECTRICITY	257.74
157985	05/14/2021	00084	BENTON PUD NO. 1	in	WATER FILTRATION	27,787.26
157991	05/14/2021	00310	BUILDERS FIRSTSOURCE	in	REPAIR PARTS - WD	68.68
157996	05/14/2021	00555	CASCADE COLUMBIA DISTRIBUTIO	in	CITRIC ACID - WTP	1,633.33
157997	05/14/2021	00083	CASCADE NATURAL GAS	in	GAS SERVICE	192.75
158010	05/14/2021	01310	COLEMAN OIL COMPANY	in	OIL - WTP	51.91
158012	05/14/2021	07849	COLUMBIA BASIN ICE AND TRANSP	in	ICE	73.36
158013	05/14/2021	00505	COLUMBIA GRAIN & FEED INC	in	TOOLS - WD	1,484.14
158019	05/14/2021	10831	CONCEPT SYSTEMS INC	in	FILTER PLANT PROGRAMMING	6,475.50
158020	05/14/2021	04853	CONNELL OIL INC 76 DISTRIBUTING	in	OIL - WTP	164.84
158020	05/14/2021	04853	CONNELL OIL INC 76 DISTRIBUTING	in	OIL - WTP	292.15
158025	05/14/2021	08116	D&D TELECOMMUNICATIONS PROP.	in	INSPIRATION POINT	752.24
158040	05/14/2021	08774	FASTENAL COMPANY	in	EAR MUFFS - WTP	32.43
158042	05/14/2021	04147	FEDEX	in	SHIPPING	35.87
158042	05/14/2021	04147	FEDEX	in	SHIPPING	10.97
158042	05/14/2021	04147	FEDEX	in	SHIPPING	39.52
158042	05/14/2021	04147	FEDEX	in	SHIPPING	60.58
158043	05/14/2021	00086	FERGUSON ENTERPRISES INC	in	TAP MACHINE	9,063.38
158043	05/14/2021	00086	FERGUSON ENTERPRISES INC	in	REPAIR PARTS - FIRE HYDRANT - WI	1,140.77
158043	05/14/2021	00086	FERGUSON ENTERPRISES INC	in	REPAIR PARTS - FIRE HYDRANT - WI	740.75
158043	05/14/2021	00086	FERGUSON ENTERPRISES INC	in	REPAIR PARTS - WD	630.42
158045	05/14/2021	09431	G & R AG PRODUCTS INC	in	SPRAY TANK PARTS - WW	12.68
158053	05/14/2021	01775	GRAINGER	in	FIRE HOSE NOZZLE - WW	62.72
158056	05/14/2021	01482	HACH COMPANY	in	LAB SUPPLIES - WW	837.90
158057	05/14/2021	00015	HARBOR FREIGHT TOOLS	in	FACE MASK - WW	10.80

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Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
158059	05/14/2021	06569	HDR INC	in	CONSULTANT AGREEMENT P-2003	12,350.95
158066	05/14/2021	09099	IDEXX DISTRIBUTION INC	in	WATER TESTING SUPPLIES - WW	295.42
158066	05/14/2021	09099	IDEXX DISTRIBUTION INC	in	WATER TESTING SUPPLIES - WW	193.67
158067	05/14/2021	00532	INDUSTRIAL SOFTWARE SOLUTIONS	in	LICENSE FOR LAB APPLICATION - W	955.68
158068	05/14/2021	00113	INLAND ASPHALT COMPANY CPM E	in	COLD MIX - WD	1,659.79
158069	05/14/2021	05737	INTERNATIONAL BELT & RUBBER S	in	V-BELTS - WTP	43.83
158072	05/14/2021	04624	JCI JONES CHEMICALS INC	in	SODIUM HYPOCHLORITE	5,210.74
158072	05/14/2021	04624	JCI JONES CHEMICALS INC	in	SODIUM HYPOCHLORITE	5,202.12
158076	05/14/2021	04713	J-U-B ENGINEERS INC	in	ENGINEERING CONSULTANT P1514	3,182.40
158076	05/14/2021	04713	J-U-B ENGINEERS INC	in	ENGINEERING CONSULTANT P2025	2,253.60
158078	05/14/2021	05148	KELLEY'S TELE-COMMUNICATIONS	in	ANSWERING SERVICE - APR2021	55.50
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	FILTER FUSES - SCADA	39.25
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	PVC PIPE PARTS - WTP	1.11
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	PLUMBING PARTS - WD	45.31
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	REPAIR PARTS - WD	156.93
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	FILTER FUSES - WTP	8.23
158081	05/14/2021	00078	KENNEWICK INDUSTRIAL & ELEC	in	REPAIR PARTS - WTP	11.11
158090	05/14/2021	03154	M & M BOLT COMPANY, LLC	in	PARTS - WTP	29.96
158097	05/14/2021	01955	MID-AMERICAN RESEARCH CHEMIC	in	PLANT SPRAY - WWTP	66.50
158102	05/14/2021	05112	MOON SECURITY SERVICES, INC	in	WFP - 10128	41.27
158102	05/14/2021	05112	MOON SECURITY SERVICES, INC	in	SCADA - DAK0001	31.50
158109	05/14/2021	01290	NCL OF WISCONSIN, INC.	in	LAB SUPPLIES - WW	507.85
158116	05/14/2021	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES - PW	54.28
158116	05/14/2021	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES - PW	48.86
158116	05/14/2021	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES - WATER	15.61
158116	05/14/2021	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES - PW	17.14
158121	05/14/2021	00917	OXARC, INC.	in	FREEZE KIT GAS - WD	95.48
158124	05/14/2021	05162	PARADISE BOTTLED WATER CO	in	SUPPLIES - WW	65.09
158125	05/14/2021	01040	PARAMOUNT SUPPLY COMPANY	in	AIR FILTERS - WTP	53.69
158134	05/14/2021	00329	PLATT ELECTRIC SUPPLY COMPANY	in	FILTER FUSES - SCADA	177.13
158134	05/14/2021	00329	PLATT ELECTRIC SUPPLY COMPANY	in	CONTROL FUSES - SCADA	53.14
158135	05/14/2021	06495	PNWS - AWWA PACIFIC NORTHWEST	in	2021 WWUC DUES	2,000.00
158142	05/14/2021	01817	RADIO SERVICE COMPANY INC	in	MAINTENANCE CHARGES	56.86
158143	05/14/2021	00957	RANCH & HOME INC	in	FLASHLIGHTS - WD	29.29
158161	05/14/2021	08114	SERV-A-PURE COMPANY	in	TANK SUPPLIES - WW	215.00
158178	05/14/2021	03952	TESSCO INC	in	ANTENNA CABLE - SCADA	42.37

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158191	05/14/2021	06270	TRI-CITY SIGN & BARRICADE CONS	in LOCATE PAINT - WW	146.41
158194	05/14/2021	00393	TROJAN TECHNOLOGIES	in REPAIR PARTS - WWTP	3,502.41
158194	05/14/2021	00393	TROJAN TECHNOLOGIES	in REPAIR PARTS - WW	691.21
158197	05/14/2021	00017	TWIN CITY METALS INC	in PAINT REMOVAL SUPPLIES - WTP	23.89
158197	05/14/2021	00017	TWIN CITY METALS INC	in FLAT BAR PART - WTP	5.43
158199	05/14/2021	04764	UNITED PARCEL SERVICE UPS	in SHIPPING	98.25
158202	05/14/2021	03564	US LINEN AND UNIFORM	in LINEN SERVICE	65.16
158204	05/14/2021	07925	USA BLUEBOOK HD SUPPLY FACILI	in PARTS - WTP	344.94
158205	05/14/2021	03881	UTILITIES UNDERGROUND LOCATIC	in UTILITY LOCATES - WW	530.19
158206	05/14/2021	00030	VERIZON NORTHWEST	in AIR CARD FOR CAMERA PROJECT	33.39
158210	05/14/2021	07297	WA STATE DEPT OF HEALTH	in SANITARY SURVEY INSPECTION FRC	1,560.60
158212	05/14/2021	00063	WA STATE DEPT TRANSPORTATION	in ADMIN SERVICES - WATER	616.03
158215	05/14/2021	01035	WASHINGTON HARDWARE AND FUI	in PARTS & SUPPLIES - WTP	3.25
158215	05/14/2021	01035	WASHINGTON HARDWARE AND FUI	in TOOLS - WD	83.56
158215	05/14/2021	01035	WASHINGTON HARDWARE AND FUI	in TOOLS - WTP	59.70
158215	05/14/2021	01035	WASHINGTON HARDWARE AND FUI	in PARTS & SUPPLIES - WTP	20.60
158215	05/14/2021	01035	WASHINGTON HARDWARE AND FUI	in REPAIR PARTS - WTP	14.11
158215	05/14/2021	01035	WASHINGTON HARDWARE AND FUI	in TOOLS - WTP	18.08
158215	05/14/2021	01035	WASHINGTON HARDWARE AND FUI	in EAR MUFFS - WTP	16.28
158221	05/14/2021	08521	WESCO PAINT AND EQUIPMENT, INC	in PAINT - WW	123.07
300448	05/14/2021	07466	DEPARTMENT OF COMMERCE	in 2021 PWTF LOAN PAYMENT AMR	6,786.11
300449	05/14/2021	07466	DEPARTMENT OF COMMERCE	in 2021 PWTF LOAN WWTP UPGRADE	301,888.89
300450	05/14/2021	07466	DEPARTMENT OF COMMERCE	in 2021 PWTF LOAN COMP WTR/SWR	160,171.88
300451	05/14/2021	07466	DEPARTMENT OF COMMERCE	in 2021 PWTF LOAN	544,531.25
300452	05/14/2021	07466	DEPARTMENT OF COMMERCE	in 2021 PWTF LOAN PAYMENT ZONE 4	250,277.77
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in CONCRETE FOR THRUST BLOCKS.	871.49
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in PRINTER TONER CARTRIDGE - BILL I	51.67
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in 8 BAGS OF CONCRETE MIX.	42.31
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in OFFICE CHAIR - GINA MORGAN	195.47
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in SEPA APPLICATION FEE FOR P2025	274.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in FULL BODY HARNESS FOR B.CARTW	430.37
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in BUSINESS CARDS FOR EDDIE CUEVA	14.55
300455	05/14/2021	00167	WA STATE DEPT OF REVENUE	in EXCISE TAX	76,751.72
<b>Total amount by Department</b>					<b>\$ 1,558,543.98</b>

**050 2020 REVENUE BOND**

157971	05/14/2021	10835	ATLAS TECHNICAL CONSULTANTS,	in P1810 3RD PARTY INSPECTION	1,400.70
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Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
157971	05/14/2021	10835	ATLAS TECHNICAL CONSULTANTS,	in	P1810 3RD PARTY INSPECTION	14,609.66
157971	05/14/2021	10835	ATLAS TECHNICAL CONSULTANTS,	in	P1810 3RD PARTY INSPECTION	2,545.11
158154	05/14/2021	07084	ROTSCHY INC	in	CONTRACT P1810-19	584,991.76
<b>Total amount by Department</b>						<b>\$ 603,547.23</b>
<b>Total amount by Fund</b>						<b>\$ 2,179,387.71</b>

**402 MEDICAL SERVICES FUND**

**010 MEDICAL SERVICES**

157935	05/05/2021	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	813.32
157952	05/14/2021	00552	10TH AVENUE CLEANERS,LLC	in	HEM UNIFORM PANTS	25.85
157952	05/14/2021	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM SEWING	62.77
157952	05/14/2021	00552	10TH AVENUE CLEANERS,LLC	in	SEW UNIFORM PATCHES	13.85
157965	05/14/2021	05681	AMERIGAS PROPANE LP	in	PROPANE - FIRE STATION #1	89.83
157972	05/14/2021	01568	ATOMIC SCREEN PRINT & EMBROID	in	KFD SWEATSHIRTS	831.72
157988	05/14/2021	03495	BOUND TREE MEDICAL LLC	in	GENERAL MEDICAL SUPPLIES	60.67
157988	05/14/2021	03495	BOUND TREE MEDICAL LLC	in	IV & GENERAL MEDICAL SUPPLIES	206.00
157988	05/14/2021	03495	BOUND TREE MEDICAL LLC	in	GENERAL MEDICAL SUPPLIES	88.55
157995	05/14/2021	07715	CARDINAL HEALTH 411, INC	in	MEDICATION	228.07
157995	05/14/2021	07715	CARDINAL HEALTH 411, INC	in	MEDICATION	216.09
157995	05/14/2021	07715	CARDINAL HEALTH 411, INC	in	MEDICATION	298.17
157995	05/14/2021	07715	CARDINAL HEALTH 411, INC	in	MEDICATION	576.03
157999	05/14/2021	07496	CHAPLAIN SERVICES NETWORK	in	2021-Q1 CHAPLAINCY SERVICES NE'	1,125.00
158002	05/14/2021	02481	CI INFORMATION MANAGEMENT CI	in	SHRED SERVICE	47.09
158002	05/14/2021	02481	CI INFORMATION MANAGEMENT CI	in	SHRED SERVICE	23.55
158011	05/14/2021	00695	COLUMBIA BASIN COLLEGE	in	SPRING 2021 ALS/OTEP ADV. AIRWA'	208.50
158011	05/14/2021	00695	COLUMBIA BASIN COLLEGE	in	SPRING 2021 ALS/OTEP ADV. AIRWA'	958.50
158011	05/14/2021	00695	COLUMBIA BASIN COLLEGE	in	SPRING 2021 ALS/OTEP HSCI 261	515.70
158028	05/14/2021	09827	DAY WIRELESS SYSTEMS	in	REPAIR INTERCOM INTERFACE E1810	929.34
158029	05/14/2021	00221	DISCOUNT VAC & SEW BCJ CORP	in	VACUUM CLEANER REPAIR	77.08
158046	05/14/2021	05823	GALLS, LLC	in	UNIFORM PANTS	697.87
158046	05/14/2021	05823	GALLS, LLC	in	UNIFORM PANTS	623.09
158046	05/14/2021	05823	GALLS, LLC	in	UNIFORM SHIRT & BELT	146.20
158046	05/14/2021	05823	GALLS, LLC	in	SOFTSHELL JACKETS - NEW HIRES	235.96
158046	05/14/2021	05823	GALLS, LLC	in	UNIFORM PANTS	138.58
158046	05/14/2021	05823	GALLS, LLC	in	UNIFORM PANTS	138.58
158046	05/14/2021	05823	GALLS, LLC	in	PATCHES	102.73

# City of Kennewick

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Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
158046	05/14/2021	05823	GALLS, LLC	in	UNIFORM BELT	23.04
158046	05/14/2021	05823	GALLS, LLC	in	UNIFORM PANTS	128.00
158085	05/14/2021	04244	L N CURTIS & SONS	in	STRUCTURE FIREFIGHTING BOOTS	531.54
158085	05/14/2021	04244	L N CURTIS & SONS	in	STRUCTURE FIREFIGHTING BOOTS	1,998.84
158087	05/14/2021	08868	LIFE-ASSIST	in	IV & GENERAL MEDICAL SUPPLIES	2,138.05
158087	05/14/2021	08868	LIFE-ASSIST	in	IV & GENERAL MEDICAL SUPPLIES	1,757.88
158112	05/14/2021	05532	NORCO, INC.	in	CYLINDER RENTAL	24.11
158121	05/14/2021	00917	OXARC, INC.	in	OXYGEN	71.44
158121	05/14/2021	00917	OXARC, INC.	in	OXYGEN	84.05
158121	05/14/2021	00917	OXARC, INC.	in	OXYGEN	119.66
158121	05/14/2021	00917	OXARC, INC.	in	OXYGEN	160.47
158121	05/14/2021	00917	OXARC, INC.	in	CYLINDER RENTAL	177.72
158143	05/14/2021	00957	RANCH & HOME INC	in	PROPANE - SMALL TANKS	10.14
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in	STATION OPERATING SUPPLIES	6.83
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in	STATION OPERATING SUPPLIES	6.83
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in	STATION OPERATING SUPPLIES	6.83
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in	STATION OPERATING SUPPLIES	6.83
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in	STATION OPERATING SUPPLIES	6.83
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in	STATION OPERATING SUPPLIES	3.25
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in	CREDIT - STATION OPERATING SUPP	-24.54
158174	05/14/2021	05689	STRYKER SALES CORPORATION ST	in	COT REPAIR	246.60
158174	05/14/2021	05689	STRYKER SALES CORPORATION ST	in	COT REPAIR	378.32
158200	05/14/2021	05807	UPTOWN CLEANERS SANDRA R NIN	in	WEEKLY UNIFORM CLEANING & DE	87.22
158200	05/14/2021	05807	UPTOWN CLEANERS SANDRA R NIN	in	WEEKLY UNIFORM CLEANING & DE	98.54
158200	05/14/2021	05807	UPTOWN CLEANERS SANDRA R NIN	in	WEEKLY UNIFORM CLEANING & DE	90.45
158200	05/14/2021	05807	UPTOWN CLEANERS SANDRA R NIN	in	WEEKLY UNIFORM CLEANING & DE	71.08
158200	05/14/2021	05807	UPTOWN CLEANERS SANDRA R NIN	in	WEEKLY UNIFORM CLEANING & DE	90.45
158200	05/14/2021	05807	UPTOWN CLEANERS SANDRA R NIN	in	WEEKLY UNIFORM CLEANING & DE	82.39
158200	05/14/2021	05807	UPTOWN CLEANERS SANDRA R NIN	in	WEEKLY UNIFORM CLEANING & DE	82.39
158200	05/14/2021	05807	UPTOWN CLEANERS SANDRA R NIN	in	WEEKLY UNIFORM CLEANING & DE	96.92
158200	05/14/2021	05807	UPTOWN CLEANERS SANDRA R NIN	in	WEEKLY UNIFORM CLEANING & DE	80.77
158228	05/14/2021	06869	ZOLL MEDICAL CORPORATION	in	GENERAL MEDICAL SUPPLIES	1,114.60
158228	05/14/2021	06869	ZOLL MEDICAL CORPORATION	in	GENERAL MEDICAL SUPPLIES	143.16
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	20 REPLACEMENT BATTERY PACKS	995.15
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	MONTHLY RX DISPOSAL	16.15
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	PT CLOTHING FOR FTA CLASS 21-02	207.72

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Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in REPLACEMENT PHONE CASE - CAPT	21.70
300455	05/14/2021	00167	WA STATE DEPT OF REVENUE	in EXCISE TAX	15,680.43
<b>Total amount by Department</b>					<b>\$ 36,300.53</b>
<b>Total amount by Fund</b>					<b>\$ 36,300.53</b>
 <b>403 BUILDING SAFETY FUND</b>					
<b>010 BUILDING SAFETY</b>					
157935	05/05/2021	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	344.64
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in WABO: 2018 UNIFORM PLUMBING CC	93.98
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in ICC - PRODUCT NAME: 2021 GOVERN	265.00
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in ICC TRAINING MATERIALS.	135.02
<b>Total amount by Department</b>					<b>\$ 838.64</b>
<b>Total amount by Fund</b>					<b>\$ 838.64</b>
 <b>405 STORMWATER UTILITY FUND</b>					
<b>010 STORMWATER</b>					
157934	05/05/2021	05471	ZIPLY FIBER NORTHWEST FIBER, LL	in TELEPHONE SVC	60.76
157935	05/05/2021	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	330.46
157968	05/14/2021	03088	APOLLO MECHANICAL CONTRACTC	in GATE MATERIALS - STREETS	1,770.18
157970	05/14/2021	02181	ARROW CONCRETE AND ASPHALT S	in DAM MATERIALS - STORM	491.19
157970	05/14/2021	02181	ARROW CONCRETE AND ASPHALT S	in SEALANT - STORM	195.15
158142	05/14/2021	01817	RADIO SERVICE COMPANY INC	in MAINTENANCE CHARGES	55.19
158143	05/14/2021	00957	RANCH & HOME INC	in SPRINKLERS - STORM	108.53
158148	05/14/2021	00366	REESE CONCRETE PRODUCTS MFG I	in MANHOLE REPAIR SUPPLIES - STORM	228.06
158148	05/14/2021	00366	REESE CONCRETE PRODUCTS MFG I	in MANHOLE REPAIR SUPPLIES - STORM	124.89
158175	05/14/2021	04402	SUN RENTAL CENTER DM BUILDINC	in BOOM LIFT RENTAL - STORM	885.09
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in STORMWATER MANHOLE REPAIR SU	124.26
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in RECURRING MONTHLY CHARGE FOI	302.99
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in CREDIT FOR REMOVING 17 GPS UNIT	-240.75
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in STUDY MATERIALS FOR J.HIGUERA	35.77
300455	05/14/2021	00167	WA STATE DEPT OF REVENUE	in EXCISE TAX	3,895.08
<b>Total amount by Department</b>					<b>\$ 8,366.85</b>
<b>Total amount by Fund</b>					<b>\$ 8,366.85</b>

**501 EQUIPMENT RENTAL FUND**

# City of Kennewick

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Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
157933	05/05/2021	05727	COSTCO ANYWHERE CITI VISA	in INVENTORY PARTS - LAWNMOWER	777.50
157976	05/14/2021	04052	BATTERIES PLUS	in INVENTORY BATTERY	287.68
158020	05/14/2021	04853	CONNELL OIL INC 76 DISTRIBUTING	in INVENTORY OIL	1,302.34
158023	05/14/2021	05727	COSTCO ANYWHERE CITI VISA	in INVENTORY PARTS	89.56
158038	05/14/2021	00166	FARMERS EXCHANGE	in INVENTORY FUEL	2,606.40
158065	05/14/2021	08711	HUGHES FIRE EQUIPMENT INC	in INVENTORY PARTS	487.65
158065	05/14/2021	08711	HUGHES FIRE EQUIPMENT INC	in INVENTORY PARTS	523.20
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in INVENTORY PARTS	114.06
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in INVENTORY PARTS	102.58
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in INVENTORY PARTS	223.76
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in INVENTORY PARTS	477.91
<b>Total amount by Department \$</b>					<b>6,992.64</b>
<b>010 EQUIPMENT RENTAL</b>					
157935	05/05/2021	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	128.45
157969	05/14/2021	02091	ARI PHOENIX INC AUTOMOTIVE RE	in VEHICLE LIFT MAINTENANCE - FLEET	2,809.05
157977	05/14/2021	03707	BAXTER AUTO PARTS	in SHOCKS - VEH 0041	241.48
157998	05/14/2021	05050	CENTRAL HOSE & FITTINGS INC	in FITTINGS - VEH 2003	93.21
158010	05/14/2021	01310	COLEMAN OIL COMPANY	in MOWER FUEL - COLUMBIA PARK	390.03
158010	05/14/2021	01310	COLEMAN OIL COMPANY	in MOWER FUEL - COLUMBIA PARK	400.38
158010	05/14/2021	01310	COLEMAN OIL COMPANY	in FLEETWIDE FUEL ACCT #0870469	22,108.84
158016	05/14/2021	08852	COMMERCIAL TIRE	in TIRES - VEH 2307	3,299.86
158016	05/14/2021	08852	COMMERCIAL TIRE	in FLAT REPAIR - VEH 4001	53.76
158016	05/14/2021	08852	COMMERCIAL TIRE	in TIRES - VEH 0381	82.32
158016	05/14/2021	08852	COMMERCIAL TIRE	in TIRES - VEH 6305	556.79
158016	05/14/2021	08852	COMMERCIAL TIRE	in FLAT REPAIR - VEH 2715	180.06
158022	05/14/2021	07868	CORWIN FORD - TRI CITIES CORWIN	in COVER - VEH 2512	167.63
158022	05/14/2021	07868	CORWIN FORD - TRI CITIES CORWIN	in HOSE - VEH 7813	76.47
158022	05/14/2021	07868	CORWIN FORD - TRI CITIES CORWIN	in PIPE - VEH 7340	215.71
158022	05/14/2021	07868	CORWIN FORD - TRI CITIES CORWIN	in PLUG - VEH 7820	5.80
158022	05/14/2021	07868	CORWIN FORD - TRI CITIES CORWIN	in FILTER - VEH 7940	24.50
158022	05/14/2021	07868	CORWIN FORD - TRI CITIES CORWIN	in MOTOR - VEH 7809	270.46
158022	05/14/2021	07868	CORWIN FORD - TRI CITIES CORWIN	in SHAFTS - VEH 7679	422.28
158028	05/14/2021	09827	DAY WIRELESS SYSTEMS	in CONNECTORS - VEH 2105	16.29
158028	05/14/2021	09827	DAY WIRELESS SYSTEMS	in LIGHTBAR REPLACE - VEH 7818	92.31
158038	05/14/2021	00166	FARMERS EXCHANGE	in SHAFT REPLACE - VEH 3524	572.62

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Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
158038	05/14/2021	00166	FARMERS EXCHANGE	in	ELEMENT - VEH W018	5.85
158038	05/14/2021	00166	FARMERS EXCHANGE	in	GEAR ASSY - VEH P113	130.31
158040	05/14/2021	08774	FASTENAL COMPANY	in	PARTS - VEH 3523	1.38
158062	05/14/2021	08572	HIGH DESERT MAINTENANCE INC	in	ROLLBAR BRACKETS - VEH 3907	205.80
158062	05/14/2021	08572	HIGH DESERT MAINTENANCE INC	in	ROLLBAR BRACKETS - VEH 3737	205.80
158062	05/14/2021	08572	HIGH DESERT MAINTENANCE INC	in	WHEEL SPACERS - VEH 3737	152.04
158065	05/14/2021	08711	HUGHES FIRE EQUIPMENT INC	in	PROBE - VEH 0229	450.96
158065	05/14/2021	08711	HUGHES FIRE EQUIPMENT INC	in	PARTS - VEH 2003	167.22
158065	05/14/2021	08711	HUGHES FIRE EQUIPMENT INC	in	REPAIR - VEH 2802	13,157.20
158065	05/14/2021	08711	HUGHES FIRE EQUIPMENT INC	in	REPAIR - VEH 2802	304.46
158065	05/14/2021	08711	HUGHES FIRE EQUIPMENT INC	in	SEAT BAR - VEH 2003	771.32
158065	05/14/2021	08711	HUGHES FIRE EQUIPMENT INC	in	CREDIT FREIGHT - VEH 2003	-39.07
158065	05/14/2021	08711	HUGHES FIRE EQUIPMENT INC	in	CREDIT SEAT BAR - VEH 2307	-383.68
158073	05/14/2021	02285	JIFFY CAR WASH, INC.	in	FLEET CAR WASHES	651.60
158074	05/14/2021	03363	JIM'S PACIFIC GARAGES INC	in	REPAIR - VEH 0228	469.04
158074	05/14/2021	03363	JIM'S PACIFIC GARAGES INC	in	AIR FILTER - VEH 4612	151.29
158090	05/14/2021	03154	M & M BOLT COMPANY, LLC	in	PARTS - VEH 0434	3.80
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	PART - VEH 5210	55.52
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	PART - VEH 5801	8.47
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	CREDIT PART - VEH 0230	-67.33
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	PARTS - VEH 7820	60.08
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	PART - VEH 6305	17.67
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	PARTS - VEH 6305	228.78
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	PART - VEH 0381	3.86
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	PART - VEH 7940	6.06
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	PARTS - VEH 7812	16.44
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	OIL - VEH 3630	12.58
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	BRAKES - VEH 0041	266.14
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	PART - VEH 2715	40.15
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	FILTER - VEH 2715	25.66
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	AIR FILTER - VEH 5109	11.04
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	CREDIT - PARTS VEH 2715 & 5109	-51.19
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	OIL FILTER - VEH 3910	6.01
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	AIR FILTERS - VEH 3910	21.46
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	SEAL - VEH 0138	10.28
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	OIL FILTER - VEH 7925	5.10

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158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	VALVE - VEH W030	5.21
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	HANDLE - VEH 6801	26.84
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	FILTERS - VEH 4612	110.31
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	AIR FILTER - VEH 5109	11.04
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	WINDSHIELD FLUID FOR FLEET	48.67
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	BELT - VEH 3737	12.04
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	HOSE - VEH 2307	79.55
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	CREDIT FILTERS - VEH 4612	-39.60
158107	05/14/2021	08875	NAPA PASCO AUTO PARTS THM MA	in	FILTER - VEH 0154	20.03
158116	05/14/2021	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES - FLEET	9.49
158119	05/14/2021	04217	O'REILLY AUTO PARTS	in	PARTS - VEH 2307	35.81
158119	05/14/2021	04217	O'REILLY AUTO PARTS	in	PARTS - VEH 2307	35.81
158119	05/14/2021	04217	O'REILLY AUTO PARTS	in	PARTS - VEH 6305	92.30
158119	05/14/2021	04217	O'REILLY AUTO PARTS	in	PARTS - VEH 6305	25.36
158119	05/14/2021	04217	O'REILLY AUTO PARTS	in	CREDIT - BRAKE ROTORS VEH 0041	-231.08
158119	05/14/2021	04217	O'REILLY AUTO PARTS	in	BATTERY - VEH 7133	161.94
158120	05/14/2021	11063	OSW EQUIPMENT AND REPAIR LLC	in	HYDRAULIC REPAIR - VEH 0156	10,290.31
158120	05/14/2021	11063	OSW EQUIPMENT AND REPAIR LLC	in	HYDRAULIC REPAIR - VEH 0154	10,290.31
158122	05/14/2021	08428	PACIFIC GOLF AND TURF INC	in	PARTS - VEH 0434	96.59
158123	05/14/2021	06603	PAPE MACHINERY INC	in	REPAIR - VEH 0095	683.98
158127	05/14/2021	06241	PASCO TIRE FACTORY INC	in	FLAT REPAIR - VEH 4204	54.16
158127	05/14/2021	06241	PASCO TIRE FACTORY INC	in	TIRE SERVICE - VEH 2001	161.79
158127	05/14/2021	06241	PASCO TIRE FACTORY INC	in	FLAT REPAIR - VEH 2001	41.25
158151	05/14/2021	03691	RMT EQUIPMENT	in	PARTS - VEH 3737	327.52
158164	05/14/2021	00724	SHOWCASE SPECIALTIES, INC.	in	OE UNIFORM - HOWARD	272.59
158165	05/14/2021	09797	SIGNS BY SUE	in	DECALS - VEH 7350 & 7363	54.30
158167	05/14/2021	01022	SNAP ON INDUSTRIAL	in	SHOP TOOLS	133.80
158170	05/14/2021	00247	SS EQUIPMENT PASCO NEW HOLLA	in	DUST COVER - VEH 3906	8.34
158183	05/14/2021	07982	TITAN TRUCK EQUIPMENT	in	STEP - VEH 4001	384.06
158183	05/14/2021	07982	TITAN TRUCK EQUIPMENT	in	CREDIT AIR FILTER - VEH 5108	-380.56
158195	05/14/2021	09405	TRUCK PRO LLC SIX STATES TRUCK	in	PARTS - VEH 0476	2,142.42
158202	05/14/2021	03564	US LINEN AND UNIFORM	in	LINEN SERVICE	50.36
158222	05/14/2021	05380	WESTERN SYSTEMS FABRICATION I	in	DUCT - VEH 4204	1,351.81
158226	05/14/2021	01241	WOODPECKER TRUCK	in	SENSOR - VEH 0155	127.14
158226	05/14/2021	01241	WOODPECKER TRUCK	in	PARTS - VEH 0154	60.08
158226	05/14/2021	01241	WOODPECKER TRUCK	in	GAUGE - VEH 0154	150.32

**City of Kennewick**

**Claims Roster**

4/24/2021 - 5/14/2021

Accounting Period

2022

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
158226	05/14/2021	01241	WOODPECKER TRUCK	in	TANK MOUNT - VEH 0154	245.83
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	SCALE FOR VEHICLE 2307	12.50
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	4" LARGE DIAMETER REFILLS FOR S	51.44
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	REPORT OF SALE VEHICLE 0058 1988	13.65
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	REPORT OF SALE VEHICLE 0200 2001	13.65
300455	05/14/2021	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	95.08
<b>Total amount by Department</b>						<b>\$ 76,426.84</b>
<b>Total amount by Fund</b>						<b>\$ 83,419.48</b>

**502 CENTRAL STORES FUND**

158023	05/14/2021	05727	COSTCO ANYWHERE CITI VISA	in	CREDIT	-53.89
158037	05/14/2021	05426	EWING IRRIGATION PRODUCTS, INC	in	INVENTORY SPRINKLER	1,939.90
158037	05/14/2021	05426	EWING IRRIGATION PRODUCTS, INC	in	INVENTORY IRRIGATION PARTS	1,249.65
158037	05/14/2021	05426	EWING IRRIGATION PRODUCTS, INC	in	INVENTORY IRRIGATION PARTS	376.48
158053	05/14/2021	01775	GRAINGER	in	INVENTORY	418.64
158053	05/14/2021	01775	GRAINGER	in	INVENTORY TOOLS	541.42
158053	05/14/2021	01775	GRAINGER	in	INVENTORY EQUIP	624.84
158053	05/14/2021	01775	GRAINGER	in	INVENTORY PARTS	1,014.02
158058	05/14/2021	00865	HD FOWLER COMPANY INC	in	INVENTORY PARTS	151.25
158100	05/14/2021	10360	MINUTEMAN PRESS OF KENNEWICK	in	INVENTORY CHECK STOCK	388.52
158100	05/14/2021	10360	MINUTEMAN PRESS OF KENNEWICK	in	INVENTORY ENVELOPES	1,166.40
158100	05/14/2021	10360	MINUTEMAN PRESS OF KENNEWICK	in	INVENTORY ENVELOPES	1,211.40
158138	05/14/2021	02399	PR DIAMOND PRODUCTS INC	in	INVENTORY PARTS	2,702.00
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in	INVENTORY CLOROX WIPES	20.59
158171	05/14/2021	02536	STAPLES ADVANTAGE STAPLES CO	in	INVENTORY CLOROX WIPES	30.89
158172	05/14/2021	00953	STELLAR INDUSTRIAL SUPPLY INC	in	INVENTORY EAR PLUGS	334.49
158179	05/14/2021	03426	THE HOME DEPOT PRO DBA SUPPLY	in	INVENTORY	4,410.03
158179	05/14/2021	03426	THE HOME DEPOT PRO DBA SUPPLY	in	INVENTORY	571.50
<b>Total amount by Department</b>						<b>\$ 17,098.13</b>

**010 CENTRAL STORES**

157954	05/14/2021	01526	ABADAN	in	COPIER MAINTENANCE - BIZHUB C3	111.33
157954	05/14/2021	01526	ABADAN	in	COPIER MAINTENANCE - KPD ADMIT	230.76
157954	05/14/2021	01526	ABADAN	in	COPIER MAINTENANCE - FROST & CI	279.33
157954	05/14/2021	01526	ABADAN	in	COPIER MAINTENANCE - FINANCE &	162.09
157954	05/14/2021	01526	ABADAN	in	COPIER MAINTENANCE - FROST ENG	146.50

**City of Kennewick**

**Claims Roster**

4/24/2021 - 5/14/2021

Accounting Period

2022

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
158086	05/14/2021	06743	LEAF CAPITAL FUNDING LLC	in	COPIER RENTAL - FROST CREW, PUR	1,214.72
158086	05/14/2021	06743	LEAF CAPITAL FUNDING LLC	in	COPIER RENTAL - KPD PATROL 558E,	519.11
158086	05/14/2021	06743	LEAF CAPITAL FUNDING LLC	in	COPIER RENTAL - PLANNING, FROST	622.49
158110	05/14/2021	04770	NETWORK SERVICES COMPANY	in	COPY PAPER	2,728.03
<b>Total amount by Department</b>						<b>\$ 6,014.36</b>
<b>Total amount by Fund</b>						<b>\$ 23,112.49</b>
 <b>503 RISK MANAGEMENT FUND</b>						
<b>010 RISK MANAGEMENT</b>						
157935	05/05/2021	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	41.15
157960	05/14/2021	08615	ADVANCED TRAFFIC PRODUCTS INC	in	PEDESTRIAN PUSH BUTTON - 10TH/G	380.30
158044	05/14/2021	00409	FRONTIER FENCE INC	in	FENCE REPAIR/INSTALL - EDISON/YI	1,601.85
158044	05/14/2021	00409	FRONTIER FENCE INC	in	FENCE INSTALL - KENNEWICK AVE	1,564.93
158123	05/14/2021	06603	PAPE MACHINERY INC	in	GRADER REPAIR	32,011.89
158132	05/14/2021	00467	PERFECTION GLASS, INC.	in	WINDOW REPAIR - CITY HALL	727.62
158183	05/14/2021	07982	TITAN TRUCK EQUIPMENT	in	REPAIR STREET UNIT #7809 - FEB 202	171.25
158183	05/14/2021	07982	TITAN TRUCK EQUIPMENT	in	REPAIR STREET UNIT #7809 - FEB 21	2,204.78
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	SMALL CLAIMS FILING & SERVICE F	51.75
<b>Total amount by Department</b>						<b>\$ 38,755.52</b>
<b>Total amount by Fund</b>						<b>\$ 38,755.52</b>
 <b>611 FIREMEN'S PENSION FUND</b>						
<b>010 FIREMEN'S PENSION</b>						
157986	05/14/2021	04065	BERNA LETA	in	LEOFF 1 PENSION	322.69
158018	05/14/2021	00128	COMSTOCK WILLIAM J	in	LEOFF 1 PENSION	962.80
158034	05/14/2021	05685	ECKERT NANCY	in	LEOFF 1 PENSION	1,439.34
158054	05/14/2021	00122	GRAVES MARJORIE	in	LEOFF 1 PENSION	2,618.65
158141	05/14/2021	06700	PURDY PAULA	in	LEOFF 1 PENSION	918.93
158150	05/14/2021	00145	REMUS, LARRY J	in	LEOFF 1 PENSION	975.11
158162	05/14/2021	00148	SHAW, LEONARD	in	LEOFF 1 PENSION	721.58
158166	05/14/2021	00150	SLEATER, LARRY L	in	LEOFF 1 PENSION	1,501.24
158208	05/14/2021	00152	VICKERMAN THOMAS	in	LEOFF 1 PENSION	563.98
158220	05/14/2021	10500	WELCH BETTY JEAN	in	LEOFF 1 PENSION	926.77
158223	05/14/2021	00154	WILLEBY, DONALD R	in	LEOFF 1 PENSION	799.72
<b>Total amount by Department</b>						<b>\$ 11,750.81</b>

City of Kennewick

Claims Roster

4/24/2021 - 5/14/2021

Accounting Period

2022

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
<b>Total amount by Fund</b>					<b>\$ 11,750.81</b>
<b>612 OPEB TRUST FUND</b>					
<b>010 OPEB TRUST FUND</b>					
157958	05/14/2021	00024	ADKINS WILLIAM	in RETIREE MEDICAL	148.50
157958	05/14/2021	00024	ADKINS WILLIAM	in MEDICAL & PRESC	2,699.98
157990	05/14/2021	00185	BUCK, GARY E	in RETIREE MEDICAL	148.50
158018	05/14/2021	00128	COMSTOCK WILLIAM J	in RETIREE MEDICAL	148.50
158018	05/14/2021	00128	COMSTOCK WILLIAM J	in RETIREE MEDICAL	5,019.00
158030	05/14/2021	00324	DUNCAN LARRY	in RETIREE MEDICAL	148.50
158033	05/14/2021	01894	EASLING, CONNIE	in RETIREE MEDICAL	148.50
158039	05/14/2021	00041	FARNKOFF, ROBERT C	in RETIREE MEDICAL	148.50
158041	05/14/2021	00058	FEARING, DOUG	in RETIREE MEDICAL	148.50
158049	05/14/2021	00181	GIER, CHARLES W.	in RETIREE MEDICAL	148.50
158050	05/14/2021	00134	GONDERMAN, DAVID A	in RETIREE MEDICAL	148.50
158055	05/14/2021	00062	GROSS ROBERT	in RETIREE MEDICAL	148.50
158060	05/14/2021	00455	HEIMBIGNER MICHAEL	in RETIREE MEDICAL	148.50
158063	05/14/2021	06744	HIRSCHEL ARTHUR D	in RETIREE MEDICAL	104.90
158075	05/14/2021	03891	JOPLIN ALAN	in RETIREE MEDICAL	148.50
158077	05/14/2021	00065	JUERGENS, CURT	in RETIREE MEDICAL	148.50
158084	05/14/2021	00060	KRAFT, JAMES	in RETIREE MEDICAL	148.50
158091	05/14/2021	00050	MACE, BILL	in RETIREE MEDICAL	148.50
158093	05/14/2021	00052	MAPLETHORPE, JOHN G., JR	in RETIREE MEDICAL	148.50
158118	05/14/2021	00142	O'HAIR, RONALD L	in RETIREE MEDICAL	148.50
158130	05/14/2021	05554	PENNEY MICHAEL	in RETIREE MEDICAL	134.00
158150	05/14/2021	00145	REMUS, LARRY J	in RETIREE MEDICAL	139.50
158150	05/14/2021	00145	REMUS, LARRY J	in RETIREE MEDICAL	174.00
158155	05/14/2021	00147	RUMLEY, LARRY M	in RETIREE MEDICAL	115.60
158157	05/14/2021	01821	SCHARNHORST, DEAN	in RETIREE MEDICAL	144.60
158162	05/14/2021	00148	SHAW, LEONARD	in RETIREE MEDICAL	148.50
158166	05/14/2021	00150	SLEATER, LARRY L	in RETIREE MEDICAL	148.50
158168	05/14/2021	00066	SOUTHWICK, JOHN J., JR.	in RETIREE MEDICAL	148.50
158193	05/14/2021	01318	TRIPP, GREG	in RETIREE MEDICAL	148.50
158208	05/14/2021	00152	VICKERMAN THOMAS	in RETIREE MEDICAL	148.50
158214	05/14/2021	08584	WAGNER BRIAN	in RETIREE MEDICAL	140.50
158216	05/14/2021	09944	WATERS DENNIS	in RETIREE MEDICAL	148.50

**City of Kennewick**

**Claims Roster**

4/24/2021 - 5/14/2021

Accounting Period

**2022**

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
158223	05/14/2021	00154	WILLEBY, DONALD R	in	RETIREE MEDICAL	148.50
158223	05/14/2021	00154	WILLEBY, DONALD R	in	RETIREE MEDICAL	5,270.50
158224	05/14/2021	02997	WILLIAMS GARY	in	RETIREE MEDICAL	135.50
158225	05/14/2021	01415	WILLIAMS, KEN	in	RETIREE MEDICAL	135.50
158227	05/14/2021	09776	YADEN MARK	in	RETIREE MEDICAL	146.83
<b>Total amount by Department</b>						<b>\$ 17,924.41</b>
<b>Total amount by Fund</b>						<b>\$ 17,924.41</b>
 <b>634 BI-COUNTY POLICE INFO NETWORK</b>						
<b>010 BI-COUNTY POLICE INFO NETWORK</b>						
158017	05/14/2021	06375	COMPUNET INC	in	SOLARWINDS PATCH MANAGER	3,063.80
<b>Total amount by Department</b>						<b>\$ 3,063.80</b>
<b>Total amount by Fund</b>						<b>\$ 3,063.80</b>
 <b>642 METRO DRUG FORFEITURE FUND</b>						
157983	05/14/2021	00014	BENTON COUNTY	in	METRO REIMBURSEMENT	593.96
157983	05/14/2021	00014	BENTON COUNTY	in	METRO REIMBURSEMENT	222.73
158004	05/14/2021	00435	CITY OF PASCO	in	METRO REIMBURSEMENT	254.92
158004	05/14/2021	00435	CITY OF PASCO	in	METRO REIMBURSEMENT	424.86
158008	05/14/2021	01516	CITY OF WEST RICHLAND	in	METRO REIMBURSEMENT	770.56
158008	05/14/2021	01516	CITY OF WEST RICHLAND	in	METRO REIMBURSEMENT	462.33
<b>Total amount by Department</b>						<b>\$ 2,729.36</b>
 <b>010 NONE</b>						
157934	05/05/2021	05471	ZIPLY FIBER NORTHWEST FIBER, LL	in	TELEPHONE SVC	158.93
157959	05/14/2021	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	2,857.04
158024	05/14/2021	07711	CULLIGAN WATER CONDITIONING	in	WATER SERVICE	91.17
158143	05/14/2021	00957	RANCH & HOME INC	in	GENERATOR FOR METRO RAID VAN	2,389.19
300454	05/14/2021	05000	COMMERCIAL CARD SOLUTIONS JP	in	STAMPS.COM METRO ACCOUNT -- A	39.08
<b>Total amount by Department</b>						<b>\$ 5,535.41</b>
<b>Total amount by Fund</b>						<b>\$ 8,264.77</b>

**City of Kennewick  
Claims Roster**

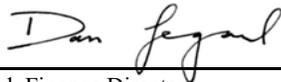
4/24/2021 - 5/14/2021

Accounting Period

2022

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
<b>Grand Total:</b>					<b><u>\$ 4,344,279.80</u></b>

I, Dan Legard, Finance Director, do hereby certify that the merchandise or services hereinbefore specified have been received, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation and that the vouchers listed above are approved for payment this day.



\_\_\_\_\_  
Dan Legard, Finance Director

The payments on this claims roster are comprised of the following:

Check numbers 157921 through 158229	\$ 2,648,102.41
Wire transfer number 300447	217.00
Wire transfer number 300448	6,786.11
Wire transfer number 300449	301,888.89
Wire transfer number 300450	160,171.88
Wire transfer number 300451	544,531.25
Wire transfer number 300452	250,277.77
Wire transfer number 300453	288,380.54
Wire transfer number 300454	46,903.83
Wire transfer number 300455	97,020.12
Total	<u>\$ 4,344,279.80</u>

The above total excludes checks written for payment of refunds and collected amounts due to other entities.

Exceptions:

# Council Agenda Coversheet



Agenda Item Number	3.b.(2)	Council Date	06/01/2021
Agenda Item Type	General Business Item		
Subject	Columbia Park Golf Course Account		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

Consent Agenda	<input checked="" type="checkbox"/>
Ordinance/Reso	<input type="checkbox"/>
Public Mtg / Hrg	<input type="checkbox"/>
Other	<input type="checkbox"/>
Quasi-Judicial	<input type="checkbox"/>

### Recommendation

That Council approve the Claims Roster for the Columbia Park Golf Course Account for April 2021.

### Motion for Consideration

I move to approve the Claims Roster for the Columbia Park Golf Course Account for April 2021 in the amount of \$41,528.45, comprised of check numbers 2606-2616 in the amount of \$9,008.75 and electronic transfers in the amount of \$32,519.70.

### Summary

The first page of the roster is a summary of check and electronic transfer activity, with the following pages presenting more detailed information.

### Alternatives

None.

### Fiscal Impact

Total \$41,528.45.

Through	Denise Winters May 24, 10:50:02 GMT-0700 2021
Dept Head Approval	Dan Legard May 26, 15:59:44 GMT-0700 2021
City Mgr Approval	Marie Mosley May 27, 19:40:37 GMT-0700 2021

Attachments:

Recording  
Required?

**COLUMBIA PARK GOLF COURSE FUND**

**CHECK REGISTER**

**April 2021**

Check Number	Vendor Check Name	Check Date	Amount	Type
2606	COURSECO, INC	4/1/2021	\$1,867.86	Check
2607	KENNEWICK GOLF CORPORATION	4/1/2021	\$4,813.49	Check
2608	MELISSA HIBBARD	4/1/2021	\$60.00	Check
2609	NATIONWIDE	4/1/2021	\$682.90	Check
2610	QUEST DIAGNOSTICS	4/1/2021	\$31.95	Check
2611	TOTAL E INTEGRATED INC.	4/1/2021	\$137.95	Check
2612	YELP	4/1/2021	\$40.00	Check
2613	COLUMBIA POINT GOLF COURSE	4/16/2021	\$384.60	Check
2614	NATIONAL GOLF FOUNDATION	4/16/2021	\$134.15	Check
2615	NATIONAL GOLF FOUNDATION	4/23/2021	\$172.95	Check
2616	NATIONWIDE	4/23/2021	\$682.90	Check
ADPTS 1174669	ADP TOTAL SOURCE (AUTOPAY)	4/9/2021	\$4,154.34	EFT
WA DOR 0019692123	DEPARTMENT OF REVENUE	4/26/2021	\$1,330.27	EFT
WA DOR 0019748854	DEPARTMENT OF REVENUE	4/26/2021	\$1,676.26	EFT
WA DOR 0019789838	DEPARTMENT OF REVENUE	4/26/2021	\$3,008.25	EFT
383472	CITY OF KENNEWICK ELECTRICAL	4/13/2021	\$153.19	EFT
383491	PEPSI COLA BOTTLING CO.	4/13/2021	\$413.92	EFT
383532	PLANET TURF - SPOKANE VALLEY	4/13/2021	\$1,105.20	EFT
384774	1-2-1 MARKETING	4/23/2021	\$447.00	EFT
384904	PEPSI COLA BOTTLING CO.	4/23/2021	\$132.70	EFT
384935	BLUE ROOM	4/23/2021	\$88.00	EFT
Paid by ACH	ANTIGUA GROUP, INC	4/13/2021	\$165.92	EFT
Paid by ACH	BRIDGESTONE GOLF, INC	4/13/2021	\$557.01	EFT
Paid by ACH	CINTAS CORPORATION #608	4/13/2021	\$159.04	EFT
Paid by ACH	COLEMAN OIL COMPANY	4/13/2021	\$268.58	EFT
Paid by ACH	R&R PRODUCTS INC	4/13/2021	\$87.97	EFT
Paid by ACH	WESTERN EQUIPMENT	4/13/2021	\$1,777.24	EFT
Paid by ACH	GT GOLF SUPPLIES - GLOBAL TOUR GOLF	4/30/2021	\$87.41	EFT
Paid by ACH	ADP TOTAL SOURCE (AUTOPAY)	4/9/2021	\$6,601.02	EFT
Paid by ACH	ADP TOTAL SOURCE (AUTOPAY)	4/23/2021	\$7,104.14	EFT
Paid by ACH	ELAN (MONTHLY CREDIT CARD CHGS)	4/30/2021	\$2,287.33	EFT
Bank Deduction	MERCHANT SERVICES	4/1/2021	\$859.82	EFT
Bank Deduction	US Bank	4/12/2021	\$55.09	EFT
			<u>\$41,528.45</u>	

I, Dan Legard, Finance Director, do hereby certify that the merchandise or services hereinbefore specified have been received, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation and that the vouchers listed above are approved for payment this day.



Dan Legard, Finance Director

The payments on this claims roster are comprised of the following:

Check numbers 2606-2616	\$	9,008.75
Electronic transfers		32,519.70
<b>Total</b>	<u>\$</u>	<u>41,528.45</u>

Check	Vendor	Date	Amount	Debit	Credit
2606	COURSECO, INC	4/1/2021		\$1,867.86	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$1,867.86
	PURCH	51400-080-244-00	PROFESSIONAL DUES & FEES	\$570.00	
	PURCH	52800-080-244-00	SUBSCRIPTIONS & PUBLICATIONS	\$296.86	
	PURCH	18400-000-244-00	PREPAID GEN LIABILITY	\$1,201.00	
	PURCH	59950-080-244-00	VENDOR REBATES		\$200.00
2607	KENNEWICK GOLF CORPORATION	4/1/2021		\$4,813.49	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$4,813.49
	PURCH	59600-080-244-00	ACCOUNTING FEES	\$1,204.02	
	PURCH	59610-080-244-00	MANAGEMENT FEE	\$3,609.47	
2608	MELISSA HIBBARD	4/1/2021		\$60.00	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$60.00
	PURCH	52100-080-244-00	TELECOMMUNICATIONS	\$60.00	
2609	NATIONWIDE	4/1/2021		\$682.90	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$682.90
	PURCH	18400-000-244-00	PREPAID GEN LIABILITY	\$682.90	
2610	QUEST DIAGNOSTICS	4/1/2021		\$31.95	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$31.95
	PURCH	51800-080-244-00	PROFESSIONAL SERVICES	\$31.95	
2611	TOTAL E INTEGRATED INC.	4/1/2021		\$137.95	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$137.95
	PURCH	51900-050-244-00	CONTRACT SERVICES	\$137.95	
2612	YELP	4/1/2021		\$40.00	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$40.00
	PURCH	53100-080-244-00	ADVERTISING & MARKETING	\$40.00	
2613	COLUMBIA POINT GOLF COURSE	4/16/2021		384.60	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$384.60
	PURCH	50100-060-244-00	SALARIES	\$192.30	
	PURCH	50100-080-244-00	SALARIES	\$192.30	
2614	NATIONAL GOLF FOUNDATION	4/16/2021		\$134.15	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$134.15
	PURCH	51400-080-244-00	PROFESSIONAL DUES & FEES	\$134.15	
2615	NATIONAL GOLF FOUNDATION	4/23/2021		\$172.95	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$172.95
	PURCH	53500-050-244-00	LICENSES & FEES	\$172.95	
2616	NATIONWIDE	4/1/2021		\$682.90	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$682.90
	PURCH	18400-000-244-00	PREPAID GEN LIABILITY	\$682.90	
ADPTS 1174669	ADP TOTAL SOURCE (AUTOPAY)	4/9/2021		\$4,154.34	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$4,154.34
	PURCH	50800-050-244-00	HEALTH BENEFITS	\$2,458.55	
	PURCH	50800-060-244-00	HEALTH BENEFITS	\$1,695.79	
WA DOR 0019692123	DEPARTMENT OF REVENUE	4/26/2021		\$1,330.27	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$1,330.27
	PURCH	20300-000-244-00	SALES TAX PAYABLE	\$524.64	
	PURCH	91101-000-244-00	OTHER STATE TAXES	\$805.63	
WA DOR 0019748854	DEPARTMENT OF REVENUE	4/26/2021		\$1,676.26	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$1,676.26
	PURCH	20300-000-244-00	SALES TAX PAYABLE	\$533.78	
	PURCH	91101-000-244-00	OTHER STATE TAXES	\$1,142.48	
WA DOR 0019789838	DEPARTMENT OF REVENUE	4/26/2021		\$3,008.25	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$3,008.25
	PURCH	91101-000-244-00	OTHER STATE TAXES	\$3,008.25	
383472	CITY OF KENNEWICK ELECTRICAL	4/13/2021		\$153.19	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$153.19
	PURCH	52200-060-244-00	UTILITIES - GAS & ELECTRIC	\$34.94	
	PURCH	52210-060-244-00	IRRIGATION ELECTRICITY	\$118.25	
383491	PEPSI COLA BOTTLING CO.	4/13/2021		\$413.92	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$413.92
	PURCH	49150-070-244-00	COGS - PACKAGED FOOD	\$103.97	
	PURCH	49200-070-244-00	COGS - SOFT BEVERAGE	\$309.95	
383532	PLANET TURF - SPOKANE VALLEY	4/13/2021		\$1,105.20	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$1,105.20
	PURCH	58100-060-244-00	EQUIPMENT PARTS	\$1,105.20	
384774	1-2-1 MARKETING	4/23/2021		\$447.00	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$447.00
	PURCH	51900-050-244-00	CONTRACT SERVICES	\$447.00	

Check	Vendor	Date	Amount	Debit	Credit
384904	PEPSI COLA BOTTLING CO.	4/23/2021		\$132.70	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$132.70
	PURCH	49150-070-244-00	COGS - PACKAGED FOOD	\$65.65	
	PURCH	49200-070-244-00	COGS - SOFT BEVERAGE	\$58.55	
	PURCH	51900-060-244-00	CONTRACT SERVICES	\$8.50	
384935	BLUE ROOM	4/23/2021		\$88.00	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$88.00
	PURCH	52300-060-244-00	GARBAGE & DEBRIS REMOVAL	\$88.00	
Paid by ACH	ANTIGUA GROUP, INC	4/13/2021		\$165.92	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$165.92
	PURCH	47150-050-244-00	COGS MERCHANDISE	\$165.92	
Paid by ACH	BRIDGESTONE GOLF, INC	4/13/2021		\$557.01	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$557.01
	PURCH	47150-050-244-00	COGS MERCHANDISE	\$557.01	
Paid by ACH	CINTAS CORPORATION #608	4/13/2021		\$159.04	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$159.04
	PURCH	51900-060-244-00	CONTRACT SERVICES	\$159.04	
Paid by ACH	COLEMAN OIL COMPANY	4/13/2021		\$268.58	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$268.58
	PURCH	58300-060-244-00	FUEL & OIL MAINTENANCE	\$158.78	
	PURCH	58300-050-244-00	FUEL & OIL GOLF	\$109.80	
Paid by ACH	R&R PRODUCTS INC	4/13/2021		\$87.97	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$87.97
	PURCH	55300-060-244-00	RANGE SUPPLIES	\$87.97	
Paid by ACH	WESTERN EQUIPMENT	4/13/2021		\$1,777.24	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		\$1,777.24
	PURCH	58100-060-244-00	EQUIPMENT PARTS	\$1,777.24	
Paid by ACH	GT GOLF SUPPLIES - GLOBAL TOUR GOLF	4/30/2021		\$87.41	
	PAY	20005-000-244-00	ACCOUNTS PAYABLE - GP		\$87.41
	PURCH	47150-050-244-00	COGS MERCHANDISE	\$87.41	
Paid by ACH	ADP TOTAL SOURCE (AUTOPAY)	4/9/2021		\$6,601.02	
	PAY	50000-000-244-00	TEMPORARY ACCT		\$6,601.02
	PURCH	50100-060-244-00	SALARIES	\$1,551.31	
	PURCH	50200-050-244-00	HOURLY WAGES	\$3,105.87	
	PURCH	50200-060-244-00	HOURLY WAGES	\$1,527.83	
	PURCH	50800-050-244-00	HEALTH BENEFITS		\$496.39
	PURCH	50800-060-244-00	HEALTH BENEFITS		\$335.85
	PURCH	50950-050-244-00	COMBINED ADMIN, TAXES, W/C	\$625.01	
	PURCH	50950-060-244-00	COMBINED ADMIN, TAXES, W/C	\$565.69	
	PURCH	50950-080-244-00	COMBINED ADMIN, TAXES, W/C	\$57.55	
Paid by ACH	ADP TOTAL SOURCE (AUTOPAY)	4/23/2021		\$7,104.14	
	PAY	50000-000-244-00	TEMPORARY ACCT		\$7,104.14
	PURCH	50100-060-244-00	SALARIES	\$1,551.31	
	PURCH	50200-050-244-00	HOURLY WAGES	\$3,513.32	
	PURCH	50200-060-244-00	HOURLY WAGES	\$1,605.04	
	PURCH	50800-050-244-00	HEALTH BENEFITS		\$496.39
	PURCH	50800-060-244-00	HEALTH BENEFITS		\$335.85
	PURCH	50950-050-244-00	COMBINED ADMIN, TAXES, W/C	\$684.74	
	PURCH	50950-060-244-00	COMBINED ADMIN, TAXES, W/C	\$555.78	
	PURCH	50950-080-244-00	COMBINED ADMIN, TAXES, W/C	\$26.19	
Paid by ACH	ELAN (MONTHLY CREDIT CARD CHGS)	4/30/2021		\$2,287.33	
	PAY	50000-000-244-00	TEMPORARY ACCT		\$2,287.33
	PURCH	47150-050-244-00	COGS MERCHANDISE	\$447.77	
	PURCH	51350-080-244-00	SAFETY SUPPLIES	\$98.77	
	PURCH	51800-050-244-00	PROFESSIONAL SERVICES	\$500.00	
	PURCH	51800-060-244-00	PROFESSIONAL SERVICES	\$135.75	
	PURCH	51800-060-244-00	PROFESSIONAL SERVICES	\$130.75	
	PURCH	52500-080-244-00	OFFICE SUPPLIES	\$10.77	
	PURCH	52800-080-244-00	SUBSCRIPTIONS & PUBLICATIONS	\$9.25	
	PURCH	52900-080-244-00	PRINTING	\$75.85	
	PURCH	52900-080-244-00	PRINTING	\$38.78	
	PURCH	55800-060-244-00	OTHER DEPT SUPPLIES	\$141.15	
	PURCH	55850-050-244-00	COURSE ACCESSORIES GOLF	\$410.00	
	PURCH	58100-060-244-00	EQUIPMENT PARTS	\$135.74	
	PURCH	58200-060-244-00	EQUIPMENT TOOLS	\$26.04	
	PURCH	58500-060-244-00	EQUIPMENT SHOP SUPPLIES	\$38.00	
	PURCH	59500-060-244-00	IRRIGATION MISCELLANEOUS	\$88.71	
Bank Deduction	MERCHANT SERVICES	4/1/2021		\$859.82	
	PAY	10420-000-244-00	OPERATING CHECKING ACCT - US Bank		\$859.82
	PURCH	54000-080-244-00	BANK CHARGES	\$859.82	
Bank Deduction	US Bank	4/12/2021		\$55.09	
	PAY	10420-000-244-00	OPERATING CHECKING ACCT - US Bank		\$55.09
	PURCH	54000-080-244-00	BANK CHARGES	\$55.09	

# Council Agenda Coversheet



Agenda Item Number	3.c.	Council Date	06/01/2021
Agenda Item Type	General Business Item		
Subject	Payroll Roster for PPE 5/15/2021		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

Consent Agenda	<input checked="" type="checkbox"/>
Ordinance/Reso	<input type="checkbox"/>
Public Mtg / Hrg	<input type="checkbox"/>
Other	<input type="checkbox"/>
Quasi-Judicial	<input type="checkbox"/>

### Recommendation

That council approve the Payroll Roster.

### Motion for Consideration

I move to approve the Payroll Roster for 5/15/2021 in the amount of \$2,681,860.45 comprised of check numbers 75066 through 75082 and direct deposit numbers 191645 through 192104.

### Summary

None.

### Alternatives

None.

### Fiscal Impact

Total \$2,681,860.45.

Through	
Dept Head Approval	Dan Legard May 19, 10:25:57 GMT-0700 2021
City Mgr Approval	Marie Mosley May 27, 18:41:39 GMT-0700 2021

Attachments: payroll roster

Recording Required?

June 1, 2021

All Departments:

May 15, 2021

ADMINISTRATIVE TEAM		4,439.97
CITY COUNCIL		4,612.50
CITY MANAGER		12,803.09
CIVIL SERVICE		1,276.00
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT		28,122.22
EMPLOYEE & COMMUNITY RELATIONS		42,108.20
ENGINEERING		51,300.65
FACILITIES & GROUNDS		85,307.29
FINANCE		50,283.92
FIRE		120,945.85
LEGAL SERVICES		23,488.01
MANAGEMENT SERVICES		82,786.18
POLICE		479,306.44
	Subtotal General Fund	<b>986,780.32</b>
STREETS		24,659.43
TRAFFIC		20,269.22
	Subtotal Street Fund	<b>44,928.65</b>
BI-PIN		10,310.70
BUILDING SAFETY		47,675.68
COMMUNITY DEVELOPMENT		4,422.14
CRIMINAL JUSTICE		70,959.10
EQUIPMENT RENTAL		11,535.28
MEDICAL SERVICES		353,796.60
RISK MANAGEMENT		3,790.66
STORMWATER UTILITY		19,444.63
WATER & SEWER		135,582.97
	Subtotal Other Funds	<b>657,517.76</b>
	Total Salaries and Wages	<b>1,689,226.73</b>
<b>Benefits:</b>		
Dental Insurance		46,212.80
Industrial Insurance		38,502.97
Life Insurance		4,974.02
Long Term Disability Insurance		5,678.80
Medical Insurance		644,592.40
Medical Retirement Account		3,412.50
Retirement		142,327.58
Social Security (FICA)		97,117.85
Vision Insurance		7,449.80
WA Family Leave		2,365.00
	Total Benefits	<b>992,633.72</b>
	Grand Total	<b>\$2,681,860.45</b>

I, Dan Legard, Finance Director, at the direction of the Council, do hereby certify that the Payroll hereinabove specified is approved for payment in the amount of \$2,681,860.45 comprised of check numbers 75066 through 75082 and direct deposit numbers 191645 through 192104.

Approved for payment:



Dan Legard, Finance Director

# Council Agenda Coversheet



Agenda Item Number	3.d.	Council Date	06/01/2021
Agenda Item Type	General Business Item		
Subject	Six-Year Transportation Improvement Plan		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Public Works		

Consent Agenda	<input checked="" type="checkbox"/>
Ordinance/Reso	<input type="checkbox"/>
Public Mtg / Hrg	<input type="checkbox"/>
Other	<input type="checkbox"/>
Quasi-Judicial	<input type="checkbox"/>

### Recommendation

Staff recommends that a public hearing to be set for June 15, 2021, to consider adopting the Six-Year Transportation Improvement Plan for 2022 - 2027.

### Motion for Consideration

I move to set the date of June 15, 2021 for a public hearing to consider adoption of the Six-Year Transportation Improvement Plan (2022-2027).

### Summary

By state law the City Council is required annually to adopt the Six-Year Transportation Plan (STIP). The new six-year plan will cover the years 2022 through 2027. The plan is required to be constrained to transportation projects that are either funded, or likely to be funded within the period. The plan is further constrained to projects that are on the federal aid routes (normally arterials and major collector streets).

### Alternatives

None recommended

### Fiscal Impact

None

Through	Sorin Juster May 26, 15:32:02 GMT-0700 2021
Dept Head Approval	Cary Roe May 26, 21:33:42 GMT-0700 2021
City Mgr Approval	Marie Mosley May 27, 19:51:21 GMT-0700 2021

Attachments:

Recording Required?

# Council Agenda Coversheet



Agenda Item Number	3.e.	Council Date	06/01/2021
Agenda Item Type	Contract/Agreement/Lease		
Subject	Tri-Cities HOME Consortium Agreement		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Management Services		

Consent Agenda	<input checked="" type="checkbox"/>
Ordinance/Reso	<input type="checkbox"/>
Public Mtg / Hrg	<input type="checkbox"/>
Other	<input type="checkbox"/>
Quasi-Judicial	<input type="checkbox"/>

### Recommendation

Staff recommends that Council authorize the City Manager to sign the Amended and Restated Tri-Cities HOME Consortium Agreement for Program year 2020-2021-2022 and continuing.

### Motion for Consideration

I move to authorize the City Manager to sign the Amended and Restated Tri-Cities HOME Consortium Agreement for Program year 2020-2021-2022 and continuing.

### Summary

The Consortium was originally formed in 1995 between the Cities of Kennewick, Pasco and Richland. The three cities do not meet the population and demographic criteria to receive HOME funds independently, but instead qualify for the funds as a Consortium.

CDBG/HOME staff from the three cities (the Consortium) are in accord with the modifications to the HOME Agreement.

The Agreement was updated to incorporate Amendment #1 from 2015, #2 from 2017, and include the Tenant Based Rental Assistance (TBRA) program. The addition of the TBRA program assists the Consortium in spending HOME dollars that have been difficult to spend with the Downpayment Assistance Program, due to the escalated housing market. The Agreement also restates the use of qualified housing organizations for rental projects, not just limiting the Consortium to Public Housing Authorities.

### Alternatives

None recommended.

### Fiscal Impact

None.

Through	Alisha Piper May 13, 15:34:14 GMT-0700 2021
Dept Head Approval	Christina Palmer May 13, 20:02:19 GMT-0700 2021
City Mgr Approval	Marie Mosley May 27, 18:40:34 GMT-0700 2021

Attachments:

Recording Required?

Please return to:

City of Richland  
City Clerk's Office  
625 Swift Blvd. MS-07  
Richland, WA 99352

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**Amended and Restated Interlocal Cooperative Agreement  
Tri-Cities HOME Consortium  
under the  
National Affordable Housing Act  
  
Program Years 2020-2021-2022 and Continuing**

This Agreement is entered into between the cities of **Kennewick, Pasco, and Richland**, all Washington municipal corporations (“Members”), for the purpose of continuing participation in a Consortium originally formed in 1996 under the HOME Investments Partnership (HOME) Program and restated in a 2013 replacement interlocal agreement (Contract No. 85-13). This amended and restated Agreement supersedes all previous HOME consortium cooperative agreements, and will become effective upon adoption by the Members and final approval by the U.S. Department of Housing and Urban Development (HUD).

**WITNESSETH**

WHEREAS, the Federal Government has enacted the national Affordable Housing Act (NAHA), the primary objective of which is to increase the supply of decent affordable housing to low and very low income families, which created the HOME Investment Partnerships Program (“HOME Program”) administered by the U.S. Department of Housing and Urban Development (HUD) through regulations at Title 24, Code of Federal Regulations, Part 92 (HOME Regulations); and

WHEREAS, said regulations allow units of general local governments to form consortia for purposes of obtaining funds under the HOME Program; and

WHEREAS, the Members are geographically contiguous units of local government eligible to form a consortium under said regulations; and

WHEREAS, the Interlocal Cooperation Act, Ch. 39.34 RCW, permits local governmental units to enter into agreements to cooperate for certain beneficial purposes; and

WHEREAS, the Members have determined that continuing as a consortium will increase the level of HOME Program funds potentially available for use within their combined jurisdictions, and thereby increase the combined ability of the jurisdictions to assist in meeting the affordable housing needs of the population.

NOW, THEREFORE, the Members agree as follows:

## **SECTION 1: DEFINITIONS**

- a. “Consortium” means the arrangement formed by this Agreement, and “HOME Program” means all of the activities assisted with HOME funds received from HUD.
- b. “Member” means the cities of Kennewick, Pasco, and Richland as Washington municipal corporations and units of local government.
- c. “Tri-Cities HOME Consortium” means the particular Consortium operating under the HOME Program consisting of the cities of Kennewick, Pasco, and Richland.
- d. “Lead Entity” means the unit of local government designated by the Tri-Cities HOME Consortium to act in a representative capacity of all Members for the purposes of this Agreement. The Lead Entity will assume overall responsibility for ensuring that the Tri-Cities HOME Consortium is administered and operates in compliance with the requirements of the HOME Program. The Lead Entity serves as the official and primary contact between HUD and the Tri-Cities HOME Consortium.
- e. “Subrecipient Administrator” refers to Members other than the Lead Entity who perform some HOME administrative roles as delineated under separate, specific HOME written agreements.
- f. “Consolidated” means jointly developed with unity from a regional perspective of the Members.
- g. “Program Year” means the annual fiscal year of January 1st to December 31st.
- h. “CHDO” means a Community Housing Development Organization as defined by the HOME Investment Partnership program.

## **SECTION 2: GENERAL PROVISIONS**

- a. Members agree to cooperate to undertake housing assistance activities in compliance with the federal HOME statute and regulations as identified at Title 24 CFR Part 92. The purpose of this Agreement is to increase the combined ability of each Member jurisdiction to assist in meeting the affordable housing needs of the population.
- b. Members agree to cooperate in maintaining the Tri-Cities HOME Consortium’s compliance with federal Consolidated Plan regulations at Title 24 CFR Part 91. Each Member shall also cooperate with the Lead Entity in conducting citizen participation, planning, and programming as necessary for the Lead Entity to

submit to HUD the Consortium's Consolidated Plan. Each Member shall ensure that its separate processes and procedures comply with all Consolidated Plan regulations.

- c. Members agree to jointly develop a combined Consolidated Planning Strategy (CPS) for submission to HUD for each of the federal fiscal years covered by this Agreement. The CPS will be comprised of a consolidated Market Analysis and Housing Needs Assessment, consolidated Five-Year Planning Strategy, and annual Plans for implementation of the strategy for the Tri-Cities HOME Consortium. The Housing Strategy will be developed to address needs over the three-city area with components identified that are unique to each Member; however, each Member will independently address non-housing community needs.
- d. Members agree to affirmatively further fair housing in compliance with all applicable statutes and regulations.
- e. This Agreement provides for automatic renewals of participation in successive three-year qualification periods in perpetuity by the date specified in HUD's consortia designation notices or listed on HOME's Consortia web page. The Lead Entity will notify each Member in writing of its right to not participate for the successive three-year qualification period, with a copy of the notification forwarded to the HUD Field Office. Any Member not intending to participate in the next three-year qualification period with the Consortium must submit written notification to the Lead Entity within thirty (30) days of receipt of the notice from the Lead Entity. The Lead Entity will provide copies of these communications to its HUD Field Office to provide notification of any change in consortium membership.
  - i. All Members of the Consortium are required to formally adopt by legislative action any amendments to this Agreement that incorporate future changes necessary to meet the requirements for consortia agreements in subsequent qualification periods.
  - ii. The automatic renewal provision of this Agreement is void if the Lead Entity fails to notify a Member of its right not to participate for the next three-year qualification period, or if the Lead Entity fails to submit a copy to HUD of each amendment to the Agreement as required.

### **SECTION 3: COMPLIANCE WITH FEDERAL REGULATIONS**

All Members of the Consortium agree to comply with the applicable portions of: Title 24 CFR Part 92: HOME Investment Partnerships Program; the Housing and Community Development Act of 1974 as amended; Title 24 CFR Part 570; Title 24 CFR Part 58; Title VI of the Civil Rights Act of 1964; Title VII of the Civil Rights Act of 1968; Section 109 of the Housing and Community Development Act of 1974; Section 3 of the Housing and Urban Development Act of

1968; Executive Orders 11246, 11063, and 11593; the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970; OMB Circular A-122 and attachments A, B, C, F, H, N and O; the Archeological and Historical Preservation Act of 1974; the Architectural Barriers Act of 1968; the Hatch Act, 5 U.S.C. Chapter 15; the Flood Disaster Protection Act of 1974; the Clean Air Act (42 U.S.C., Section 1251 *et seq.*); and the Drug-Free Workplace Act of 1988.

#### **SECTION 4: PROGRAM ADMINISTRATION**

- a. **Lead Entity.** The city of Richland is hereby designated the Lead Entity for the Tri-Cities HOME Consortium. The cities of Kennewick and Pasco are Consortium Members who act as Subrecipient Administrators.
- b. **Lead Entity Responsibilities.** The Lead Entity shall assume overall responsibility for ensuring the Consortium's HOME Program activities are carried out in compliance with HOME regulations in Title 24 CFR Part 92, including requirements concerning a Consolidated Plan in accordance with HUD Regulations in Title 24 CFR Part 91.

The Lead Entity is responsible for the following:

- i. Establishing a local HOME Investment Trust Fund Account.
- ii. Receiving, disbursing, and accounting for all HOME Program and matching funds.
- iii. Collecting and submitting to HUD all required reports and data from Members, Subrecipient Administrators, CHDOs, and developers.
- iv. Sending Members a copy of correspondence from HUD within 48 hours of receipt, and copying members on correspondence from the Lead Entity to HUD.
- v. Providing written procedures for Integrated Disbursement and Information System (IDIS) reporting, including explanations of who has access to the system, how funds are sub-allocated in the system, who is required and allowed to make entries in the system, and at what times.
- vi. Providing written procedures for the disbursement of funds to include:
  - how Members or their sub-recipients request HOME funds from the Lead Entity;
  - processing time needed by the Lead Entity;
  - description of documentation required to accompany requests.
- vii. Providing written procedures for record-keeping, reporting and monitoring.

- viii. Describing the system and format for keeping records of program delivery, and meeting all HUD reporting requirements, including:
- marketing activities;
  - environmental reviews;
  - application and award activities;
  - incurred obligation and contribution of required match funds;
  - federal cross-cutting activities;
  - Community Housing Development Organization (CHDO) designations; and
  - CHDO activities when applicable under Section 4.f below.
- ix. Describing the intended system and format for monitoring projects through the applicable period, including:
- listing of staff responsible for monitoring duties;
  - procedures for monitoring HOME rents, eligible residents, resale by homeowner;
  - properties, Fair Housing and Equal Opportunity, and property standards;
  - procedures for notifying HOME recipients about monitoring schedules;
  - steps and recourse that can be taken to ensure compliance by recipients of HOME funds.
- x. Entering into HOME written agreements, and administering and monitoring activities of sub-recipients who have contracted with a Member to deliver a specific HOME program, including Members acting as Subrecipient Administrators.
- xi. Preparing and submitting HOME performance reports for Consortium activities.

c. **Member Responsibilities.** Each Member is responsible for the following:

- i. Providing to the Lead Entity, within 14 days after request, copies of all documents which the Lead Entity is required to submit to HUD, including, but not limited to, the Member's housing CPS and Annual Action Plan.
- ii. Providing to the Lead Entity a written description(s) of the Member's HOME program(s) prior to contracting with another entity to deliver the program(s). Lead Entity retains final approval and contracting authority. Written descriptions must include:

- copies of program description;
  - listing of responsible staff for each step in the delivery of the program;
  - methods of affirmative marketing;
  - methods of procurement;
  - steps taken and standards imposed for the application and review process leading to the award of funds;
  - utilization of Consortium-approved forms, policies, and procedures.
- iii. Affirmatively furthering fair housing in the Member’s jurisdiction. Such actions may include planning, education, outreach, and enforcement activities.
- iv. Preparing and submitting quarterly and annual performance reports regarding HOME activities.
- v. Preparing and submitting other documents as required by separate HOME written agreements governing the relationship between the Lead Entity and Members acting as Subrecipient Administrators.
- d. **Allocation of HOME Funds.** HOME funds will be allocated between the Members in the following manner:
- i. Ten percent (10%) of the overall allocation, or a higher amount if allowed by the HOME program, will remain with the Lead Entity for administrative costs.
  - ii. Fifteen percent (15%) of the overall allocation will remain with the Lead Entity to be utilized for CHDO Set-Aside activities. CHDO projects will be identified by Members on a rotating basis, as described in Section 4.f. below.
  - iii. The remaining balance of the overall allocation shall be invested in down payment assistance. These funds shall be divided equally among Members. Each member is entitled to plan for the expenditures of funds in an amount equal to their share of the HOME grant award, as is determined during each fiscal year of this agreement and identified in the Annual Action Plan. If desired and applicable, the Cities of Kennewick and Pasco may serve as Subrecipient Administrators to the Lead Entity to oversee investment of their respective portion of HOME funds in down payment assistance.
  - iv. When one or more Members has \$100,000 or more in unspent uncommitted down payment assistance funds and/or returned program

income, said funds may be used for the creation of affordable housing, including direct rental assistance through Tenant-Based Rental Assistance (TBRA). Members will work together to identify potential rental development projects to be undertaken by a qualified housing organization, including but not limited to a Public Housing Authority (PHA), who shall serve as either sponsor, owner or developer. Projects will be reviewed and selected based on developer financial capacity, experience, project feasibility, readiness to proceed, and community impact. Members will aim to rotate City location of projects when possible, and/or INFILL Homebuyer development with Member majority rules for the project location. After Members identify affordable housing project(s), Lead Entity will act as project manager, and shall perform required administrative duties to assess, approve, and fund projects.

- e. **Funding Timelines.** Any HOME funds set aside for a Member and not committed to a project within 18 months, or expended within 24 months of the award of HOME funds to the Tri-Cities HOME Consortium, will be made available to other projects across the Consortium. Reallocation will be executed by the Lead Entity with written notification of affected member(s). Members are aware that if funds are not committed and expended according to effective HUD deadlines, that HUD will recapture the funds. Such a recapture will reduce the availability of funds for that individual member by the amount determined by HUD to be in non-compliance.
- f. **CHDO Set Aside.** Fifteen percent (15%) or more of the overall allocation will remain with the Lead Entity to be utilized for CHDO Set-Aside activities. Members will work together to identify CHDO projects, and funding will be based primarily on community impact, developer capacity, project feasibility, and readiness to proceed. Members will aim to rotate the location of CHDO projects when possible. After Members identify CHDO project(s), the Lead Entity will perform required administrative duties to assess, approve, and fund projects.
- g. **Program Income.** Program income must be remitted to the Lead Entity within thirty (30) days of receipt. HOME Program Income, as defined in federal regulations, that is generated by a Member shall be added to the amount of HOME funds constituting the Member's share as defined in Section 4.d.iii herein and the approved Annual Action Plan. At the Member's option, the allowable percentage of program income may be used by the individual Member to be applied towards eligible and allowable administrative costs incurred by the Member. Administrative costs over the allowable percentage are the responsibility of the Member. Each Member acting as a Subrecipient Administrator will be responsible for providing to the Lead Entity a recap of expenditures, and other documentation as may be requested by the Lead Entity, within thirty (30) days and will submit to the Lead Entity any interest earned on the retained HOME dollars.

- h. **Administrative Costs.** Each Member will be independently responsible for any administrative costs each incurs associated with: 1) development and implementation of the CPS; 2) the annual re-examination of needs prior to setting each year's Action Plan; and 3) the awarding of HOME Program funds to sub-recipients, CHDOs, and/or other developers.
- i. **HOME Match.** Each Member is responsible for tracking and reporting HOME Match for the projects they fund, implement, and/or oversee. Should the Consortium's accrued Match balance fall below one full year's Match obligation, each Member shall be responsible for generating the required match based on its share of HOME funds. If the Match cannot be supplied by the responsible Member, then HOME funds and associated match obligation may be transferred to another Member by the Lead Entity. If a Member fails to supply sufficient match, its share of HOME funding may be reduced commensurate with the match deficiency, as delineated in any related Subrecipient Agreements.
- j. **Repayment of HOME Funds.** The Lead Entity has the responsibility to repay any HOME funds to the HOME Investment Trust Account that HUD determines were not used in accordance with the HOME regulations. To the extent a Member acting as Subrecipient Administrator was the entity that did not use the funds in compliance with regulations, then upon the repayment of funds by the Lead Entity, the Member responsible for the non-compliance will immediately reimburse the Lead Entity. To the extent that a sub-recipient or CHDO with the entity did not use the funds in compliance with regulations, then the sub-recipient will be responsible for reimbursing the Lead Entity.

Should any Member fail to meet any of the obligations or exceed any of the limitations described herein or as provided in written agreements, and should such failure jeopardize compliance of the Consortium as a whole, the Lead Entity has final control over re-distribution of funds among Members in order to ensure that all grant requirements are met.

- k. **Reporting and Records.** Each Member agrees to immediately make available to the Lead Entity upon request all records and access concerning the activities carried out under this Agreement for inspection by the Lead Entity, State, or Federal Officials.
- l. **Expiration.** Upon termination of this Agreement as provided in Section 6.a., the balance of funds which have not been committed will be returned to HUD for reallocation. Committed but incomplete projects and activities will be completed by the respective Member who, acting as a Subrecipient Administrator, initiated such project or activity.
- m. **Long-Term HOME Requirements.** Members acknowledge they each may have obligations to abide by HOME requirements throughout a project's long-term period of affordability that may extend beyond the termination of this Interlocal

Agreement. The Lead Entity is responsible for long-term requirements per HOME regulations, and Subrecipient Administrators will be responsible as delineated in their individual HOME written agreements with the Lead Entity.

## **SECTION 5: DISTRIBUTION OF FUNDS**

The Lead Entity shall issue a Notification of Fund Availability (NOFA) indicating the amount of funds available to each Member no later than thirty (30) calendar days from notification by HUD that HOME funds have been awarded to the Consortium. An activity shall be considered eligible if it conforms to the requirements of Title 24 CFR Part 92.

## **SECTION 6: TERM OF THE COOPERATIVE AGREEMENT**

- a. The Members agree that the term of this Interlocal Agreement is the length of time necessary to carry out all activities that will be funded from funds awarded for blocks of three (3) federal fiscal years. The Program Year start date for the Consortium is January 1.
- b. All Members will remain Members of the Tri-Cities HOME Consortium for the entire period of any term of this Agreement.
- c. This Agreement shall automatically renew for participation in successive three-year qualification periods/terms per Section 2.e herein unless terminated by written agreement of all Members.

## **SECTION 7: ADMINISTRATIVE FEES**

The HOME Consortium will retain ten (10) percent of the grant or the maximum allowed by the program regulations for administration and management of the HOME program. The Lead Entity will oversee an annual process to budget administrative fees. Only costs associated with the management and administration of the HOME program may be charged against HOME administrative allocations. Program income generated by other member programs will not be included in the 10% calculation unless agreed upon by the respective Member(s).

- a. Administrative Shortfalls. Administrative shortfalls by the Lead Entity shall be addressed annually. Member cities shall agree to split such shortfalls equally. Members may agree to utilize the 10% administrative funds generated by their program income to use toward administrative shortfalls experienced by the Lead Entity.
- b. Negative Interest. In the event that negative interest occurs as a result of the action(s) of a particular Member, then that Member is fully responsible for reimbursing the Lead Entity; PROVIDED, however, that if negative interest occurs that is not directly related to a single Member's actions, then each Member shall equally share in the cost of the negative interest. Note that negative interest earnings cannot be claimed as an administrative cost and must be reimbursed

from non-federal funds.

#### **SECTION 8: AMENDMENTS**

Amendment to this Interlocal Agreement for the Tri-City HOME Consortium shall be in writing and by unanimous agreement of the Members. This includes an amendment to add new Consortium members. Members agree to jointly develop amendment language for approval by the legislative authority of each Member.

#### **SECTION 9: POSTING OF DOCUMENT**

Upon full execution of this Agreement and approval by HUD, this Agreement shall be posted on the Lead Entity's website for purposes of meeting the recording requirements of Ch. 39.34 RCW, the Interlocal Cooperation Act. Although a Member may choose to record this Agreement, recording with the Benton County Auditor's Office or Franklin County Auditor's Office is not required and in no way affects the validity of this Agreement or any amendments thereto.

#### **SECTION 10: NO SEPARATE LEGAL ENTITY**

No separate legal entity is created by execution of this Interlocal Agreement. Title to real property, if applicable, will be held in the name of the respective Member jurisdiction or the name of the Lead Entity.

*[Signature Page to Follow]*

**THE TRI-CITIES HOME CONSORTIUM**

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Marie E. Mosley  
City Manager, Kennewick

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Date

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Dave Zabell  
City Manager, Pasco

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Date

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Jon Amundson, ICMA-CM  
Interim City Manager, Richland

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Date

Approved as to form:

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Heather Kintzley, City Attorney  
City of Richland

---

Lisa Beaton, City Attorney  
City of Kennewick

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Eric Ferguson, City Attorney  
City of Pasco

# Council Agenda Coversheet



Agenda Item Number	3.f.	Council Date	06/01/2021
Agenda Item Type	Contract/Agreement/Lease		
Subject	BI-PIN Restated Interlocal Agreement		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Management Services		

Consent Agenda	<input checked="" type="checkbox"/>
Ordinance/Reso	<input type="checkbox"/>
Public Mtg / Hrg	<input type="checkbox"/>
Other	<input type="checkbox"/>
Quasi-Judicial	<input type="checkbox"/>

## Recommendation

Staff recommends that Council authorize the City Manager to sign the Third BI-PIN Restated Interlocal Cooperation Agreement between the Counties of Benton & Franklin and the Cities of Connell, Kennewick, Pasco, Richland, West Richland, & Prosser.

## Motion for Consideration

I move to authorize the City Manager to sign the Third BI-PIN Restated Interlocal Cooperation Agreement between the Counties of Benton & Franklin and the Cities of Connell, Kennewick, Pasco, Richland, West Richland, and Prosser.

## Summary

BI-PIN has been working on replacing the Records Management/Jail Management Software System. The licensing and metrics available with this new platform require changes to cost allocations are done with member agencies. The BI-PIN Executive Committee has also approved some modifications to the voting rights of member agencies to make it more consistent with the BCES Interlocal Agreement. Below is a summary of the major modifications:

- Language regarding per license allocations was removed. The new environment is licensed enterprise-wide rather than named licenses per member agency.
- Cost allocations will be done based on case numbers for law agencies and jail bookings for jail agencies. Base fee for each member agency was increased to reflect the increased maintenance costs associated with the expansion of the overall environment.
- Ownership interests in the BI-PIN environment was modified from a per license valuation to a shared interest by all member agencies in proportion to a 3-year rolling average allocation of each party's contributions. The allocation between law & jail agencies was changed from 40/60 split to 50/50 to reflect current usage of the overall environment.
- Voting language was moved from Section 2.1 to 5.4 to consolidate in a single location. All five Charter Agencies are authorized to cast two votes each and all other member agencies are authorized to cast one vote each. The five charter agencies are Benton County, Franklin County, Kennewick, Pasco and Richland.
- Term of the Agreement changed from 1-yr successive periods to 5-year periods.

## Alternatives

None Recommended

## Fiscal Impact

N/A.

Through	
Dept Head Approval	Christina Palmer May 24, 21:03:49 GMT-0700 2021
City Mgr Approval	Marie Mosley May 27, 18:48:03 GMT-0700 2021

Attachments:

Proposed Interlocal Amendment Proposed Interlocal Amendment_REDLINE
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Recording Required?

After Recording Return to:  
Kennewick City Clerk  
P.O. Box 6108  
Kennewick, WA 99336

THIRD RESTATED INTERLOCAL COOPERATION  
AGREEMENT BETWEEN  
THE COUNTIES OF BENTON AND FRANKLIN AND  
THE CITIES OF CONNELL, KENNEWICK, PASCO,  
RICHLAND, WEST RICHLAND AND PROSSER  
(POLICE INFORMATION NETWORK)

WHEREAS, the Interlocal Cooperation Act codified in RCW 39.34 allows public agencies to exercise their powers jointly, thereby maximizing their ability to provide services and facilities which will best fulfill the needs of the community as a whole; and

WHEREAS, the joint exercise of a regional criminal justice record and information system promotes the deterrence and solution of criminal incidents by providing increased access to local incident and warrant information, reducing the need for redundant data entry, improving the protection of criminal files against loss or destruction, and increasing the responsiveness of the respective law enforcement agencies through crime analysis and investigative support functions; and

WHEREAS, the counties of Benton and Franklin, along with the cities of Kennewick, Pasco, and Richland first entered into an Interlocal Agreement in 1982 which created the BiCounty Police Information Network ("BI-PIN"); and

WHEREAS, the original BI-PIN Interlocal was amended in 1988, 1992, 1995, and 2003; and restated in 2009.

WHEREAS, the restated BI-PIN Interlocal was restated again in 2011 and amended in 2012; and

WHEREAS, the Counties of Benton and Franklin and the Cities of Connell, Kennewick, Pasco, Richland, West Richland, and Prosser, through their respective law enforcement departments, desire to jointly utilize an expanded law enforcement records management system to be operated by the Kennewick Information Technology Division; and

WHEREAS, therefore the parties wish to rescind the existing BI-PIN Interlocal and enter into this second restated agreement to clearly set forth existing and future obligations and objectives of the parties hereto, and to account for possible new members and the obligations that would apply to new members;

NOW THEREFORE BE IT AGREED, in accordance with the provisions of RCW 39.34.030:

**Section 1 — Formation and Purpose of BI-PIN.** The Counties of Benton and Franklin and the Cities of Connell, Kennewick, Pasco, Richland, West Richland and Prosser hereby establish the BiCounty Police Information Network ("BI-PIN"). Benton County, Franklin County, Kennewick, Pasco and Richland are the five charter agencies ("Charter Agencies") that have enhanced voting rights as set forth in this agreement. In order to assist the participating police and sheriff's departments in the deterrence and solution of criminal incidents, and in recognition of the high cost of technology and operation of information systems, the participating members are entering into this Interlocal agreement to continue to jointly utilize a common law enforcement and jail records management system for the following purposes:

- Increase access to local incident and want/warrant information.
- Enhance the sharing of information among the criminal justice agencies.
- Improve availability of operational and management information.
- Provide for increased responsiveness to crime analysis and investigative support functions.
- Reduce the need for redundant data entry and duplicate data files.
- Provide for improved protection against loss or destruction of criminal information files.

**Section 2 — Organization of BI-PIN.** In order to provide for the on-going administration of BI-PIN, the following organizational structure is adopted for the organization:

**2.1 Executive Committee.** The Executive Committee is composed of the City Managers, City Administrators, and County Administrators or their designee, as appropriate, from each of the member agencies and each shall be a voting member. A liaison from the Bi-County Police Chiefs and Sheriffs and from Benton County Emergency Services shall be ex officio, non-voting members.

A chairman shall be elected by the Executive Committee and will serve a five-year term with no limit as to the number of consecutive five-year terms that may be served. The Executive Committee will meet at least quarterly or more often as required. The committee will keep minutes of its meetings, and copies of these minutes shall go to all members of the committee.

It is the responsibility of the Executive Committee to set policies regarding all aspects of BI-PIN activities, approve contracts which shall be signed by the chairman, review the cost sharing methodology set forth in Section 5.3 annually as part of the budget, approve the proposed annual budget and work program, set the cost recovery for new BI-PIN members, and make final decisions on adoption of software applications and minimum hardware requirements for systems that are owned or operated by BI-PIN, or for systems owned by parties to this agreement that interface with BI-PIN.

**2.2 Technical Committee.** The technical committee is composed of the Information Systems Manager (or equivalent position) of each of the BI-PIN member agencies and Benton County Emergency

Services. The Operating Jurisdiction's IT Manager will chair the Technical Committee. The Technical Committee will provide recommendations through the Operating Jurisdiction to the Executive Committee on technical decisions that affect the BI-PIN system. The Technical Committee will meet on an as-needed basis.

**2.3 BI-PIN User Change Control Board.** The BI-PIN User Change Control Board shall be comprised of representatives of each law enforcement agency from member jurisdictions and a representative from Benton County Emergency Services. This Board shall be responsible for evaluating proposed system changes, recommending software development priorities, actively participating in system selection activities to procure the most appropriate system to meet their respective requirements, and resolving any operational problems to ensure successful joint operation of the system. The IT Manager or delegate of the Operating Jurisdiction shall chair this board.

**Section 3 — Operational Responsibility.** The City of Kennewick shall be designated the BI-PIN Operating Jurisdiction. The Operating Jurisdiction is solely and completely responsible for operating BI-PIN. The rules, regulations and ordinances of the Operating Jurisdiction, unless otherwise specifically provided for, apply to BI-PIN at all times. Employees supporting BI-PIN are employees of the Operating Jurisdiction. Support personnel for the BI-PIN system software shall be dedicated to the support of the BI-PIN system and any and all costs associated with those employees shall be borne by BI-PIN as a whole. The Operating Jurisdiction will provide all necessary support services for the operation of BI-PIN such as executing contracts on behalf of BI-PIN as approved by the Executive Committee, accounting, legal services, risk management and information technology services. The Operating Jurisdiction is entitled to collect an overhead rate for the performance of its duties, the cost of which shall be included in the BI-PIN Operating Budget. The parties to this Interlocal Agreement acknowledge that by entering into this agreement they authorize the Operating Jurisdiction and BI-PIN, acting through the Executive Committee, to execute a separate Agreement defining the services and responsibilities of both parties.

**Section 4 — Ownership of Assets.** Ownership interests in property, equipment, or funds acquired by or through BI-PIN shall be shared by all member agencies in proportion to a 3-yr rolling average percentage allocation of each party's contributions.

BI-PIN is responsible for maintenance and upgrades for their software modules & supporting environment. BI-PIN is not responsible for the maintenance and upgrade of BCES or any specific agency owned modules or interfaces.

**Section 5 — Participation in BI-PIN.** Recognizing that BI-PIN member agencies benefit from the participation of all local jurisdictions, BI-PIN wants to promote and encourage inclusion of all agencies interested in joining BI-PIN. To facilitate this effort, BI-PIN has adopted the following policies regarding joining and membership of additional local agencies in the BI-PIN local governmental agency:

**5.1 Adding Members by Addendum.** When the BI-PIN Executive Committee decides by majority vote to grant membership to a new jurisdiction, the new member agency shall become a member of BI-PIN upon satisfaction of the buy-in and software/infrastructure obligations, and upon execution of an

addendum to this agreement signed by the Executive Committee Chair and the Mayor or Chairperson of the joining jurisdiction.

### **5.2 Membership Buy-In.**

- Participation in BI-PIN by new member agencies will require a majority vote by the BIPIN Executive Committee.
- Buy-in of membership to the BI-PIN interlocal agency will be based on a per-capita fee. The fee will be set at \$3.52 per capita beginning in 2020 and inflated using the Seattle CPI-U factor to increase the per capita fee to reflect the time value of money for any future buy-ins.
- The BI-PIN Executive Committee will set minimum requirements for hardware and connectivity based on the recommendations of the Technical Committee. Any system that interfaces with the BI-PIN system will require Technical Committee review and appropriate recommendation to the Executive Committee for final approval.
- All hardware and connectivity costs associated with participation in BI-PIN will be born by the appropriate agency.

### **5.3 Operations Cost Sharing Formula.**

The formula for distribution of BI-PIN's operations costs will be distributed in the following method.

- The total amount to be allocated annually will be determined by taking total Expenditures less any outside Revenue sources. Outside Revenue sources include Non-Member Fees and Interest Earnings.
- Each member agency will be assessed an annual base fee of \$10,000. The base contributions will be deducted from the remaining budget amount to be allocated.
- The balance of the annual budget will be split 50/50 between law enforcement and jail management based on number of cases for law enforcement agencies and number of jail bookings for jail agencies.

**5.4 Voting power of member agencies.** All matters to be decided by the Executive Committee shall be determined by simple majority of votes cast by member agencies present after a quorum is called; provided, however, any vote shall also require approval of at least four of the five Charter Agencies. A quorum requires a simple majority of member agencies as well as 4 of the 5 Charter Agencies to be present. The five charter agencies are Benton County, Franklin County, Kennewick, Pasco and Richland. All five Charter Agencies are authorized to cast two votes each and all other member agencies are authorized to cast one vote each.

**Section 6 — Withdrawal (Replacement).** Any member agency may withdraw from this agreement and membership in BI-PIN by serving a notice of withdrawal upon all members of BI-PIN. This notice shall be given at least one year in advance of the date of withdrawal. Membership shall terminate on the last day of the calendar year. Upon withdrawal from membership, the member agency shall receive no further distribution of income proceeds and all software must be uninstalled by the withdrawing agency. The withdrawing member shall pay its pro-rata share of any outstanding obligations incurred up to the effective date of withdrawal under the formula outlined in section 5.3 of this agreement. The withdrawing member(s) shall be provided with all outstanding obligations within 45 days of the

effective date of withdrawal. Upon such receipt, the withdrawing member(s) shall pay all outstanding obligations within 45 days of receipt. The outstanding contribution(s) shall include all amounts due to BI-PN and any cost directly associated with the member's withdrawal.

**Section 7 — Termination of Agreement.** This agreement may be terminated upon a resolution to terminate this agreement. Such resolution shall require approval of at least four of the five Charter Agencies. Upon adoption of a resolution to terminate this agreement, the effective date of termination shall be determined by a simple majority of all votes cast. However, in no event shall the termination date be more than one hundred and eighty days (180) from the date of the resolution. After the effective date of termination, the activities of BI-PIN shall cease and no further business shall be conducted nor shall any financial obligations be incurred. In the event of termination of this agreement, each member agency shall be responsible for its pro-rata share of any remaining costs or penalties under the formula outlined in section 5.3 of this agreement. In the event of termination, BI-PIN shall immediately provide notice of termination to each known creditor and party in which BIPIN has a contractual relationship. All parties to this agreement shall be obligated to participate in the winding-up of BI-PIN-related activities which shall include: collection of any outstanding payables, the payment of any outstanding obligations, satisfaction of any and all contractual obligations, and the distribution of assets. To the extent legally permissible and upon written request, the Operating Jurisdiction shall provide a copy of any or all data belonging to BI-PIN to any requesting member agency on the most feasible medium in return for the actual cost of such copy. Any remaining assets owned by BI-PIN prior to termination will be distributed back to the member agencies based on their pro-rata share in BI-PIN as outlined in the cost allocation methodologies in the BIPIN Policies. In the event of termination, an existing member or members may negotiate for the acquisition of software, data, and other information specific to that member or member's jurisdiction to the extent permitted by the terms of any applicable software licensing agreements. Nothing shall prevent the parties from negotiating the release of software, data, or other information that is specific to one member.

**Section 8 — Security of Data.** Each member agency shall safeguard, by appropriate means, the confidentiality of the information contained in the BI-PIN system. Additionally, each member agency shall maintain network security that meets FBI and industry standards for any network that may interact with the Operating Jurisdiction's network.

Each member agency will protect access with specific sign-on controls and procedures as developed by the BI-PIN Technical Advisory Committee with the approval of the Executive Committee. The Operating Jurisdiction is responsible for maintaining the security of the BI-PIN network based on FBI and industry standards.

**Section 9 — Liability Coverage.** Each member agency shall be solely responsible for its own wrongful or negligent conduct. Each member agency promises to indemnify and hold harmless and release all other member agency from any loss, claim or liability arising from or out of the negligent tortious actions or inactions of its employees, officers and officials. Such liability shall be apportioned among the member agencies or other at-fault persons or entities in accordance with the laws of the State of Washington. Nothing herein shall be interpreted to:

1. Waive any defense arising out of RCW Title 51.
2. Limit the ability of a member agency to exercise any right, defense, or remedy which a member agency may have with respect to third parties or the employee(s) whose action or inaction gave

rise to loss, claim or liability, including, but not limited to, an assertion that the employee(s) acted beyond the scope of employment.

3. Cover or require indemnification or payment of any judgment against any individual or agency for intentionally wrongful conduct outside the scope of employment of any individual, or for judgment for punitive damages against any individual or agency. Payment of punitive damage awards, fines or sanctions shall be the sole responsibility of the individual against whom said judgment is rendered and/or his or her member agency employer, should that employer voluntarily elect to make said payment. This Agreement does not require indemnification of any punitive damage awards or for any order imposing fines or sanctions.

**Section 10 — Term of Agreement.** This agreement shall become effective upon the execution of this agreement by all the parties identified above. Once effective, this third restated agreement shall run to December 31, 2025 and shall continue thereafter for successive five year periods, unless a member requests a revision of the agreement by giving notice in writing to all other members at least 180 days before the expiration date of the agreement; such requested revision must be approved by each member agency as an amendment pursuant to section 12 below.

**Section 11 — Recordkeeping.** The Operating Jurisdiction shall be responsible for maintaining accurate records including accurate records of expenditures made during the year and the purpose they were made. On an annual basis, the Operating Jurisdiction shall provide the member agencies with an operating and financial report.

**Section 12 — Entire Agreement.** This agreement contains the entire agreement between the parties hereto and supersedes any and all prior written and/or oral agreements, including all prior BI-PIN Interlocal Agreements and amendments. This agreement may be altered or modified only in writing signed by the parties hereto.

IN WITNESS THEREOF, the parties have set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

*Signature pages to follow.*

THIRD RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN THE  
COUNTIES OF BENTON AND FRANKLIN AND THE CITIES OF CONNELL, KENNEWICK,  
PASCO, RICHLAND AND WEST RICHLAND AND PROSSER (POLICE INFORMATION  
NETWORK)

**SIGNATURE PAGE 1**

CITY OF KENNEWICK

---

Marie E. Mosley  
City Manager

ATTEST:

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Terri L. Wright  
City Clerk

APPROVED AS TO FORM:

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Lisa Beaton  
City Attorney

THIRD RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN THE  
COUNTIES OF BENTON AND FRANKLIN AND THE CITIES OF CONNELL, KENNEWICK,  
PASCO, RICHLAND AND WEST RICHLAND AND PROSSER (POLICE INFORMATION  
NETWORK)

**SIGNATURE PAGE 2**

CITY OF RICHLAND

---

Jon Amundson  
Interim City Manager

ATTEST:

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Jennifer Rogers  
City Clerk

APPROVED AS TO FORM:

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Heather Kintzley  
City Attorney

THIRD RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN THE  
COUNTIES OF BENTON AND FRANKLIN AND THE CITIES OF CONNELL, KENNEWICK,  
PASCO, RICHLAND AND WEST RICHLAND AND PROSSER (POLICE INFORMATION  
NETWORK)

**SIGNATURE PAGE 3**

CITY OF PASCO

---

David Zabell  
City Manager

ATTEST:

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Debra C. Barham  
City Clerk

APPROVED AS TO FORM:

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Kerr Ferguson Law, PLLC  
City Attorney

THIRD RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN THE  
COUNTIES OF BENTON AND FRANKLIN AND THE CITIES OF CONNELL, KENNEWICK,  
PASCO, RICHLAND AND WEST RICHLAND AND PROSSER (POLICE INFORMATION  
NETWORK)

**SIGNATURE PAGE 4**

COUNTY OF BENTON

---

Jerome Delvin  
Chairman

ATTEST:

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Cami McKenzie  
Clerk of the Board

APPROVED AS TO FORM:

---

Ryan K. Brown  
Deputy Prosecuting Attorney

THIRD RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN THE  
COUNTIES OF BENTON AND FRANKLIN AND THE CITIES OF CONNELL, KENNEWICK,  
PASCO, RICHLAND AND WEST RICHLAND AND PROSSER (POLICE INFORMATION  
NETWORK)

**SIGNATURE PAGE 5**

COUNTY OF FRANKLIN

---

Clint Didier  
Chairman

ATTEST:

---

Karin Milham  
Clerk of the Board

APPROVED AS TO FORM:

---

Jennifer Johnson  
Attorney

THIRD RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN THE  
COUNTIES OF BENTON AND FRANKLIN AND THE CITIES OF CONNELL, KENNEWICK,  
PASCO, RICHLAND AND WEST RICHLAND AND PROSSER (POLICE INFORMATION  
NETWORK)

**SIGNATURE PAGE 6**

CITY OF CONNELL

---

Lee Barrow  
Mayor

ATTEST:

---

Marissa Ortiz  
City Clerk

APPROVED AS TO FORM:

---

Dan Hultgren  
City Attorney

THIRD RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN THE  
COUNTIES OF BENTON AND FRANKLIN AND THE CITIES OF CONNELL, KENNEWICK,  
PASCO, RICHLAND AND WEST RICHLAND AND PROSSER (POLICE INFORMATION  
NETWORK)

**SIGNATURE PAGE 7**

CITY OF PROSSER

---

Randy Taylor  
Mayor

ATTEST:

---

Rachel Shaw  
City Clerk

APPROVED AS TO FORM:

---

Howard Saxton  
City Attorney

THIRD RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN THE  
COUNTIES OF BENTON AND FRANKLIN AND THE CITIES OF CONNELL, KENNEWICK,  
PASCO, RICHLAND AND WEST RICHLAND AND PROSSER (POLICE INFORMATION  
NETWORK)

**SIGNATURE PAGE 8**

CITY OF WEST RICHLAND

---

Brent Gerry  
Mayor

ATTEST:

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Stephanie Haug  
City Clerk

APPROVED AS TO FORM:

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Bronson J. Brown  
City Attorney

After Recording Return to:  
Kennewick City Clerk  
P.O. Box 6108  
Kennewick, WA 99336

THIRD RESTATED INTERLOCAL COOPERATION  
AGREEMENT BETWEEN  
THE COUNTIES OF BENTON AND FRANKLIN AND  
THE CITIES OF CONNELL, KENNEWICK, PASCO,  
RICHLAND ~~AND~~ WEST RICHLAND AND PROSSER  
(POLICE INFORMATION NETWORK)

WHEREAS, the Interlocal Cooperation Act codified in RCW 39.34 allows public agencies to exercise their powers jointly, thereby maximizing their ability to provide services and facilities which will best fulfill the needs of the community as a whole; and

WHEREAS, the joint exercise of a regional criminal justice record and information system promotes the deterrence and solution of criminal incidents by providing increased access to local incident and warrant information, reducing the need for redundant data entry, improving the protection of criminal files against loss or destruction, and increasing the responsiveness of the respective law enforcement agencies through crime analysis and investigative support functions; and

WHEREAS, the counties of Benton and Franklin, along with the cities of Kennewick, Pasco, and Richland first entered into an Interlocal Agreement in 1982 which created the BiCounty Police Information Network ("BI-PIN"); and

WHEREAS, the original BI-PIN Interlocal was amended in 1988, 1992, 1995, and 2003; and restated in 2009.

WHEREAS, the ~~original~~ restated BI-PIN Inter-local was restated again in ~~2011~~ 2009 and amended in 2012; and

WHEREAS, the Counties of Benton and Franklin and the Cities of Connell, Kennewick, Pasco, Richland, ~~and~~ West Richland, and Prosser, through their respective law enforcement departments, desire to jointly utilize an expanded law enforcement records management system to be operated by the Kennewick Information ~~Systems~~ Technology Division; and

[BI-PIN Interlocal](#)

~~WHEREAS, the original members therefore are agreeable to the addition of the city of West Richland to the BI-PIN Interlocal, and~~

WHEREAS, therefore the parties wish to rescind the existing BI-PIN Interlocal and enter into this ~~amended and~~second restated agreement to clearly set forth existing and future obligations and objectives of the parties hereto, and to account for possible new members and the obligations that would apply to new members;

NOW THEREFORE BE IT AGREED, in accordance with the provisions of RCW 39.34.030~~(c)~~:

**Section 1 — Formation and Purpose of BI-PIN.** The Counties of Benton and Franklin and the Cities of Connell, Kennewick, Pasco, Richland, ~~and~~ West Richland ~~and~~ Prosser hereby establish the BiCounty Police Information Network ("BI-PIN"). Benton County, Franklin County, Kennewick, Pasco and Richland are the five charter agencies ("Charter Agencies") that have enhanced voting rights as set forth in this agreement. In order to assist the participating police and sheriff's departments in the deterrence and solution of criminal incidents, and in recognition of the high cost of technology and operation of information systems, the participating members are entering into this Interlocal agreement to continue to a-jointly utilize a common law enforcement and jail records management system undertaking for the following purposes:

- Increase access to local incident and want/warrant information.
- Enhance the sharing of information among the criminal justice agencies.
- Improve availability of operational and management information.
- Provide for increased responsiveness to crime analysis and investigative support functions.
- Reduce the need for redundant data entry and duplicate data files.
- Provide for improved protection against loss or destruction of criminal information files.

**Section 2 — Organization of BI-PIN.** In order to provide for the on-going administration of BI-PIN, the following organizational structure is adopted for the organization:

**2.1 Executive Committee.** The Executive Committee is composed of the City Managers, City Administrators, and County Administrators or their designee~~or a member from the Boards of County Commissioners,~~ as appropriate, from each of the member agencies ~~or their designee,~~ and each shall be a voting member. A liaison from the Bi-County Police Chiefs and Sheriffs and from ~~each dispatch agency~~ (Benton County Emergency Services ~~and Franklin County Dispatch~~) shall be ex officio, non-voting members.

A chairman shall be elected by the Executive Committee and will serve a ~~one~~five-year term with no limit as to the number of consecutive five-year terms that may be served. The ~~executive~~Executive ~~committee~~Committee will meet at least quarterly or more often as required. The committee will keep minutes of its meetings, and copies of these minutes shall go to all members of the committee.

It is the responsibility of the Executive Committee to set policies regarding all aspects of BI-PIN activities, approve contracts which shall be signed by the chairman, review the cost sharing methodology set forth in from Section 5.3 annually as part of the budget, approve the proposed annual budget and work program, set the cost recovery for new BI-PIN members, and make final decisions on adoption of software applications and minimum hardware requirements for systems that are owned or operated by BI-PIN, or for systems owned by parties to this agreement that interface with BI-PIN. ~~Approvals shall require a majority vote of the Executive Committee members present after a quorum is called. A quorum requires a simple majority of member agencies as well as 4 of the 5 charter agencies to be present. All 5 charter agencies will cast two votes each and all other member agencies will cast one vote each. The adoption of the budget and any amendment to the budget or All policy issues decisions will require approval of at least four of the five charter agencies as described in section 5.3-4 below.~~

**2.2 Technical Committee.** The technical committee is composed of the Information Systems ~~manager~~ Manager (or equivalent position) of each of the BI-PIN member agencies and Benton County Emergency Services. ~~As the~~ The Operating Jurisdiction's ~~Kennewick's IS-IT manager~~ Manager will chair the Technical Committee. The Technical Committee will provide recommendations through the ~~operating~~ Operating jurisdiction ~~Jurisdiction~~ to the Executive Committee on technical decisions that affect the BI-PIN system. The Technical Committee will meet on an as-needed basis.

**2.3 BI-PIN User ~~Committee~~Change Control Board.** The BI-PIN User ~~Committee~~ Change Control Board shall be comprised of representatives of each law enforcement agency from member jurisdictions and a representative from ~~each dispatch center~~ (Benton County Emergency Services ~~and Franklin County Dispatch~~). This ~~committee~~ Board shall be responsible for evaluating proposed system changes, recommending software development priorities, actively participating in system selection activities to procure the most appropriate system to meet their respective requirements, and resolving any operational problems to ensure successful joint operation of the system. The IT Manager or delegate of the Operating Jurisdiction ~~BI-PIN analyst~~ shall chair this ~~committee~~ board.

**Section 3 — Operational Responsibility.** The City of Kennewick shall be designated the BI-PIN Operating Jurisdiction. The Operating Jurisdiction is solely and completely responsible for operating BI-PIN. The rules, regulations and ordinances of the Operating Jurisdiction, unless otherwise specifically provided for, apply to BI-PIN at all times. Employees supporting BI-PIN are employees of the Operating Jurisdiction. Support personnel for the BI-PIN system software shall be dedicated to the support of the BI-PIN system and any and all costs associated with those employees shall be borne by BI-PIN as a whole. The Operating Jurisdiction will provide all necessary support services for the operation of BI-PIN such as executing contracts on behalf of BI-PIN as approved by the Executive Committee, accounting, legal services, risk management and information technology services. The Operating Jurisdiction is entitled to collect an overhead rate for the performance of its duties, the cost of which shall be included in the BI-PIN Operating Budget. The parties to this Interlocal Agreement acknowledge that by entering into this agreement they authorize the Operating Jurisdiction and BI-PIN, acting through the Executive Committee, shall to execute a separate Agreement defining the services and responsibilities of both parties. The Operating Jurisdiction will be the City of Kennewick, and through its Information Systems Division, it will be responsible for the operation of the BI-PIN system. The manager of the Operating Jurisdiction's Information Systems Division shall have day-to-day supervision and control over operation of the BI-PIN system; subject, however, to the policies set by the Executive Committee and subject to the terms and conditions of this joint agreement.

**Section 4 — Ownership of ~~Software Modules~~Assets.** Ownership interests in property, equipment, or funds acquired by or through BI-PIN shall be shared by all member agencies in proportion to a 3-yr rolling average percentage allocation of each party's contributions. ~~of all software licenses acquired from Intergraph are distributed between BI PIN, Benton County Emergency Services (BCES), and Franklin County Dispatch based on the actual licenses purchased. Appendix B lists the original license distribution. As new licenses are acquired, they will be distributed as determined by the BI-PIN Executive Committee.~~

BI-PIN is responsible for maintenance and upgrades for their software modules & supporting environment. BI-PIN is not responsible for the maintenance and upgrade of BCES or any specific agency and Franklin County Dispatch owned modules or interfaces. ~~The costs and maintenance of these licenses are addressed in Section 5 of this agreement.~~

**Section 5 — Participation in BI-PIN.** ~~The parties agree that the city of West Richland, pursuant to the terms of this agreement, shall become a member agency of BI-PIN. The City of West Richland agrees to pay a membership buy in payment of \$32,937.00 to BI-PIN. In addition to the buy in payment, West Richland may be required to purchase any additional software licenses required due to participation in BI-PIN. All hardware and connectivity costs associated with participation in will be borne by West Richland. The BI-PN Executive Committee will set minimum requirements for all BI-PIN members for hardware and connectivity based on the recommendations of the Technical Committee. Any system that interfaces with the BI-PIN system will require Technical Committee review and appropriate recommendation to the Executive Committee for final approval.~~

Recognizing that BI-PIN member agencies benefit from the participation of all local jurisdictions, BI-PIN wants to promote and encourage inclusion of all agencies interested in joining BI-PIN. To facilitate this effort, BI-PIN has adopted the following policies regarding joining and membership of additional local agencies in the BI-PIN local governmental agency:

**5.1 Adding Members by Addendum.** When the BI-PIN Executive Committee decides by majority vote to grant membership to a new jurisdiction, the new member agency shall become a member of BI-PIN upon satisfaction of the buy-in and software/infrastructure obligations, and upon execution of an addendum to this agreement signed by the Executive Committee Chair and the Mayor or Chairperson of the joining jurisdiction.

#### **5.2 Membership Buy-In.**

- Participation in BI-PIN by new member agencies will require a majority vote by the BIPIN Executive Committee.
- Buy-in of membership to the BI-PIN interlocal agency will be based on a per-capita fee. The fee will be set at \$2,403.52 per capita beginning in 2003-2020 and inflated using the Seattle CPI-U factor to increase the per capita fee to reflect the time value of money for any future buy-ins.
- ~~BI-PIN as a whole will maintain sufficient licenses from Intergraph Public Safety (IPS) for the LEAD products the agency will use. The final decision on the number of licenses allocated~~

~~will be determined by BI-PIN. The licenses allocated to each agency will be reevaluated on a yearly basis.~~

- ~~• On-going maintenance fees for the IPS system will be distributed based on licenses allocated to each agency.~~
- The BI-PIN Executive Committee will set minimum requirements for hardware and connectivity based on the recommendations of the Technical Committee. Any system that interfaces with the BI-PIN system will require Technical Committee review and appropriate recommendation to the Executive Committee for final approval.
- All hardware and connectivity costs associated with participation in BI-PIN will be born by the appropriate agency.

### **5.3 Operations Cost Sharing Formula.**

The formula for distribution of BI-PIN's operations costs will be distributed in the following method.

- ~~• The total amount to be allocated annually will be determined by taking total Expenditures less any outside Revenue sources. Outside Revenue sources include Non-Member Fees and Interest Earnings.~~
- ~~• Each member agency will be assessed an annual base fee of \$10,000 in an amount determined by the Executive Committee annually during the budget process. The base contributions will be deducted from the remaining budget amount to be allocated distributed.~~
- ~~• The balance of the annual budget will be split 50/50 between law enforcement and jail management based on number of cases for law enforcement agencies and number of jail bookings for jail agencies.~~
  
- ~~• After adoption of the budget, all anticipated outside revenue will be deducted from the budget amount.~~
- ~~• Each member agency will be assessed a \$5,000 base fee. The \$5,000 agency base contributions will be deducted from the remaining budget amount to be distributed.~~
- ~~• The budget will be split 40/60 between law enforcement and jail management.
  - ~~○ 40% of the law enforcement and jail management budgets to be distributed will be assessed to each agency based on percentage of population.~~
  - ~~○ 60% of the law enforcement and jail management budgets to be distributed will be assessed to each agency based on percentage of licenses.~~~~

**5.4 Voting power of member agencies.** All matters to be decided by the Executive Committee shall be determined by simple majority of votes cast by member agencies ~~as outlined in section 2~~ present after a quorum is called; provided, however, any ~~budget or policy issue~~ vote shall also require approval of at least four of the five ~~Charter Agencies~~ charter agencies. A quorum requires a simple majority of member agencies as well as 4 of the 5 Charter Agencies to be present. The five charter agencies are Benton County, Franklin County, Kennewick, Pasco and Richland. All 5 Charter Agencies are authorized to cast two votes each and all other member agencies are authorized to cast one vote each.

**Section 6 — BI-PIN Software — A Single Vendor Solution** In an effort to facilitate the effectiveness of public safety services within the BI-PIN member agency jurisdictions, the charter agencies decided in 2003 to move to a single vendor solution for law enforcement records management (RMS), jail management (JMS) and computer-aided dispatch (CAD). The chosen vendor to provide that software solution was Intergraph Public Safety (IPS). A single vendor solution minimizes the need for interfaces that have the potential to be difficult to maintain and facilitates the ease of sharing information electronically between jurisdictions. Therefore, parties agree to the following policy and guidelines:

### **6.1 Intergraph Public Safety Licenses.**

- Licenses for VCAD, the IPS computer-aided dispatch software, are purchased on a "per-seat" basis. Franklin County and BCES will retain ownership of licenses already purchased and any subsequent licenses purchased for their dispatch centers. Each dispatch center (Benton County Emergency Services and Franklin County), owns the software and licenses associated with their respective installation.
- Licenses purchased on a concurrent basis, I/Leads Records Management System (RMS), and Jail Management System (JMS), are the property of BI-PIN as a whole. Licenses are assigned to agencies based on the needs analysis conducted previously by BI-PIN. See Appendix A.

The licenses used by each agency will be evaluated on a yearly basis and each agency's percentage of use will be adjusted accordingly. In the event additional licenses are required, they will be purchased by BI-PIN and the expenditure will be included in the budget to be allocated by the BI-PIN cost distribution formula. If an agency underutilizes their allocated licenses, the additional maintenance of the unused licenses will be spread across all of the agencies. Each agency's percentage of licenses used will be calculated based on the number of licenses used by the agency divided by the total used (i.e. BI-PIN owns 185 but only 150 are used. Agency A uses 42. Agency A's usage percentage would be 42/150 or 28%.) Appendix A illustrates a hypothetical distribution of underutilized licenses.

The I/LEADS base product and hardware required in the server room (i.e. servers, racks, BI-PIN routers, etc) are the property of BI-PIN as a whole.

### **6.2 Third-Party Software.**

- BI-PIN member agencies adopt IPS as their software provider for RMS, JMS and CAD functions.
- Third-party software will not be used by member agencies for any function that touches the BI-PIN system and can be provided by IPS products unless the BI-PIN Executive Committee adopts it as a standard. The RMS and JMS functions of the system provided by the IPS I/LEADS product includes the following modules:

### **6.3 Police Records Management System (RMS).**

Calls for service	Vehicles
Incident	Accident
Case Management	Tow Impound
Known Offender	Field Contact

Arrests/Charges

Citations

Pawnshop

Property and Evidence

Warrants

Alarm Permits

**6.4 Jail Management System (JMS).**

Booking

Arrest/Charges

Classification

Mug Shot Capture

Property/Personal & Jail Issue

Housing

Jail Billing

DUI

Gang Tracking

Affidavits

Concealed Weapon Licenses

Mug Shots

Automated Field Reporting (AFR)

Scheduled Events

Visitation

Sentencing

Medical

Jail Incidents

Work Release

In House Commissary/Cash Accounts

- ~~Third party software solutions for a function not available from IPS or that have been recommended by a member agency will be presented to the BI-PIN technical committee for evaluation on an item by item basis. The Executive Committee will decide on adoption of third party software as a BI-PIN standard based on the recommendation of the BI-PIN technical committee. The technical committee's recommendation will be based on the benefits of the third party software to the BI-PIN member agencies as a whole.~~
- ~~All costs for implementation, interfaces, and support associated with the use of third party software not adopted as a BI-PIN standard will be borne by the agency implementing the third party software. This applies to costs and support both during implementation and on-going. BI-PIN will not support third party software or related interfaces not adopted as a BI-PIN standard.~~

**Section 7-6 — Withdrawal (Replacement).** Any member agency may withdraw from this agreement and membership in BI-PIN by serving a notice of withdrawal upon all members of BI-PIN. This notice shall be given at least one year in advance of the date of withdrawal. Membership shall terminate on the last day of the calendar year. Upon withdrawal from membership, the member agency shall receive no further distribution of income proceeds and all. ~~All software must be uninstalled and all licenses collectively owned under this agreement must be returned~~ by the withdrawing agency ~~to the pool described in Section 5 and Section 6 of this agreement~~. The withdrawing member shall pay its pro-rata share of any outstanding obligations incurred up to the effective date of withdrawal under the formula outlined in section 5.3 of this agreement. The withdrawing member(s) shall be provided with all outstanding obligations within 45 days of the effective date of withdrawal. Upon such receipt, the withdrawing member(s) shall pay all outstanding obligations within 45 days of receipt. The outstanding contribution(s) shall include all amounts due to BI-PIN and any cost directly associated with the member's withdrawal.

**Section 8-7 — Termination of Agreement.** This agreement may be terminated upon a resolution to terminate this agreement. Such resolution shall ~~pass upon receipt of at least two thirds of all votes cast by the members of the Executive Committee~~ require approval of at least four of the five Charter Agencies. Upon adoption of a resolution to terminate this agreement, the effective date of termination shall be determined by a simple majority of all votes cast. However, in no event shall the termination

date be more than one hundred and eighty days (180) from the date of the resolution. After the effective date of termination, the activities of BI-PIN shall cease and no further business shall be conducted nor ~~shall~~ any financial obligations ~~shall~~ be incurred. In the event of termination of this agreement, each member agency shall be responsible for its pro-rata share of any remaining costs or penalties under the formula outlined in ~~section 5.3 of this agreement~~~~the cost allocation methodologies in the BIPIN Policies~~~~section 5.3 of this agreement~~. In the event of termination, BI-PIN shall immediately provide notice of termination to each known creditor and party in which BIPIN has a contractual relationship. All parties to this agreement shall be obligated to participate in the winding-up of BI-PIN-related activities which shall include: collection of any outstanding payables, the payment of any outstanding obligations, satisfaction of any and all contractual obligations, and the distribution of assets. To the extent legally permissible and upon written request, the Operating Jurisdiction shall provide a copy of any or all data belonging to BI-PIN to ~~the any~~ requesting member agency on the most feasible medium in return for the actual cost of such copy. Any remaining assets owned by BI-PIN prior to termination will be distributed back to the member agencies based on their pro-rata share in BI-PIN as outlined in ~~section 5 of this agreement~~~~the cost allocation methodologies in the BIPIN Policies~~. In the event of termination, an existing member or members may negotiate for the acquisition of software, data, and other information specific to that member or member's jurisdiction to the extent permitted by the terms of any applicable software licensing agreements. Nothing shall prevent the parties from negotiating the release of software, data, or other ~~inf01mation~~~~information~~ that is specific to one member.

**Section 9-8 — Security of Data.** Each member agency shall safeguard, by appropriate means, the confidentiality of the information contained in the BI-PIN system. Additionally, each member agency shall maintain network security that meets FBI and industry standards for any network that may interact with the Operating Jurisdiction's network.

Each member agency will protect access with specific sign-on controls and procedures as developed by the BI-PIN Technical Advisory Committee with the approval of the Executive Committee. The Operating Jurisdiction is responsible for maintaining the security of the BI-PIN network based on FBI and industry standards.

**Section 10-9 — Liability Coverage.** ~~The member agencies shall jointly secure a good and sufficient liability insurance policy indemnifying and naming all agencies as additional insureds and covering the agencies for any damage to hardware or software or misuse or loss of information in the system. The Operating Jurisdiction shall assume all risk of injury or damages to hardware or software on its premises caused by its employees or any invitee or person on the premises with the consent of the Operating Jurisdiction and shall hold harmless, indemnify and defend the participating BI-PIN agencies from any loss or claim for damages of any nature whatsoever arising out of the performance of the BI-PIN interlocal agreement. The insurance shall be paid on a pro rata basis based upon the budget allocation formula in Section 5 of this agreement. Each agency shall waive the right of subrogation against the other party by reason of loss or damage incurred under the casualty losses covered by the insurance. Notwithstanding anything to the contrary within this paragraph, the agencies' collective obligation to carry the insurance provided for herein may be brought within the coverage of a so-called blanket policy or policies of insurance carried and maintained by any individual agency provided that all other agencies' interests and rights will not be reduced or diminished by reason of the use of such blanket policy of insurance. Each member agency party shall be solely responsible for its own wrongful or negligent conduct. Each member agency party promises to indemnify and hold harmless and release all other member agency Parties from any loss, claim or liability arising from or out of the negligent~~

tortious actions or inactions of its employees, officers and officials. Such liability shall be apportioned among the member agenciesParties or other at-fault persons or entities in accordance with the laws of the State of Washington. Nothing herein shall be interpreted to:

1. Waive any defense arising out of RCW Title 51.
2. Limit the ability of a member agencyParty to exercise any right, defense, or remedy which a member agencyParty may have with respect to third parties or the employee(s) whose action or inaction gave rise to loss, claim or liability, including, but not limited to, an assertion that the employee(s) acted beyond the scope of employment.
- 4.3. Cover or require indemnification or payment of any judgment against any individual or agency for intentionally wrongful conduct outside the scope of employment of any individual, or for judgment for punitive damages against any individual or agency. Payment of punitive damage awards, fines or sanctions shall be the sole responsibility of the individual against whom said judgment is rendered and/or his or her member agency employer, should that employer voluntarily elect to make said payment. This Agreement does not require indemnification of any punitive damage awards or for any order imposing fines or sanctions.

**Section ~~11-10~~ — Term of Agreement.** This agreement shall become effective upon the execution of this agreement by all the parties identified above. Once effective, this ~~amended and second~~ restated agreement shall run to December 31, ~~2011-2025~~ and shall continue thereafter for successive ~~one-five~~ year periods, unless a member ~~in writing~~ requests a revision of the agreement by giving notice in writing to all other members at least ~~90-180~~ days before the expiration date of the agreement; such requested revision must be approved by each member agency as an amendment pursuant to section 12 belowthe Executive Committee.

**Section ~~12-11~~ — Recordkeeping.** The Operating Jurisdiction shall be responsible for maintaining accurate records. ~~The Operating Jurisdiction shall also maintain including~~ accurate records of expenditures made during the year and ~~for what purpose~~the purpose they were made. On an annual basis, the Operating Jurisdiction shall provide the member agencies with an operating and financial report.

**Section ~~13-12~~ — Entire Agreement.** This agreement contains the entire agreement between the parties hereto and supersedes any and all prior written and/or oral agreements, including all prior BI-PIN Interlocal Agreements and amendments. This agreement may be altered or modified only in writing signed by the parties hereto.~~This Agreement shall govern oversupersede the terms and conditions of any prior BI-PIN Interlocal Agreement, as amended, between the parties and such prior agreements are hereby made null and void.~~

IN WITNESS THEREOF, the parties have set their hands this \_\_\_\_\_ day of \_\_\_\_\_, ~~2011~~2021.

Signature pages to follow.

THIRD RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN THE  
COUNTIES OF BENTON AND FRANKLIN AND THE CITIES OF CONNELL, KENNEWICK,  
PASCO, RICHLAND AND WEST RICHLAND AND PROSSER (POLICE INFORMATION  
NETWORK)

**SIGNATURE PAGE 1**

CITY OF KENNEWICK

\_\_\_\_\_  
Marie Mosley  
City Manager

ATTEST:

\_\_\_\_\_  
Terri L. Wright  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Lisa Beaton  
City Attorney

THIRD RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN THE  
COUNTIES OF BENTON AND FRANKLIN AND THE CITIES OF CONNELL, KENNEWICK,  
PASCO, RICHLAND AND WEST RICHLAND AND PROSSER (POLICE INFORMATION  
NETWORK)

**SIGNATURE PAGE 2**

CITY OF RICHLAND

\_\_\_\_\_  
Jon Amundson  
Interim City Manager

ATTEST:

\_\_\_\_\_  
Jennifer Rogers  
City Clerk

APPROVED AS TO FORM:

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

THIRD RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN THE  
COUNTIES OF BENTON AND FRANKLIN AND THE CITIES OF CONNELL, KENNEWICK,  
PASCO, RICHLAND AND WEST RICHLAND AND PROSSER (POLICE INFORMATION  
NETWORK)

**SIGNATURE PAGE 3**

CITY OF PASCO

\_\_\_\_\_  
Dave Zabell  
City Manager

ATTEST:

\_\_\_\_\_  
Debra C. Barham  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Kerr Ferguson Law, PLLC  
City Attorney

THIRD RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN THE  
COUNTIES OF BENTON AND FRANKLIN AND THE CITIES OF CONNELL, KENNEWICK,  
PASCO, RICHLAND AND WEST RICHLAND AND PROSSER (POLICE INFORMATION  
NETWORK)

**SIGNATURE PAGE 4**

COUNTY OF BENTON

\_\_\_\_\_  
Jerome Delvin  
Chairman

ATTEST:

\_\_\_\_\_  
Cami McKenzie  
Clerk of the Board

APPROVED AS TO FORM:

\_\_\_\_\_  
Ryan K. Brown  
Deputy Prosecuting Attorney

THIRD RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN THE  
COUNTIES OF BENTON AND FRANKLIN AND THE CITIES OF CONNELL, KENNEWICK,  
PASCO, RICHLAND AND WEST RICHLAND AND PROSSER (POLICE INFORMATION  
NETWORK)

**SIGNATURE PAGE 5**

COUNTY OF FRANKLIN

\_\_\_\_\_  
Clint Didier  
Chairman

ATTEST:

\_\_\_\_\_  
Karin Milham  
Clerk of the Board

APPROVED AS TO FORM:

\_\_\_\_\_  
Jennifer Johnson  
Attorney

THIRD RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN THE  
COUNTIES OF BENTON AND FRANKLIN AND THE CITIES OF CONNELL, KENNEWICK,  
PASCO, RICHLAND AND WEST RICHLAND AND PROSSER (POLICE INFORMATION  
NETWORK)

**SIGNATURE PAGE 6**

CITY OF CONNELL

\_\_\_\_\_  
Lee Barrow  
Mayor

ATTEST:

\_\_\_\_\_  
Marissa Ortiz  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Dan Hultgren  
City Attorney

THIRD RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN THE  
COUNTIES OF BENTON AND FRANKLIN AND THE CITIES OF CONNELL, KENNEWICK,  
PASCO, RICHLAND AND WEST RICHLAND AND PROSSER (POLICE INFORMATION  
NETWORK)

**SIGNATURE PAGE 7**

CITY OF PROSSER

\_\_\_\_\_  
Randy Taylor  
Mayor

ATTEST:

\_\_\_\_\_  
Rachel Shaw  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Howard Saxton  
City Attorney

THIRD RESTATED INTERLOCAL COOPERATION AGREEMENT BETWEEN THE  
COUNTIES OF BENTON AND FRANKLIN AND THE CITIES OF CONNELL, KENNEWICK,  
PASCO, RICHLAND AND WEST RICHLAND AND PROSSER (POLICE INFORMATION  
NETWORK)

**SIGNATURE PAGE 8**

CITY OF WEST RICHLAND

\_\_\_\_\_  
Brent Gerry  
Mayor

ATTEST:

\_\_\_\_\_  
Stephanie Haug  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Bronson J. Brown  
City Attorney

CITY OF CONNELL \_\_\_\_\_ CITY OF KENNEWICK

By \_\_\_\_\_ By \_\_\_\_\_

Mayor \_\_\_\_\_ Mayor

CITY OF PASCO \_\_\_\_\_ CITY OF RICHLAND

By \_\_\_\_\_ By \_\_\_\_\_  
Mayor \_\_\_\_\_ Mayor

CITY OF WEST RICHLAND \_\_\_\_\_ COUNTY OF BENTON

By \_\_\_\_\_ By \_\_\_\_\_  
Mayor \_\_\_\_\_ Chairman

COUNTY OF FRANKLIN \_\_\_\_\_ CITY OF PROSSER

By \_\_\_\_\_ By \_\_\_\_\_  
Chairman \_\_\_\_\_ Mayor

Appendix A

Initial License Distribution (x/185)		
Kennewick	50	25.39%
Pasco	42	21.32%
Richland		16.75%
Benton County	40	20.30%
Franklin County	20	10.15%
Connell	5	2.54%
West Richland	7	3.55%
Total	197	100.00%
License Distribution if Underutilized (x/150)		
Kennewick	42	25.93%
Pasco		20.37%
Richland	25	15.43%
Benton County	28	17.28%
Franklin County		13.58%
Connell	5	3.09%
West Richland		4.32%
<b>-Pool licenses</b>	<b>35</b>	
Total	162 + 35	100.00%

Hypothetical Illustration of Percentage of Licenses used in the event of underutilization

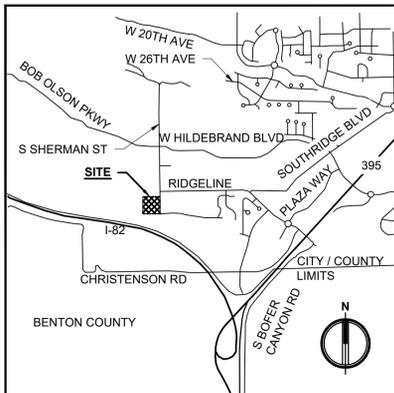
**Appendix B**  
**Original License Distribution**

<b>Description of License Ownership</b>					
ITEM DESCRIPTION BY FUNCTIONAL USE	PURPOSE	# of Licenses Owned			
		Dispatch Centers:		BIPIN	
		SECOMM	Franklin County	RMS	JMS
I/CAD Database Server — Software	for Benton County				
I/Executive	I/CAD Database Server Software	1.0			
I/CAD Database Server #2 Software	for Benton County				
I/Executive 2	WC AD Redundant Database Server Software	1.0			
I/CAD Database Server — Software	for Franklin County				
I/Executive Existing at Franklin County System	I/CAD Database Sewer Software	1.0			
I/CAD Database Server — Software	for Franklin County				
I/Executive 2 Existing at Franklin County System	I/CAD Redundant Database Server Software	1.0			
Interface Products including Implementation & Travel I/Informer Interface to databases (WACIC) I/Informer Interface to databases (I/LEADS) 1.0		1.0	1.0		
	Mobile Data Terminals interface to				
I/MDT — Existing Franklin County System	I/Mobile	1.0			
	Mobile Data Terminals interface to				
I/MDT — for Benton County	I/Mobile	1.0			
	Telephone Device for the Deaf interface				
I/TDD — Existing at Franklin County System	Module	1.0			
I/P age Alphanumeric Paging interface Module 1.0 I/P age Interface to Zetron model 25 1.0		1.0			
I/FST	Fire Station Turnout interface Module	1.0	1.0		
I/MARS — Server	Management Reporting — Server Module			1.0	1.0
I/QA	Question and Answer Module	1.0			
I/NetViewer (50 concurrent users)	I/CAD Data inquiry	25.0	25.0		
I/NetDispatcher (10 concurrent users)	I/CAD Net Dispatching	5.0	5.0		
Police RMS/JMS Servers Software	Cluster Solution				
I/LEADS — Server	Police RMS — Base Module			0.5	0.5
I/LEADS — Incident Based Reporting for State of Washington	Police RMS Module			1.0	
I/LEADS — Mugshot Capture System 2 User License	Police RMS Module				2.0
I/LEADS CAD Link	Police RMS Link to CAD			2.0	
I/LEADS interface to LiveScan Dispatch/Calltaker Workstations Software	Interface Module				2.0
I/Dispatcher	IPS CAD Software	1.0			
I/Dispatcher seats at Franklin County Supervisor Workstation Software	IPS CAD Software	4.0			
I/MARS — Client	Reporting Client Module			2.0	
	Mapping Tool (incl. Nucleus, Admin &				
I/MGE — Bundle for Benton County	Mapper)				
Mobile Data Terminals Software					
I/Mobile Concurrent Licenses	M-DT Client Module			75.0	
Reporting — 75.0 police RMS/JMS Workstations Software	Police RMS Client Module for Field i/LEADS — RMS Concurrent Client Licenses for MDTs				
I/A-EADS — RMS Concurrent Client Licenses for Desktop	Police RMS — Module				
I/LEADS — Jail Management System Concurrent Client Licenses	Police JMS Module				30.0
<b>Total</b>		<b>53.0</b>	<b>43.0</b>	<b>266.5</b>	<b>37.5</b>



# THE VILLAGE AT SOUTHRIDGE PHASE 3

A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 08 NORTH, RANGE 29 EAST, W.M., CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.



VICINITY  
NTS

### LEGAL DESCRIPTION

PER BENTON FRANKLIN TITLE COMPANY ORDER NO. 13068 DATED MARCH 18, 2021

PARCEL 1: TRACT G, THE VILLAGE AT SOUTHRIDGE PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 570, RECORDS OF BENTON COUNTY, WASHINGTON.

PARCEL 2: TRACT D, THE VILLAGE AT SOUTHRIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 643, RECORDS OF BENTON COUNTY, WASHINGTON.

PARCEL 3: TRACT C, THE VILLAGE AT SOUTHRIDGE PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 643, RECORDS OF BENTON COUNTY, WASHINGTON.

### DEDICATION

WE, SOUTHRIDGE VILLAGE, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND THE LOTS CREATED AS SHOWN AND THAT THE UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

WE DEDICATE ALL TRACTS TO THOSE PARTIES REFERENCED IN THE 'TRACT TABLE' FOR THE PURPOSES NOTED HEREON.

SOUTHRIDGE VILLAGE, LLC

BY:

### ACKNOWLEDGMENTS

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ s.s.

BY ITS PROPER OFFICERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ ON THE DAY AND YEAR FIRST ABOVE WRITTEN, BEFORE ME PERSONALLY APPEARED:

TO ME KNOWN TO BE THE \_\_\_\_\_ OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

PRINT NAME \_\_\_\_\_ SIGN NAME \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT \_\_\_\_\_

### REQUIRED NOTES

- ALL CONDITIONS OF THE PRELIMINARY PLAT MUST BE COMPLIED WITH.
- THE PRIVATE ROADS SHOWN ON THE FACE OF THE PLAT IS SUBJECT TO A ROAD MAINTENANCE AND USE AGREEMENT, A COPY OF WHICH HAS BEEN RECORDED WITH THE BENTON COUNTY AUDITOR UNDER FILE NO. \_\_\_\_\_ THE CITY OF KENNEWICK HAS NO OBLIGATION TO ACCEPT THE PRIVATE ROAD IN THIS PLAT FOR DEDICATION OR MAINTENANCE AT ANY TIME. IF IN THE FUTURE THE CITY DESIRES TO ACCEPT THE ROAD FOR DEDICATION, THE ROAD AND ASSOCIATED STORM SEWER SYSTEM SHALL MEET THE DESIGN AND CONSTRUCTION STANDARDS IN EFFECT AT THE TIME OF THE PROPOSED DEDICATION.
- NO GRADING MAY BE PERFORMED OR ANY PERMANENT STRUCTURE BUILT WITHIN KID RIGHT OF WAY WITHOUT AN APPROVED PERMIT FROM THE KENNEWICK IRRIGATION DISTRICT AND/OR THE UNITED STATES BUREAU OF RECLAMATION, WHEN APPLICABLE.
- THIS PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT AND IN THE IMMEDIATE VICINITY OF IRRIGATION INFRASTRUCTURE. PLEASE REFER TO WWW.KID.ORG FOR FURTHER INFORMATION.

### BASIS OF BEARING

NAD 1983 WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.

VERIFIED AGAINST CITY OF KENNEWICK CONTROL POINTS G0926, G0927 AND G0937.

### TRACT TABLE

TRACT	USE	OWNER
TRACT A	OPEN SPACE	HOME OWNERS ASSOCIATION
TRACT B	FUTURE DEVELOPMENT	RETAINED BY DEVELOPER
TRACT C	IRRIGATION CANAL RIGHT OF WAY	KENNEWICK IRRIGATION DISTRICT
TRACT D	PRIVATE ROAD AND UTILITY EASEMENT*	HOME OWNERS ASSOCIATION

\*40 FOOT EASEMENT FOR INGRESS, EGRESS AND GENERAL UTILITIES, BEING 30 FEET ON EACH SIDE OF THE CENTER LINE OF PRIVATE ROADS AND FUTURE PRIVATE ROADS SHOWN HEREON, IS RESERVED AND CONVEYED TO PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THE LOTS WITHIN THIS PLAT, THE CITY OF KENNEWICK, BONNEVILLE POWER ADMINISTRATION, KENNEWICK IRRIGATION DISTRICT AND ANY AND ALL LOT OWNERS WITHIN THIS PLAT. THEIR SUCCESSORS AND ASSIGNS, IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE, AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES, VAULTS, ENCLOSURES, PEDESTALS, SWITCHGEAR, TRANSFORMERS, WIRES, WATER PIPES, HYDRANTS, VALVES, SANITARY SEWER STRUCTURES, IRRIGATION PIPING AND VALVES, PRIVATE STORM DRAIN STRUCTURES, AND ALL NECESSARY UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO, FOR THE PURPOSE OF SERVING THIS SUBDIVISION WITH ELECTRIC, TELEPHONE, WATER, SANITARY SEWER, AND OTHER UTILITY SERVICES, AND PRIVATE STORM DRAINAGE, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS, AND OPEN SPACES AT ALL TIMES FOR THE PURPOSES STATED HEREIN.

### TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2021.

BENTON COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_  
APN 1-1789-409-0007-000, 1-1789-410-0003-000, 1-1789-410-0004-000

### IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE IRRIGATION DISTRICT, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATION OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310 AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20\_\_\_\_ A.D.

IRRIGATION DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_

### CITY OF KENNEWICK APPROVAL

THE PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF KENNEWICK, BENTON COUNTY, STATE OF WASHINGTON.

FP 21-05 / PLN-2021-01069  
CITY OF KENNEWICK FILE NUMBER

CITY OF KENNEWICK PLAT ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

KENNEWICK CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

MAYOR, CITY OF KENNEWICK \_\_\_\_\_ DATE \_\_\_\_\_  
ATTEST:

CITY CLERK, CITY OF KENNEWICK \_\_\_\_\_ DATE \_\_\_\_\_

### UTILITY APPROVAL

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY APPROVED BY THE FOLLOWING UTILITIES:

FOR BENTON PUD NO. 1 \_\_\_\_\_ DATE \_\_\_\_\_

FOR CASCADE NATURAL GAS \_\_\_\_\_ DATE \_\_\_\_\_

FOR FRONTIER NORTHWEST \_\_\_\_\_ DATE \_\_\_\_\_

FOR CHARTER COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

### AUDITOR'S CERTIFICATE

FILED FOR RECORD AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AND RECORDED IN VOLUME \_\_\_\_\_ OF SHORT PLATS, PAGE \_\_\_\_\_ RECORDS OF BENTON COUNTY, WASHINGTON AT THE REQUEST OF AHBL.

BENTON COUNTY AUDITOR \_\_\_\_\_ FEE NUMBER \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

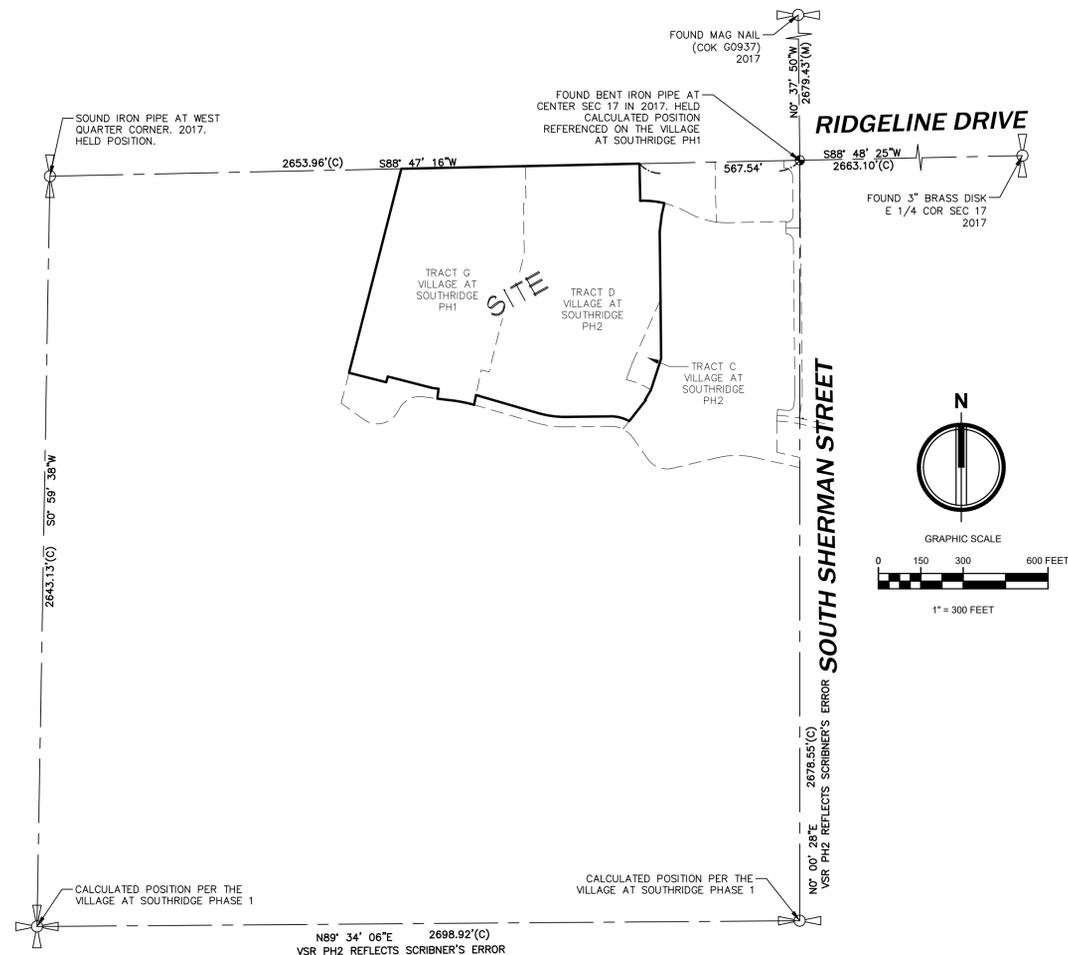
I, JOHN W. BECKER, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

JOHN W. BECKER LS 38480 \_\_\_\_\_ DATE \_\_\_\_\_

### EQUIPMENT USED

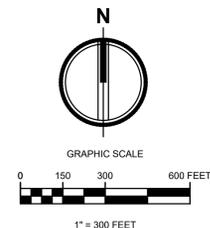
3" TOTAL STATION USING STANDARD FIELD TRAVERSE METHODS FOR CONTROL AND STAKING.

TOPCON GRS UTILIZING WASHINGTON STATE REFERENCE NETWORK (WSRN)

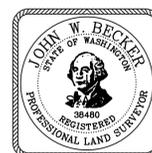


### RIDGELINE DRIVE

### SOUTH SHERMAN STREET



DWN. BY \_\_\_\_\_ DATE \_\_\_\_\_  
TAD 4/20/21  
CHKD. BY \_\_\_\_\_ JOB NO. \_\_\_\_\_  
JB 2170109

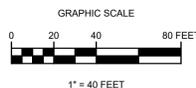


PLN-2021-01069

# THE VILLAGE AT SOUTHRIDGE PHASE 3

A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 08 NORTH, RANGE 29 EAST, W.M.,  
CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.

APN 11789200001008  
TRI CITIES DEVELOPMENT COMPANY, LLC



### LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- CENTER SECTION
- SET MONUMENT STAMPED 38480
- FOUND MONUMENT SET FOR PH1
- CALCULATED POSITION NOTHING SET
- SET REBAR AND CAP LS 38480
- CALCULATED
- MEASURED
- [XXXX] ADDRESS

THE VILLAGE AT SOUTHRIDGE PH1

THE VILLAGE AT SOUTHRIDGE PH2



SEE SHEET 3

### AUDITOR'S CERTIFICATE

FILED FOR RECORD AT \_\_\_ MINUTES PAST \_\_\_ THIS \_\_\_ DAY OF \_\_\_  
20\_\_\_ AND RECORDED IN VOLUME \_\_\_ OF SHORT PLATS, PAGE \_\_\_  
RECORDS OF BENTON COUNTY, WASHINGTON AT THE REQUEST OF AHBL.

BENTON COUNTY AUDITOR \_\_\_\_\_ FEE NUMBER \_\_\_\_\_

DWN. BY	DATE
TAD	4/20/21
CHKD. BY	JOB NO.
JB	2170109

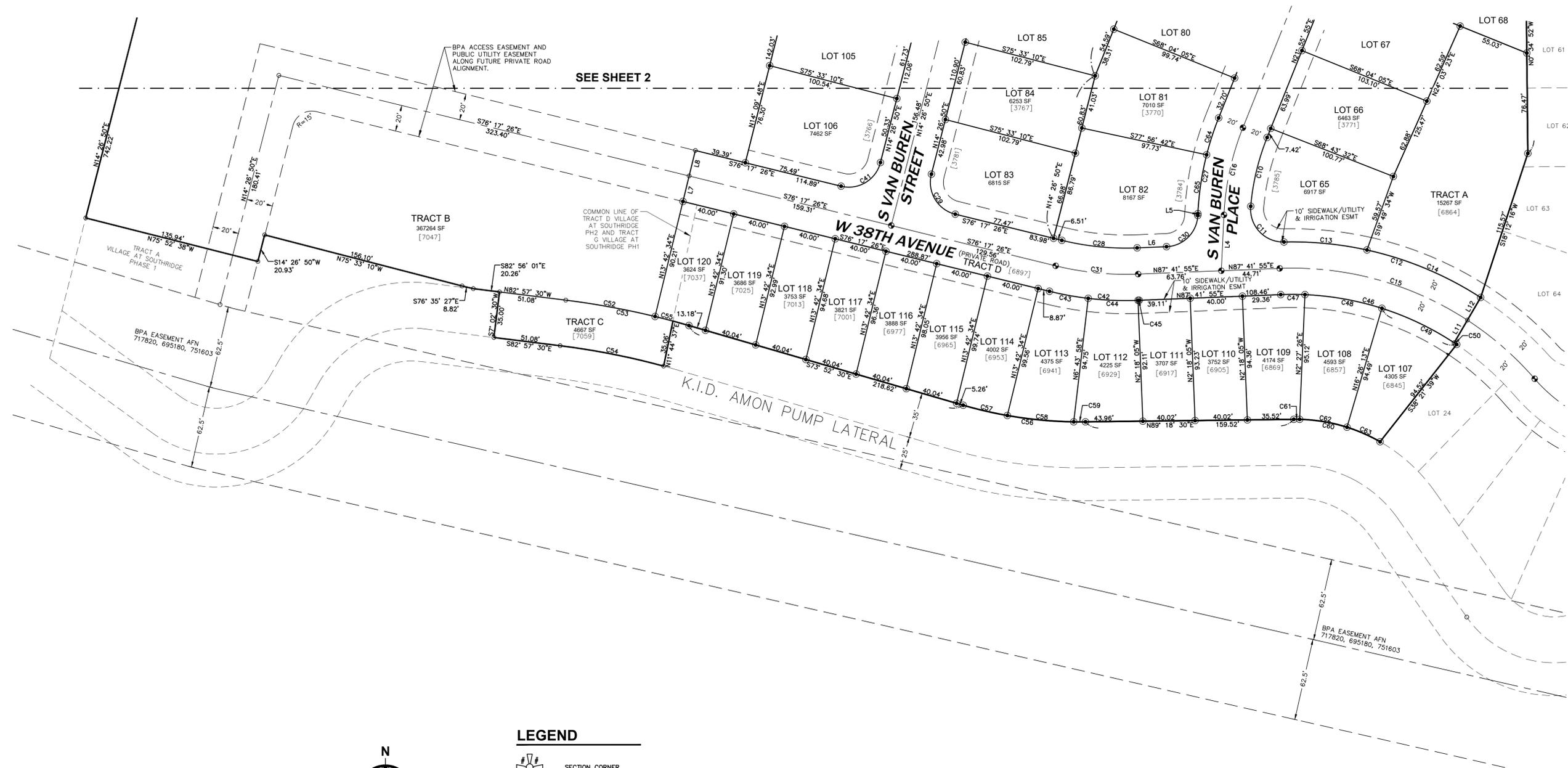


5804 Road 90, Suite H Pasco, WA 99301  
509.380.5883 TEL 253.383.2572 FAX www.ahbl.com WEB

PLN-2021-01069

# THE VILLAGE AT SOUTHRIDGE PHASE 3

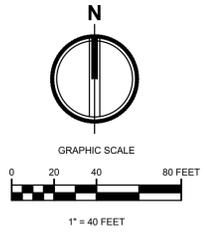
A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 08 NORTH, RANGE 29 EAST, W.M.,  
CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.



SEE SHEET 2

**LEGEND**

-  SECTION CORNER
-  QUARTER SECTION CORNER
-  CENTER SECTION
-  SET MONUMENT STAMPED 38480
-  FOUND MONUMENT SET FOR PH1
-  CALCULATED POSITION NOTHING SET
-  SET REBAR AND CAP LS 38480
-  (C) CALCULATED
-  (M) MEASURED
-  [XXXX] ADDRESS



**AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD AT \_\_\_ MINUTES PAST \_\_\_ THIS \_\_\_ DAY OF \_\_\_  
 20\_\_\_ AND RECORDED IN VOLUME \_\_\_ OF SHORT PLATS, PAGE \_\_\_  
 RECORDS OF BENTON COUNTY, WASHINGTON AT THE REQUEST OF AHBL.

BENTON COUNTY AUDITOR \_\_\_\_\_ FEE NUMBER \_\_\_\_\_

DWN. BY TAD  
 DATE 4/20/21  
 CHKD. BY JB  
 JOB NO. 2170109




PLN-2021-01069

**THE VILLAGE AT SOUTHRIDGE PHASE 3**  
 A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 08 NORTH, RANGE 29 EAST, W.M.,  
 CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.00	N12° 57' 34"E
L2	20.00	N12° 57' 34"E
L3	11.98	N88° 47' 10"E
L4	42.63	S2° 41' 55"W
L5	1.39	S2° 41' 55"W
L6	22.52	S87° 41' 55"W
L7	20.00	N13° 42' 34"E
L8	20.00	N13° 42' 34"E
L9	20.00	N1° 12' 44"W
L10	20.00	N1° 12' 44"W
L11	20.02	N30° 27' 24"E
L12	20.02	N30° 27' 24"E

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	
C1	82.43	323.53	14°35'53"	S83° 54' 47"E	82.21	
C2	77.48	303.53	14°37'34"	S83° 53' 57"E	77.27	
C3	72.53	283.53	14°39'29"	N83° 52' 59"W	72.34	
C4	39.27	25.00	89°59'54"	S43° 47' 13"W	35.35	
C5	87.45	216.50	23°08'39"	N10° 21' 36"E	86.86	
C6	47.43	30.00	90°35'18"	N45° 55' 05"W	42.64	
C7	48.46	216.50	12°49'33"	S5° 12' 03"W	48.36	
C8	38.99	216.50	10°19'06"	S16° 46' 22"W	38.94	
C9	79.37	196.50	23°08'39"	N10° 21' 36"E	78.84	
C10	54.12	183.50	16°53'53"	S13° 28' 59"W	53.92	
C11	42.08	25.00	96°26'37"	S43° 11' 16"E	37.29	
C12	158.76	266.00	34°11'49"	N74° 18' 39"W	156.42	
C13	63.97	266.00	13°46'45"	S84° 31' 11"E	63.82	
C14	94.79	266.00	20°25'04"	S67° 25' 17"E	94.29	
C15	151.47	246.00	35°16'43"	S74° 39' 44"E	149.09	
C16	68.31	203.50	19°14'00"	S12° 18' 55"W	67.99	
C17	39.27	25.00	90°00'06"	N46° 12' 47"W	35.36	
C18	39.27	25.00	89°59'54"	S43° 47' 13"W	35.35	
C19	93.67	216.50	24°47'26"	N11° 10' 59"E	92.95	
C20	24.00	216.50	6°21'08"	N1° 57' 50"E	23.99	
C21	60.93	216.50	16°07'25"	N13° 12' 07"E	60.72	
C22	8.75	216.50	2°18'52"	N22° 25' 16"E	8.75	
C23	85.02	196.50	24°47'26"	N11° 10' 59"E	84.36	
C24	71.30	176.50	23°08'39"	N10° 21' 36"E	70.81	
C25	61.95	176.50	20°06'40"	N8° 50' 36"E	61.64	
C26	9.34	176.50	3°01'59"	N20° 24' 56"E	9.34	
C27	75.03	223.50	19°14'00"	S12° 18' 55"W	74.67	
C28	58.12	208.00	16°00'39"	S84° 17' 45"E	57.93	
C29	39.59	25.00	90°44'16"	S30° 55' 18"E	35.58	
C30	37.09	25.00	85°00'00"	N45° 11' 55"E	33.78	
C31	63.71	228.00	16°00'39"	S84° 17' 45"E	63.51	
C32	39.27	25.00	90°00'06"	N46° 12' 47"W	35.36	
C33	76.37	176.50	24°47'26"	N11° 10' 59"E	75.77	
C34	27.77	176.50	9°00'50"	N19° 04' 17"E	27.74	
C35	48.60	176.50	15°46'36"	N6° 40' 34"E	48.45	
C36	35.62	223.50	9°07'52"	S19° 00' 46"W	35.58	
C37	32.86	223.50	8°25'27"	N19° 21' 58"E	32.83	
C38	2.76	223.50	0°42'25"	N14° 48' 02"E	2.76	
C39	32.43	203.50	9°07'52"	N19° 00' 46"E	32.40	
C40	29.24	183.50	9°07'52"	S19° 00' 46"W	29.21	
C41	38.95	25.00	89°15'44"	N59° 04' 42"E	35.13	
C42	69.30	248.00	16°00'39"	S84° 17' 45"E	69.08	
C43	30.20	248.00	6°58'36"	S79° 46' 44"E	30.18	
C44	38.21	248.00	8°49'40"	S87° 40' 52"E	38.17	
C45	0.89	248.00	0°12'23"	N87° 48' 06"E	0.89	
C46	140.03	226.00	35°30'06"	N74° 33' 02"W	137.81	
C47	18.58	226.00	4°42'35"	S89° 56' 47"E	18.57	

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	
C48	60.02	226.00	15°12'59"	S79° 59' 00"E	59.84	
C49	63.73	226.00	16°09'28"	S84° 17' 47"E	63.52	
C50	2.30	226.00	0°34'56"	S56° 30' 31"E	2.30	
C52	69.56	608.02	6°33'17"	N79° 40' 52"W	69.52	
C53	83.69	608.02	7°53'11"	S79° 00' 55"E	83.62	
C54	80.82	573.02	8°04'52"	N78° 55' 05"W	80.75	
C55	26.84	608.02	2°31'44"	S75° 08' 21"E	26.83	
C56	94.84	323.13	16°49'02"	S82° 17' 00"E	94.50	
C57	34.77	323.13	6°09'52"	S76° 57' 25"E	34.75	
C58	51.09	323.13	9°03'33"	S84° 34' 08"E	51.04	
C59	8.99	323.13	1°35'37"	S89° 53' 43"E	8.99	
C60	69.07	130.50	30°19'37"	S75° 31' 42"E	68.27	
C61	4.52	130.50	1°59'00"	S89° 42' 00"E	4.52	
C62	36.89	130.50	16°11'47"	S80° 36' 37"E	36.77	
C63	27.67	130.50	12°08'50"	S66° 26' 18"E	27.62	

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD AT \_\_\_ MINUTES PAST \_\_\_ THIS \_\_\_ DAY OF \_\_\_  
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DWN. BY TAD DATE 4/20/21  
 CHKD. BY JB JOB NO. 2170109



5804 Road 90, Suite H Pasco, WA 99301  
 509.380.5883 TEL 253.383.2572 FAX www.ahbl.com WEB

PLN-2021-01069

# Council Agenda Coversheet



Agenda Item Number	3.g.	Council Date	06/01/2021
Agenda Item Type	Final Plat		
Subject	Village at Southridge, Phase 3		
Ordinance/Reso #		Contract #	
Project #	FP 21-05	Permit #	PLN-2021-01069
Department	Planning		

Consent Agenda	<input checked="" type="checkbox"/>
Ordinance/Reso	<input type="checkbox"/>
Public Mtg / Hrg	<input type="checkbox"/>
Other	<input type="checkbox"/>
Quasi-Judicial	<input type="checkbox"/>

### Recommendation

It is recommended that the City Council move to authorize the Mayor (or in his absence Mayor Pro Tem) to sign the final plat of the Village at Southridge, Phase 3, contingent upon the completion of outstanding Public Works and Planning requirements.

### Motion for Consideration

I move to authorize the Mayor (or in his absence Mayor Pro Tem) to sign the final plat of the Village at Southridge, Phase 3, contingent upon the completion of outstanding Public Works and Planning requirements.

### Summary

A final plat application has been submitted by Caleb Stromstad, Aqtera Engineering (2705 St. Andrews Loop, Pasco, WA 99301), for the final plat of the Village at Southridge, Phase 3. The plat consists of 56 lots on approximately 10.6 acres located southwest of the Sherman / Ridgeline intersection. The Comprehensive Plan Land Use Designation is Medium Density Residential, and the property is zoned Residential Medium.

Staff has reviewed the final plat application and has found it to be largely in conformance with all applicable City development regulations, with the exception of the submission of a landscaping plan for common areas within the development, as well as certain Public Works requirements such as Record Drawings, bonding for incomplete streetscape improvements, and the payment of fees. Prior to signing the final plat mylar the outstanding conditions will be met. Following Council approval and plat signatures, the plat may be recorded and lots sold to individual owners.

### Alternatives

None recommended.

### Fiscal Impact

None at this time.

Through	Matt Halitsky May 20, 15:47:07 GMT-0700 2021
Dept Head Approval	Anthony Muai May 24, 14:20:57 GMT-0700 2021
City Mgr Approval	Marie Mosley May 27, 18:44:23 GMT-0700 2021

Attachments: Final Plat

Recording Required?

FLAG PLAZA  
LICENSE AGREEMENT  
Contract # 002-2021

This Agreement is made and entered into by and between the CITY OF KENNEWICK, hereinafter referred to as "City," a political subdivision of the State of Washington, and the HISTORIC DOWNTOWN KENNEWICK PARTNERSHIP, a Washington State non-profit organization, hereinafter referred to as "Licensee."

WITNESSETH:

WHEREAS, the City of Kennewick owns certain real property located on the Northwest corner of the intersection of N Benton Street and W Kennewick Avenue (Parcel: 1-0189-102-0003-031) and known as 204 W Kennewick Avenue, as shown in Exhibit I; and

WHEREAS, the Licensee has requested the ability to utilize, manage, and maintain approximately one third (0.3587) acres, as show in Exhibit I; and

WHEREAS, the Licensee desires to retain the exclusive right to operate and maintain the land, as shown in Exhibit I, in support of economic development, downtown vibrancy, and tourism; and

WHEREAS, the use and maintenance of the land by the Licensee will add to the public interest and enjoyment of said area by the general public,

NOW, THEREFORE, in consideration of the covenants and agreements herein contained and the terms and conditions thereof, the parties agree as follows:

**SECTION 1. TERMS, RENEWAL AND TERMINATION**

- 1.1 The City grants to the Licensee the right to use the parking lot located at 204 W Kennewick Avenue, as shown on Exhibit I, (hereinafter "the grounds"), for sponsored events, promotional events, and marketing of the grounds. The Licensee will be allowed to maintain and operate the grounds as detailed in this Section. Use may also include the nonexclusive use of adjacent street parking areas.
- 1.2 In return for the use of the grounds detailed in Section 1.1, and as consideration for this Agreement, the Licensee agrees to pay the City one dollar (\$1.00) per year in nominal consideration of this Agreement and also agrees to organize, promote, operate, and maintain the grounds for community use, which will provide a direct benefit to the City's Economic Development vision for the Downtown area, a direct benefit to local small businesses within the Downtown area by attracting the public to the area through promotional community events, a direct benefit to the public with enhancing the vibrancy and enjoyment of the Downtown area, and relieves some City staff maintenance of the area through the provisions outlined in Section 1.7. The grounds (including future improvements) and activities shall be

in accordance with the Downtown Development Plan. Any improvements proposed by the Licensee are subject to the written approval of the City. Plans for improvements will be submitted to the City, who will approve or reject within thirty (30) days. If any improvements are rejected, the reason for the rejection will be set forth so that corrections can be made by the Licensee and the proposed improvements may be resubmitted for approval.

- 1.3 Signs and/or banners proposed by the Licensee are subject to the written approval by the City.
- 1.4 The Licensee shall schedule the use of the grounds and agrees to ensure the public full utilization of the area to the extent possible.
- 1.5 The City will refer any public inquiries for use of the grounds to the contact designated by the Licensee. The Licensee reserves the right to rent the grounds to the public in accordance with section 1.8 of this Agreement. The Licensee should notify the City at least 30 days in advance of any changes to its use policy so that City staff can provide updated and accurate information to the public.
- 1.6 This Agreement to grant a license to allow for the establishment, marketing, operation, and maintenance of the grounds and appurtenances shall be for a term of one (1) year commencing the first day of April 2021 and terminating the last day of March 2022. This License Agreement shall be renewable in one (1) year increments upon the mutual agreement of both parties.
- 1.7 The Licensee shall devote their time and efforts as necessary to maintain the grounds in a safe, neat, and orderly condition and shall make any repairs that become necessary due to normal wear and tear arising from community use of the grounds and appurtenances. The Licensee shall maintain the area to the same level as adjacent City facilities and grounds.

Maintenance and management activities to be provided at the Licensee's expense shall include, but not be limited to, the following:

- A. Repair and upkeep of all surfaces, structure(s) and signage, including mechanical operations of grounds. The City will restripe the parking lot within one year of the execution of this Agreement. If the parking lot needs restriping after this initial striping, by the City, the Licensee shall be responsible for the expense as long as this Agreement is in force.
- B. Upkeep of landscaping including planters, rock, vegetation, trees, weed control, etc. within the boundaries of the grounds.
- C. Lighting repairs for the grounds.
- D. Exterior dumpster and/or trash receptacles on the grounds.
- E. Snow and ice removal/mitigation on the grounds.
- F. Standard insurance in accordance with Section 2.7 of this Agreement.
- G. All rental management including setting, collecting, and retaining fees, if desired, in accordance with Section 1.8 of this Agreement.
- H. Key distribution.

I. Grounds security.

Maintenance activities to be provided by the City shall include, but not be limited to, the following:

- A. Listing of the facility on the City's website with reference to designated Licensee contact information, if desired.
- B. Scheduled hard surface repairs.
- C. Existing irrigation within the grounds, except for damages to the system as a direct result of events held by or through the Licensee, which will be billed back to the Licensee at direct cost (fully burdened labor (wages plus benefits) plus actual materials cost) to the City. Current fully burdened labor rates are included as Exhibit II and are subject to change annually each calendar year based on labor contract.

All other maintenance not specifically outlined above shall default to the existing Management Services Contract between the Licensee and City dated April 1, 2019 and included as Exhibit III of this Agreement.

- 1.8 Any Grounds Use Fees collected throughout a calendar year shall be used exclusively for the development, marketing, and operation of the grounds or the Downtown Development Plan. A copy of the Downtown Development Plan is included as Exhibit IV of the Agreement. The Licensee shall be responsible for retaining all financial records.
- 1.9 The Licensee reserves the right to cancel and terminate this Agreement by providing notice in writing to the City of Kennewick ninety (90) days in advance of actual termination. The City reserves the right to terminate this Agreement by providing notice in writing to the Licensee ninety (90) days in advance of actual termination. Any improvements not removed shall be and will become the property of the City, without compensation of any kind to the Licensee.

## **SECTION 2. STANDARD CONDITIONS**

- 2.1 **Anti-Discrimination.** The Licensee shall not discriminate against any person or persons because of race, religion, color, disability, sex, sexual orientation, gender identity, national origin, or any other protected class status in the conduct of its operation hereunder.
- 2.2 **Assignment.** The Licensee shall not assign this Agreement or any portion thereof without the written consent of the City having first been obtained.
- 2.3 **Contracting Officer.** The Parks, Recreation, and Facilities Director for the City of Kennewick or their designated representative shall be the contracting officer who shall act as the agent of the City under this Agreement.
- 2.4 **Event Schedule.** Events shall be scheduled through the Licensee's organization.

2.5 **Emergency Services.** City of Kennewick Police and Fire Departments provide service per standard operations.

2.6 **Indemnification/Hold Harmless.** The City shall not be liable for any damage or injury of whatever nature to any person or property occurring on the premises subject to this Agreement as a result of any activities of the Licensee or its use of the premises during the term thereof. Licensee shall defend, indemnify, and hold harmless the City, its officers, officials, employees and volunteers from and against any and all claims, suits, actions, or liabilities for injury or death of any person, or for loss or damage to property, which arises out of Licensee's use of the licensed area as defined by Section 1 of this Agreement, or from any activity, work or thing done, permitted, or suffered by Licensee in or about the licensed area, except only such injury or damage as shall have been occasioned by the sole negligence of the City.

Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Licensee and the City, its officers, officials, employees, and volunteers, the Licensee's liability hereunder shall be only to the extent of the Licensee's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Licensee's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

2.7 **Insurance.** Licensee shall secure and maintain Commercial General Liability insurance in an amount not less than one million dollars (\$1,000,000) each occurrence and two million dollars (\$2,000,000) general aggregate. The City of Kennewick must be named as an additional insured on Licensee's policy with coverage at least as broad as ISO endorsement form Additional Insured Managers or Lessors of Premises, CG 20 11, or an endorsement providing at least as broad coverage. General Liability insurance shall include coverage for participant liability with limits of not less than \$1,000,000 per occurrence. Licensee shall provide proof of coverage in the form of a certificate of an insurance and amendatory endorsements thirty (30) days prior to the commencement of the Agreement and annually thereafter.

The insurance policy shall contain, or be endorsed to contain that Licensee's insurance coverage shall be primary insurance as respect to the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of Licensee's insurance and shall not contribute with it.

If Licensee maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Licensee, irrespective of whether such limits maintained by Licensee are greater than those required by this Agreement or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Licensee.

- 2.8 **Laws, Licenses and Permits.** The Licensee shall comply with all Federal, State and City laws and regulations with regard to construction, licenses or permits to do business, and all other matters. The Licensee shall further comply with standards and recommendations of the State and local health departments in all matters concerning health and sanitation.
- 2.9 **Security, Parking, Crowd and Traffic Control.** Licensee shall comply with all City regulations in this regard, when applicable.
- 2.10 **Taxes.** All sales taxes, admission taxes and other applicable taxes will be coded to the City of Kennewick, Local Code **0302**.
- 2.11 **Temporary Buildings/Structures.** Licensee shall comply with all City regulations in this regard, when applicable.
- 2.12 **Termination.** All dates specified within this Agreement shall be strictly observed. All terms, conditions and provisions of this Agreement are specifically conditioned upon all plans, reports, agreements, sub-agreements and approvals being obtained and provided as set forth in this Agreement. The failure of the Licensee to obtain or provide any of the plans, reports, agreements, sub-agreements or approvals required by this Agreement shall constitute full and adequate cause for the City to immediately terminate this Agreement subject to the notice and cure provisions of the following paragraph.

Timely and full performance of all terms and conditions of this Agreement is made the essence hereof. In the event the Licensee fails to keep or perform any terms or conditions required herein to be kept or performed by it, the City shall have the right to promptly notify the Licensee of such failure and request that the Licensee take immediate action to correct such failure. If the Licensee fails to take the appropriate corrective action within a mutually agreed period of time, the City may, at its option, take such action as is reasonably necessary to correct the failure and charge the cost thereof to the Licensee or declare this Agreement forfeited and assume possession of the premises.

- 2.14 **Utilities.** The Licensee shall, at its own expense, furnish and pay for its own heat, gas, lights, power and all other utilities without cost to the City.

### **SECTION 3. SPECIAL CONDITIONS**

- 3.1 The Licensee shall not allow to be sold, used or brought upon said premises intoxicating or alcoholic beverages without proper permits as required by the Washington State Liquor and Cannabis Board.
- 3.2 The licensee shall not permit any gambling at any time upon said premises and shall not permit improper or immoral conduct on the part of its officers or members and shall not permit hawking or any other noise or disturbance designed to attract attention or to solicit trade.

- 3.3 The Licensee shall not engage in any ground disturbing activity, remodel, construct or erect any structure or building on said property without first having the program of construction including plans and specifications approved by the City.
- 3.4 The City will notify the Licensee of unusual scheduled maintenance and/or construction activities within the limits of the grounds.
- 3.5 All development within the grounds including all buildings, fixtures and other improvements, which cannot be removed without damaging or disrupting the premises, is to become a permanent part of the grounds at the termination of this Agreement. All personal property of the Licensee must be removed within thirty (30) days of any termination.
- 3.6 The Licensee shall, prior to January 31st of each year, submit to the City an annual report with statistical data detailing activities held within the grounds. With the report will be submitted a proposal for improvement(s), if any, of the grounds for the coming year.
- 3.7 Any notice of communication from one party to the other shall be mailed postage pre-paid, addressed to: Parks, Recreation, and Facilities Director, City of Kennewick, P.O. Box 6108, Kennewick, WA 99336; and the Executive Director, Historic Downtown Kennewick Partnership, P.O. Box 6552, Kennewick, WA 99336, or such other address as the parties may establish by written notice to each other.

**HISTORIC DOWNTOWN KENNEWICK  
PARTNERSHIP**

By: \_\_\_\_\_  
Name, Title  
Date: \_\_\_\_\_

**CITY OF KENNEWICK**

By: \_\_\_\_\_  
Marie Mosley, City Manager  
Date: \_\_\_\_\_

**APPROVED AS TO FORM:**

By: \_\_\_\_\_  
Lisa Beaton, City Attorney  
Date: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_  
Terri L. Wright, City Clerk  
Date: \_\_\_\_\_

Exhibit I  
Site Map

**204 W Kennewick Avenue  
Parcel: 1-0189-102-0003-031**



Exhibit II  
Fully Burdened Craft Rates

(As of March 2021 – subject to annual increases based on then current labor contract)

**STRAIGHT TIME**

*Effective January 1, 2021*

*Estimated 2022*

M&C I	STEP						STEP					
	A	B	C	D	E	F	A	B	C	D	E	F
Straight Time	24.30	25.28	26.29	27.32	28.34	-	24.78	25.78	26.81	27.86	28.90	-
OH (72.5%)	17.61	18.32	19.06	19.80	20.54	-	17.97	18.69	19.44	20.20	20.95	-
<b>ST RATE</b>	<b>\$41.91</b>	<b>\$43.60</b>	<b>\$45.34</b>	<b>\$47.12</b>	<b>\$48.88</b>	-	<b>\$42.75</b>	<b>\$44.47</b>	<b>\$46.25</b>	<b>\$48.06</b>	<b>\$49.86</b>	-
<b>Average</b>	<b>\$45.37</b>						<b>\$46.28</b>					

M&C II	STEP						STEP					
	A	B	C	D	E	F	A	B	C	D	E	F
Straight Time	24.30	25.28	26.29	27.32	28.34	28.97	24.78	25.78	26.81	27.86	28.90	29.55
OH (72.5%)	17.61	18.32	19.06	19.80	20.54	21.00	17.97	18.69	19.44	20.20	20.95	21.42
<b>ST RATE</b>	<b>\$41.91</b>	<b>\$43.60</b>	<b>\$45.34</b>	<b>\$47.12</b>	<b>\$48.88</b>	<b>\$49.97</b>	<b>\$42.75</b>	<b>\$44.47</b>	<b>\$46.25</b>	<b>\$48.06</b>	<b>\$49.86</b>	<b>\$50.97</b>
<b>Average</b>	<b>\$46.14</b>						<b>\$47.06</b>					

GCI	STEP						STEP					
	A	B	C	D	E	F	A	B	C	D	E	F
Straight Time	28.37	29.22	30.11	-	-	-	28.93	29.81	30.71	-	-	-
OH (72.5%)	20.57	21.19	21.83	-	-	-	20.98	21.61	22.27	-	-	-
<b>ST RATE</b>	<b>\$48.93</b>	<b>\$50.41</b>	<b>\$51.94</b>	-	-	-	<b>\$49.91</b>	<b>\$51.42</b>	<b>\$52.98</b>	-	-	-
<b>Average</b>	<b>\$50.43</b>						<b>\$51.44</b>					

GC II	STEP						STEP					
	A	B	C	D	E	F	A	B	C	D	E	F
Straight Time	28.37	29.22	30.11	31.00	-	-	28.93	29.81	30.71	31.62	-	-
OH (72.5%)	20.57	21.19	21.83	22.47	-	-	20.98	21.61	22.27	22.92	-	-
<b>ST RATE</b>	<b>\$48.93</b>	<b>\$50.41</b>	<b>\$51.94</b>	<b>\$53.47</b>	-	-	<b>\$49.91</b>	<b>\$51.42</b>	<b>\$52.98</b>	<b>\$54.54</b>	-	-
<b>Average</b>	<b>\$51.19</b>						<b>\$52.21</b>					

GC III	STEP						STEP					
	A	B	C	D	E	F	A	B	C	D	E	F
Straight Time	28.37	29.22	30.11	31.00	31.93	-	28.93	29.81	30.71	31.62	32.56	-
OH (72.5%)	20.57	21.19	21.83	22.47	23.15	-	20.98	21.61	22.27	22.92	23.61	-
<b>ST RATE</b>	<b>\$48.93</b>	<b>\$50.41</b>	<b>\$51.94</b>	<b>\$53.47</b>	<b>\$55.07</b>	-	<b>\$49.91</b>	<b>\$51.42</b>	<b>\$52.98</b>	<b>\$54.54</b>	<b>\$56.17</b>	-
<b>Average</b>	<b>\$51.97</b>						<b>\$53.00</b>					

Crewleader	STEP						STEP					
	A	B	C	D	E	F	A	B	C	D	E	F
Straight Time	32.65	33.30	33.95	34.62	35.30	36.00	33.30	33.97	34.62	35.31	36.01	36.72
OH (72.5%)	23.67	24.14	24.61	25.10	25.59	26.10	24.14	24.63	25.10	25.60	26.11	26.62
<b>ST RATE</b>	<b>\$56.32</b>	<b>\$57.45</b>	<b>\$58.56</b>	<b>\$59.72</b>	<b>\$60.90</b>	<b>\$62.09</b>	<b>\$57.45</b>	<b>\$58.60</b>	<b>\$59.73</b>	<b>\$60.91</b>	<b>\$62.11</b>	<b>\$63.33</b>
<b>Average</b>	<b>\$59.17</b>						<b>\$60.36</b>					

**OVERTIME**

*Effective January 1, 2021*

*Estimated 2022*

<b>M&amp;C I</b>	STEP						STEP					
	A	B	C	D	E	F	A	B	C	D	E	F
Straight Time	24.30	25.28	26.29	27.32	28.34	-	24.78	25.78	26.81	27.86	28.90	-
OT Factor	12.15	12.64	13.14	13.66	14.17	-	12.39	12.89	13.41	13.93	14.45	-
OH (20%)	7.29	7.58	7.89	8.19	8.50	-	7.43	7.73	8.04	8.36	8.67	-
<b>OT RATE</b>	<b>\$43.73</b>	<b>\$45.50</b>	<b>\$47.31</b>	<b>\$49.17</b>	<b>\$51.00</b>	-	<b>\$44.61</b>	<b>\$46.41</b>	<b>\$48.26</b>	<b>\$50.15</b>	<b>\$52.02</b>	-
<b>Average</b>	<b>\$47.34</b>						<b>\$48.29</b>					

<b>M&amp;C II</b>	STEP						STEP					
	A	B	C	D	E	F	A	B	C	D	E	F
Straight Time	24.30	25.28	26.29	27.32	28.34	28.97	24.78	25.78	26.81	27.86	28.90	29.55
OT Factor	12.15	12.64	13.14	13.66	14.17	14.48	12.39	12.89	13.41	13.93	14.45	14.77
OH (20%)	7.29	7.58	7.89	8.19	8.50	8.69	7.43	7.73	8.04	8.36	8.67	8.86
<b>OT RATE</b>	<b>\$43.73</b>	<b>\$45.50</b>	<b>\$47.31</b>	<b>\$49.17</b>	<b>\$51.00</b>	<b>\$52.14</b>	<b>\$44.61</b>	<b>\$46.41</b>	<b>\$48.26</b>	<b>\$50.15</b>	<b>\$52.02</b>	<b>\$53.19</b>
<b>Average</b>	<b>\$48.14</b>						<b>\$49.11</b>					

<b>GCI</b>	STEP						STEP					
	A	B	C	D	E	F	A	B	C	D	E	F
Straight Time	28.37	29.22	30.11	-	-	-	28.93	29.81	30.71	-	-	-
OT Factor	14.18	14.61	15.06	-	-	-	14.47	14.90	15.36	-	-	-
OH (20%)	8.51	8.77	9.03	-	-	-	8.68	8.94	9.21	-	-	-
<b>OT RATE</b>	<b>\$51.06</b>	<b>\$52.60</b>	<b>\$54.20</b>	-	-	-	<b>\$52.08</b>	<b>\$53.65</b>	<b>\$55.28</b>	-	-	-
<b>Average</b>	<b>\$52.62</b>						<b>\$53.67</b>					

<b>GC II</b>	STEP						STEP					
	A	B	C	D	E	F	A	B	C	D	E	F
Straight Time	28.37	29.22	30.11	31.00	-	-	28.93	29.81	30.71	31.62	-	-
OT Factor	14.18	14.61	15.06	15.50	-	-	14.47	14.90	15.36	15.81	-	-
OH (20%)	8.51	8.77	9.03	9.30	-	-	8.68	8.94	9.21	9.49	-	-
<b>OT RATE</b>	<b>\$51.06</b>	<b>\$52.60</b>	<b>\$54.20</b>	<b>\$55.80</b>	-	-	<b>\$52.08</b>	<b>\$53.65</b>	<b>\$55.28</b>	<b>\$56.91</b>	-	-
<b>Average</b>	<b>\$53.41</b>						<b>\$54.48</b>					

<b>GC III</b>	STEP						STEP					
	A	B	C	D	E	F	A	B	C	D	E	F
Straight Time	28.37	29.22	30.11	31.00	31.93	-	28.93	29.81	30.71	31.62	32.56	-
OT Factor	14.18	14.61	15.06	15.50	15.96	-	14.47	14.90	15.36	15.81	16.28	-
OH (20%)	8.51	8.77	9.03	9.30	9.58	-	8.68	8.94	9.21	9.49	9.77	-
<b>OT RATE</b>	<b>\$51.06</b>	<b>\$52.60</b>	<b>\$54.20</b>	<b>\$55.80</b>	<b>\$57.47</b>	-	<b>\$52.08</b>	<b>\$53.65</b>	<b>\$55.28</b>	<b>\$56.91</b>	<b>\$58.62</b>	-
<b>Average</b>	<b>\$54.22</b>						<b>\$55.31</b>					

<b>Crewleader</b>	STEP						STEP					
	A	B	C	D	E	F	A	B	C	D	E	F
Straight Time	32.65	33.30	33.95	34.62	35.30	36.00	33.30	33.97	34.62	35.31	36.01	36.72
OT Factor	16.33	16.65	16.97	17.31	17.65	18.00	16.65	16.98	17.31	17.66	18.00	18.36
OH (20%)	9.80	9.99	10.18	10.39	10.59	10.80	9.99	10.19	10.39	10.59	10.80	11.01
<b>OT RATE</b>	<b>\$58.77</b>	<b>\$59.95</b>	<b>\$61.10</b>	<b>\$62.31</b>	<b>\$63.54</b>	<b>\$64.79</b>	<b>\$59.95</b>	<b>\$61.14</b>	<b>\$62.32</b>	<b>\$63.56</b>	<b>\$64.81</b>	<b>\$66.09</b>
<b>Average</b>	<b>\$61.74</b>						<b>\$62.98</b>					

Exhibit III  
Management Services Contract

**HISTORIC DOWNTOWN KENNEWICK PARTNERSHIP  
AND  
CITY OF KENNEWICK  
MANAGEMENT SERVICES CONTRACT**

This Agreement made and entered into by and between the City of Kennewick, hereinafter referred to as "City," a political subdivision of the State of Washington, and the Historic Downtown Kennewick Partnership, a Washington State non-profit organization, hereinafter referred to as "Partnership."

**WITNESSETH:**

**WHEREAS**, the City of Kennewick, in partnership with the Historic Downtown Kennewick Partnership, has made significant streetscape improvements within the public rights-of-way of certain streets located within the historical "downtown" district bordered by Canal Drive on the north, 1st Avenue on the south, Washington Street on the east, and Dayton Street on the west and hereinafter called "neighborhood;" and

**WHEREAS**, the use and maintenance of those improvements are in the best interest of the public and the businesses located within the neighborhood; **NOW, THEREFORE**,

**IN CONSIDERATION** of the covenants and agreements herein contained and the terms and conditions thereof, the parties agree as follows:

**SECTION 1. TERMS AND CONDITIONS**

**1.1 Term.** The term of this Agreement shall be until December 31<sup>st</sup>, 2024, commencing on its date of execution by both parties. The Agreement may be automatically renewed in five-year increments, provided the Partnership has complied with all the provisions of this Agreement, under the same terms and conditions, by giving notice of its intentions to the City at least ninety (90) days prior to the expiration of this Agreement. Either party to the Agreement may terminate its participation in this contract by providing the other party six (6) months advance notice prior to the renewal date.

The Maintenance Agreement executed on May 4<sup>th</sup>, 2018, is hereby repealed and replaced in full by this Agreement.

**1.2 Performance.** Timely and full performance of all terms and conditions of this Agreement is made the essence hereof. In the event either party fails to keep or perform any terms or conditions required herein to be kept or performed by it, the aggrieved party shall have the right to promptly notify the other party of such failure and request that the party take immediate action to correct such failure.

**1.3 Amendment.** This Agreement shall be amended when areas of improvement are expanded. It is understood that maintenance of expansion areas shall be subject to approval by both parties to this Agreement and past practice does not constitute approval.

## **SECTION 2. RESPONSIBILITIES OF THE CITY**

**2.1 Irrigation.** The City shall maintain irrigation to trees and planters within the rights-of-way of the neighborhood and shall be responsible for the associated costs of water.

**2.2 Streetlights.** Streetlights within the rights-of-way, standard and decorative, are the City's responsibility. Flyers, advertisements, etc. shall not be permitted on the poles. Standard lights shall be upgraded to decorative lights at the City's discretion. Except that merchants, through the Partnership may request to upgrade lights at their own expense. The Partnership shall be responsible for the capital cost, placement and maintenance of banners and banner arms on decorative streetlights. Lighting levels, safety and budget shall determine if and when lights are upgraded.

**2.3 Planters.** The City shall maintain existing brick planters within the rights-of-way. Except that adjacent merchants and/or the Partnership may supplement the plantings within the planters with prior City approval. Where approval has been granted said merchant or the Partnership shall maintain the additional plantings. The City may remove supplemental plantings that are not maintained to an acceptable level, with 30 days' notice given.

**2.4 Striping/Sweeping/Snow.** Paint striping, street sweeping and snow removal shall be performed as programmed by the City of Kennebec Public Works Department for City arterials. Parking lots on City-owned property and within the street rights-of-way shall be striped and swept or have snow removed when the City determines that it is needed. The Partnership, at its expense, shall be allowed to remove snow from the Flag Plaza Parking area if the City determines it cannot remove it in a timely manner as determined by the Partnership.

**2.5 Trees.** Street trees shall be the responsibility of the City. The trees shall be maintained at the level determined by the City. Trimming or limbing any trees without the City's express written approval may result in misdemeanor charges. The City shall be responsible for tree grates and, at a minimum of one time per year, shall remove debris from the tree grate well.

## **SECTION 3. RESPONSIBILITIES OF THE PARTNERSHIP**

**3.1 Electrical Circuit to Street Trees.** The Partnership shall be responsible for utility fees and maintenance of the electrical circuit.

**3.2 Street Tree Lighting.** When the Partnership elects to install strands of lights on street trees they shall be responsible for the installation, maintenance, and incremental loosening of strands of lights wrapped upon street trees. Should a tree become damaged by strands of lights not being loosened on a regular basis the Partnership shall be responsible for rectifying the damage or replacing the street tree at its own expense.

**3.3 Sidewalks.** Sweeping, cleaning, weed control, incidental leaf collection and removal, snow/ice removal, and repairs to both the concrete sidewalk and brick pavers are the responsibility of the adjacent property owner in accordance with KMC 5.56.360.

**3.4 Landscape Maintenance.** The Partnership is responsible for all landscaping beyond trees that are installed within the Flag Plaza/Clock Tower Plaza such as mowing, edging, fertilizing and weed control. The Partnership is responsible for architectural features incorporated within the Plazas including clocks, fountains, flags and poles. The Plazas are public facilities, and as such are subject to all rules and regulations that apply to public outdoor facilities.

**3.5 Public Restroom.** The Partnership is responsible for all maintenance and upkeep of the Public Restrooms located at Flag Plaza. The City shall winterize the bathroom and make mechanical repairs as needed, provided the partnership has performed due diligence by securing and maintaining the building on a regular and consistent basis. Should damage occur through neglect of the partnership's responsibility, the partnership shall pay for such repairs. The City's assistance will include plumbing, mechanical and door mechanism repairs. All electrical work shall be paid by the Partnership.

**3.6 Storage Areas.** The Partnership is responsible for safely securing indoor and outdoor storage areas that are owned by the City but utilized by the Partnership. Safely securing said premises shall include preventing the accumulation of fire or public nuisance hazards, and locking the areas from entrance by unauthorized personnel.

#### **SECTION 4. GENERAL RESPONSIBILITIES**

**4.1 Waste Receptacles and Benches.** If funding allows, at the request of a merchant, the City may provide and install waste receptacles and benches. New waste receptacles and benches shall be in accordance with City of Kennewick Standard Specifications and the design standards for street improvements in the Partnership neighborhood. Locations shall be by City approval, starting with one per block. The requesting merchant shall sign an agreement to be responsible for the maintenance and disposal of the waste collected in the receptacle, along with reasonable upkeep of the bench. Lack of maintenance may result in removal of the waste receptacle and bench. The merchant will also be responsible for the replacement, if required, of said amenities. If the merchant does not wish to replace when needed, the amenities shall be removed and the agreement shall end. Exception shall be waste receptacles and benches that may be placed and maintained by the transit authority at bus stops. If funding does not allow, merchants may request to install receptacles and benches at their own expense. Approval shall depend on the number of receptacles/benches within that area and pedestrian and safety concerns.

**4.2 Artwork.** Artwork introduced within the street rights-of-way and/or Plazas must acquire appropriate approval and permits. The Partnership is responsible for all liability and maintenance of the artwork, except that the City of Kennewick may accept and assume all liability and maintenance of certain artwork.

**4.3 Flag Plaza.** Events involving street rights-of-way and/or the Flag Plaza must acquire appropriate permits. The Partnership is responsible for traffic controls, liability, and clean-up of the Flag Plaza and streets during and after all Partnership sponsored events. The City shall assist the partnership in the replacement of flag pole rope, as identified and purchased by the partnership.

**4.4 Management Services Contact.** The Facilities and Maintenance Supervisor of the City of Kennewick or his/her designated representative, shall be the maintenance services contact that shall act as the agent of the City under this Agreement.

**4.5 Communication.** Any notice of communication from one party to the other shall be mailed, postage pre-paid, addressed to the City Manager of the City of Kennewick, P. O. Box 6108, Kennewick, WA 99336, or to the Historic Downtown Kennewick Partnership, P. O. Box 6552, Kennewick, WA 99336, or such other address as the parties may establish by written notice to each other.

DATED this 1<sup>st</sup> day of April, 2019.

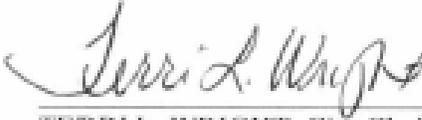
**HISTORIC DOWNTOWN KENNEWICK  
PARTNERSHIP**

  
\_\_\_\_\_  
JAY FREEMAN, President

**CITY OF KENNEWICK**

  
\_\_\_\_\_  
MARIE E. MOSLEY, City Manager

Attest:

  
\_\_\_\_\_  
TERRI L. WRIGHT, City Clerk

Approved as to Form:

  
\_\_\_\_\_  
LISA BEATON, City Attorney

Exhibit IV  
Downtown Development Plan



**HISTORIC DOWNTOWN KENNEWICK PARTNERSHIP**

PO Box 6552 Kennewick, WA 99336  
partnership@historickennewick.org  
509-582-7221

February 25, 2021

Approved by HDKP Board of Directors February 22, 2021

**RE: Statement of HDKP's Downtown Development Plan**

The Historic Downtown Kennewick Partnership (HDKP) is an accredited Main Street Program with both the Washington State Main Street and National Main Street Center programs. As the boots-on-the-ground advocate for small and local businesses in downtown Kennewick and in our community, HDKP is at the intersection of deep concern for both our businesses and our community. We are a volunteer-driven 501(c)3 nonprofit corporation aspiring to reflect our diverse community. Our mission is to act as a catalyst for an inclusive and vibrant downtown destination that encourages economic and creative opportunities while honoring our rich history to support a dynamic future.

HDKP currently has a maintenance agreement with the City of Kennewick for the restrooms located at 204 W. Kennewick Ave along with the adjoining Flag Plaza (public parking lot). This public space is the cornerstone of our **Downtown Development Plan** and our goal is to activate this space for safe gathering, expanded commerce opportunities, and flexibility to host other organizations to produce events and attractions in this space. This would require a lease agreement between HDKP and the City of Kennewick that would authorize our organization to operate within this space for the betterment of downtown Kennewick and with any revenue generated by operating this space to be used to support our mission.

**Our Downtown Development Plan is focused on:**

- *Building a clean, safe & healthy, welcoming environment to ensure business success and a thriving downtown.*
  - ◆ Activating Public Spaces to improve the quality of life in our community through fostering public life, exchange of goods, culture, and knowledge in places like Flag Plaza, Sidewalks, and Alleys. Public Activation entails:
    - Electrical infrastructure upgrades to create spaces for semi-permanent Food Trucks, charging stations for electronic vehicles, increased lighting on sidewalks and in Flag Plaza, and increased capacity to illuminate downtown during the holiday season.
    - Adding more amenities like benches, trashcans, and bike parking.



## HISTORIC DOWNTOWN KENNEWICK PARTNERSHIP

PO Box 6552 Kennewick, WA 99336

partnership@historickennewick.org

509-582-7221

- ◆ Redevelopment of Kennewick Ave and First Streets to encourage a variety of transportation options, including walking and bicycling. Additionally, creating a traffic flow more conducive to capture business downtown.
  - ◆ Supporting connectivity to the Waterfront and Columbia Gardens via the Washington Street Corridor through public art at the bus stop and leveraging our existing outlet infrastructure along the lampposts on Washington Street.
- *Produce a brand identity that improves the community's perception of downtown, making them aware of all that it offers, while also intentionally communicating our value to downtown stakeholders.*
- ◆ Beautification initiatives through Hanging Plant Baskets, Murals, and Tree Replacement, and supporting sidewalk and facade improvements.
  - ◆ Wayfinding signage.
- *Through Economic Development, leverage existing community partnerships to support a diverse downtown economy, including current and future businesses.*
- ◆ Applying for and Administering the Creative District (Official Name TBD) that includes Historic Downtown Kennewick, Keewaydin Park, Columbia Gardens, and Clover Island.
  - ◆ Increasing the reporting boundaries of the Main Street District.

<b>Council Agenda Coversheet</b>  	Agenda Item Number	3.h.	Council Date	06/01/2021	Consent Agenda	<input checked="" type="checkbox"/>	
	Agenda Item Type	Contract/Agreement/Lease				Ordinance/Reso	<input type="checkbox"/>
	Subject	Flag Plaza License Agreement				Public Mtg / Hrg	<input type="checkbox"/>
	Ordinance/Reso #		Contract #	002-2021	Other	<input type="checkbox"/>	
	Project #		Permit #		Quasi-Judicial	<input type="checkbox"/>	
	Department	Parks & Recreation					

**Recommendation**

Staff recommends City Council approve and authorize the City Manager or designee to enter into a License Agreement with the Historic Downtown Kennewick Partnership for the operation and maintenance of Flag Plaza.

**Motion for Consideration**

I move to authorize the City Manager, or designee, to enter into and sign the Flag Plaza License Agreement with the Historic Downtown Kennewick Partnership.

**Summary**

The City of Kennewick partners with several local, state, and federal agencies to help meet our economic development and placemaking objectives. In an effort to increase public benefit of public spaces, this opportunity to partner with the Historic Downtown Kennewick Partnership (HDKP), an accredited Main Street Program, expands upon the existing Management Services Contract executed in April 2019 between the City and HDKP.

Under the proposed License Agreement, the HDKP will be granted the exclusive right to operate and maintain the property known as Flag Plaza, located at 204 W Kennewick Ave., which is a public parking lot adjacent to the downtown restrooms. This will further their work to revitalize the downtown area of Kennewick and promote economic, creative, and commerce opportunities within the Downtown District. The License Agreement is for the term of one (1) year but may be renewed annually in one (1) year increments upon the mutual agreement of both parties.

**Alternatives**

None recommended.

**Fiscal Impact**

The proposed license agreement does not have a fiscal impact on the City of Kennewick. All compensation and reimbursements received by the Historic Downtown Kennewick Partnership will be used for development, marketing, operation, and maintenance of Flag Plaza or the Downtown Development Plan.

Through	Kristin Rawlinson May 24, 11:40:35 GMT-0700 2021	Attachments: <input type="text" value="Agreement"/>
Dept Head Approval	Emily Estes-Cross May 24, 16:59:52 GMT-0700 2021	
City Mgr Approval	Marie Mosley May 27, 19:52:33 GMT-0700 2021	
		<input type="checkbox"/> Recording Required?

# Council Agenda Coversheet



Agenda Item Number	5.a.	Council Date	06/01/2021
Agenda Item Type	Ordinance		
Subject	Change of Zone from RM to RH		
Ordinance/Reso #	5913	Contract #	
Project #	COZ 21-03	Permit #	PLN-2021-00582
Department	Planning		

Consent Agenda	<input type="checkbox"/>
Ordinance/Reso	<input checked="" type="checkbox"/>
Public Mtg / Hrg	<input type="checkbox"/>
Other	<input type="checkbox"/>
Quasi-Judicial	<input type="checkbox"/>

### Recommendation

The Planning Commission recommends that City Council concur with the findings and conclusions contained in staff report COZ 21-03 by adopting Ordinance 5913.

### Motion for Consideration

I move to adopt Ordinance 5913.

### Summary

The Benton Public Utility District has applied to change the zoning of a 57.02 acre lot from Residential, Medium Density (RM) to Residential, High Density (RH). The RH zone is an implementing zoning district of the High Density Residential Comprehensive Plan Land Use Designation. The requested Change of Zone is the follow-up land use action to the comprehensive plan amendment that Council approved for the site in February 2021.

The subject parcel is located west of S Sherman Street and north of I-82. The site is vacant and adjacent to properties that are zoned Commercial, Community (CC), Residential, Low Density (RL), RH and RM.

The Planning Commission held a public hearing to review the proposal on May 3, 2021. At the hearing, staff presented an overview of the staff report. Neither the applicant or the general public provided testimony on the proposal. The Planning Commission voted 6 to 0 to recommend approval of COZ 21-03 to City Council.

### Alternatives

None Recommended.

### Fiscal Impact

None

Through	Steve Donovan May 25, 07:03:33 GMT-0700 2021
Dept Head Approval	Anthony Muai May 25, 07:49:02 GMT-0700 2021
City Mgr Approval	Marie Mosley May 27, 19:22:12 GMT-0700 2021

Attachments:

PC Summary
Minutes
Presentation
Site Map
Ordinance
Staff Report

Recording Required?

**KENNEWICK PLANNING COMMISSION**  
**MAY 3, 2021**  
**DRAFT**  
**VIRTUAL MEETING MINUTES**

**CALL TO ORDER**

Chairman Morris called the meeting to order at 6:30 p.m.

Chairman Morris led the Pledge of Allegiance.

Chairman Morris made the following statement:

“Tonight’s meeting will be conducted through an online, virtual meeting platform. Planning Commissioners and staff are joining us remotely in order to comply with Governor Inslee’s Proclamation 20.28.4 as it relates to the Open Public Meeting Act during the COVID-19 State of Emergency. Should an individual Planning Commissioner become unexpectedly disconnected from the Webinar, please rejoin the meeting at your first opportunity. The record will reflect your attendance. The meeting will proceed so long as a quorum of Planning Commissioners are present. Please activate your mute button at the bottom of your computer screen when not speaking”.

Community Planning Administrative Assistant Melinda Didier called the roll and found the following logged into the Webinar:

Present: Commissioners James Hempstead, Ken Short, Thomas Helgeson, Anthony Moore, Vice Chairman Clark Stolle, Chairman Victor Morris.

Excused: None

Unexcused: None

Staff Present: Gregory McCormick, AICP Planning Director; Anthony Muai, AICP Development Services Manager; Steve Donovan, AICP Senior Planner, Matt Halitsky, Planner, Chris Bowman, Assistant Planner; Sorin Juster, Transportation Manager, Melinda Didier, Community Planning Administrative Assistant., Krystal Townsend, Deputy City Clerk.

**CONSENT AGENDA**

- a. No Minutes to Approve
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into the Record

Commissioner Helgeson moved to accept the Consent Agenda; Commissioner Moore seconded the motion. The motion passed unanimously on a roll call vote.

**PUBLIC HEARINGS**

**Chairman Morris opened the virtual public hearing at 6:36 p.m. for Change of Zone (COZ) #21-03 proposing to change the zoning district for approximately**

**57.02 acres located west of S. Sherman Street & north of I-82 from Residential, Medium Density (RM) to Residential, High Density (RH). Applicant is Evan Edwards, Benton PUD, 2721 W. 10<sup>th</sup> Avenue, Kennewick, WA 99336. Property owner is Jaycee Structure, LLC, 1505 NE Village Street, Fairview, OR 97024.**

Mr. Donovan gave a brief overview of the staff report, and shared a Power Point presentation of the staff report.

**Planning Commission Questions:** None

**Testimony of Applicant/Applicant's Representative:** None

**Webinar Participant Comments:**

**Testimony in Favor of the Request:**

None

**Testimony Neutral/Against the Request:**

Heather Boynton  
2806 S. Dawes Street  
Kennewick

Purchased home for safe environment for children and pets; if this is allowed you're stealing my safety.

Jessica Percifield Henry – *unable to use audio settings due to outdated computer program version.*

Lesann McEnroe  
5407 W. 17<sup>th</sup> Avenue  
Kennewick

Changing the land use designation to high density residential in this location incompatible with this area; transportation and siting issues; destroy views & critical areas.

Chairman Morris asked if Ms. McEnroe was speaking in opposition to COZ 21-03; Ms. McEnroe said no, she had spoken on the incorrect proposal. She wanted to speak on CPA 20-06.

Bill Dixon said that Ms. Boynton, Ms. Percifield-Henry & Ms. McEnroe were all confused and thought they were speaking in opposition to CPA 20-06.

Glenna Gale – *Unable to unmute.*

**Public Testimony for COZ 21-03 closed at 6:55 p.m.**

Chairman Morris asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report COZ 21-03 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Hempstead seconded the motion.

**Planning Commission Discussion:**

None

The motion passed on a unanimous roll call vote.

**Chairman Morris opened the virtual public hearing at 6:57 p.m. for Change of Zone (COZ) #21-04 proposing to change the zoning district for approximately 14.74 acres located at 9757 W. Clearwater Avenue from Commercial, Community (CC) & Business Park (BP) to Residential, Medium Density (RM). Applicant is Nathan Machiela, Knutzen Engineering, 5401 Ridgeline Dr. Ste. 160, Kennewick, WA 99338. Property owner is Tom & Vicki Solbrack, 2555 W. Highway 24, Othello, WA 99344.**

Mr. Donovan gave a brief overview of the staff report, and shared a Power Point presentation of the staff report.

**Planning Commission questions:** None.

**Testimony of Applicant/Applicant's Representative:**

Nathan Machiela  
Knutzen Engineering  
5401 Ridgeline Dr. #160  
Kennewick 99338

This is straightforward request, this zone change follows the approved comp plan amendment; will go to medium density to conform to the comp plan; it will make a good infill project.

**Webinar Participant Comments:**

**Testimony in Favor of the Request:**

None

CITY OF KENNEWICK  
ORDINANCE NO. 5913

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY WITHIN THE CITY OF KENNEWICK LOCATED AT WEST OF S SHERMAN STREET AND NORTH OF I-82 FROM RESIDENTIAL, MEDIUM DENSITY (RM) TO RESIDENTIAL, HIGH DENSITY (RH) (COZ 21-03, BENTON PUBLIC UTILITY DISTRICT, C/O EVAN EDWARDS)

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS FOLLOWS:

**Section 1.** Ordinance No. 3001, as amended, the zoning ordinance of the City of Kennewick and the accompanying zoning map of the City of Kennewick being part of said ordinance shall be and hereby is changed from Residential, Medium Density (RM) to Residential, High Density (RH) for the real property described as follows:

THAT PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON LYING NORTH OF THE WASHINGTON STATE HIGHWAY ROUTE 82 RIGHT OF WAY AND SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, THE NORTH ONE-QUARTER CORNER LIES NORTH 83°26'01" WEST 2628.62 FEET, THENCE SOUTH 00°41'14" EAST 2343.82 FEET ALONG THE EAST LINE OF SAID SECTION 18 TO THE **POINT OF BEGINNING**; THE EAST ONE-QUARTER CORNER OF SAID SECTION 18 LIES SOUTH 00°41'14" EAST 302.00 FEET; THENCE LEAVING SAID EAST LINE NORTH 72°32'08" WEST 1544.47 FEET, THENCE SOUTH 17°7'52" WEST 595.94 FEET TO A LINE PARALLEL WITH AND DISTANT 75.00 FEET SOUTHERLY OF THE SOUTH LINE OF THE KENNEWICK IRRIGATION DISTRICT AMON PUMP LATERAL EASEMENT BEING 60 FEET WIDE, THENCE ALONG SAID PARALLEL LINE SOUTH 72°25'45" EAST 342.86 FEET, THENCE LEAVING SAID PARALLEL LINE SOUTH 26°50'54" WEST 424.53 FEET TO THE SAID NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 82 AND THE **POINT OF TERMINUS**.

**TOGETHER WITH:**

THAT PORTION LOT 3 OF BINDING SITE PLAN #4023, RECORDED 08/20/2009, UNDER AUDITORS FILE NO. 2009-025396, RECORDED IN VOLUME 1, OF SURVEYS, PAGE 4023, BENTON COUNTY, WASHINGTON, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., AND LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 17, THENCE SOUTH 88°47'16" WEST 1041.40 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER TO THE WEST LINE OF THAT BOUNDARY LINE ADJUSTED TAX PARCEL 1-1789-400-0002-002 RECORDED 01/11/2011, UNDER

AUDITORS FILE NO. 2011-001284, RECORDED IN VOLUME 1, OF SURVEYS, PAGE 4170, THE WEST ONE-QUARTER CORNER OF SAID SECTION 17 BEARS SOUTH, 88°47'16" WEST 1612.67 FEET FROM SAID WEST LINE, THENCE ALONG SAID WEST LINE SOUTH 0°35'34" EAST 800.00 FEET TO THE **POINT OF BEGINNING**, THENCE LEAVING SAID WEST LINE, NORTH 74°42'13" WEST 735.95 FEET, THENCE SOUTH 17°55'01" WEST 328.96 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WASHINGTON STATE HIGHWAY 82 AND **THE POINT OF TERMINUS**.

**TOGETHER WITH:**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., AND LYING NORTHERLY OF THE KENNEWICK IRRIGATION DISTRICT AMON PUMP LATERAL EASEMENT BEING 60 FEET WIDE AND NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 17, THENCE SOUTH 88°47'16" WEST 1041.40 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER TO THE WEST LINE OF THAT BOUNDARY LINE ADJUSTED TAX PARCEL 1-1789-400-0002-002 RECORDED 01/11/2011, THE UNDER AUDITORS FILE NO. 2011-001284, RECORDED IN VOLUME 1, OF SURVEYS, PAGE 4170 AND THE **POINT OF BEGINNING**, THE WEST ONE-QUARTER CORNER OF SAID SECTION 17 BEARS SOUTH 88°47'16" WEST 1612.67 FEET FROM SAID WEST LINE, THENCE ALONG SAID WEST LINE SOUTH 0°35'34" EAST 800.00 FEET, THENCE LEAVING SAID WEST LINE, NORTH 74°42'13" WEST 735.95 FEET, THENCE SOUTH 17°55'01" WEST 328.96 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WASHINGTON STATE HIGHWAY 82 AND THE POINT OF TERMINUS.

CONTAINING 59.242 ACRES MORE OR LESS.

AMENDMENT OF PARCEL E

PARCEL E HAS SUBSEQUENTLY BEEN MODIFIED BY DOCUMENTS RECORDED FOR A BOUNDARY LINE ADJUSTMENT. SAID DOCUMENTS ARE RECORDED UNDER AUDITOR'S FILE NUMBERS 2015-019471 AND 2015-019472, RECORDS OF BENTON COUNTY WASHINGTON.

THIS ALTA/ACSM LAND TITLE SURVEY ALSO INCLUDES A PORTION OF LAND LOCATED IN LOT 7 OF BINDING SITE PLAN 13-06, AS RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4549, RECORDS OF BENTON COUNTY, WASHINGTON. LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17 TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 AS MONUMENTED WITH A 1/2" IRON PIPE; THENCE S00°59'38"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 718.81 FEET TO THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 82 AS ACQUIRED BY JUDGMENT NUMBER 83-2-00783-3 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON; THENCE ALONG THE NORTHERLY RIGHT-OF-

WAY OF SAID INTERSTATE 82 THE FOLLOWING COURSES S78°39'13"E A DISTANCE OF 210.96 FEET; THENCE S80°22'19"E A DISTANCE OF 630.13 FEET TO THE EASTERLY LINE OF PARCEL E AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2015-007804, RECORDS OF BENTON COUNTY ALSO BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY OF INTERSTATE 82 AND PROCEEDING N17°54'53"E ALONG SAID EASTERLY LINE OF PARCEL E A DISTANCE OF 162.39 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE U.S.B.R. AMON PUMP LATERAL AS ESTABLISHED BY DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 349642, RECORDS OF BENTON COUNTY, SAID LINE IS PARALLEL AND 25.00 FEET SOUTHERLY OF THE CENTERLINE AS MEASURED WITH RIGHT ANGLES; THENCE S54°10'30"E ALONG SAID SOUTHERLY CANAL RIGHT-OF-WAY A DISTANCE OF 283.83 FEET TO A POINT OF CURVATURE OF A 106.86 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE AND SAID SOUTHERLY CANAL RIGHT-OF-WAY AN ARC DISTANCE OF 46.96 FEET, AN INCLUDED ANGLE OF 25°10'42", WITH A CHORD BEARING OF S66°45'51"E AND LENGTH OF 46.58 FEET; THENCE S12°09'50"W A DISTANCE OF 22.83 FEET TO THE SAID NORTHERLY RIGHT OF WAY OF INTERSTATE 82; THENCE N82°09'04"W ALONG SAID NORTHERLY RIGHT-OF-WAY OF INTERSTATE 82 A DISTANCE OF 52.51 FEET; THENCE N80°22'19"W ALONG SAID NORTHERLY RIGHT-OF-WAY OF INTERSTATE 82 A DISTANCE OF 269.87 FEET TO THE SAID TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

**Section 2.** The City Council finds the amendments described in Section 1 above are in conformance with the Comprehensive Plan of the City.

**Section 3.** Severability Clause. If any provision of this amendatory ordinance or its application to any persons or circumstances is held invalid, the remainder of the act or the application of the provision to other persons or circumstances is not affected.

**Section 4.** The Responsible Official for the State Environmental Policy Act has determined that the proposal will not have a probable significant adverse impact on the quality of the environment.

**Section 5.** This ordinance shall be in full force and effect five (5) days from and after its approval, passage and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 1<sup>st</sup> day of June, 2021, and signed in authentication of its passage this 1<sup>st</sup> day of June, 2021.

Attest:

\_\_\_\_\_  
DON BRITAIN, Mayor

\_\_\_\_\_  
TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5913 filed and recorded in the office of the City Clerk of the City of Kennewick, Washington this 2<sup>nd</sup> day of June, 2021.

Approved as to form:

\_\_\_\_\_  
LISA BEATON, City Attorney

\_\_\_\_\_  
TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION \_\_\_\_\_

**Planning Commission Action Summary**  
**COZ 21-03 – Benton Public Utility District**

The Kennewick Planning Commission conducted a virtual public hearing on May 3, 2021. All interested parties were notified to come before the Commission and be heard. After reviewing the staff report and all oral and written facts and opinions, the Commission passed a motion on the proposed Change of Zone, concurring with the findings and conclusions in the staff report COZ 21-03 and recommends to City Council approval of the proposed Change of Zone contained in the staff report.

**Findings of Fact**

1. The applicant is Benton Public Utility District, c/o Evan Edwards, 2721 W 10<sup>th</sup> Avenue, Kennewick, WA 99336
2. The property owner is Jaycee Structures, LLC, 1505 NE Village Street, Fairfield, OR 97024.
3. The proposed change of zone is located at west of S Sherman Street and north of I-82; Parcel No. 1-1889-100-0001-007.
4. The City's Comprehensive Plan Land Use Designation for the subject property is High Density Residential.
5. The request is to change the zoning from Residential, Medium Density to Residential High Density.
6. The Residential, High Density zoning district is an implementing zone of the High Density Residential Comprehensive Plan Land Use Map Designation.
7. On February 18, 2021, the application was submitted and declared complete for processing.
8. The application was routed for review to City Departments and outside agencies for comment on February 24, 2021.
9. Access to the site is via Bob Olson Parkway, across multiple properties to the north.
10. The site does contain slopes greater than 15%, erosion hazard areas and aquifer recharge areas.
11. The Environmental Determination of Non-Significance, ED 20-09/PLN-2020-00930, was adopted on March 16, 2021.
12. The Property Posting sign for the public hearing was posted on site April 15, 2021.
13. Notice of the public hearing for this application was published in the Tri-City Herald on April 18, 2021. Notices were also mailed to property owners within 300 feet of the site on April 15, 2021.
14. The proposed amendment conforms to the comprehensive plan.
15. The proposed amendment promotes the public necessity, convenience and general welfare.
16. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.

17. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

**Conclusions of Law**

1. Approval will implement the Comprehensive Plan Land Use Designation of High Density Residential.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Residential Land Use Goals 1, 2 and 3 of the City of Kennewick Comprehensive Plan.
4. Approval will result in the promotion of public necessity, convenience and/or general welfare.
5. The proposed Change of Zone complies with KMC 18.51.070(2).

The motion to recommend approval to City Council passed with a vote of 6 to 0.

# City Council Meeting

## Change of Zone COZ 21-03

June 1, 2021



# Application Summary

**Applicant:** Benton Public Utility District , c/o Evan Edwards

**Owner:** Jaycee Structure, LLC

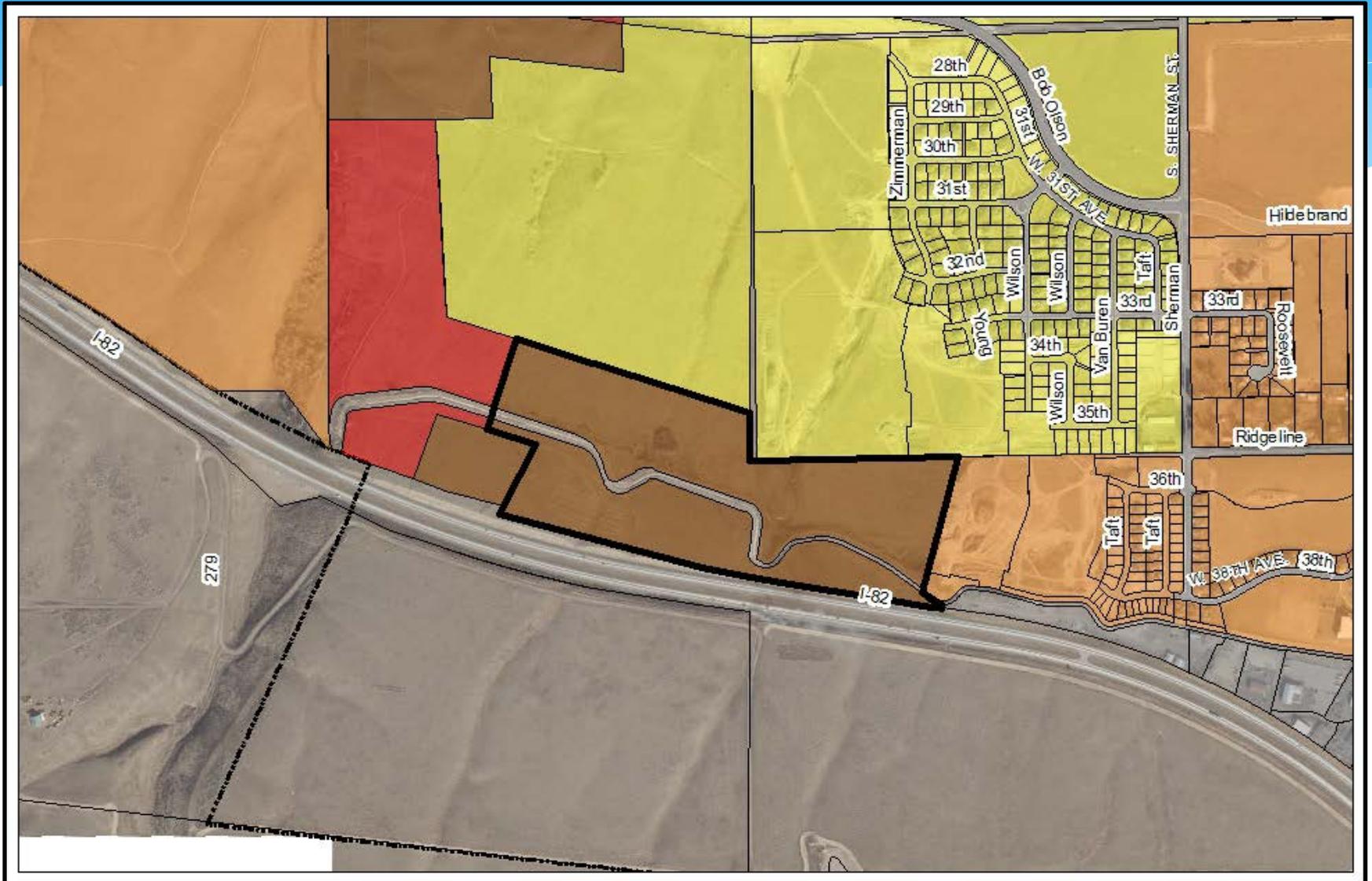
**Proposal:** Rezone 57.02 acres from Residential, Medium Density (RM) to Residential, High Density (RH)

**Comprehensive Plan Designation:** High Density Residential

**Location:** West of S Sherman Street and north of I-82



# Land Use Map





# Property History

- The City annexed the site and zoned it in accordance with the Southridge Sub-Area Plan on April 18, 2006, pursuant to Ordinance 5590.
- As part of the City's 2020 Comprehensive Plan Amendment Cycle, the City approved the Ordinance 5899, on February 16, 2021, to change the site's land use designation from Medium Density Residential to High Density Residential.

# Permitted Uses

The RM and RH zones allow for multi-family residences and energy facilities.

The hospitals and mini-storages are permitted in RH zone, but not in the RM zone.

# Change of Zone Findings

## KMC 18.51.070(2)

- (a) The proposed amendment conforms with the comprehensive plan.
- (b) Promotes the public necessity, convenience and general welfare.
- (c) The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands which are deemed unacceptable by the City.
- (d) The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.
- (e) Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.

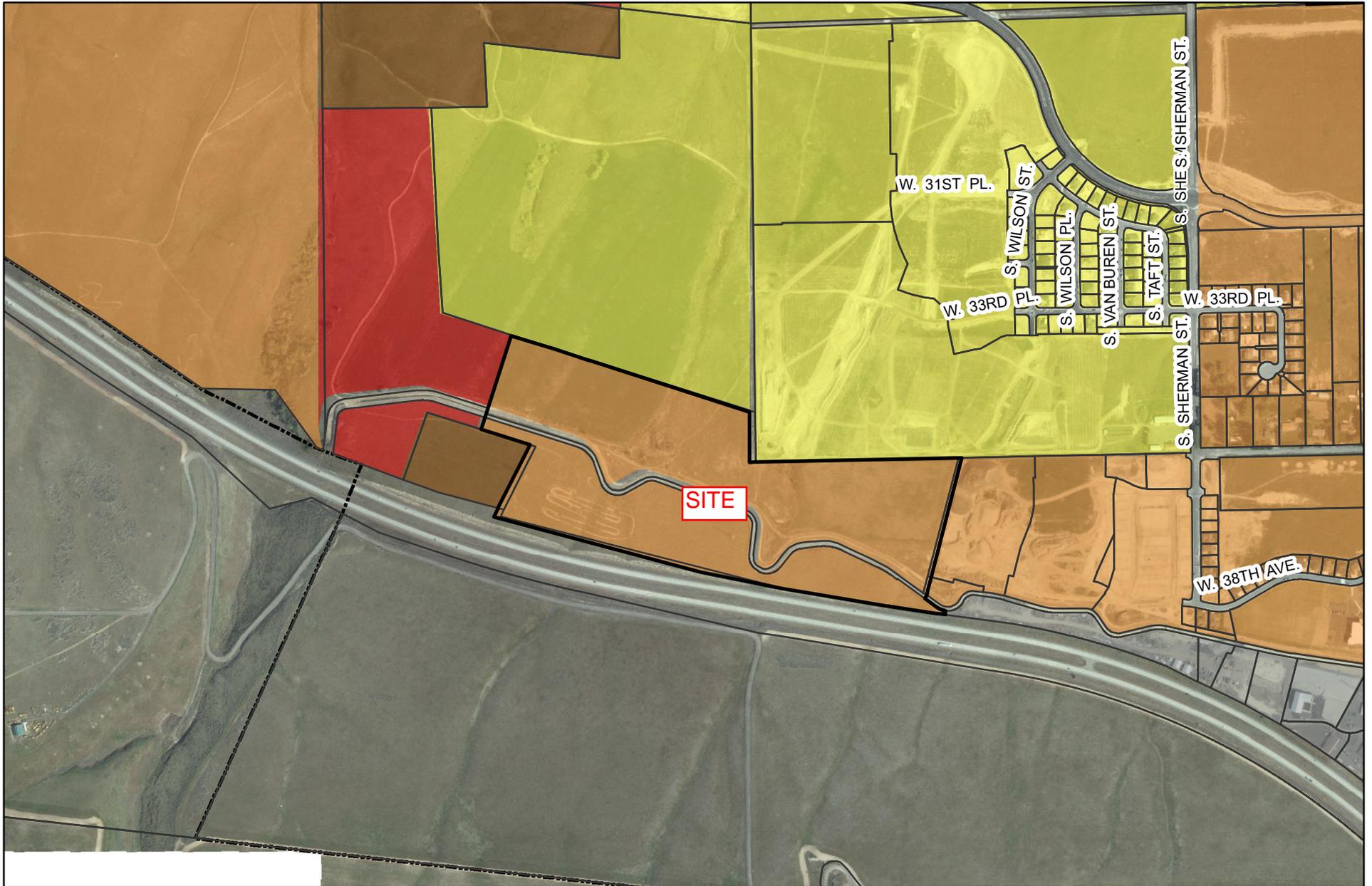
# Hearing Summary

- The Planning Commission held the public hearing for the proposed Change of Zone on May 3, 2021.
- No public testimony was given at the hearing.

# Recommendation

The Planning Commission recommends approval of COZ 21-03.

# SITE MAP



**COZ 21-03/PLN-2021-00582 Benton PUD**



**COMMUNITY PLANNING DEPARTMENT**

**STAFF REPORT AND RECOMMENDATION TO  
THE PLANNING COMMISSION**

**FILE No: COZ 21-03/PLN-2021-00582**

**Staff Report Date:** April 20, 2021

**Hearing Date & Location:** May 3, 2021, Virtual Hearing

**Report Prepared By:** Steve Donovan, AICP  
Senior Planner

**Report Reviewed By:** Anthony Muai, AICP  
Planning Manager

**Summary Recommendation:** The City of Kennewick Planning Staff **RECOMMENDS APROVAL** of Change of Zone 21-03.

**Summary of Proposal:** A Change of Zone from Residential, Medium Density (RM) to Residential, High Density (RH) for 57.02 acres.

**Proposal Location:** West of S Sherman Street and North of I-82

**Legal Description:** THAT PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 18, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON LYING NORTH OF THE WASHINGTON STATE HIGHWAY ROUTE 82 RIGHT OF WAY AND SOUTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 18, THE NORTH ONE-QUARTER CORNER LIES NORTH 83°26'01" WEST 2628.62 FEET, THENCE SOUTH 00°41'14" EAST 2343.82 FEET ALONG THE EAST LINE OF SAID SECTION 18 TO THE **POINT OF BEGINNING**; THE EAST ONE-QUARTER CORNER OF SAID SECTION 18 LIES SOUTH 00°41'14" EAST 302.00 FEET; THENCE LEAVING SAID EAST LINE NORTH 72°32'08" WEST 1544.47 FEET, THENCE SOUTH 17°7'52" WEST 595.94 FEET TO A LINE PARALLEL WITH AND DISTANT 75.00 FEET SOUTHERLY OF THE SOUTH LINE OF THE KENNEWICK IRRIGATION DISTRICT AMON PUMP LATERAL

EASEMENT BEING 60 FEET WIDE, THENCE ALONG SAID PARALLEL LINE SOUTH 72°25'45" EAST 342.86 FEET, THENCE LEAVING SAID PARALLEL LINE SOUTH 26°50'54" WEST 424.53 FEET TO THE SAID NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 82 AND THE **POINT OF TERMINUS**.

**TOGETHER WITH:**

THAT PORTION LOT 3 OF BINDING SITE PLAN #4023, RECORDED 08/20/2009, UNDER AUDITORS FILE NO. 2009-025396, RECORDED IN VOLUME 1, OF SURVEYS, PAGE 4023, BENTON COUNTY, WASHINGTON, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., AND LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 17, THENCE SOUTH 88°47'16" WEST 1041.40 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER TO THE WEST LINE OF THAT BOUNDARY LINE ADJUSTED TAX PARCEL 1-1789-400-0002-002 RECORDED 01/11/2011, UNDER AUDITORS FILE NO. 2011-001284, RECORDED IN VOLUME 1, OF SURVEYS, PAGE 4170, THE WEST ONE-QUARTER CORNER OF SAID SECTION 17 BEARS SOUTH, 88°47'16" WEST 1612.67 FEET FROM SAID WEST LINE, THENCE ALONG SAID WEST LINE SOUTH 0°35'34" EAST 800.00 FEET TO THE **POINT OF BEGINNING**, THENCE LEAVING SAID WEST LINE, NORTH 74°42'13" WEST 735.95 FEET, THENCE SOUTH 17°55'01" WEST 328.96 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WASHINGTON STATE HIGHWAY 82 AND **THE POINT OF TERMINUS**.

**TOGETHER WITH:**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., AND LYING NORTHERLY OF THE KENNEWICK IRRIGATION DISTRICT AMON PUMP LATERAL EASEMENT BEING 60 FEET WIDE AND NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 17, THENCE SOUTH 88°47'16" WEST 1041.40 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER TO THE WEST LINE OF THAT BOUNDARY LINE ADJUSTED TAX PARCEL 1-1789-400-0002-002 RECORDED 01/11/2011, THE UNDER AUDITORS FILE NO. 2011-001284, RECORDED IN VOLUME 1, OF SURVEYS, PAGE 4170 AND THE **POINT OF BEGINNING**, THE WEST ONE-QUARTER CORNER OF SAID SECTION 17 BEARS SOUTH

88°47'16" WEST 1612.67 FEET FROM SAID WEST LINE, THENCE ALONG SAID WEST LINE SOUTH 0°35'34" EAST 800.00 FEET, THENCE LEAVING SAID WEST LINE, NORTH 74°42'13" WEST 735.95 FEET, THENCE SOUTH 17°55'01" WEST 328.96 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WASHINGTON STATE HIGHWAY 82 AND THE POINT OF TERMINUS. CONTAINING 59.242 ACRES MORE OR LESS.

AMENDMENT OF PARCEL E

PARCEL E HAS SUBSEQUENTLY BEEN MODIFIED BY DOCUMENTS RECORDED FOR A BOUNDARY LINE ADJUSTMENT. SAID DOCUMENTS ARE RECORDED UNDER AUDITOR'S FILE NUMBERS 2015-019471 AND 2015-019472, RECORDS OF BENTON COUNTY WASHINGTON.

THIS ALTA/ACSM LAND TITLE SURVEY ALSO INCLUDES A PORTION OF LAND LOCATED IN LOT 7 OF BINDING SITE PLAN 13-06, AS RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 4549, RECORDS OF BENTON COUNTY, WASHINGTON. LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17 TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 AS MONUMENTED WITH A 1/2" IRON PIPE; THENCE S00°59'38"W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 17 A DISTANCE OF 718.81 FEET TO THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 82 AS ACQUIRED BY JUDGMENT NUMBER 83-2-00783-3 IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID INTERSTATE 82 THE FOLLOWING COURSES S78°39'13"E A DISTANCE OF 210.96 FEET; THENCE S80°22'19"E A DISTANCE OF 630.13 FEET TO THE EASTERLY LINE OF PARCEL E AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2015-007804, RECORDS OF BENTON COUNTY ALSO BEING THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY OF INTERSTATE 82 AND PROCEEDING N17°54'53"E ALONG SAID EASTERLY LINE OF PARCEL E A DISTANCE OF 162.39 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE U.S.B.R. AMON PUMP LATERAL AS ESTABLISHED BY DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER 349642, RECORDS OF BENTON COUNTY, SAID LINE IS

PARALLEL AND 25.00 FEET SOUTHERLY OF THE CENTERLINE AS MEASURED WITH RIGHT ANGLES; THENCE S54°10'30"E ALONG SAID SOUTHERLY CANAL RIGHT-OF-WAY A DISTANCE OF 283.83 FEET TO A POINT OF CURVATURE OF A 106.86 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG SAID CURVE AND SAID SOUTHERLY CANAL RIGHT-OF-WAY AN ARC DISTANCE OF 46.96 FEET, AN INCLUDED ANGLE OF 25°10'42", WITH A CHORD BEARING OF S66°45'51"E AND LENGTH OF 46.58 FEET; THENCE S12°09'50"W A DISTANCE OF 22.83 FEET TO THE SAID NORTHERLY RIGHT OF WAY OF INTERSTATE 82; THENCE N82°09'04"W ALONG SAID NORTHERLY RIGHT-OF-WAY OF INTERSTATE 82 A DISTANCE OF 52.51 FEET; THENCE N80°22'19"W ALONG SAID NORTHERLY RIGHT-OF-WAY OF INTERSTATE 82 A DISTANCE OF 269.87 FEET TO THE SAID TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

**Property Owner:** Jaycee Structure, LLC  
1505 NE Village Street  
Fairfield, OR 97024

**Applicant:** Benton Public Utility District  
c/o Evan Edwards  
2721 W 10<sup>th</sup> Avenue  
Kennewick, WA 99336

**Regulatory Controls:**

1. Comprehensive Plan – Land Use
2. KMC Title 4 – Administrative Procedures
3. KMC Title 18 – Zoning
4. Washington State Environmental Policy Act

**COZ Key Application Processing Dates:**

Pre-Application/Feasibility Meeting	N/A
Application Submittal	February 18, 2021
Determination of Completeness Issued	February 18, 2021
Notice of Application Posted	February 24, 2021
SEPA Threshold Determination Issued	March 16, 2021
Property Posting Sign for SEPA Determination	March 16, 2021
SEPA Appeal Period Ended	March 30, 2021
Date of Mailed Notice of Public Hearing	April 15, 2021
Property Posting Sign for Public Hearing	April 15, 2021
Date of Published Notice of Public Hearing	April 18, 2021

**Exhibits:**

1. Staff Report
2. Application/Supplemental Information
3. Vicinity Map
4. Comprehensive Plan Map
5. Zoning Map
6. Notice of Mailing
7. SEPA DNS Adoption
8. Roadway Functional Classification Map
9. Highway and Street System Map
10. Ben Franklin Transit email
11. City of Kennewick Fire Department email
12. Benton Public Utility District email
13. Kennewick Irrigation District email

**Zoning adjacent to the site:**

North: Residential, Low Density (RL)

East: Residential, Medium Density and RL

South: I-82 right-of-way

West: Residential, High Density (RH) and Commercial, Community (CC)

**Applicable Goals and Policies of the Comprehensive Plan:**

Residential Goals and Policies:

- Goal 1: Provide for attractive, walkable and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas.
- Goal 2: Provide appropriate public facilities supporting residential areas.
- Policy 1: Ensure provisions of parks, schools, drainage, transit, water, sanitation, infrastructure and pedestrian in new residential developments.
- Goal 3: Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.
- Policy 1: Establish and implement maximum densities in the City's residential zoning categories.
- Policy 4 Residential High Density: Designate land for Residential High Density (HD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development.

**Kennewick Municipal Code Findings:**

The following findings shall be met in order to approve a change of zone:

KMC 18.51.070(2): Findings:

Findings Required. In order to amend the zoning map, the City Council must find that:

- a. The proposed amendment conforms with the comprehensive plan; and  
*Staff Response: The proposed Change of Zone conforms to the comprehensive plan because the RH zoning district is an implementing zoning district of the site's current High Density Residential Land Use Designation.*
- b. Promotes the public necessity, convenience and general welfare; and

Staff Response: *The proposed Change of Zone promotes public necessity, convenience and welfare by establishing a zoning district that is compatible with surrounding properties.*

- c. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and  
Staff Response: *The proposed Change of Zone will not impose additional burdens on public facilities. Future development will be required to meet applicable levels of service.*
- d. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and  
Staff Response: *The proposed amendment will establish a zoning district that complies with Comprehensive Plan. The RH zone is an implementing zone of the site's High Density Residential Land Use Designation.*
- e. Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.  
Staff Response: *The finding is not applicable; the proposed zoning district is not a single-family residential zone.*

**Public Comments:**

The public submitted no comments.

**Agency Comments:**

The Kennewick Fire Department, Benton Public Utility District and the Kennewick Irrigation District have stated they have no comments.

Ben Franklin Transit provided comments that support the proposal and requested an explanation on how the proposal may affect its services in the future. Staff contacted Ben Franklin Transit and it was determined that no further information was needed for this proposal.

**Staff Analysis of Proposal & Discussion:**

The City annexed the site and zoned it in accordance with the Southridge Sub-Area Plan on April 18, 2006 via Ordinance 5142. On March 17, 2015, the City adopted Ordinance 5590, which established the RM zone for the site as part of an area-wide rezone. As part of the City's 2020 Comprehensive Plan Amendment Cycle, the City approved the amendment to change the site's land use designation from Medium Density Residential to High Density Residential.

The proposed Change of Zone (COZ 21-03), is a request to change the zone of 57.02 acres located at west for S Sherman Street and north of I-82, from RM to RH. Pursuant to Table 1 of the Comprehensive Plan, the RH zoning district is an implementing zoning district of the High Density Residential Land Use Designation. RCW 36.70A, Growth Management Act, requires that a City's development regulations implement its comprehensive plan.

Per KMC 18.03.040(4) the purpose of RH zoning district is as follows:

RH - The purpose of RH district is to establish areas for multiple residential buildings and promote a suitable residential environment. The district is a transitional use between commercial and low and medium density residential uses.

The proposal will implement the site's High Density Residential Land Use Designation and promote the goals and policies of the comprehensive plan.

The applicant completed a boundary line adjustment with the subject lot and the 6.37-acre lot to the west in order to reduce 6.37-acre lot to roughly 3 acres. A boundary line adjustment requires that all properties involved have the same zoning district, the 6.37 acre to the west is currently zoned Residential, High Density.

It is not feasible for the applicant to subdivide the 6.37-acre lot because any subdivision action, such as a short plat will require the construction of a street to access the site, along with water, sewer and other utilities.

At some point in the future, the BPUD will construct a power substation.

Future collector streets will provide access to the site; see the attached Roadway Functional Classification Map (Exhibit 8) and the Highway and Street System Map (Exhibit 9) from the City of Kennewick 2040 Transportation System Plan.

Future development of the entire site will be limited to only the permitted uses of the RH zoning district. Development will be subject to meeting applicable concurrency requirements, which include utility and street improvements. The density for the subject site is 27 units per acre. Additionally, a 125-foot wide Bonneville Power Administration easement passes through the center of the site south of the canal, which greatly limits development potential for that portion of the site.

The proposed findings meet the requirements of KMC 18.51.070(2).

**Findings:**

1. The applicant is Benton Public Utility District, c/o Evan Edwards, 2721 W 10<sup>th</sup> Avenue, Kennewick, WA 99336
2. The property owner is Jaycee Structures, LLC, 1505 NE Village Street, Fairfield, OR 97024.
3. The proposed change of zone is located at west of S Sherman Street and north of I-82; Parcel No. 1-1889-100-0001-007.
4. The City's Comprehensive Plan Land Use Designation for the subject property is High Density Residential.
5. The request is to change the zoning from Residential, Medium Density to Residential High Density.
6. The Residential, High Density zoning district is an implementing zone of the High Density Residential Comprehensive Plan Land Use Map Designation.
7. On February 18, 2021, the application was submitted and declared complete for processing.
8. The application was routed for review to City Departments and outside agencies for comment on February 24, 2021.
9. Access to the site is via Bob Olson Parkway, across multiple properties to the north.
10. The site does contain slopes greater than 15%, erosion hazard areas and aquifer recharge areas.
11. The Environmental Determination of Non-Significance, ED 20-09/PLN-2020-00930, was adopted on March 16, 2021.

12. The Property Posting sign for the public hearing was posted on site April 15, 2021.
13. Notice of the public hearing for this application was published in the Tri-City Herald on April 18, 2021. Notices were also mailed to property owners within 300 feet of the site on April 15, 2021.
14. The proposed amendment conforms to the comprehensive plan.
15. The proposed amendment promotes the public necessity, convenience and general welfare.
16. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
17. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

**Conclusions:**

1. Approval will implement the Comprehensive Plan Land Use Designation of High Density Residential.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Residential Land Use Goals 1, 2 and 3 of the City of Kennewick Comprehensive Plan.
4. Approval will result in the promotion of public necessity, convenience and/or general welfare.
5. The proposed Change of Zone complies with KMC 18.51.070(2).

**Recommendation:**

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 21-03 and recommend approval to City Council.

**Motion:**

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 21-03 and recommend approval of the request to City Council.

CITY OF KENNEWICK  
COMMUNITY PLANNING & DEVELOPMENT SERVICES  
APPLICATION (general form)

PROJECT # \_\_\_\_\_ - \_\_\_\_\_ PLN-2021 -00582 FEE \$ 1094.00

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1  Tier 2  Tier 3  Binding Site Plan

Short Plat  Conditional Use  Other Change of Zoning

Environmental Determination PLN- 2020 - 00935 Pre Application Meeting PLN- \_\_\_\_\_ - \_\_\_\_\_

Applicant: Evan Edwards C/O Benton PUD

Address: 2721 W 10th AVE, KENNEWICK, WA

Telephone: 582-1232 Cell Phone: 510-508-8883 Fax: 586-6876 E-mail: edwardse@bentonpud.org

Property Owner (if other than applicant): Jaycee Structure LLC.

Address: 1505 NE VILLAGE STREET, FAIRFIELD OR 97024

Telephone: \_\_\_\_\_ Cell Phone: 757-805-8198 E-mail: robertprice2@icloud.com; marcus@fullard-leo.com

**SITE INFORMATION**

Parcel No. 118891000001007 Acres 57.02 Zoning: RM

Address of property: UNDETERMINED KENNEWICK, WA 99337

Number of Existing Parking Spaces 0 Number of Proposed (New) Parking Spaces 0

Present use of property VACANT

Size of existing structure: NONE sq. ft. Size of Proposed addition/New structure: NONE sq. ft.

Height of building: NONE Cubic feet of excavation: NONE Cost of new construction NONE

Benton County Assessor Market Improvement Value: NONE

Description of Project: CHANGE OF ZONE FROM RM TO RH TO MEET BOUNDARY LINE  
ADJUSTMENT WITH ADJACENT PROPERTY TO BE SOLD TO BENTON PUD.

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Evan Edwards  
Applicant's Signature

  
Signature of owner or owner's authorized representative

Date: 2/17/2021

### Change-of-Zone Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of change-of-zone requests. Use additional pages if necessary.

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain:  
**1. Yes, the public benefit will be that the new smaller parcel created by BLA application will be sold to Benton PUD for a future substation site that will electrical serve new development along Bob Olsen Pkwy and the UGA area south of I-82 and provide an alternate feed to adjacent substation during outages improving electric service reliability.**
  
2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized:  
**This application for change of zone follows CPA #20-03 which amended the comprehensive plan by changing the land use of parcel 118891000001007 from MDR to HDR and coincides with Boundary Line Adjustment application BLA# 2021-xxxx. The modified parcel X created by the BLA is required to have contiguous zoning.**
  
3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain  
**Yes, the proposed amendment is consistent with the land use pattern in the area as approved February 16, 2021 as CPA #20-03.**
  
4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:  
**Yes, existing uses in the area are in conformance with the areas zoning classification.**
  
5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.  
**At this time, it is unknow if this amendment would create an isolated district or introduce a more intense land use to the area. This area is yet to be developed.**
  
6. Does the existing zoning prohibit reasonable use of the property? Please explain.  
**No, however in order to adjust property boundaries via the BLA process the parcels are required to have the same zoning.**

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:

No, residential character in the immediate area will not be affected as the parcel and surrounding parcels are yet to be developed.

8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:

No, property values in the vicinity will not be changed by the proposed amendment.

9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain:

No, the approval of the proposed amendment will not set a precedent for similar proposals or uses and will not deter the use, improvement or development of adjacent property in accordance with the existing zoning districts.

10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:

No, the proposed amendment will not encourage more private investments which will be beneficial to the redevelopment of a deteriorated area. The area in question is recently developed or not developed at all.

11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.

It is unknown at this time whether the proposed amendment will combat economic segregation and allow greater choice in the market.

12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:

It is unknown at this time whether the proposed amendment will create conflict between potential land uses and transportation patterns or safety concerns.

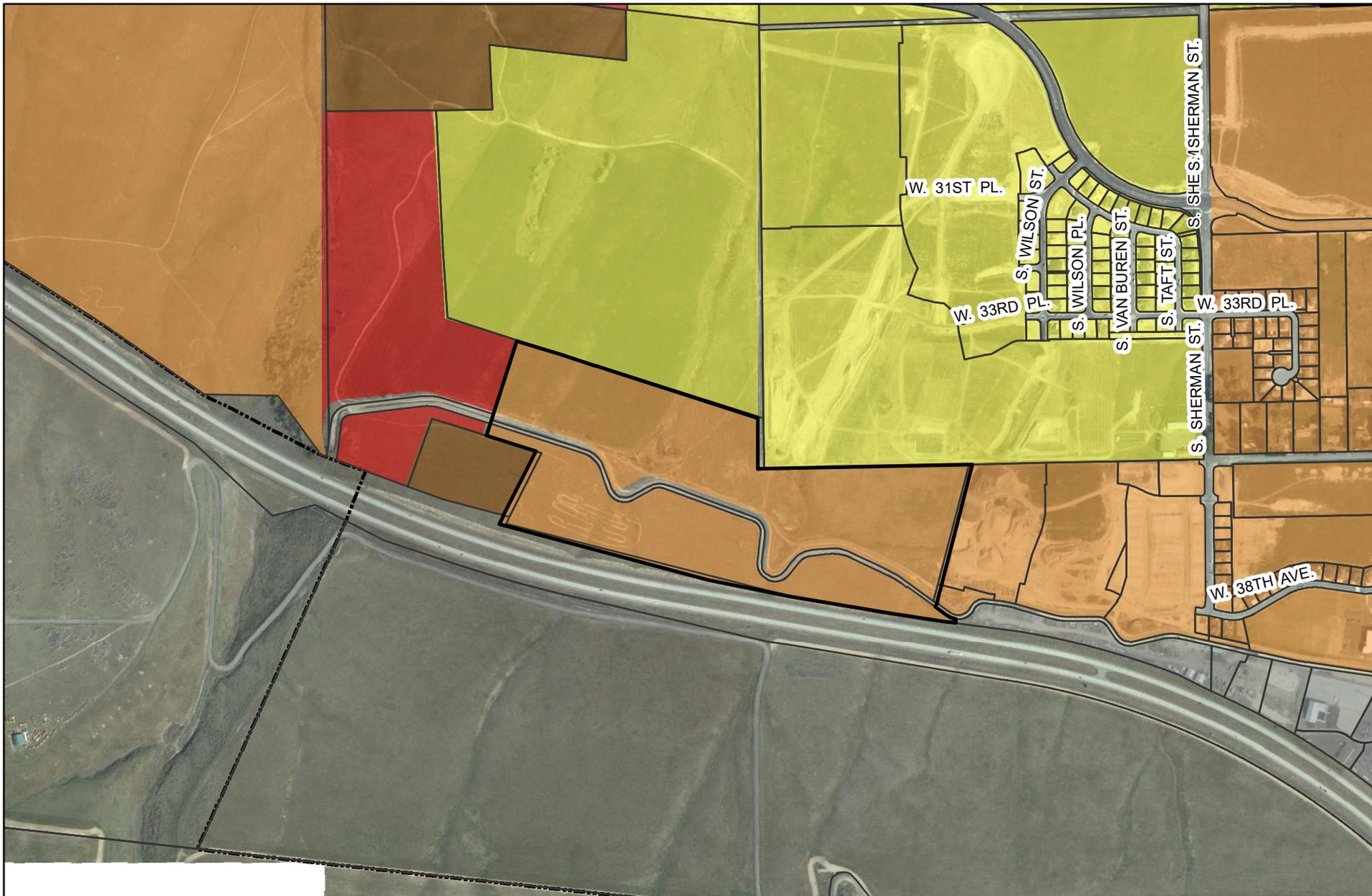


1 inch = 3,000 feet 1:36,000  
0 0.275 0.55 1.1 mi  
0 0.425 0.85 1.7 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,

# Comprehensive Plan Map

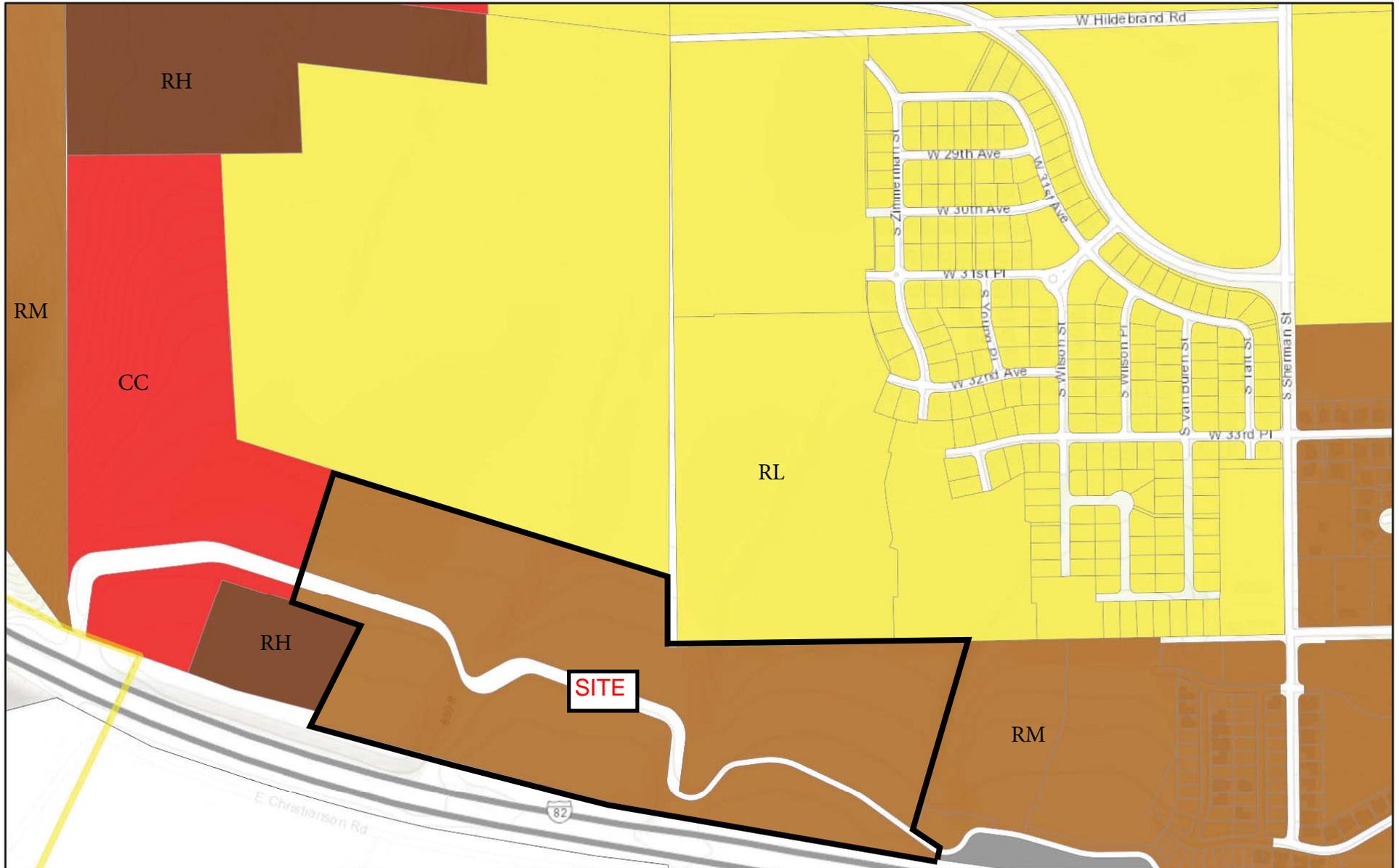
Exhibit 4



- |                                                                                                             |                                                                                                                |                                                                                                 |                                                                                                       |
|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|  Open Space              |  Medium Density Residential |  Mixed Use  |  Industrial      |
|  Low Density Residential |  High Density Residential   |  Commercial |  Public Facility |

# Zoning Map

Exhibit 5



April 13, 2021

This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

**SurveyCityLimits**

- SV\_CI\_KENNEWICK\_10
- SV\_CI\_RICHLAND\_10
- SV\_CI\_COUNTY\_10
- SurveyUrbanGrowthBoundary



1 inch = 600 feet      1:7,200  
 0    0.05    0.1    0.2 mi  
 0    0.075    0.15    0.3 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,



## NOTICE OF MAILING

I, Steve Donovan, on April 15, 2021  
mailed 7 copies of Notice of Public Hearing  
for COZ 21-03/PLN-2021-00582  
to all property owners within 300 feet of the proposal

**as shown on the attached list.**

A handwritten signature in black ink, appearing to read "Steve Donovan".

**Signature**

## **KENNEWICK PLANNING COMMISSION**

### **NOTICE OF PUBLIC HEARING**

**May 3, 2021 at 6:30 p.m.**

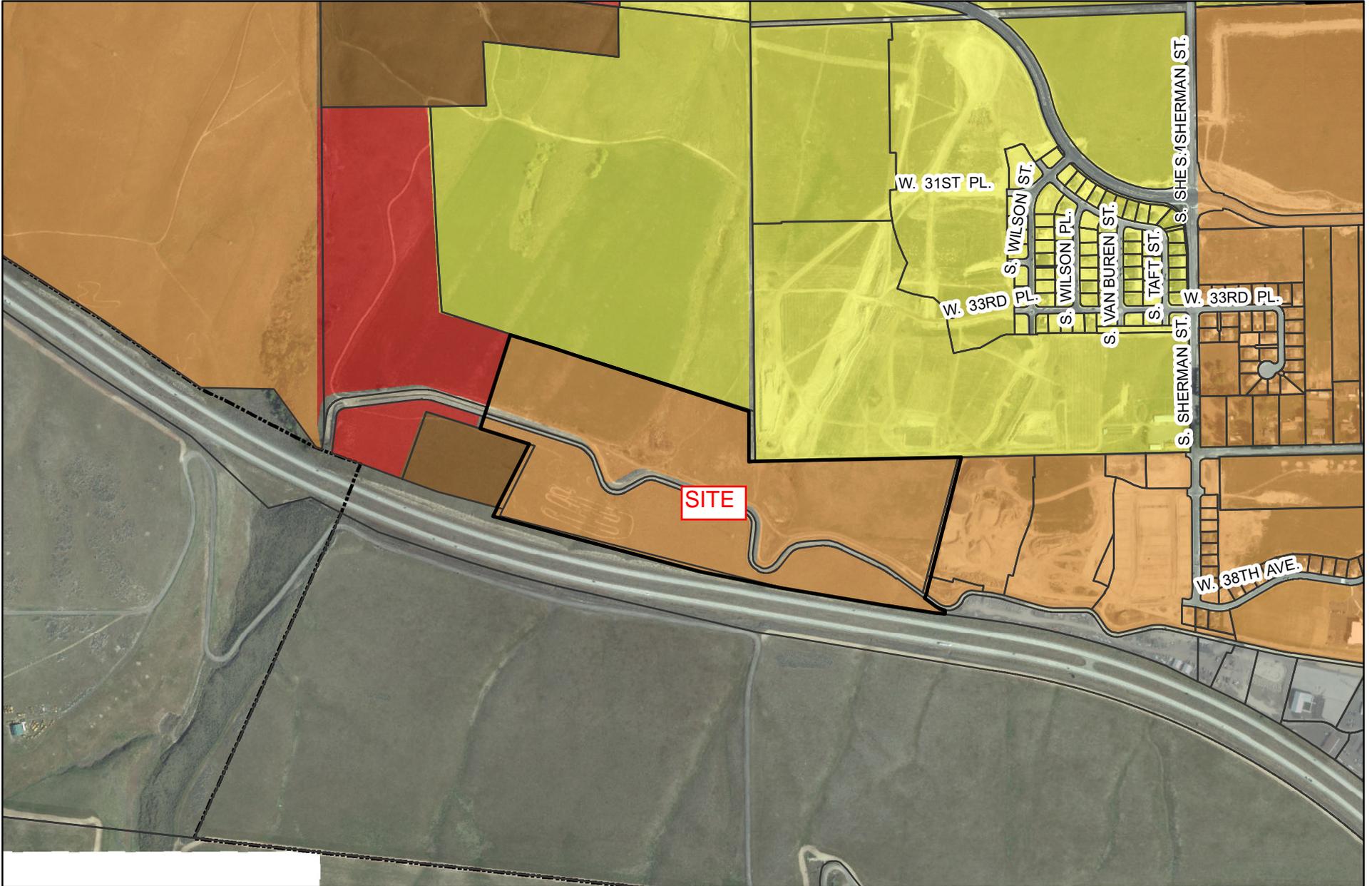
The Kennewick Planning Commission will hold a Public Hearing on Monday, May 3, 2021, remotely at 6:30 p.m. or as soon as possible thereafter, to receive public comment/testimony on the below Change of Zone. Staff will be presenting analysis and the Planning Commission will make a recommendation to the City Council on the item. In response to the COVID-19 emergency, the hearing will be conducted online. To participate in the hearing use the link found at <https://www.go2kennewick.com/598/Planning-Commission>.

Project# COZ 21-03 – A Change of Zone for 57.02 acres from Residential, Medium Density to Residential, High Density. The proposal is located west of S Sherman Street and north of I-82. See site map on back.

Questions or written comments may be addressed to Steve Donovan and submitted to [steve.donovan@ci.kennewick.wa.us](mailto:steve.donovan@ci.kennewick.wa.us) or mailed to PO Box 6108, Kennewick, WA 99336.

The City of Kennewick welcomes full participation in public meeting by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public hearing, please contact Steve Donovan at (509) 585-4361 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.

# SITE MAP



**COZ 21-03/PLN-2021-00582 Benton PUD**

Exhibit 6

37

Jaycee Structure LLC  
1505 NE VILLAGE ST  
Fairfield OR 97024

37

Richmond Cast LLC  
1505 NE VILLAGE ST  
Fairfield OR 97024

37

Jaycee Structure LLC  
1505 NE VILLAGE ST  
Fairfield OR 97024

37

JF & Gladys Moore  
3514 S SHERMAN ST  
Kennewick WA 99337

37

TRI CITIES DEVELOPMENT COMPANY  
LLC  
15 SW COLORADO STE 1  
Bend OR 97702

37

SOUTHRIDGE VILLAGE LLC  
PO BOX 7225  
Kennewick WA 99336

37

TLL INVESTMENTS LLC  
PO BOX 289  
BRUSH PRAIRIE WA 98606



**Development Services Division  
Community Planning  
210 W 6<sup>th</sup> Ave  
Kennewick, WA 99336**

**DETERMINATION OF NONSIGNIFICANCE AND  
ADOPTION of EXISTING ENVIRONMENTAL DOCUMENT**

March 16, 2021

**Lead Agency:** City of Kennewick

**Agency Contact:** Steve Donovan, [Steve.Donovan@ci.kennewick.wa.us](mailto:Steve.Donovan@ci.kennewick.wa.us), 509-585-4361

**Agency File Number:** COZ 21-03/PLN-2021-00582

**Title of document being adopted:** Determination of Non-Significance, ED 20-09/PLN-2020-00930

**Description of proposal:** To change the zoning of a 57.02 acre site from Residential, Medium Density to Residential High Density.

**Location of proposal:** Parcel Number 1-1889-100-0001-007; Northeast and Southeast quarters of Section 18, Township 8 North, Range 29 East

**Name, phone, e-mail of Applicant/Proponent:** Benton Public Utility District, c/o Evan Edwards, 509-582-1232, [edwardse@bentonpud.org](mailto:edwardse@bentonpud.org).

**Date adopted document was prepared:** August 5, 2020

**Description of document (or portion thereof) being adopted:** The City of Kennewick issued the Determination of Non-Significance for a comprehensive plan amendment land use amendment to change the land use designation from Medium Density Residential to High Density Residential. The determination was not appealed.

**The adopted document is available at:** Attached

We have identified and adopted this document as being appropriate for this proposal after independent review. The document[s] meet[s] our environmental review needs for the current proposal and will accompany the proposal to the decision maker[s].

City of Kennewick has determined that this proposal will 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 determination is based on the following findings and conclusions:

All documentation submitted for the Determination of Non-Significance, ED 20-09/PLN-2020-00930, listed the applicant's intentions to rezone the property to Residential, High Density. Future development of the site may require additional environmental review.

This DNS is issued under WAC 197-11-340(2) and no comment period is required.

**Responsible Official:**

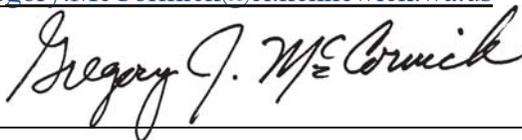
Gregory McCormick, AICP

210 W 6<sup>th</sup> Avenue

Kennewick, WA 99336

(509)-585-4463

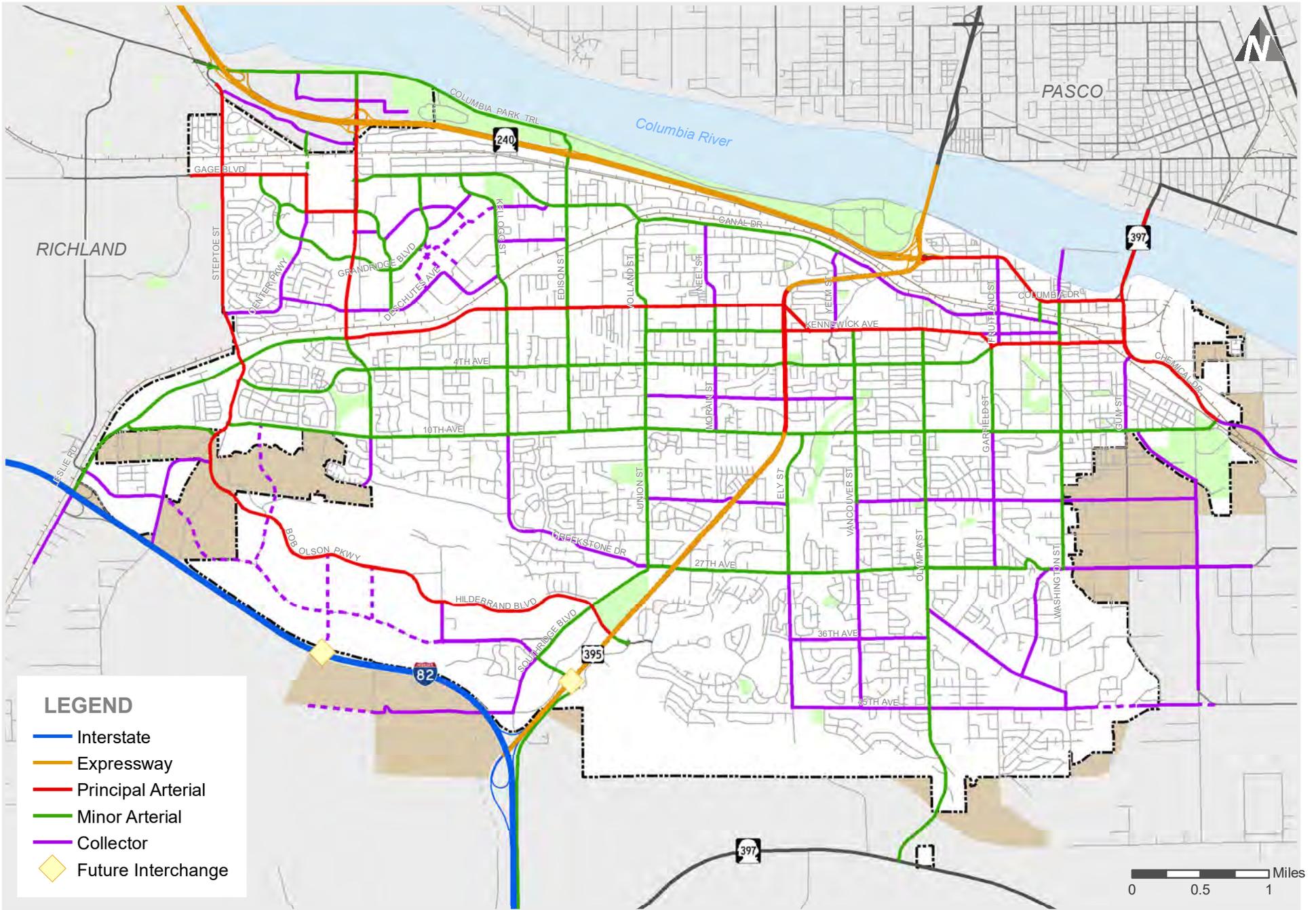
[Gregory.McCormick@ci.kennewick.wa.us](mailto:Gregory.McCormick@ci.kennewick.wa.us)



Signature \_\_\_\_\_

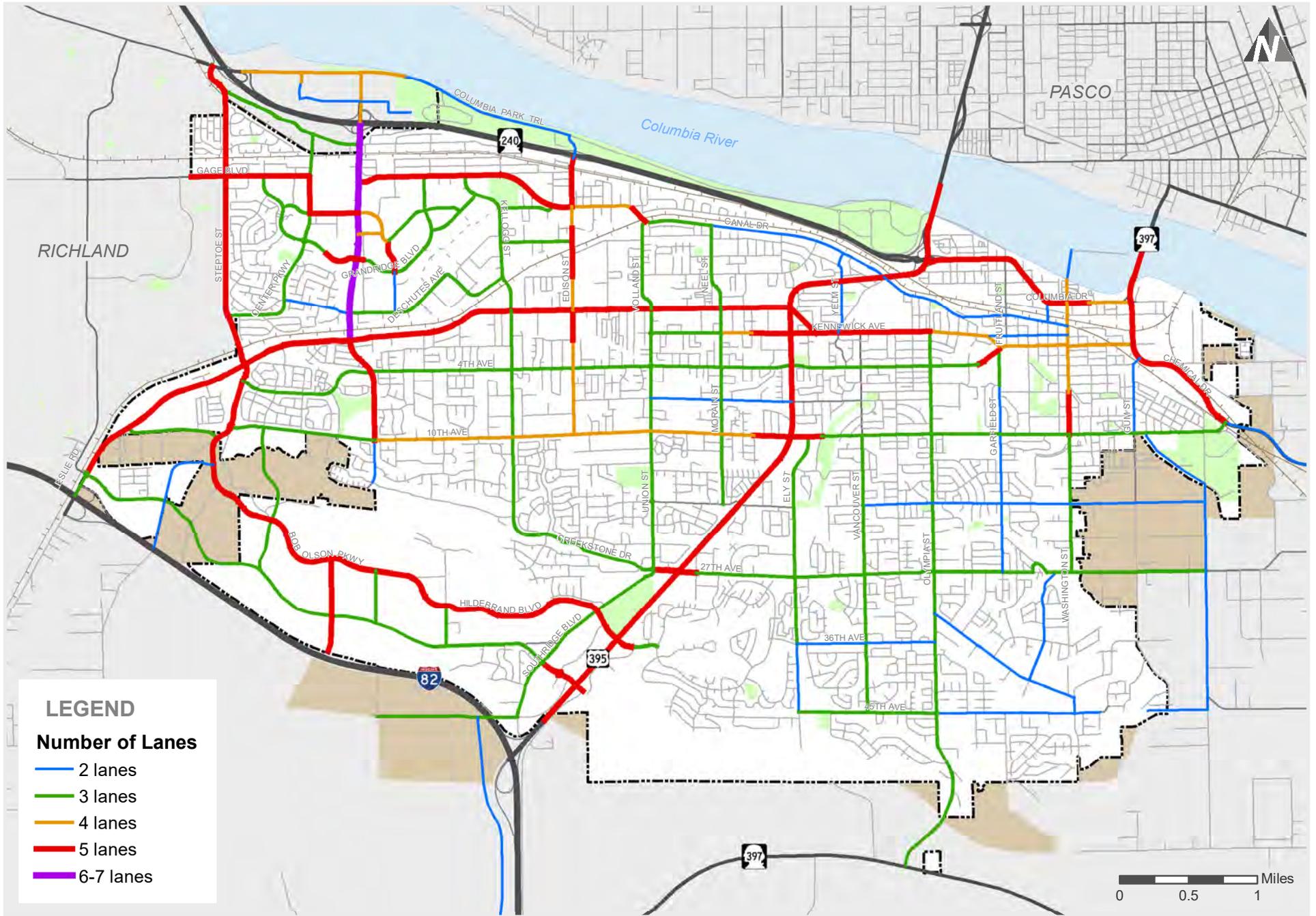
Date March 16, 2021

Appeal process: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued and no later than 5 p.m. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.



# Roadway Functional Classification

Kennewick Citywide Transportation Plan



**From:** Bill Barlow  
**Sent:** Wed, 24 Feb 2021 20:34:05 +0000  
**To:** Steve Donovan  
**Cc:** Keith Hall  
**Subject:** RE: COZ 21-03/PLN-202100582

Dear Planners,

BFT is very supportive of the continued high density residential growth of Southridge and supports Benton PUD interest in supplying power for future growth. However, we are also keenly aware that much of the growth in the Urban Fringe is extremely hard to serve with BFT Mass Transit. Therefore we request a fuller explanation of the traffic implications of the zone change on this 57+ acre site, especially where there is potential expansion of Ridgeline Drive. BFT needs to be able to circulate through the high density residential service market to efficiently carry customers to their functional destinations. This is done most effectively when access to transit is considered in the initial design of a multimodal road network. Ben Franklin Transit will continue to provide high-quality passenger amenities with a future small-scale multimodal transit hubs in Southridge (Kennewick), so please keep us posted as you continue to detail this and similar proposals.

Best Regards, Bill Barlow, BFT Planning Manager

12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:

**It is unknown at this time whether the proposed amendment will create conflict between potential land uses and transportation patterns or safety concerns.**

**Bil Barlo**

**I w**

Planning and Service Development  
Ben Franklin Transit  
1000 Columbia Park Trail | Richland, WA 99352  
O: 509.734.5104

*Email to and from this address may be subject to public disclosure under the Washington State Public Records Act (RCW 42.56)*

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**From:** Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>

**Sent:** Wednesday, February 24, 2021 10:43 AM

**To:** Ashley M. Morton <AshleyMorton@ctuir.org>; Bill Barlow <BBarlow@bft.org>; Kevin Sliger <KSliger@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Mike Irving <irvingm@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrogers@bpa.gov>; BPA - Joe

**From:** Brian Ellis  
**Sent:** Thu, 25 Feb 2021 15:43:55 -0800  
**To:** Steve Donovan  
**Subject:** RE: Permit PLN-2021-00582 approval routing

Fire had no comments, I signed off in eden and routed it from fire.

Captain Brian Ellis  
Deputy Fire Marshal  
Kennewick Fire Department  
brian.ellis@ci.kennewick.wa.us  
Direct Office: (509) 585-4563

Fire Marshal's Office  
FirePrevention@ci.kennewick.wa.us  
(509) 585-4352

**IMPORTANT:**

This communication (and any reply) is subject to the Public Records Act, RCW 42.56. The City of Kennewick is committed to transparency in government and we will provide our customers the fullest assistance possible when they request access to public records. Individuals wishing to obtain public records shall submit their requests in accordance with the City's Public Records Policy which is available by visiting this link.

-----Original Message-----

From: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>  
Sent: Wednesday, February 24, 2021 10:38 AM  
To: Brian Ellis <Brian.Ellis@ci.kennewick.wa.us>; Linc Swenson <Linc.Swenson@ci.kennewick.wa.us>  
Subject: Permit PLN-2021-00582 approval routing

Permit number PLN-2021-00582 has been routed from Planner and is ready for your review with the following comments:

Project description:

Benton Public Utility District, c/o Evan Edwards submitted a Change of Zone Application to change the zoning district for 57.02 acres from Residential, Medium Density to Residential, High Density. The site is generally located north of I-82 and west of S Sherman Street. The property has a comprehensive plan land use designation of High Density Residential. The land use designation was changed during the 2020 Comprehensive Plan Amendment Period. A Determination of Non-Significance was issued August 4, 2020, ED 20-09/PL-2020-00930. Please review and submit your comments to the Community Planning Department, at the email listed above, on or before March 11, 2021.

**From:** Chad Brooks  
**Sent:** Wed, 3 Mar 2021 15:34:53 +0000  
**To:** Steve Donovan  
**Subject:** RE: [E] COZ 21-03/PLN-202100582

No comment on change of zone.

Chad Brooks  
 Distribution Design Tech I  
 Benton PUD  
 Email: [brooksc@bentonpud.org](mailto:brooksc@bentonpud.org)  
 Main # (509)582-2175  
 Direct # (509)582-1233




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**From:** Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>  
**Sent:** Wednesday, February 24, 2021 10:43 AM  
**To:** Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; EngService <EngService@bentonpud.org>; Jeff Vosahlo <vosahloj@bentonpud.org>; Chad Brooks <brooksc@bentonpud.org>; Mike Irving <irvingm@bentonpud.org>; Shanna Everson <eversons@bentonpud.org>; Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodgers@bpa.gov>; BPA - Joe Cottrell <jecottrell@bpa.gov>; BPA - Mike Deklyen <mjddeklyen@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas - Sara Pineda <sara.pineda@cngc.com>; Casey Barney <Casey\_Barney@Yakama.com>; Charter Communications - Robert Early <robert.early@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Department of Ecology SEPA UNIT <sepaunit@ecy.wa.gov>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Fish & Wildlife - Michael Ritter <michael.ritter@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Frontier Communications (gregory.goodwin@ziplay.com) <gregory.goodwin@ziplay.com>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Jessica Lally <Jessica\_Lally@Yakama.com>; Kennewick School District; Brandon Potts <brandon.potts@ksd.org>; KID Development <development@kid.org>; Kyle McCauley <Kyle.McCauley@cngc.com>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver <Noah\_Oliver@Yakama.com>; Shane O'Neill <soneill@ci.richland.wa.us>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scsplanning@wsdot.wa.gov>; Yakama

**From:** Blaine Broberg  
**Sent:** Thu, 4 Mar 2021 16:05:11 +0000  
**To:** Steve Donovan  
**Subject:** RE: COZ 21-03/PLN-202100582

Mr. Donovan,

KID has no comments regarding COZ 21-03.

Thanks,  
Blaine

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**From:** Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>  
**Sent:** Wednesday, February 24, 2021 10:43 AM  
**To:** Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Mike Irving <irvingm@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodgers@bpa.gov>; BPA - Joe Cottrell <jecottrell@bpa.gov>; BPA - Mike Deklyen <mjdeklyen@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas - Sara Pineda <sara.pineda@cngc.com>; Casey Barney <Casey\_Barney@Yakama.com>; Charter Communications - Robert Early <robert.early@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Department of Ecology SEPA UNIT <sepaunit@ecy.wa.gov>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Fish & Wildlife - Michael Ritter <michael.ritter@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Frontier Communications (gregory.goodwin@ziply.com) <gregory.goodwin@ziply.com>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Jessica Lally <Jessica\_Lally@Yakama.com>; Kennewick School District; Brandon Potts <brandon.potts@ksd.org>; Development <development@kid.org>; Kyle McCauley <Kyle.McCauley@cngc.com>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver <Noah\_Oliver@Yakama.com>; Shane O'Neill <soneill@ci.richland.wa.us>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtelban <enviroreview@yakama.com>; Ziplly Fiber Christy Ross <christy.ross@ziply.com>  
**Subject:** COZ 21-03/PLN-202100582

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Steve Donovan](#); [Anthony Muai](#); [Chris Bowman](#)  
**Subject:** Online Form Submittal: Planning Commission Public Hearing Comments  
**Date:** Wednesday, April 28, 2021 5:16:10 PM

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## Planning Commission Public Hearing Comments

### Public Hearing Comments

First Name	Megan
Last Name	Young
Planning Commission Meeting Date	5/3/2021
Address	2924 S Zimmerman St
City	Kennewick
Email Address	megyoung25@yahoo.com
Phone Number (optional)	<i>Field not completed.</i>
I'm interesting in commenting on the following public hearing agenda item:	3.a. Change of Zone 21-03 at W. Sherman St. & I-82 from Residential, Medium to Residential, High
Comments	Hello,

I am writing to express my concerns about the proposed zoning change at COZ 21-03. This would change this area from Residential, Medium to Residential, High.

I have been informed that this change is being requested by the Benton PUD, in order to build a substation. After doing some research, I've found that exposure to these areas has been associated with cancer, and possible reproductive and behavioral effects. This has caused me to have serious concerns about the health and well-being of my family and my neighbors, as we live very close to this area. I would like to ask that another area be found on which to build this substation, an area not so close to homes.

I would also like to request that the zoning in this area remain Residential, Medium. If changed, this would increase the units that could be built in this area from 13 per acre, to 27 per acre. I fear this large increase would potentially lead to overcrowding in

our schools. I have 4 young children who will be attending these schools for many years to come. I ask that for their benefit and the benefit of other children in the area, we leave the zoning as is.

My final concern about this zoning change, is the possibility of property value declining in our neighborhood. We took the time to find out what would be built around our home, before purchasing it. High density housing and substations were not in those plans. It would have given me pause before buying our home had I known this change was coming. I'm sure it would also cause potential buyers in the future to hesitate before buying in our neighborhood. Because of all the reasons I have listed, I respectfully ask that you vote against this zoning change.

Thank you for your time and consideration.

Megan Young

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Email not displaying correctly? [View it in your browser.](#)

# Council Agenda Coversheet



Agenda Item Number	5.b.	Council Date	06/01/2021
Agenda Item Type	Ordinance		
Subject	Change of Zone from CC and BP to RM		
Ordinance/Reso #	5914	Contract #	
Project #	COZ 21-04	Permit #	PLN-2021-00599
Department	Planning		

Consent Agenda	<input type="checkbox"/>
Ordinance/Reso	<input checked="" type="checkbox"/>
Public Mtg / Hrg	<input type="checkbox"/>
Other	<input type="checkbox"/>
Quasi-Judicial	<input checked="" type="checkbox"/>

### Recommendation

The Planning Commission recommends that City Council concur with the findings and conclusions contained in the staff report COZ 21-04 by adopting Ordinance 5914.

### Motion for Consideration

I move to adopt Ordinance 5914.

### Summary

Knutzen Engineering engineering has applied to change the zoning of a 14.74 acre lot from Commercial, Community (CC) and Business Park (BP) to Residential, Medium Density (RM). The RM zone is an implementing zoning district of the Medium Density Residential Comprehensive Plan Land Use Designation. The requested Change of Zone is a follow-up land use action to the comprehensive plan amendment that Council approved for the site in February 2021.

The subject properties are located at 9757 W Clearwater Avenue and along W 10th Avenue. Site is adjacent to CC, BP and Residential Manufactured Home zoned properties.

The Planning Commission held a public hearing to review the proposal on May 3, 2021. At the hearing, staff presented an overview of the staff report. The applicant provided testimony in favor of the proposal. No additional testimony was provided at the hearing. The Planning Commission voted 6 to 0 to recommend approval of COZ 21-04 to City Council.

### Alternatives

None Recommended.

### Fiscal Impact

None

Through	Steve Donovan May 25, 07:04:06 GMT-0700 2021
Dept Head Approval	Anthony Muai May 25, 08:40:28 GMT-0700 2021
City Mgr Approval	Marie Mosley May 27, 19:39:41 GMT-0700 2021

Attachments:

- PC Summary
- Presentation
- PC minutes
- Ordinance
- Site Map
- Staff Report

Recording Required?

CITY OF KENNEWICK  
ORDINANCE NO. 5914

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY WITHIN THE CITY OF KENNEWICK LOCATED AT 9757 W CLEARWATER AVENUE AND W 10<sup>TH</sup> AVENUE FROM COMMERCIAL, COMMUNITY (CC) AND BUSINESS PARK (BP) TO RESIDENTIAL, MEDIUM DENSITY TO (RM) (COZ 21-04, KNUTZEN ENGINEERING, C/O NATHAN MACHIELA)

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS FOLLOWS:

**Section 1.** Ordinance No. 3001, as amended, the zoning ordinance of the City of Kennewick and the accompanying zoning map of the City of Kennewick being part of said ordinance shall be and hereby is changed from Commercial, Community (CC) and Business Park (BP) to Residential, Medium Density to (RM) for the real property described as follows:

THAT PORTION OF LOT 15 OF BINDING SITE PLAN NUMBER 15-11, LYING IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 28 EAST, W.M. RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5063, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT THENCE NORTH 86°07'44" EAST ALONG THE SOUTHERLY LINE OF LOT 885.20 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 03°51'45" WEST ALONG THE EASTERLY LINE OF SAID LOT 1146.37 FEET TO AN ANGLE POINT IN SAID LINE; THENCE LEAVING SAID EASTERLY LINE SOUTH 72°25'23" WEST 407.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 19°34'45" EAST 2035.00 FEET, THENCE SOUTHWESTERLY ALONG SAID ARC 83.61 FEET THROUGH A DELTA ANGLE OFF 02°21'15" TO THE NORTHWEST CORNER OF A PARCEL AS DEPICTED ON THE RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 3762; THENCE SOUTH 03°51'59" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 775.26 FEET TO THE SOUTHERLY LINE OF SAID PARCEL; THENCE SOUTH 86°08'22" WEST ALONG SAID LINE 409.15 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF SAID LOT 15; THENCE SOUTH 03°51'06" EAST ALONG THE WESTERLY LINE OF SAID LOT 250.30 FEET TO THE SAID POINT OF BEGINNING.

CONTAINS 14.24 ACRES

ALL TOGETHER WITH SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

**Section 2.** The City Council finds the amendments described in Section 1 above are in conformance with the Comprehensive Plan of the City.

**Section 3.** Severability Clause. If any provision of this amendatory ordinance or its application to any persons or circumstances is held invalid, the remainder of the act or the application of the provision to other persons or circumstances is not affected.

**Section 4.** The Responsible Official for the State Environmental Policy Act has determined that the proposal will not have a probable significant adverse impact on the quality of the environment.

**Section 5.** This ordinance shall be in full force and effect five (5) days from and after its approval, passage and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 1<sup>st</sup> day of June, 2021, and signed in authentication of its passage this 1<sup>st</sup> day of June, 2021.

Attest:

\_\_\_\_\_  
DON BRITAIN, Mayor

\_\_\_\_\_  
TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5914 filed and recorded in the office of the City Clerk of the City of Kennewick, Washington this 2<sup>nd</sup> day of June, 2021.

Approved as to form:

\_\_\_\_\_  
LISA BEATON, City Attorney

\_\_\_\_\_  
TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION \_\_\_\_\_

**Public Testimony for COZ 21-03 closed at 6:55 p.m.**

Chairman Morris asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report COZ 21-03 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Hempstead seconded the motion.

**Planning Commission Discussion:**

None

The motion passed on a unanimous roll call vote.

**Chairman Morris opened the virtual public hearing at 6:57 p.m. for Change of Zone (COZ) #21-04 proposing to change the zoning district for approximately 14.74 acres located at 9757 W. Clearwater Avenue from Commercial, Community (CC) & Business Park (BP) to Residential, Medium Density (RM). Applicant is Nathan Machiela, Knutzen Engineering, 5401 Ridgeline Dr. Ste. 160, Kennewick, WA 99338. Property owner is Tom & Vicki Solbrack, 2555 W. Highway 24, Othello, WA 99344.**

Mr. Donovan gave a brief overview of the staff report, and shared a Power Point presentation of the staff report.

**Planning Commission questions:** None.

**Testimony of Applicant/Applicant's Representative:**

Nathan Machiela  
Knutzen Engineering  
5401 Ridgeline Dr. #160  
Kennewick 99338

This is straightforward request, this zone change follows the approved comp plan amendment; will go to medium density to conform to the comp plan; it will make a good infill project.

**Webinar Participant Comments:**

**Testimony in Favor of the Request:**

None

**Testimony Neutral/Against the Request:**

None

**Staff Comments:**

None

**Public Testimony for COZ 21-04 closed at 7:04 p.m.**

Chairman Morris asked for a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report COZ 21-04 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Helgeson seconded the motion.

**Planning Commission Discussion:**

None

The motion passed on a unanimous roll call vote.

**Chairman Morris opened the virtual public hearing at 7:06 p.m. for Change of Zone (COZ) #21-06 proposing to change the zoning district for approximately 0.28 acres located at 324 N. Arthur Street from Residential, Low Density (RL) to Residential, High Density (RH). Applicant is Eugene Cramer, 625 S. Taft Street, Kennewick, WA 99336. Property owner is The Cramer Family Trust, 625 S. Taft Street, Kennewick, WA 99336.**

Mr. Bowman gave an overview of the staff report, and shared a Power Point presentation of the staff report.

**Planning Commission questions:** None

**Testimony of Applicant/Applicant's Representative:**

Gene Cramer  
625 S. Taft Street  
Kennewick 99336

Everything is well laid-out for this rezone; the zone change would make it compatible with surrounding area.

**Testimony in Favor of the Request:** None

**Planning Commission Action Summary**  
**COZ 21-04 – Knutzen Engineering**

The Kennewick Planning Commission conducted a virtual public hearing on May 3, 2021. All interested parties were notified to come before the Commission and be heard. After reviewing the staff report and all oral and written facts and opinions, the Commission passed a motion on the proposed Change of Zone, concurring with the findings and conclusions in the staff report COZ 21-04 and recommends to City Council approval of the proposed Change of Zone contained in the staff report.

**Findings of Fact**

1. The applicant is Knutzen Engineering, c/o Nathan Machiela, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338.
2. The property owner is Tom and Vicki Solbrack, 2555 W Highway 24, Othello, WA 99344.
3. The proposed change of zone is generally located at 9757 W Clearwater Avenue and W 10<sup>th</sup> Avenue. Parcel Numbers: 1-0188-400-0001-017, 1-1288-100-0006-002, 1-0188-4BP-5063-015 and 1-1288-100-0005-004.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Medium Density Residential.
5. The request is to change the zoning from Commercial, Community and Business Park to Residential, Medium Density.
6. The Residential, Medium Density zoning district is an implementing zone of the Medium Density Residential Comprehensive Plan Land Use Map Designation.
7. On February 19, 2021, the application was submitted and declared complete for processing.
8. The application was routed for review to City Departments and outside agencies for comment on February 26, 2021.
9. Access to the site is via W 10<sup>th</sup> Avenue.
10. The Environmental Determination of Non-Significance, ED 20-08/PLN-2020-00852, was adopted on April 7, 2021.
11. The Property Posting sign for the public hearing was posted on site April 15, 2021.
12. Notice of the public hearing for this application was published in the Tri-City Herald on April 18, 2021. Notices were also mailed to property owners within 300 feet of the site on April 15, 2021.
13. The proposed amendment conforms to the comprehensive plan.
14. The proposed amendment promotes the public necessity, convenience and general welfare.
15. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
16. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

**Conclusions of Law**

1. Approval will implement the Comprehensive Plan Land Use Designation of medium Density Residential.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Residential Land Use Goals 1 and 3 of the City of Kennewick Comprehensive Plan.
4. Approval will result in the promotion of public necessity, convenience and/or general welfare.
5. The proposed Change of Zone complies with KMC 18.51.070(2).

The motion to recommend approval to City Council passed with a vote of 6 to 0.

# City Council Meeting

## Change of Zone COZ 21-04

June 1, 2021



# Application Summary

**Applicant:** Knutzen Engineering , c/o Nathan Machiela

**Owner:** Tom and Vicki Solbrack

**Proposal:** Rezone 14.74 acres from Commercial, Community (CC) and Business Park (BP) to Residential, Medium Density (RM)

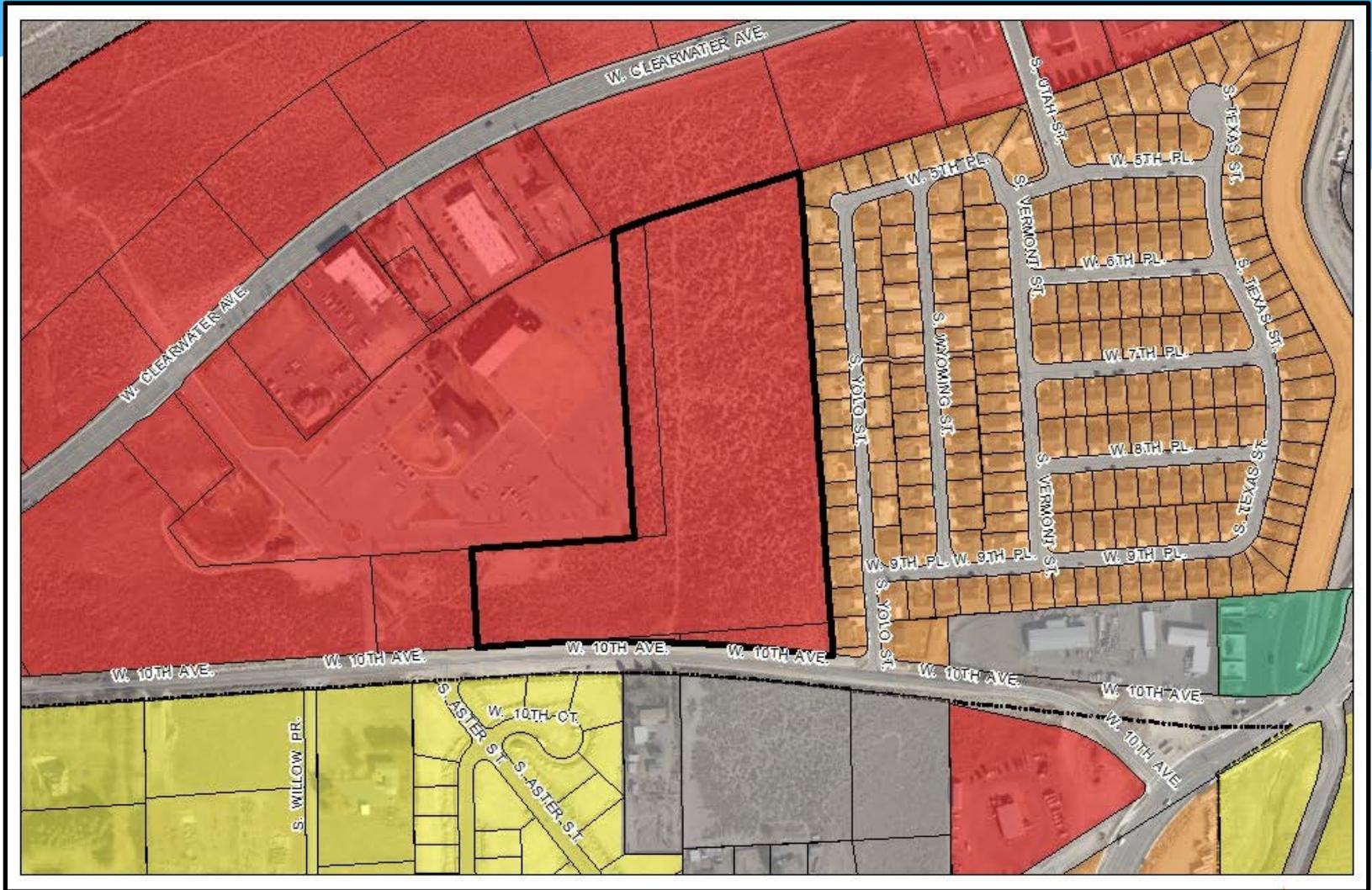
**Comprehensive Plan Designation:** Medium Density Residential

**Location:** 9757 W Clearwater Avenue and west 10<sup>th</sup> Avenue

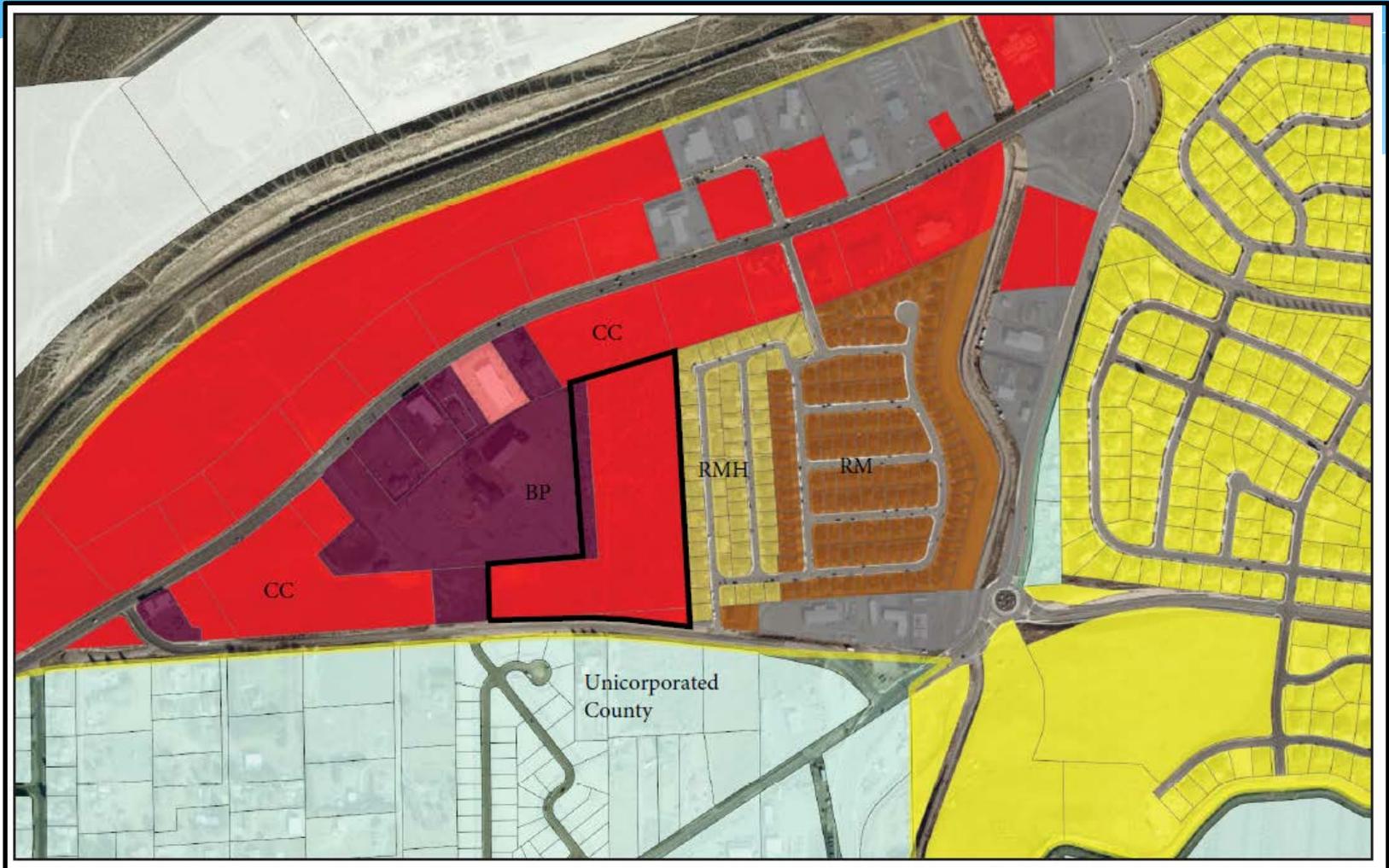
# Vicinity Map



# Land Use Map



# Zoning Map



# Property History

- The City annexed the site and zoned it Industrial, Light and Commercial, Community on January 3, 1995 via Ordinance 3603.
- As part of the City's 2020 Comprehensive Plan Amendment Cycle, the City approved the Ordinance 5898, on February 16, 2021, to change the site's land use designation from Commercial to Medium Density Residential.

# Permitted Uses

The CC and BP zones allow various commercial businesses and RM primary allows for multi-family residences.

# Change of Zone Findings

## KMC 18.51.070(2)

- (a) The proposed amendment conforms with the comprehensive plan.
- (b) Promotes the public necessity, convenience and general welfare.
- (c) The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands which are deemed unacceptable by the City.
- (d) The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.
- (e) Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.

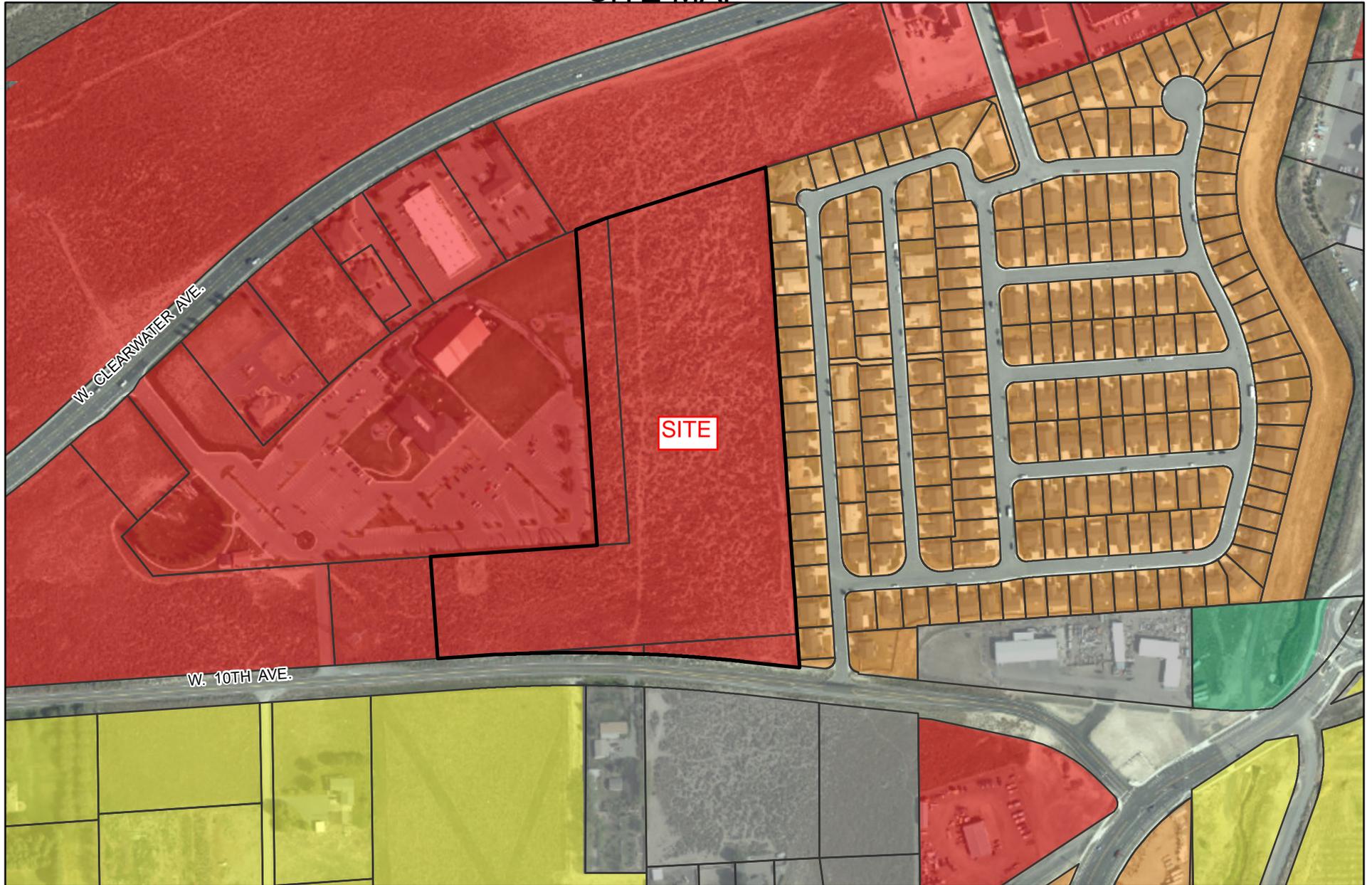
# Hearing Summary

- The Planning Commission held the public hearing for the proposed Change of Zone on May 3, 2021
- The applicant provided testimony in favor of the proposal.
- No testimony either neutral or against was provided at the hearing.

# Recommendation

The Planning Commission recommends approval of  
COZ 21-04.

# SITE MAP



**COZ 21-04/PLN-2021-00582 Solbrack**



**COMMUNITY PLANNING DEPARTMENT**

**STAFF REPORT AND RECOMMENDATION TO  
THE PLANNING COMMISSION**

**FILE No: COZ 21-04/PLN-2021-00599**

**Staff Report Date:** April 20, 2021

**Hearing Date & Location:** May 3, 2021, Virtual Hearing

**Report Prepared By:** Steve Donovan, AICP  
Senior Planner

**Report Reviewed By:** Anthony Muai, AICP  
Planning Manager

**Summary Recommendation:** The City of Kennewick Planning Staff RECOMMENDS APPROVAL of Change of Zone 21-04.

**Summary of Proposal:** A Change of Zone from Commercial, Community and Business Park to Residential, Medium Density (RM) for 14.74 acres.

**Proposal Location:** 9757 W Clearwater Avenue

**Legal Description:** THAT PORTION OF LOT 15 OF BINDING SITE PLAN NUMBER 15-11, LYING IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 08 NORTH, RANGE 28 EAST, W.M. RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5063, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT THENCE NORTH 86°07'44" EAST ALONG THE SOUTHERLY LINE OF LOT 885.20 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 03°51'45" WEST ALONG THE EASTERLY LINE OF SAID LOT 1146.37 FEET TO AN ANGLE POINT IN SAID LINE; THENCE LEAVING SAID EASTERLY LINE SOUTH 72°25'23" WEST 407.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 19°34'45" EAST 2035.00 FEET, THENCE SOUTHWESTERLY ALONG SAID ARC 83.61 FEET THROUGH A DELTA ANGLE OFF 02°21'15" TO THE NORTHWEST CORNER OF A PARCEL AS DEPICTED ON THE RECORD OF SURVEY RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 3762; THENCE SOUTH 03°51'59" EAST ALONG THE EASTERLY LINE OF SAID PARCEL 775.26 FEET TO THE SOUTHERLY LINE OF SAID PARCEL; THENCE

SOUTH 86°08'22" WEST ALONG SAID LINE 409.15 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF SAID LOT 15; THENCE SOUTH 03°51'06" EAST ALONG THE WESTERLY LINE OF SAID LOT 250.30 FEET TO THE SAID POINT OF BEGINNING.

CONTAINS 14.24 ACRES

ALL TOGETHER WITH SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

**Property Owner:** Tom and Vicki Solbrack  
2555 W Highway 24  
Othello, WA 99344

**Applicant:** Knutzen Engineering  
c/o Nathan Machiela  
5401 Ridgeline Drive  
Kennewick, WA 99338

**Regulatory Controls:**

1. Comprehensive Plan – Land Use
2. KMC Title 4 – Administrative Procedures
3. KMC Title 18 – Zoning
4. Washington State Environmental Policy Act

**COZ Key Application Processing Dates:**

Pre-Application/Feasibility Meeting	N/A
Application Submittal	February 18, 2021
Determination of Completeness Issued	February 18, 2021
Notice of Application Posted	February 24, 2021
SEPA Threshold Determination Issued	March 16, 2021
Property Posting Sign for SEPA Determination	March 16, 2021
SEPA Appeal Period Ended	March 30, 2021
Date of Mailed Notice of Public Hearing	April 15, 2021
Property Posting Sign for Public Hearing	April 15, 2021
Date of Published Notice of Public Hearing	April 18, 2021

**Exhibits:**

1. Staff Report
2. Application/Supplemental Information
3. Vicinity Map
4. Comprehensive Plan Map
5. Zoning Map
6. Notice of Mailing
7. SEPA DNS Adoption
8. Benton Public Utility District email
9. Kennewick Irrigation District email

**Zoning adjacent to the site:**

North: Community, Commercial (CC)

East: Residential, Manufactured Home (RMH)

South: Unincorporated Benton County, Urban Growth Area Residential and Light Industrial

West: Business Park (BP)

**Applicable Goals and Policies of the Comprehensive Plan:**

## Residential Goals and Policies:

- Goal 1: Provide for attractive, walkable and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas.
- Goal 3: Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.
- Policy 1: Establish and implement maximum densities in the City's residential zoning categories.
- Policy 4: Residential Medium Density – Place areas that can support high-quality, compact, urban development with access to urban services, transit, and infrastructure, whether through new development or through infill.

**Kennewick Municipal Code Findings:**

The following findings shall be met in order to approve a change of zone:

KMC 18.51.070(2): Findings:

Findings Required. In order to amend the zoning map, the City Council must find that:

- a. The proposed amendment conforms with the comprehensive plan; and  
*Staff Response: The proposed Change of Zone conforms to the comprehensive plan because the RM zoning district is an implementing zoning district of the site's current Medium Density Residential Land Use Designation.*
- b. Promotes the public necessity, convenience and general welfare; and  
*Staff Response: The proposed Change of Zone promotes public necessity, convenience and welfare by establishing a zoning district that is compatible with surrounding properties.*
- c. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and  
*Staff Response: The proposed Change of Zone will not impose additional burdens on public facilities. Future development will be required to meet applicable levels of service.*
- d. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and  
*Staff Response: The proposed amendment will establish a zoning district that complies with Comprehensive Plan. The RM zone is an implementing zone of the site's Medium Density Residential Land Use Designation.*
- e. Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.

Staff Response: *The finding is not applicable; the proposed zoning district is not a single-family residential zone.*

**Public Comments:**

The public submitted no comments.

**Agency Comments:**

The Kennewick Irrigation District and Benton Public Utility District have stated they have no comments.

**Staff Analysis of Proposal & Discussion:**

The City annexed the site and zoned it Industrial, Light and Commercial, Community on January 3, 1995 via Ordinance 3603. On May 15, 2012, the City adopted Ordinance 5413, which established the current zoning of CC for the site as part of an area-wide rezone. As part of the City's 2020 Comprehensive Plan Amendment Cycle, the City approved the amendment to change the site's land use designation from Commercial to Medium Density Residential.

The proposed Change of Zone (COZ 21-04), is a request to change the zone of 14.74 acres located at 9757 W Clearwater Avenue and W 10<sup>th</sup> Avenue, from CC and BP to RM. Pursuant to Table 1 of the Comprehensive Plan, the RM zoning district is an implementing zoning district of the Medium Density Residential Land Use Designation. RCW 36.70A, Growth Management Act, requires that a City's development regulations implement its comprehensive plan.

Per KMC 18.03.040(3) the purpose of RM zoning district is as follows:

RM - The purpose of the RM district is to establish areas for medium density single and multiple-family residential buildings and to establish regulations for their development. The district is for more intensive residential use where necessary or desirable to achieve good neighborhood design and stabilize land use.

The proposal will implement the site's Medium Density Residential Land Use Designation and promote the goals and policies of the comprehensive plan.

The applicant completed a boundary line adjustment earlier this year with two of the existing lots within the change of zone site. Kennewick Municipal Code 18.03.060 requires that zone boundaries follow lot lines. The property lots need to match the land use designation boundary, so the property would not have more than one zoning district on it.

Future development of the entire site will be limited to only the permitted uses of the RM zoning district. Development will be subject to meeting applicable concurrency requirements, which include utility and street improvements. The density for the subject site is 13 units per acre.

The proposed findings meet the requirements of KMC 18.51.070(2).

**Findings:**

1. The applicant is Knutzen Engineering, c/o Nathan Machiela, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338.
2. The property owner is Tom and Vicki Solbrack, 2555 W Highway 24, Othello, WA 99344.
3. The proposed change of zone is generally located at 9757 W Clearwater Avenue and W 10<sup>th</sup> Avenue. Parcel Numbers: 1-0188-400-0001-017, 1-1288-100-0006-002, 1-0188-4BP-5063-015 and 1-1288-100-0005-004.

4. The City's Comprehensive Plan Land Use Designation for the subject property is Medium Density Residential.
5. The request is to change the zoning from Commercial, Community and Business Park to Residential, Medium Density.
6. The Residential, Medium Density zoning district is an implementing zone of the Medium Density Residential Comprehensive Plan Land Use Map Designation.
7. On February 19, 2021, the application was submitted and declared complete for processing.
8. The application was routed for review to City Departments and outside agencies for comment on February 26, 2021.
9. Access to the site is via W 10<sup>th</sup> Avenue.
10. The Environmental Determination of Non-Significance, ED 20-08/PLN-2020-00852, was adopted on April 7, 2021.
11. The Property Posting sign for the public hearing was posted on site April 15, 2021.
12. Notice of the public hearing for this application was published in the Tri-City Herald on April 18, 2021. Notices were also mailed to property owners within 300 feet of the site on April 15, 2021.
13. The proposed amendment conforms to the comprehensive plan.
14. The proposed amendment promotes the public necessity, convenience and general welfare.
15. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
16. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

**Conclusions:**

1. Approval will implement the Comprehensive Plan Land Use Designation of medium Density Residential.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Residential Land Use Goals 1 and 3 of the City of Kennewick Comprehensive Plan.
4. Approval will result in the promotion of public necessity, convenience and/or general welfare.
5. The proposed Change of Zone complies with KMC 18.51.070(2).

**Recommendation:**

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 21-04 and recommend approval to City Council.

**Motion:**

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 21-04 and recommend approval of the request to City Council.

CITY OF KENNEWICK  
COMMUNITY PLANNING & DEVELOPMENT SERVICES  
APPLICATION (general form)

PROJECT # \_\_\_\_\_ - \_\_\_\_\_ PLN- \_\_\_\_\_ - \_\_\_\_\_ FEE \$ \_\_\_\_\_

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. ***Incomplete applications will not be accepted.***

Check one of the following for the type of application you are submitting:

Site Plan Tier 1  Tier 2  Tier 3  Binding Site Plan

Short Plat  Conditional Use  Other Zone Change

Environmental Determination PLN- \_\_\_\_\_ - \_\_\_\_\_ Pre Application Meeting PLN- \_\_\_\_\_ - \_\_\_\_\_

Applicant: Knutzen Engineering, Nathan Machiela

Address: 5401 Ridgeline Dr, Suite 160, Kennewick WA 99338

Telephone: (509) 222-0959 Cell Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail nathan@knutzenengineerin

Property Owner (if other than applicant): Tom and Vicki Solbrack

Address: 2555 W Highway 24, Othello WA 99344

Telephone: (509) 989-0209 Cell Phone: \_\_\_\_\_ E-mail \_\_\_\_\_

**SITE INFORMATION** 101884000001017, 112881000006002

Parcel No. 101884BP5063015, 112881000005004 Acres 14.74 Zoning: CC & BP

Address of property: 9757 W Clearwater Ave

Number of Existing Parking Spaces N/A Number of Proposed (New) Parking Spaces N/A

Present use of property Undeveloped

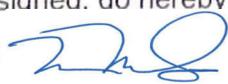
Size of existing structure: N/A sq. ft. Size of Proposed addition/New structure: TBD sq. ft.

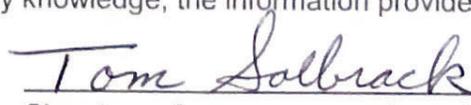
Height of building: TBD Cubic feet of excavation: TBD Cost of new construction TBD

Benton County Assessor Market Improvement Value: \$1,078,020 Total

Description of Project: Change of zone from CC/BP to RM to allow for a future residential subdivision.

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

  
Applicant's Signature

  
Signature of owner or owner's authorized representative

Date: 02/17/2021

### Change-of-Zone Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of change-of-zone requests. Use additional pages if necessary.

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain:

The general welfare of the public will be increased by the adoption of this amendment. If this amendment is adopted, more housing options will be available for those living in or looking to move to the City of Kennewick.

2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized:

No, there are presently no sites available on the market within one mile of the proposed site that are correctly zoned for the proposed use. The property that is zoned RM within 1 mile is currently owned by the Kennewick School District and is the location of the Desert Hills Middle School.

3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain

Yes, the amendment is consistent with the existing land use pattern in the area. The northern 320 feet (frontage on Clearwater) will remain CC similar to properties to the east. A comprehensive plan amendment on the property was completed and approved 02/16/2021.

4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:

The subject property is undeveloped but the surrounding properties are in conformance with the area's zoning classification.

5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.

The proposed amendment will not create an isolated district but it will extend the residential zoning further west.

6. Does the existing zoning prohibit reasonable use of the property? Please explain.

With the entire parcel being zoned CC, it is not possible to subdivide the lot as proposed. The lot will remain undeveloped if a zone change is not possible. The southern portion proposed to be zone changed is not prime commercial property and has low commercial development opportunity.

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:  
No, the proposed zoning change will not affect the neighborhoods to the east. The existing neighborhood would be bordered by more residential property should the zone change be approved.
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:  
Unknown, not expected to have a change in property value.
9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain:  
It is possible that similar proposals could occur along 10th Ave. This proposal however leaves the frontage on Clearwater zoned as CC.
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:  
Potentially, a new residential development with associated improvements will likely reinvigorate the surrounding areas and lead to more development of the surrounding areas.
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.  
The addition of housing will allow greater choice in the housing market, potentially combatting any economic segregation that may be present.
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:  
No, considering this proposal follows adjacent land uses, it is not expected that conflicts will be created between potential land uses and transportation patterns.

# Vicintiy Map

Exhibit 3



1 inch = 1,000 feet 1:12,000

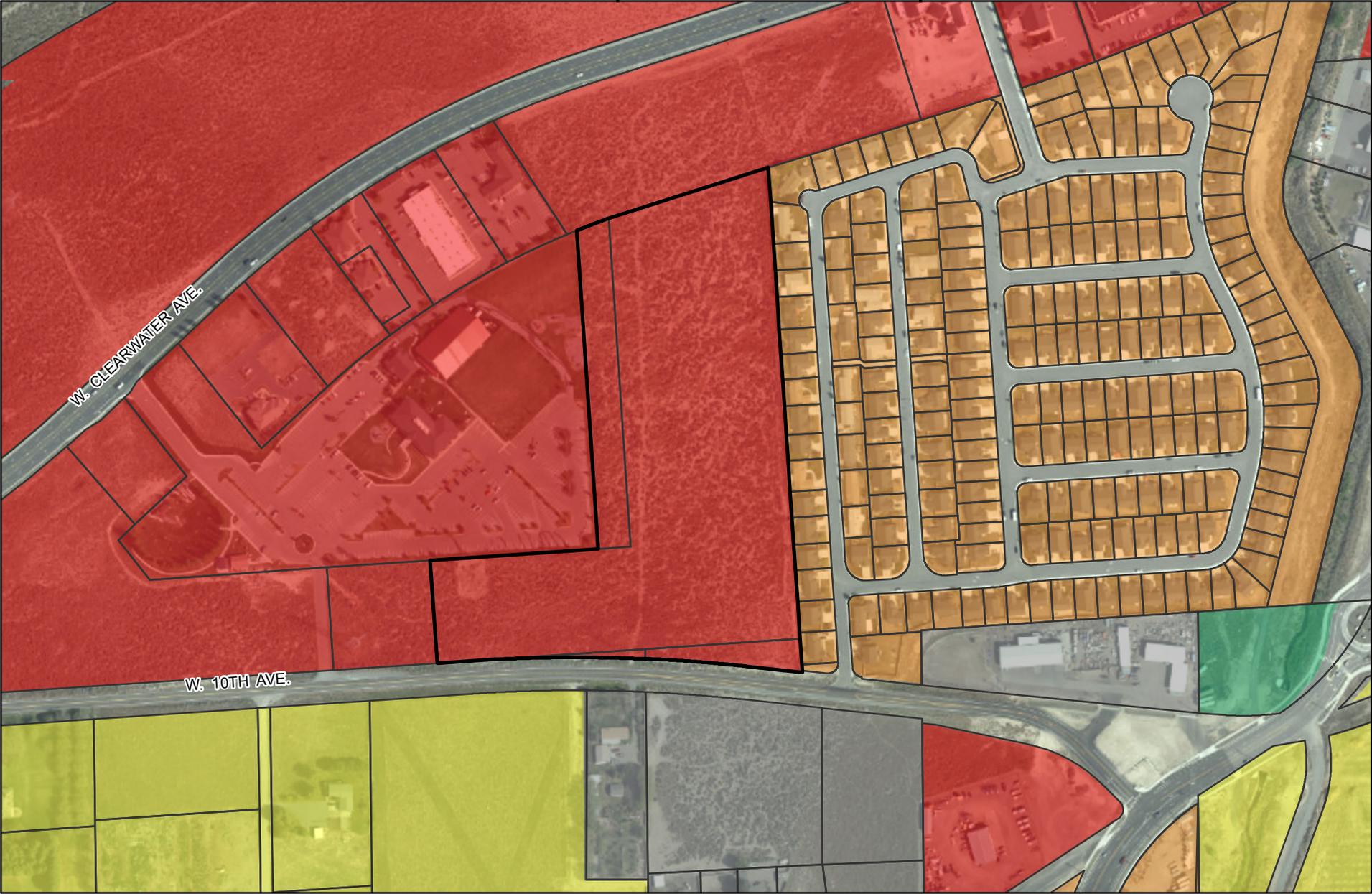
0 0.075 0.15 0.3 mi

0 0.125 0.25 0.5 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,

# Comprehensive Plan Map

Exhibit 4

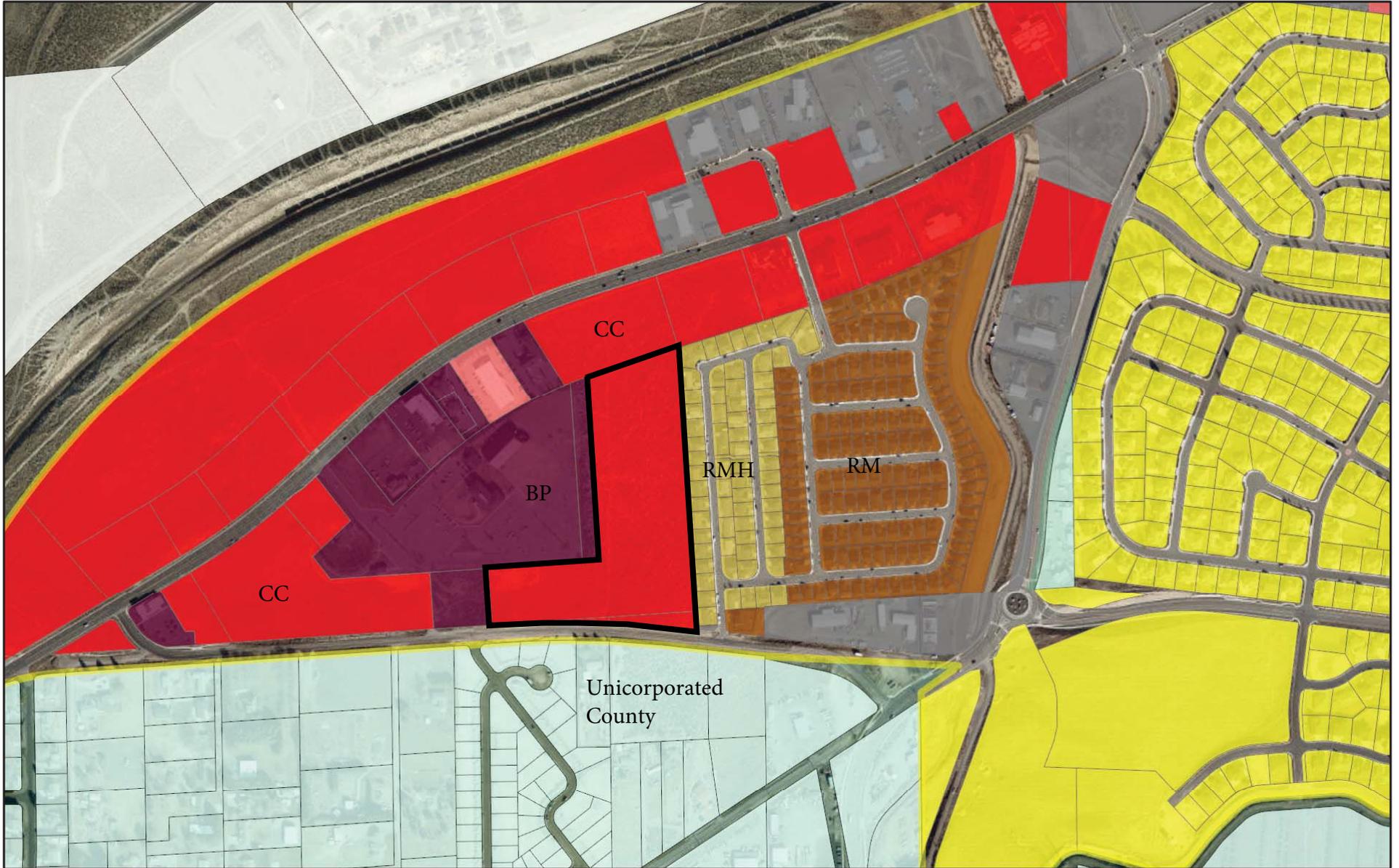


## COZ 21-04/PLN-2021-00599 Solbrack

- |                                                                                                             |                                                                                                                |                                                                                                 |                                                                                                       |
|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|  Open Space              |  Medium Density Residential |  Mixed Use  |  Industrial      |
|  Low Density Residential |  High Density Residential   |  Commercial |  Public Facility |

# Zoning Map

Exhibit 5



April 13, 2021

This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

**SurveyCityLimits**

- SV\_CI\_KENNEWICK\_10
- SV\_CI\_COUNTY\_10
- SurveyUrbanGrowthBoundary
- SV\_CI\_RICHLAND\_10



1 inch = 600 feet      1:7,200

0    0.05    0.1    0.2 mi

0    0.075    0.15    0.3 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,



## NOTICE OF MAILING

I, Steve Donovan, on April 15, 2021  
mailed 60 copies of Notice of Public Hearing  
for COZ 21-04/PLN-2021-00599  
to all property owners within 300 feet of the proposal  
as shown on the attached list.

  
\_\_\_\_\_  
Signature

37  
CALVARY CHAPEL OF TRI-CITIES N/A  
10611 W CLEARWATER AVE  
KENNEWICK WA 99338

37  
JENNIFER N BULL  
9502 W 5TH PL  
KENNEWICK WA 99336

37  
DANIEL & SHERRY DENGATE  
2527 S IRVING ST  
KENNEWICK WA 99338

37  
THIHA & SUKVIPAT MAUNG &  
SOMRUDEE  
313 WELLSIAN WAY  
RICHLAND WA 99352

37  
KHMEES KORA  
313 WELLSIAN WAY  
RICHLAND WA 99352

37  
DODD DEVELOPMENT CO INC N/A  
1126 BRIDLE DR  
RICHLAND WA 99352

37  
MICHELLE J CRUMBY  
810 S YOLO ST  
KENNEWICK WA 99336

37  
BRANDEN S DESPAIN  
906 YOLO ST  
KENNEWICK WA 99336

37  
BARBARA ANN SNEDIGAR  
506 WYOMING ST  
KENNEWICK WA 99336

37  
AUNG  
313 WELLSIAN WAY  
RICHLAND WA 99352

37  
TOM & VICKI L SOLBRACK  
2555 W HWY 24  
OTHELLO WA 99334

37  
MATTHEW A CLAYBROOK  
9508 5TH PL  
KENNEWICK WA 99336

37  
MICHAEL D & LORAYNE R KILGORE  
502 S YOLO ST  
KENNEWICK WA 99336

37  
ANTHONY D MILEWSKI  
602 S YOLO ST  
KENNEWICK WA 99336

37  
MEILANI A & CASEY R BURROWS &  
ENGELHARD  
700 S YOLO ST  
KENNEWICK WA 99336

37  
JAROD S & CAROLYN R FRANKLIN  
800 YOLO ST  
KENNEWICK WA 99336

37  
DIXON3 PROPERTIES LLC N/A  
PO BOX 1777  
BATTLEGROUNDS WA 98604

37  
JULIA A STEFFLER  
10005 W 10TH AVE  
KENNEWICK WA 99336

37  
CARMEN MARTINEZ  
512 WYOMING STREET  
KENNEWICK WA 99336

37  
JANE ROBISON  
612 WYOMING STREET  
KENNEWICK WA 99336

37  
LINDA M MEARNNS  
9424 W 5TH PL  
KENNEWICK WA 99336

37  
JEREMY C JANSKY  
9514 W 5TH PL  
KENNEWICK WA 99336

37  
ISIDRO ZAVALA GARCIA  
313 WELLSIAN WAY  
RICHLAND WA 99352

37  
FIMIANA MOSESOVA  
313 WELLSIAN WAY  
RICHLAND WA 99352

37  
HEATHER K CRARY HUNZEKER  
706 YOLO ST  
KENNEWICK WA 99336

37  
PHYLLIS SMITH  
806 YOLO ST  
KENNEWICK WA 99336

37  
MARK R BAUDER  
605 SUMMIT ST  
RICHLAND WA 99352

37  
REBECCA SMITH-HICKEY  
500 S WYOMING ST  
KENNEWICK WA 99336

37  
KENNETH V WALTERS  
600 S WYOMING ST  
KENNEWICK WA 99336

37  
KYLE J & TAYLOR A MILLER  
607 S YOLO STREET  
KENNEWICK WA 99336

37 ROBERT G & KARYN R ELLENBERGER 601 S YOLO ST KENNEWICK WA 99336	37 GUY & SHIRLEY RICHARDS 509 S YOLO ST KENNEWICK WA 99336	37 PSALM 121 LLC N/A 28104 S 959 PR SE KENNEWICK WA 99338
37 CHARLES & KARLA CALYBROOK 404 E 700 S RIVER HEIGHTS UT 84321	37 TODD A VENDERHOOGT 707 S YOLO ST KENNEWICK WA 99336	37 SHARON R VORPAGEL 713 S YOLO ST KENNEWICK WA 99336
37 JOHNSON MELODY J PETERS 803 S YOLO ST KENNEWICK WA 99336	37 TERRY L TURLEY 809 S YOLO ST KENNEWICK WA 99336	37 BRENDA L NORDHAUS 9512 W 9TH PL KENNEWICK WA 99336
37 JAMES A CASTLEBERRY 905 S YOLO ST KENNEWICK WA 99336	37 SANTIAGO BRIDGEWATER ESTATES N/A SANTIAGO BRIDGEWATER ESTATES HOMEOWNERS ASSOC. PO BOX 11927 SANTA ANA CA 92711	37 PRO MADE CONSTRUCTION LLC N/A 6159 W DESCHUTES AVE STE 509 KENNEWICK WA 99336
37 BRENDA R EWING 774 S WYOMING ST KENNEWICK WA 99336	37 RYAN S KELLEY 750 WYOMING ST KENNEWICK WA 99336	37 SARAH E GIRARD 724 WYOMING ST KENNEWICK WA 99336
37 GABRIELLE E & SHERI E REAB 702 S WYOMING STREET KENNEWICK WA 99336	37 ASHLEY KENNEY 9505 W 9TH PLACE KENNEWICK WA 99336	37 JR DAVID W & ELENA VANDYKE 9511 W 9TH PL KENNEWICK WA 99336
37 AMANDA A STRAWICK 6061 SELPH LANDING RD PASCO WA 99301	37 JOSEPH. ET AL GREEN 838 WYOMING STREET KENNEWICK WA 99336	37 SUSAN C SCHWARTZ 874 S WYOMING ST KENNEWICK WA 99336
37 NATHAN G & TRISHHELL M MARPLE 856 S WYOMING STREET KENNEWICK WA 99336	37 SCOTT & DENISE A HOWELL 6804 FRANKLIN COURT PASCO WA 99301	37 HOME BUILDERS ASSOCIATION OF TRICITIES N/A 10001 W CLEARWATER AVE KENNEWICK WA 99336
37 CLA HOLDINGS LLC N/A 2137 KIMBERLY CIR EUGENE OR 97405	37 CROSKREY PROPERTIES LLC N/A 1915 SHERIDAN PLACE RICHLAND WA 99352	37 3M INVESTMENTS LLC N/A PO BOX 7204 KENNEWICK WA 99336
37 CROSKREY PROPERTIES LLC N/A 1915 SHERIDAN PLACE RICHLAND WA 99352	37 AUSTIN J & JENNIFER C REGIMBAL 917 S YOLO ST KENNEWICK WA 99336	37 JON & JULIE WADDOUPS 1218 S WILLOWS PR KENNEWICK WA 99338

## **KENNEWICK PLANNING COMMISSION**

### **NOTICE OF PUBLIC HEARING**

**May 3, 2021 at 6:30 p.m.**

The Kennewick Planning Commission will hold a Public Hearing on Monday, May 3, 2021, remotely at 6:30 p.m. or as soon as possible thereafter, to receive public comment/testimony on the below Change of Zone. Staff will be presenting analysis and the Planning Commission will make a recommendation to the City Council on the item. In response to the COVID-19 emergency, the hearing will be conducted online. To participate in the hearing use the link found at <https://www.go2kennewick.com/598/Planning-Commission>.

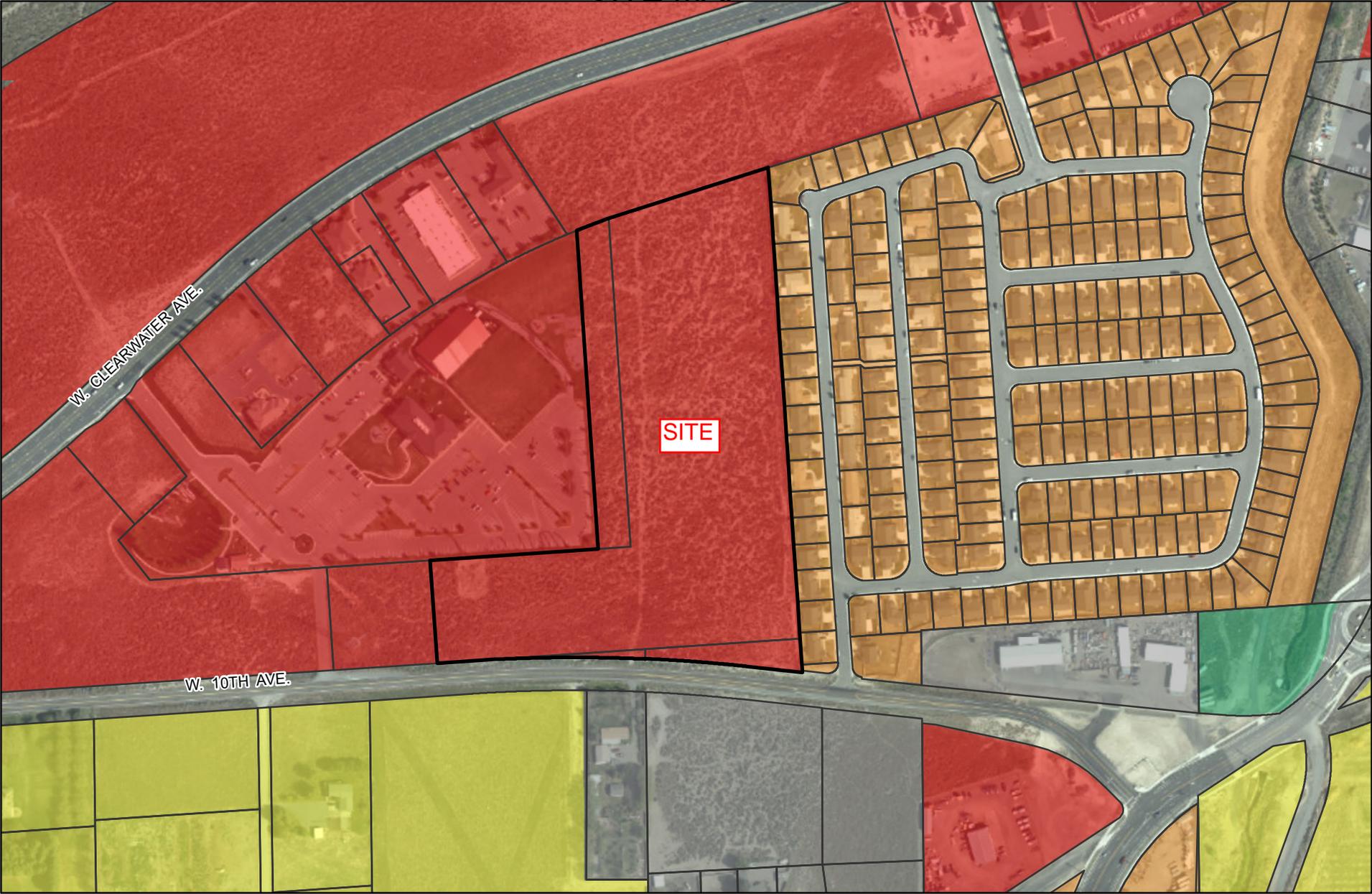
Project# COZ 21-04 – A Change of Zone for 14.74 acres from Commercial, Community and Business Park to Residential, Medium Density. The proposal is located at 9757 W Clearwater Avenue and W 10<sup>th</sup> Avenue. See site map on back.

Questions or written comments may be addressed to Steve Donovan and submitted to [steve.donovan@ci.kennewick.wa.us](mailto:steve.donovan@ci.kennewick.wa.us) or mailed to PO Box 6108, Kennewick, WA 99336.

The City of Kennewick welcomes full participation in public meeting by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public hearing, please contact Steve Donovan at (509) 585-4361 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.

SITE MAP

Exhibit 6



**COZ 21-04/PLN-2021-00582 Solbrack**



**Development Services Division  
Community Planning  
210 W 6<sup>th</sup> Ave  
Kennewick, WA 99336**

**STATE ENVIRONMENTAL POLICY ACT  
DETERMINATION OF NONSIGNIFICANCE  
ADOPTION of EXISTING DOCUMENT**

April 7, 2021

**Lead Agency:** City of Kennewick

**Agency Contact:** Steve Donovan, [Steve.Donovan@ci.kennewick.wa.us](mailto:Steve.Donovan@ci.kennewick.wa.us), 509-585-4361

**Agency File Number:** COZ 21-04/PLN-2021-00599

**Description of proposal:** To change the zoning of a 14.74 acre site from Commercial Community and Business Park to Residential, Medium Density.

**Location of proposal:** Parcel Number 1-1288-100-0005-004, 1-1288-100-0006-002, 1-0188-400-0001-017 and 1-0188-4BP-5063-015; located at 9757 W Clearwater Avenue.

**Name, phone, e-mail of Applicant/Proponent:** Knutzen Engineering, c/o Nathan Machiela, 509-222-0959 [nathan@knutzenengineering.com](mailto:nathan@knutzenengineering.com)

**Title of document being adopted:** Determination of No-Significance, ED 20-08/PLN-2020-00852

**Date adopted document was prepared:** August 5, 2020

**Description of document (or portion thereof) being adopted:** The City of Kennewick issued the Determination of Non-Significance for a comprehensive plan amendment land use amendment to change the land use designation from Commercial to Medium Density Residential. The determination was not appealed.

**The adopted document is available at:** Attached

We have identified and adopted this document as being appropriate for this proposal after independent review. The document[s] meet[s] our environmental review needs for the current proposal and will accompany the proposal to the decision maker[s].

City of Kennewick has determined that this proposal will 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 determination is based on the following findings and conclusions:

All documentation submitted for the Determination of Non-Significance, ED 20-08/PLN-2020-00852, listed the applicant's intentions to rezone the property to Residential, Medium Density. Future development of the site will require additional environmental review.

This DNS is issued under WAC 197-11-340(2) and the comment period is required.

**Responsible Official:**

Gregory McCormick, AICP

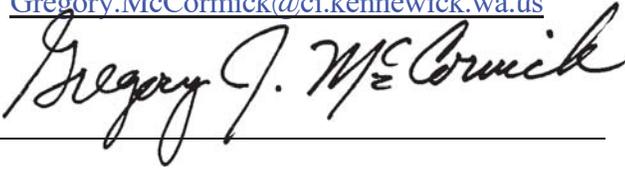
210 W 6<sup>th</sup> Avenue

Kennewick, WA 99336

(509)-585-4463

[Gregory.McCormick@ci.kennewick.wa.us](mailto:Gregory.McCormick@ci.kennewick.wa.us)

Signature \_\_\_\_\_



Date \_\_\_\_\_

April 7, 2021

Appeal process: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued and no later than 5 p.m. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

**From:** Chad Brooks  
**Sent:** Wed, 3 Mar 2021 15:43:29 +0000  
**To:** Steve Donovan  
**Subject:** RE: [E] COZ 21-04/PLN-2021-00599

No comment on change of zone.

Chad Brooks  
 Distribution Design Tech I  
 Benton PUD  
 Email: [brooksc@bentonpud.org](mailto:brooksc@bentonpud.org)  
 Main # (509)582-2175  
 Direct # (509)582-1233




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**From:** Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>  
**Sent:** Friday, February 26, 2021 8:59 AM  
**To:** Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; EngService <EngService@bentonpud.org>; Jeff Vosahlo <vosahloj@bentonpud.org>; Chad Brooks <brooksc@bentonpud.org>; Mike Irving <irvingm@bentonpud.org>; Shanna Everson <eversons@bentonpud.org>; Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodgers@bpa.gov>; BPA - Joe Cottrell <jecottrell@bpa.gov>; BPA - Mike Deklyen <mjddeklyen@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas - Sara Pineda <sara.pineda@cngc.com>; Casey Barney <Casey\_Barney@Yakama.com>; Charter Communications - Robert Early <robert.early@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Department of Ecology SEPA UNIT <sepaunit@ecy.wa.gov>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Fish & Wildlife - Michael Ritter <michael.ritter@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Frontier Communications (gregory.goodwin@ziplay.com) <gregory.goodwin@ziplay.com>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Jessica Lally <Jessica\_Lally@Yakama.com>; Kennewick School District; Brandon Potts <brandon.potts@ksd.org>; KID Development <development@kid.org>; Kyle McCauley <Kyle.McCauley@cngc.com>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver <Noah\_Oliver@Yakama.com>; Shane O'Neill <soneill@ci.richland.wa.us>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scsplanning@wsdot.wa.gov>; Yakama

**From:** Blaine Broberg  
**Sent:** Thu, 4 Mar 2021 16:06:27 +0000  
**To:** Steve Donovan  
**Subject:** RE: COZ 21-04/PLN-2021-00599

Mr. Donovan,

KID has no comments regarding COZ 21-04.

Thanks,  
Blaine Broberg, EIT  
Staff Engineer  
**Kennewick Irrigation District**  
2015 S. Ely Street  
Kennewick, WA 99337  
Office: (509)586-6012 ext. 138  
Cell: (509)873-2089

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**From:** Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>  
**Sent:** Friday, February 26, 2021 8:59 AM  
**To:** Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Mike Irving <irvingm@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrogers@bpa.gov>; BPA - Joe Cottrell <jecottrell@bpa.gov>; BPA - Mike Deklyen <mjedeklyen@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas - Sara Pineda <sara.pineda@cngc.com>; Casey Barney <Casey\_Barney@Yakama.com>; Charter Communications - Robert Early <robert.early@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Department of Ecology SEPA UNIT <sepaunit@ecy.wa.gov>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Fish & Wildlife - Michael Ritter <michael.ritter@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Frontier Communications (gregory.goodwin@zipl.com) <gregory.goodwin@zipl.com>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Jessica Lally <Jessica\_Lally@Yakama.com>; Kennewick School District; Brandon Potts <brandon.potts@ksd.org>; Development <development@kid.org>; Kyle McCauley <Kyle.McCauley@cngc.com>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver <Noah\_Oliver@Yakama.com>; Shane O'Neill <soneill@ci.richland.wa.us>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtelban <enviroreview@yakama.com>; Zipl Fiber Christy Ross

# Council Agenda Coversheet



Agenda Item Number	5.c.	Council Date	06/01/2021
Agenda Item Type	Ordinance		
Subject	COZ 21-07 RL to CC (Bauder Young)		
Ordinance/Reso #	5915	Contract #	
Project #	COZ 21-07	Permit #	PLN-2021-00659
Department	Planning		

Consent Agenda	<input type="checkbox"/>
Ordinance/Reso	<input checked="" type="checkbox"/>
Public Mtg / Hrg	<input type="checkbox"/>
Other	<input type="checkbox"/>
Quasi-Judicial	<input checked="" type="checkbox"/>

### Recommendation

The Planning Commission recommends that the City Council approve COZ 21-07.

### Motion for Consideration

I move to adopt Ordinance 5915.

### Summary

Knutzen Engineering has applied to change the zoning of 20.5 acres from Residential, Low (RL) to Commercial, Community (CC). The CC zone is an implementing zoning district of the Commercial Comprehensive Plan Land Use Designation and the request is consistent with the comprehensive plan. The request to rezone is a follow-up land use action to the Comprehensive Plan Amendment 20-05 that Council approved for the site in February 2021.

The subject parcels are located at 8541 & 8637 Bob Olson Pkwy. The adjacent properties are zoned Residential, Low (RL), Residential, Medium (RM) and Commercial, Community (CC).

The Planning Commission held a public hearing to review the proposal on May 3, 2021. At the hearing, staff presented an overview of the staff report. The applicant's representative spoke in favor of the request. No members of the public spoke in favor or opposition to the proposal. The Planning Commission voted 6 to 0 to recommend approval of COZ 21-07 to City Council.

### Alternatives

None recommended

### Fiscal Impact

None at this time

Through	Anthony Muai May 19, 15:00:26 GMT-0700 2021
Dept Head Approval	Gregory McCormick May 19, 15:05:08 GMT-0700 2021
City Mgr Approval	Marie Mosley May 27, 19:19:35 GMT-0700 2021

Attachments:

PC Summary
Presentation
Minutes
Ordinance
Staff Report

Recording Required?

**Testimony Neutral/Against the Request:**

Steven/Sheri Erhart  
4708 W. 27<sup>th</sup> Avenue  
Kennewick 99337

Requested vicinity map be re-shown, it looks near my home; 27<sup>th</sup> & Union is busy street.

**Staff Comments:**

Proposal is north of Clearwater Avenue on N. Arthur Street; no other final comments.

**Public Testimony for COZ 21-06 closed at 7:13 p.m.**

Chairman Morris asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report COZ 21-06 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Helgeson seconded the motion.

**Planning Commission Discussion:** None

The motion passed on a unanimous roll call vote.

**Chairman Morris opened the virtual public hearing at 7:14 p.m. for Change of Zone (COZ) #21-07 proposing to change the zoning district for approximately 20.50 acres located at 8541 & 8637 Bob Olson Parkway from Residential, Low Density (RL) to Commercial, Community (CC). Applicant is Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Dr., Ste. 160, Kennewick, WA 99338. Property owner is Bauder Young Properties, LLC, 1505 NE Village Street, Fairview, OR 97024.**

**Mr. Muai gave an overview of the staff report, and shared a Power Point presentation of the staff report.**

**Planning Commission questions:**

**None**

**Testimony of Applicant/Applicant's Representative:**

**Paul Knutzen  
Knutzen Engineering**

5401 Ridgeline Dr. #160  
Kennewick 99338

Application is fairly straightforward, Comp Plan Amendment was approved in February, so this is to make this property congruent with the underlying comp plan for land use.

**Testimony in Favor of the Request:**

None

**Testimony Neutral/Against the Request:**

None.

**Staff Comments:**

None.

**Public Testimony for COZ 21-07 closed at 7:20 p.m.**

Chairman Morris asked for a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report COZ 21-07 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Moore seconded the motion.

**Planning Commission Discussion: None**

The motion passed on a unanimous roll call vote.

Chairman Morris opened the virtual public hearing at 7:21 p.m. for (*Continued from April 19, 2021*): Comprehensive Plan Amendment (CPA) #20-06 proposing to change the land use designation for approximately 40.06 acres located generally at 2701 & 2711 S. Sherman Street from Low Density Residential to High Density Residential. Applicant and Property owner is Jose A. Chavallo, 5927 W. Quinault Avenue, Kennewick, WA 99336.

Mr. Donovan gave an overview of the staff report, and shared a Power Point presentation of the staff report.

**Planning Commission questions:** High level basis of the denial – incompatibility of surrounding property owners; exhibits submitted; request submitted by PHHA for a 15 minute time to present; point of order for public testimony; registered speakers in favor of the request.

CITY OF KENNEWICK  
ORDINANCE NO. 5915

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY WITHIN THE CITY OF KENNEWICK LOCATED AT 8541 & 8637 BOB OLSON PKWY FROM RESIDENTIAL, LOW DENSITY (RL) TO COMMERCIAL, COMMUNITY (CC) (COZ 21-07, BAUDER YOUNG)

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS FOLLOWS:

**Section 1.** Ordinance No. 3001, as amended, the zoning ordinance of the City of Kennewick and the accompanying zoning map of the City of Kennewick being part of said ordinance shall be and hereby is changed from Residential, Low Density (RL) to Commercial, Community (CC) for the real property described as follows:

New Lot 1 of Parent Parcel #107893000001004  
REAL PROPERTY LOCATED IN GOVERNMENT LOTS 3 AND 4, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7, SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 33°26'57" EAST ALONG THE EASTERLY BOUNDARY OF THE PARCEL DEEDED TO THE UNITED STATES OF AMERICA BUREAU OF RECLAMATION BY DONATION WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2010-007656, RECORDS OF BENTON COUNTY A DISTANCE OF 2,011.97 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY DEEDED TO THE CITY OF KENNEWICK BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2011-036131, RECORDS OF THE BENTON COUNTY AUDITOR; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES;  
THENCE SOUTH 75°07'45" EAST A DISTANCE OF 113.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 757.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°16'55" A DISTANCE OF 770.03 FEET; THENCE SOUTH 16°50'51" EAST A DISTANCE OF 460.48 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY, SOUTH 73°07'07" WEST A DISTANCE OF 360.00 FEET; THENCE NORTH 16°50'51" WEST A DISTANCE OF 460.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 397.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°16'54" A DISTANCE OF 403.83 FEET; THENCE NORTH 75°07'45" WEST A DISTANCE OF 234.50 FEET TO SAID EASTERLY BOUNDARY OF THE

PARCEL DEEDED TO THE UNITED STATES OF AMERICA BUREAU OF RECLAMATION BY DONATION WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2010-007656; THENCE NORTH 33°26'57" EAST ALONG SAID LINE, 379.79 FEET TO THE POINT OF BEGINNING.

New Lot 5 of Parent Parcel #107893000001004

REAL PROPERTY LOCATED IN GOVERNMENT LOTS 3 AND 4, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 83°26'05" EAST A DISTANCE OF 2001.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°23'13" WEST A DISTANCE OF 77.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°22'47" A DISTANCE OF 87.93 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1191.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°55'09" A DISTANCE OF 705.08 FEET; THENCE NORTH 16°50'51" WEST A DISTANCE OF 92.90 FEET; THENCE NORTH 73°07'07" EAST A DISTANCE OF 360.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY DEEDED TO THE CITY OF KENNEWICK BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2011-036131, RECORDS OF THE BENTON COUNTY AUDITOR; THENCE ALONG SAID RIGHT OF WAY, SOUTH 16°50'51" EAST A DISTANCE OF 93.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 831.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°48'18" A DISTANCE OF 910.90 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 00°23'13" EAST A DISTANCE OF 325.25 FEET TO THE SOUTH LINE OF SAID SECTION 7; THENCE ALONG SAID SOUTH SECTION LINE, NORTH 83°26'05" WEST A DISTANCE OF 572.70 FEET TO THE POINT OF BEGINNING.

**Section 2.** The City Council finds the amendments described in Section 1 above are in conformance with the Comprehensive Plan of the City.

**Section 3.** Severability Clause. If any provision of this amendatory ordinance or its application to any persons or circumstances is held invalid, the remainder of the act or the application of the provision to other persons or circumstances is not affected.

**Section 4.** The Responsible Official for the State Environmental Policy Act has determined that the proposal will not have a probable significant adverse impact on the quality of the environment.

**Section 5.** This ordinance shall be in full force and effect five (5) days from and after its approval, passage and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 1<sup>st</sup> day of June, 2021, and signed in authentication of its passage this 1<sup>st</sup> day of June, 2021.

Attest:

\_\_\_\_\_  
DON BRITAIN, Mayor

\_\_\_\_\_  
TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5915 filed and recorded in the office of the City Clerk of the City of Kennewick, Washington this 2<sup>nd</sup> day of June, 2021.

Approved as to form:

\_\_\_\_\_  
LISA BEATON, City Attorney

\_\_\_\_\_  
TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION \_\_\_\_\_

**Planning Commission Action Summary**  
**COZ 21-07/PLN-2021-00659**  
**(RL to CC)**

The Kennewick Planning Commission conducted a public hearing on May 3, 2021 using an online virtual platform. All interested parties were invited to come before the Commission and be heard. After reviewing the staff report and all oral and written facts and opinions, Commissioner Hempstead moved that the Planning Commission concur with the findings and conclusions in the staff report and recommend to City Council approval of the request.

**Findings**

1. The applicant is Knutzen Engineering, c/o Paul Knutzen, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338.
2. The property owner is Bauder Young Properties, LLC, 1505 NE Village St., Fairview, OR 97024.
3. The proposed change of zone is generally located at 8541 & 8637 Bob Olson Pkwy. Parcel Number: 107893000001004.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.
5. The request is to change the zoning from Residential, Low Density (RL) to Commercial, Community (CC).
6. The Commercial, Community (CC) zoning district is an implementing zone of the Commercial Comprehensive Plan Land Use Map Designation.
7. On March 1, 2021, the application was submitted. On March 3, 2021 the application was declared complete for processing.
8. The application was routed for review to City Departments and outside agencies for comment on March 25, 2021.
9. Access to the site is via Bob Olson Pkwy.
10. The Environmental Determination of Non-Significance, ED 20-12/PLN-2020-01005, was issued on August 5, 2020.
11. The Property Posting sign for the public hearing was posted on site April 16, 2021.
12. Notice of the public hearing for this application was published in the Tri-City Herald on April 18, 2021. Notices were also mailed to property owners within 300 feet of the site on April 16, 2021.
13. The proposed amendment conforms to the comprehensive plan.
14. The proposed amendment promotes the public necessity, convenience and general welfare.
15. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
16. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

**Conclusions:**

1. Approval will implement the Comprehensive Plan Land Use Designation of Commercial.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Commercial Land Use Goal 3 of the City of Kennewick Comprehensive Plan.
4. Approval will result in the promotion of public necessity, convenience and/or general welfare.
5. The proposed Change of Zone complies with KMC 18.51.070(2).

The motion was seconded by Commissioner Moore. The motion passed unanimously, with Commissioners Helgeson, Hempstead, Moore, Short, Stolle, and Vice Chairman Morris all in favor.

# Planning Commission Public Hearing

## CHANGE of ZONE COZ 21-07

June 1, 2021



# Application Summary

**Applicant:** Knutzen Engineering

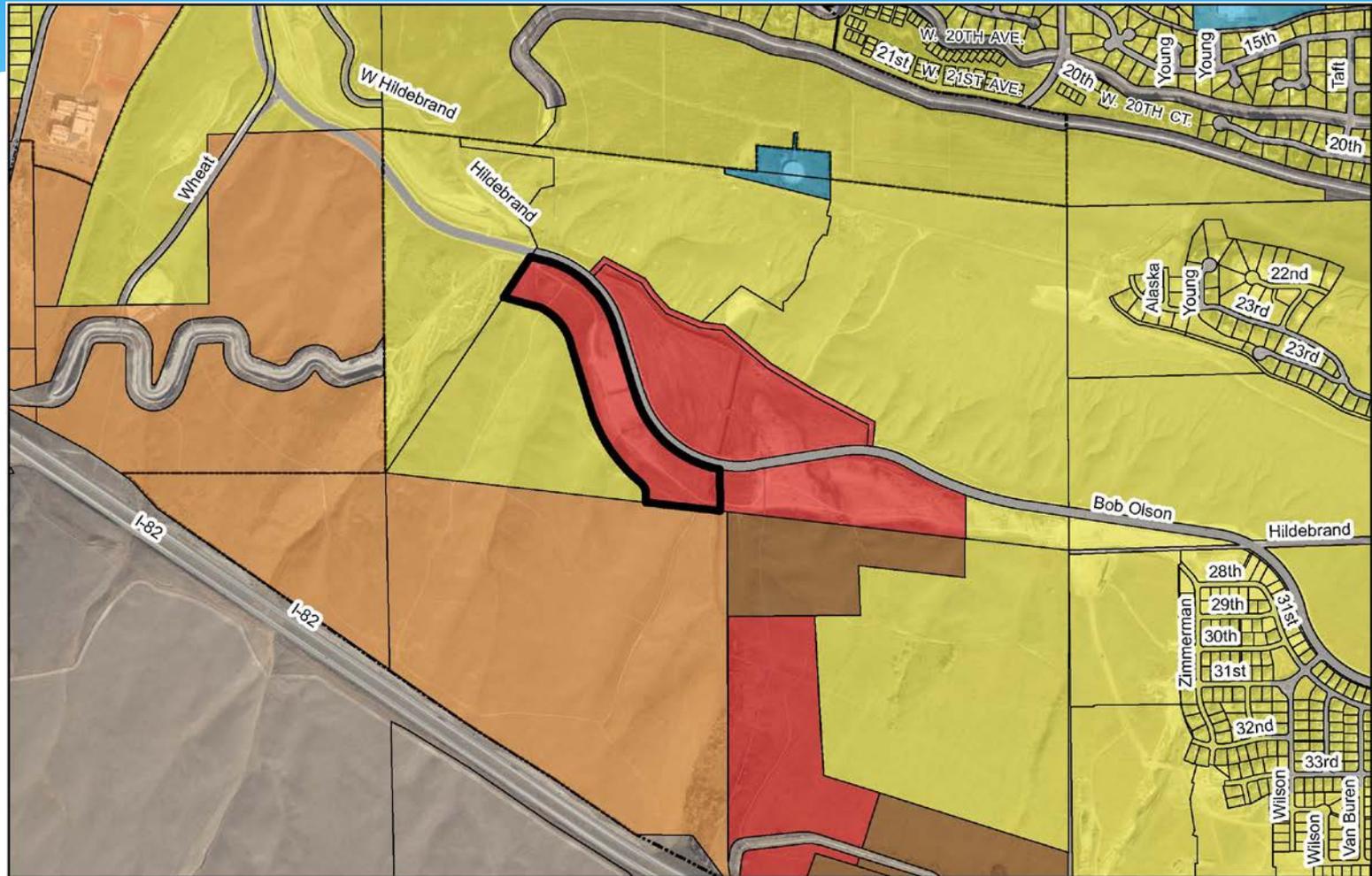
**Owner:** Bauder Young Properties, LLC

**Proposal:** Rezone 20.50 acres from Residential, Low (RL) to Commercial Community (CC)

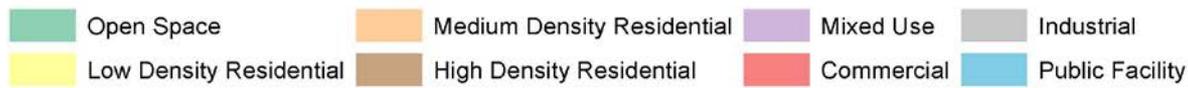
**Comprehensive Plan Designation:** Commercial

**Location:** 8541 & 8637 Bob Olson Pkwy

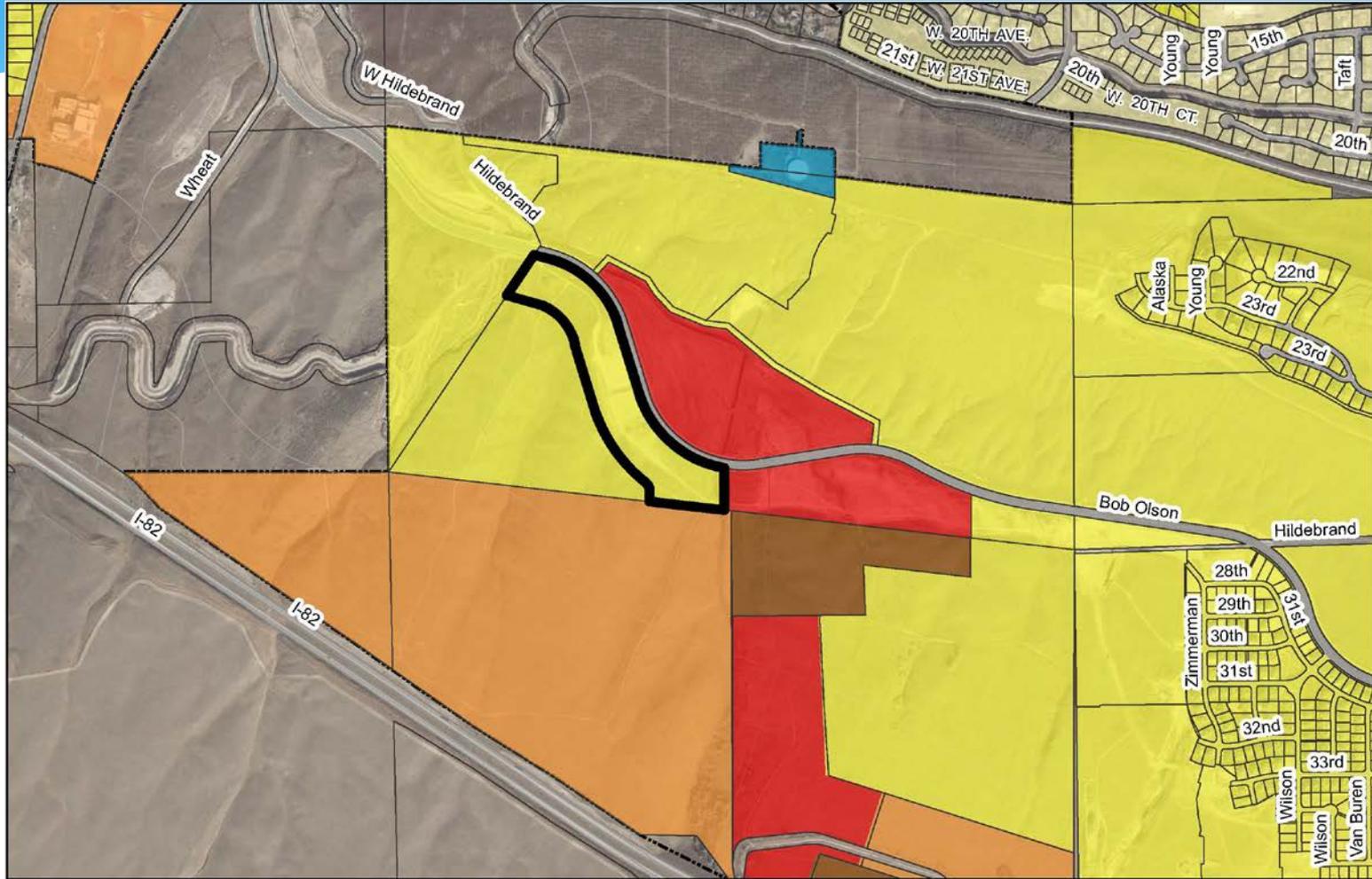
# Land Use Map



COZ 21-07/PLN-2021-00659 Land Use Map



# Zoning Map



- Public Facility
- Commercial, Community
- Open Space
- Residential, High
- Residential, Medium
- Residential, Manufactured Home
- Residential, Low
- Residential, Suburban



# Site History

- \* Annexed 1/2/1996 and zoned consistent with Southridge Subarea Plan
- \* Zoned Residential, Low (RL) – 1/18/2011
- \* CPA 20-05 approved in February 2021 changing from Low Density Residential to Commercial

# Public Comment

- \* No comments were received either in favor or against the proposal.

# Change of Zone Findings

## KMC 18.51.070(2)

- (a) The proposed amendment conforms with the comprehensive plan.
- (b) Promotes the public necessity, convenience and general welfare.
- (c) The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands which are deemed unacceptable by the City.
- (d) The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.
- (e) Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.

# Recommendation

The Planning Commission recommends that the City Council approve COZ 21-07



**COMMUNITY PLANNING DEPARTMENT**

**STAFF REPORT AND RECOMMENDATION TO  
THE PLANNING COMMISSION**

**FILE No: COZ 21-07/PLN-2021-00659**

**Staff Report Date:** April 22, 2021

**Hearing Date & Location:** May 3, 2021, Virtual Hearing

**Report Prepared By:** Anthony Muai, AICP  
Planning Manager

**Report Reviewed By:** Steve Donovan, AICP  
Senior Planner

**Summary Recommendation:** The City of Kennewick Planning Staff RECOMMENDS APPROVAL of Change of Zone 21-07.

**Summary of Proposal:** A Change of Zone from Residential, Low Density (RL) to Commercial, Community (CC) for 20.50 acres.

**Proposal Location:** 8541 & 8637 Bob Olson Pkwy

**Legal Description:** LOT 1, SURVEY 5333

REAL PROPERTY LOCATED IN GOVERNMENT LOTS 3 AND 4, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7, SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 33°26'57" EAST ALONG THE EASTERLY BOUNDARY OF THE PARCEL DEEDED TO THE UNITED STATES OF AMERICA BUREAU OF RECLAMATION BY DONATION WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2010-007656, RECORDS OF BENTON COUNTY A DISTANCE OF 2,011.97 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY DEEDED TO THE CITY OF KENNEWICK BY QUIT CLAIM DEED

RECORDED UNDER AUDITOR'S FILE NUMBER 2011-036131,

RECORDS OF THE BENTON COUNTY AUDITOR;  
THENCE ALONG SAID RIGHT OF WAY THE  
FOLLOWING COURSES;

THENCE SOUTH 75°07'45" EAST A DISTANCE OF 113.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 757.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°16'55" A DISTANCE OF 770.03 FEET; THENCE SOUTH 16°50'51" EAST A DISTANCE OF 460.48 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY, SOUTH 73°07'07" WEST A DISTANCE OF 360.00 FEET; THENCE NORTH 16°50'51" WEST A DISTANCE OF 460.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 397.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°16'54" A DISTANCE OF 403.83 FEET; THENCE NORTH 75°07'45" WEST A DISTANCE OF 234.50 FEET TO SAID EASTERLY BOUNDARY OF THE PARCEL DEEDED TO THE UNITED STATES OF AMERICA BUREAU OF RECLAMATION BY DONATION WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2010-007656; THENCE NORTH 33°26'57" EAST ALONG SAID LINE, 379.79 FEET TO THE POINT OF BEGINNING.

LOT 5, SURVEY 5333

REAL PROPERTY LOCATED IN GOVERNMENT LOTS 3 AND 4, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE SOUTH 83°26'05" EAST A DISTANCE OF 2001.82 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°23'13" WEST A DISTANCE OF 77.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°22'47" A DISTANCE OF 87.93 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1191.00 FEET; THENCE

NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°55'09" A DISTANCE OF 705.08 FEET; THENCE NORTH 16°50'51" WEST A DISTANCE OF 92.90 FEET; THENCE NORTH 73°07'07" EAST A DISTANCE OF 360.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY DEEDED TO THE CITY OF KENNEWICK BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2011-036131, RECORDS OF THE BENTON COUNTY AUDITOR; THENCE ALONG SAID RIGHT OF WAY, SOUTH 16°50'51" EAST A DISTANCE OF 93.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 831.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°48'18" A DISTANCE OF 910.90 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE, SOUTH 00°23'13" EAST A DISTANCE OF 325.25 FEET TO THE SOUTH LINE OF SAID SECTION 7; THENCE ALONG SAID SOUTH SECTION LINE, NORTH 83°26'05" WEST A DISTANCE OF 572.70 FEET TO THE POINT OF BEGINNING.

**Property Owner:** Bauder Young Properties, LLC  
1505 NE Village St.  
Fairview, OR 97024

**Applicant:** Knutzen Engineering  
c/o Paul Knutzen  
5401 Ridgeline Drive, Suite 160  
Kennewick, WA 99338

**Regulatory Controls:**

1. Comprehensive Plan – Land Use
2. KMC Title 4 – Administrative Procedures
3. KMC Title 18 – Zoning
4. Washington State Environmental Policy Act

**COZ Key Application Processing Dates:**

Pre-Application/Feasibility Meeting	N/A
Application Submittal	March 1, 2021
Determination of Completeness Issued	March 3, 2021
Notice of Application Posted	March 25, 2021
SEPA Threshold Determination Issued	August 5, 2020
Property Posting Sign for SEPA Determination	August 5, 2020
SEPA Appeal Period Ended	August 19, 2020
Date of Mailed Notice of Public Hearing	April 16, 2021
Property Posting Sign for Public Hearing	April 16, 2021

Date of Published Notice of Public Hearing	April 18, 2021
--------------------------------------------	----------------

**Exhibits:**

1. Staff Report
2. Application/Supplemental Information
3. Vicinity Map
4. Comprehensive Plan Map
5. Zoning Map
6. Notice of Mailing
7. SEPA DNS
8. Benton Public Utility District email

**Zoning adjacent to the site:**

North: Community, Commercial (CC) and Residential, Low Density (RL)

East: Community, Commercial (CC)

South: Residential, Medium Density (RM)

West: Residential, Low Density (RL)

**Applicable Goals and Policies of the Comprehensive Plan:**

Commercial Goals and Policies:

- Goal 3: Create a balanced system of commercial facilities reflecting neighborhood, community, and regional needs.
  - Policy 1: Provide commercial areas sized and scaled appropriately for the neighborhood or community.
  - Policy 3: Provide for Neighborhood Commercial centers in strategic locations to serve surrounding neighborhoods, while minimizing impacts to the surrounding residential uses

**Kennewick Municipal Code Findings:**

The following findings shall be met in order to approve a change of zone:

KMC 18.51.070(2): Findings:

Findings Required. In order to amend the zoning map, the City Council must find that:

- a. The proposed amendment conforms with the comprehensive plan; and *Staff Response: The proposed Change of Zone conforms to the comprehensive plan because the CC zoning district is an implementing zoning district of the site's current Commercial Land Use Designation.*
- b. Promotes the public necessity, convenience and general welfare; and *Staff Response: The proposed Change of Zone promotes public necessity, convenience and welfare by establishing a zoning district that is compatible with surrounding properties.*
- c. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and *Staff Response: The proposed Change of Zone will not impose additional burdens on public facilities. Future development will be required to meet applicable levels of service.*
- d. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and

Staff Response: *The proposed amendment will establish a zoning district that complies with Comprehensive Plan. The CC zone is an implementing zone of the site's Commercial Land Use Designation.*

- e. Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.

Staff Response: *The finding is not applicable; the proposed zoning district is not a single-family residential zone.*

**Public Comments:**

The public submitted no comments.

**Agency Comments:**

The Benton Public Utility District have stated they have no comments.

**Staff Analysis of Proposal & Discussion:**

The City annexed the site and zoned it Agriculture on January 2, 1996 via Ordinance 3603. On January 18, 2011, the City adopted Ordinance 5340, which established the current zoning of RL for the site. As part of the City's 2020 Comprehensive Plan Amendment Cycle, the City approved the amendment to change the site's land use designation from Low Density Residential to Commercial.

The proposed Change of Zone (COZ 21-07), is a request to change the zone of 20.50 acres located at 8541 & 8637 Bob Olson Pkwy., from RL to CC. Pursuant to Table 1 of the Comprehensive Plan, the CC zoning district is an implementing zoning district of the Commercial Land Use Designation. RCW 36.70A, Growth Management Act, requires that a City's development regulations implement its comprehensive plan.

Per KMC 18.03.040(10) the purpose of CC zoning district is as follows:

- CC - The purpose of the CC district is to stabilize, improve and protect commercial areas, and to provide for orderly growth in new commercial areas in accord with the Comprehensive Plan. CC districts are intended for a wide range of uses to serve the community area to which they are appurtenant.

The proposal will implement the site's Commercial Land Use Designation and promote the goals and policies of the comprehensive plan.

Future development of the entire site will be limited to only the permitted uses of the CC zoning district. Development will be subject to meeting applicable concurrency requirements, which include utility and street improvements.

The proposed findings meet the requirements of KMC 18.51.070(2).

**Findings:**

1. The applicant is Knutzen Engineering, c/o Paul Knutzen, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338.
2. The property owner is Bauder Young Properties, LLC, 1505 NE Village St., Fairview, OR 97024.
3. The proposed change of zone is generally located at 8541 & 8637 Bob Olson Pkwy. Parcel Number: 107893000001004.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.

5. The request is to change the zoning from Residential, Low Density (RL) to Commercial, Community (CC).
6. The Commercial, Community (CC) zoning district is an implementing zone of the Commercial Comprehensive Plan Land Use Map Designation.
7. On March 1, 2021, the application was submitted. On March 3, 2021 the application was declared complete for processing.
8. The application was routed for review to City Departments and outside agencies for comment on March 25, 2021.
9. Access to the site is via Bob Olson Pkwy.
10. The Environmental Determination of Non-Significance, ED 20-12/PLN-2020-01005, was issued on August 5, 2020.
11. The Property Posting sign for the public hearing was posted on site April 16, 2021.
12. Notice of the public hearing for this application was published in the Tri-City Herald on April 18, 2021. Notices were also mailed to property owners within 300 feet of the site on April 16, 2021.
13. The proposed amendment conforms to the comprehensive plan.
14. The proposed amendment promotes the public necessity, convenience and general welfare.
15. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
16. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

**Conclusions:**

1. Approval will implement the Comprehensive Plan Land Use Designation of Commercial.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Commercial Land Use Goal 3 of the City of Kennewick Comprehensive Plan.
4. Approval will result in the promotion of public necessity, convenience and/or general welfare.
5. The proposed Change of Zone complies with KMC 18.51.070(2).

**Recommendation:**

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 21-07 and recommend approval to City Council.

**Motion:**

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 21-07 and recommend approval of the request to City Council.

CITY OF KENNEWICK  
COMMUNITY PLANNING & DEVELOPMENT SERVICES  
APPLICATION (general form)

PROJECT # \_\_\_\_\_ - \_\_\_\_\_ PLN- \_\_\_\_\_ - \_\_\_\_\_ FEE \$ \_\_\_\_\_

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1  Tier 2  Tier 3  Binding Site Plan   
Short Plat  Conditional Use  Other Change of Zone

Environmental Determination PLN- \_\_\_\_\_ - \_\_\_\_\_ Pre Application Meeting PLN- \_\_\_\_\_ - \_\_\_\_\_

Applicant: Knutzen Engineering, Paul Knutzen

Address: 5401 Ridgeline Dr, Suite 160, Kennewick WA 99338

Telephone: (509) 222-0959 Cell Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail paul@knutzenengineering.com

Property Owner (if other than applicant): Bauder Young Properties LLC

Address: 1505 NE Village St, Fairview, OR 97024

Telephone: 503-669-9999 Cell Phone: \_\_\_\_\_ E-mail marcus@fullard-leo.com

**SITE INFORMATION**

Parcel No. 107893000001004 Acres 20.50 Zoning: RL

Address of property: Undetermined, Kennewick WA

Number of Existing Parking Spaces 0 Number of Proposed (New) Parking Spaces 0

Present use of property Undeveloped

Size of existing structure: 0 sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

Height of building: N/A Cubic feet of excavation: N/A Cost of new construction N/A

Benton County Assessor Market Improvement Value: \$239,280 (Parent Parcel)

Description of Project: Rezone for 2 lots - Lot 1 which is 10.1 acres and Lot 2 which is 10.4 acres as shown on a record of survey for parcel segregation that was submitted to the City of Kennewick on March 12, 2020.

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Paul Knutzen  
Applicant's Signature

[Signature]  
Signature of owner or owner's authorized representative

Date: 2/16/2021

**Change-of-Zone Supplemental Information**

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of change-of-zone requests. Use additional pages if necessary.

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain:

This proposed amendment will increase the general welfare of the public by providing additional commercial opportunities in the area. Currently, there is an abundance of low density residential in the area and additional commercial opportunities could lead to increased development in the area.

2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized:

No, there are presently no sites available on the market within one mile of the proposed site that are correctly zoned for the use. Parcel #107894000001003 is zoned CC and is already owned by the owner of the project site.

3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain  
Yes, the amendment is consistent with the existing land use pattern in the area. Parcel # 107894000001003 is zoned CC and is located on the frontage of Bob Olson similar to the project site. Approximately 38 acres behind the proposed commercial lots will remain low density residential RL. A comprehensive plan amendment on the property was completed and approved 02/18/2021 to change from LDR to C-Commercial.

4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:

The general area is mostly undeveloped currently. Surrounding areas however are proposed as low density residential RL and CC.

5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.

No, the proposed amendment will not create an isolated district as the proposed commercial would match the property bordering to the east and the low density residential RL to remain would be bordered by RL property to the west.

6. Does the existing zoning prohibit reasonable use of the property? Please explain.

The current zoning does not allow for construction of commercial uses, which is the desired use on the frontage of Bob Olson Parkway.

## Exhibit 2

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:

No, the area is currently undeveloped. Residential characters in the future will also not be adversely affected by this amendment.

8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:

The proposed amendment is not expected to significantly affect property values.

9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain:

It is possible that similar proposals could occur along the frontage of Bob Olson Parkway. This would not deter development of adjacent properties in accordance with existing zoning districts.

10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:

Potentially, the addition of commercial property in this area could encourage private investments and stimulate commercial and residential development in the area.

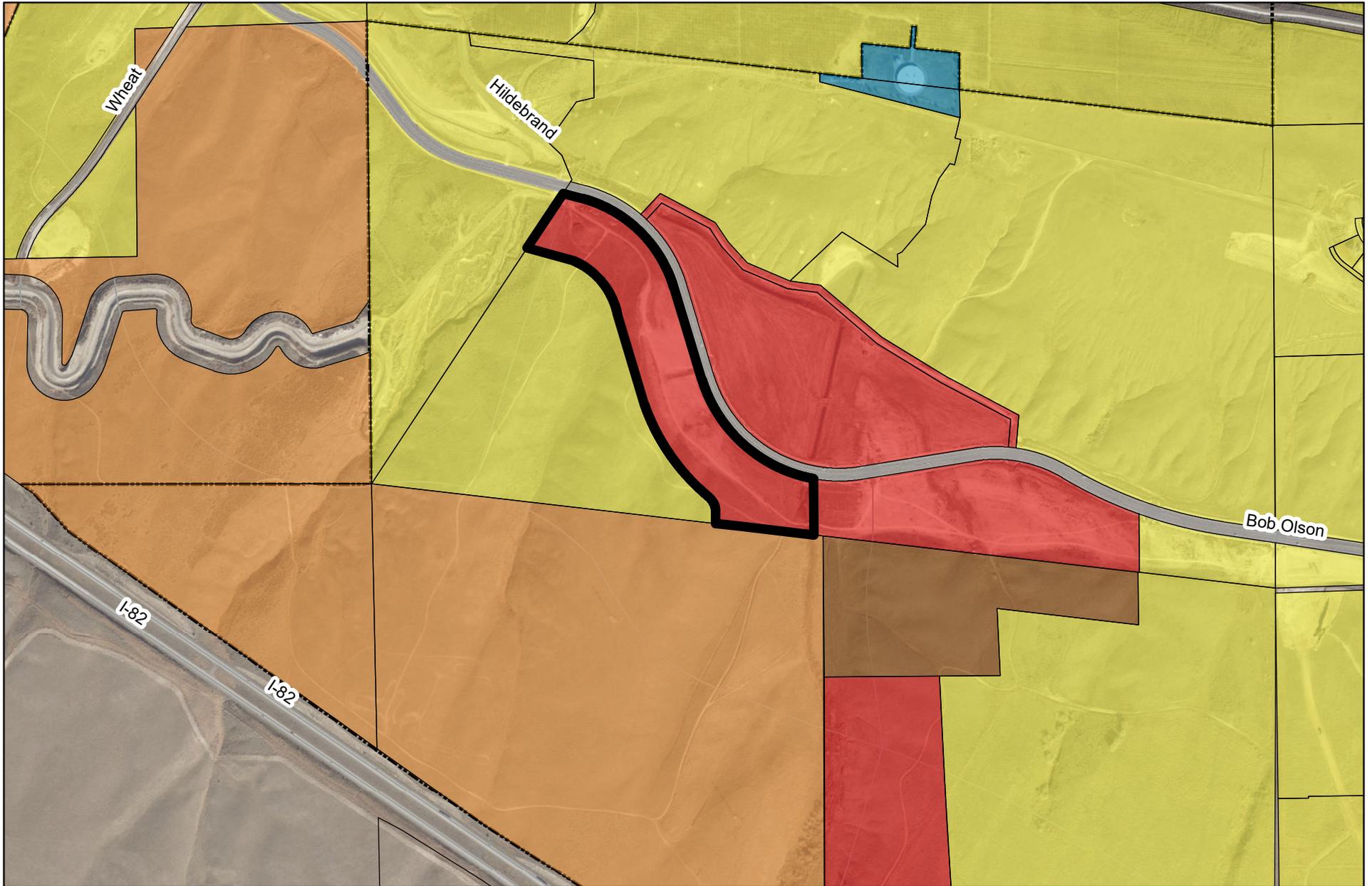
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.

Addition of commercial property will allow greater choice in regards to commercial development.

12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:

No, considering this proposal follows adjacent land uses, it is not expected that conflicts will be created between potential land uses and transportation patterns.

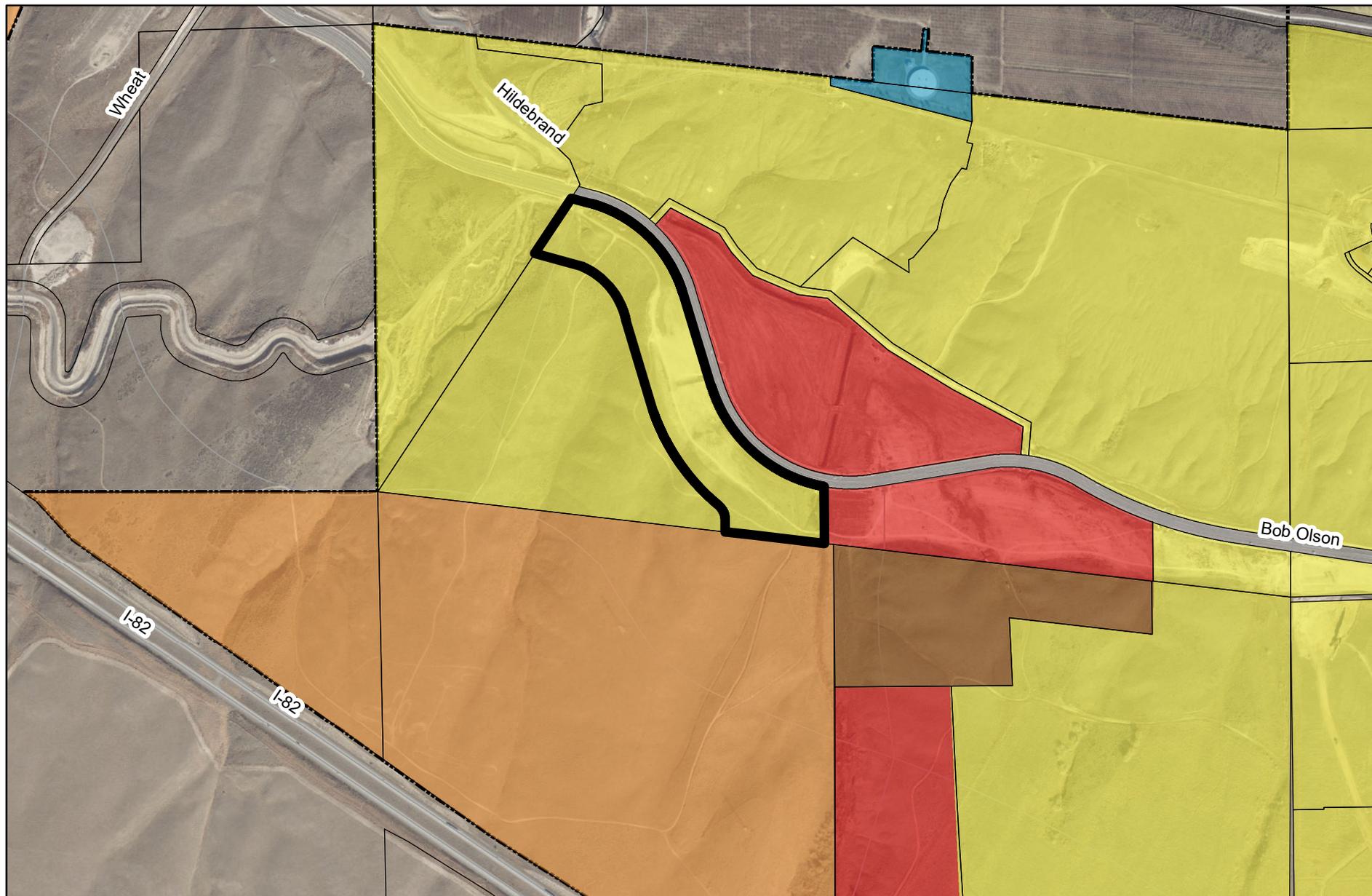




COZ 21-07/PLN-22100659 LAND USE MAP

- |                                                                                                            |                                                                                                                |                                                                                                  |                                                                                                       |
|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|  Open Space              |  Medium Density Residential |  Mixed Use  |  Industrial      |
|  Low Density Residential |  High Density Residential   |  Commercial |  Public Facility |





COZ 21-07/PLN-22100659 ZONING MAP

- |                                                                                                           |                                                                                                       |                                                                                                                    |                                                                                                             |
|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
|  Public Facility       |  Open Space        |  Residential, Medium            |  Residential, Low      |
|  Commercial, Community |  Residential, High |  Residential, Manufactured Home |  Residential, Suburban |





## AFFIDAVIT NOTICE OF MAILING

I, ANTHONY MUAI, on APRIL 16, 2021

mailed 6 copies of Notice of Public Hearing

for Change of Zone (COZ) 21-07 located at 8541 & 8637 Bob Olson Pkwy.  
from Residential, Low Density (RL) to Commercial, Community (CC)

to Surrounding Property Owners within 300 feet of the boundary of the  
site

as shown on the attached list.

  
\_\_\_\_\_  
Signature

**Exhibit 6**

BUREAU OF RECLAMATION N/A  
1917 MARSH RD  
YAKIMA, WA 98901

74A OREGON LLC N/A  
7631 W VAN GIESEN ST  
WEST RICHLAND, WA 99353

BAUDER YOUNG PROPERTIES LLC N/A  
2495 MORENCY DR  
RICHLAND, WA 99352

JAYCEE STRUCTURE LLC N/A  
1505 NE VILLAGE ST  
FAIRFIELD, OR 97024

RANDALL RUPP  
176 KRANICHWOOD ST  
RICHLAND, WA 99352

KNUTZEN ENGINEERING  
5401 RIDGELINE DR, SUITE 160  
KENNEWICK, WA 99338

**KENNEWICK PLANNING  
COMMISSION NOTICE OF PUBLIC  
HEARING**

**May 3, 2021 6:30 p.m.**

The Kennewick Planning Commission will hold a Public Hearing on May 3, 2021 at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed amendment to the Zoning Map. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item.

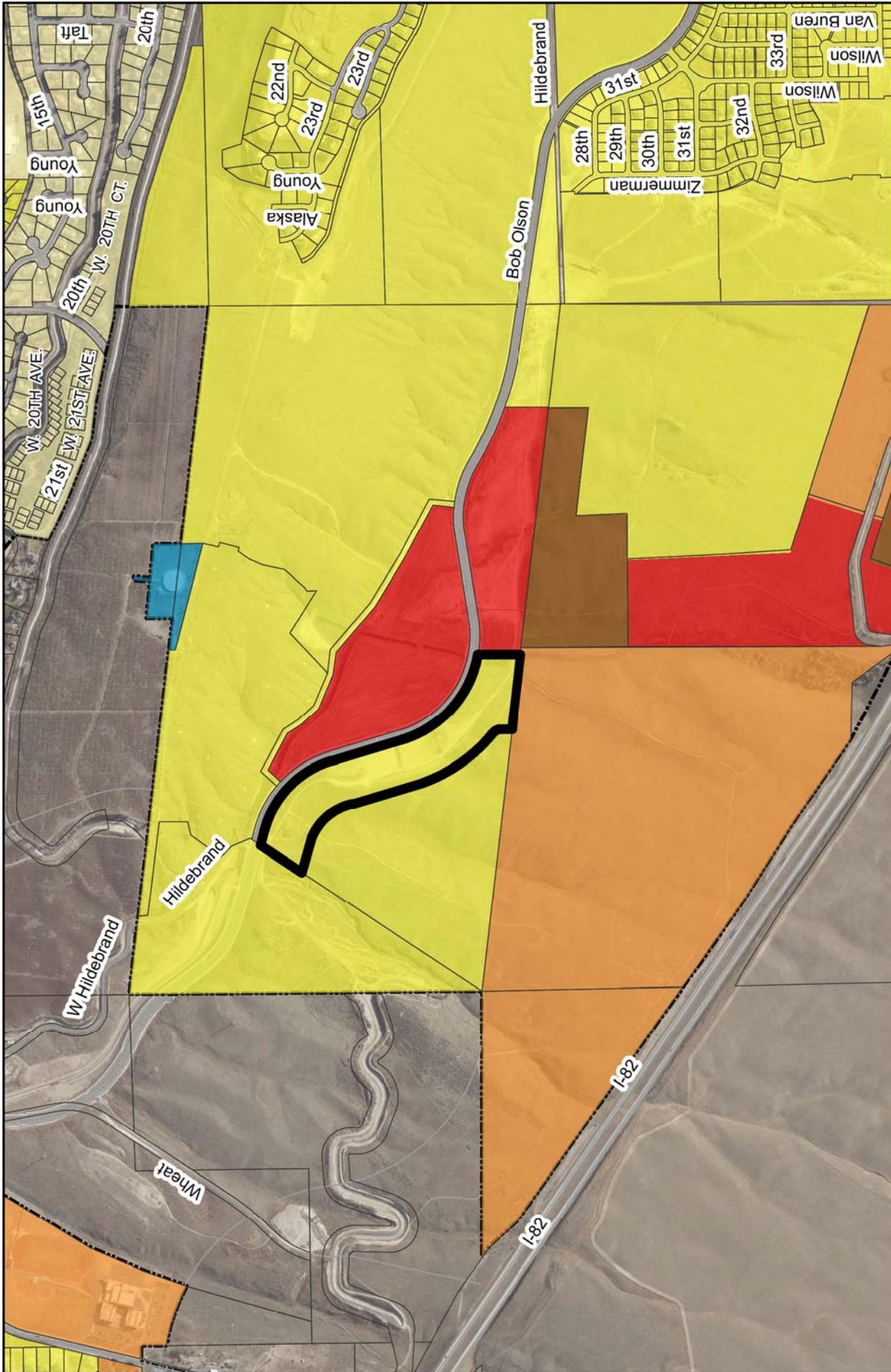
The public hearing will be held using a virtual platform. The link to register to attend the hearing will be posted online at [www.go2kennewick.com/planningcommission](http://www.go2kennewick.com/planningcommission) 5 days prior to the meeting.

**Proposal** – COZ 21-07/PLN-2021-00659 – Proposes to change the zoning of approximately 20.5 acres from Residential, Low Density (RL) to Commercial, Community (CC). The site is located at 8541 & 8637 Bob Olson Pkwy.

**Proponent** – Knutzen Engineering

**Comment Period** – Written comments may be submitted via email to Anthony Muai at [amuai@ci.kennewick.wa.us](mailto:amuai@ci.kennewick.wa.us). Comments may also be mailed to 210 W. 6<sup>th</sup> Ave., Kennewick, WA 99336 and must be received on or before the hearing date. Comments may also be presented at the hearing.

The City of Kennewick welcomes full participation in public meetings by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Melinda Didier at (509) 585-4275 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.



- Public Facility
- Commercial, Community
- Open Space
- Residential, High
- Residential, Medium
- Residential, Manufactured Home
- Residential, Low
- Residential, Suburban



CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: ED 20-12/PLN-2020-01005

DESCRIPTION OF PROPOSAL: To amend the City of Kennewick Comprehensive Plan Land Use Map for a 20.50-acre property from Low Density Residential to Commercial.

PROPONENT: Knutzen Engineering, c/o Paul Knutzen, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: REAL PROPERTY LOCATED IN GOVERNMENT LOTS 3 AND 4, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.

LEAD AGENCY: City of Kennewick

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be 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 City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

- X There is no comment period for this DNS.
This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by \_\_\_\_\_. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP
POSITION/TITLE: Community Planning Director
ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336
PHONE: (509) 585-4463

Changes, modifications and/or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

- X No conditions.
See attached condition(s).

Handwritten signature of Gregory J. McCormick

Date: August 5, 2020 Signature: \_\_\_\_\_

\*\*\*\*\*
Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to: Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
ED 20-12 File

**From:** Chad Brooks  
**Sent:** Fri, 2 Apr 2021 14:39:17 +0000  
**To:** Anthony Muai  
**Subject:** RE: [E] COZ 21-07/PLN-2021-00659 Rezone from RL to CC

No comment on change of zone.

Chad Brooks  
Distribution Design Tech I  
Benton PUD  
Email: [brooksc@bentonpud.org](mailto:brooksc@bentonpud.org)  
Main # (509)582-2175  
Direct # (509)582-1233



---

**From:** Anthony Muai  
**Sent:** Thursday, March 25, 2021 2:18 PM  
**Subject:** [E] COZ 21-07/PLN-2021-00659 Rezone from RL to CC

The City of Kennewick wishes to inform you of a Change of Zone application. Please review and submit comments and conditions of approval necessary to implement your agency's applicable regulations. Comments may be mailed to the Community Planning Department or submitted via e-mail at [anthony.muai@ci.kennewick.wa.us](mailto:anthony.muai@ci.kennewick.wa.us).

FILE NO/PROPOSAL: COZ 21-07/PLN-2021-00659 – Proposal to change 20.5 acres from Residential, Low (RL) to Commercial, Community (CC). The proposal is considered to be consistent with the land use policies contained in the Kennewick Comprehensive Plan.

LOCATION: 8541 and 8637 Bob Olson Parkway.

APPLICANT: Paul Knutzen, Knutzen Engineering

DECISION-MAKING AUTHORITY: Kennewick City Council Please review the attached application materials and submit written comments by April 8, 2021 at 4:30 pm. The SEPA reference number for this proposal is ED 20-12 which is a Determination of Non-Significance that was issued for a previous comprehensive plan amendment. It is expected that the SEPA checklist will be adopted and a Determination of Non-Significance will be issued.

COMMENT PERIOD ENDS: April 8, 2021 @ 4:30 p.m. Please contact me with any questions.



**Anthony Muai, AICP**  
Planning Manager

Community Planning Department  
City of Kennewick  
O: 509.585.4386 | F: 509.585.4442  
[anthony.muai@ci.kennewick.wa.us](mailto:anthony.muai@ci.kennewick.wa.us)



Caution: This email originated from outside of Benton PUD. Do not click links or open attachments unless you recognize the sender and know the content is safe

**Planning Commission Action Summary**  
**COZ 21-06/PLN-2021-00615**  
**(RL to RH)**

The Kennewick Planning Commission conducted a public hearing on May 3, 2021 via a virtual meeting platform. All interested parties were invited to come before the Commission and be heard. After reviewing the staff report and all oral and written facts and opinions, Commissioner Moore moved that the Planning Commission concur with the findings and conclusions in the staff report and recommend to City Council approval of the request.

**Findings**

1. The applicant is Eugene Cramer (625 S Taft St. Kennewick, WA 99336).
2. The property owner is The Cramer Family Trust (625 S Taft St. Kennewick, WA 99336).
3. The proposed change of zone is for parcel number 1-3399-402-0059-012 (324 N. Arthur St.)
4. The request is to change the zoning from Residential, Low (RL) to Residential, High (RH).
5. The City's Comprehensive Plan Land Use Designation for the subject property is High Density Residential.
6. The Residential, High (RH) zoning district is an implementing zone of the High Density Residential Comprehensive Plan Land Use Map designation.
7. The application was submitted on February 22, 2021 and declared complete for processing on February 25, 2021.
8. The application was routed for review to City Departments and outside agencies for comment on March 25, 2021.
9. Access to the site is currently provided from N Arthur St.
10. The City of Kennewick Critical Area maps indicate that there are no critical areas on the site.
11. A Determination of Non-Significance issued for CPA 20-04/PLN-2020-00911 on August 5, 2020 was adopted for this proposal.
12. The Property Posting sign for the public hearing was posted on site April 19, 2021.
13. Notice of the public hearing for this application was published in the Tri-City Herald on April 18, 2021. Notices were mailed to property owners within 300 feet of the site on April 5, 2021.
14. The proposed amendment conforms to the comprehensive plan.
15. The proposed amendment promotes the public necessity, convenience and general welfare.
16. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
17. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

**Conclusions**

1. Approval will implement the High Density Residential land use designation of the City of Kennewick Comprehensive Plan.

2. Approval promotes the public necessity, convenience and general welfare by implementing the Comprehensive Plan.
3. Approval of the proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.
4. The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The RH zone is implements the Comprehensive Plan's High Density Residential land use designation.

The motion was seconded by Commissioner Helgesen. The motion passed unanimously, with Commissioners Helgeson, Hemptstead, Moore, Short, Vice Chairman Stolle, and Chairman Morris all in favor.

# Council Agenda Coversheet



Agenda Item Number	5.d.	Council Date	06/01/2021
Agenda Item Type	Ordinance		
Subject	Change of Zone from RL to RH		
Ordinance/Reso #	5916	Contract #	
Project #	COZ 21-06	Permit #	PLN-2021-00615
Department	Planning		

Consent Agenda	<input type="checkbox"/>
Ordinance/Reso	<input checked="" type="checkbox"/>
Public Mtg / Hrg	<input type="checkbox"/>
Other	<input type="checkbox"/>
Quasi-Judicial	<input checked="" type="checkbox"/>

## Recommendation

The Planning Commission Recommends approval of COZ 21-06.

## Motion for Consideration

I move to adopt Ordinance 5916.

## Summary

Eugene Cramer has applied to change the zoning of 0.28 acres from Residential, Low (RL) to Residential, High (RH). The RH zone is an implementing zoning district of the High Density Residential Comprehensive Plan Land Use Designation and the request is consistent with the comprehensive plan. The request to rezone is a follow-up land use action to the comprehensive plan amendment that Council approved for the site on February 16, 2021.

The subject parcel is located at 324 N Arthur St. The adjacent properties are zoned Residential, Low (RL), Public Facility (PF) and Residential, High (RH).

The Planning Commission held a public hearing to review the proposal on May 3, 2021. At the hearing, staff presented an overview of the staff report. The applicant's representative spoke in favor of the request. One member of the public provided neutral testimony. The Planning Commission voted 6 to 0 to recommend approval of COZ 21-06 to City Council.

## Alternatives

None recommended.

## Fiscal Impact

None at this time.

Through	Chris Bowman May 24, 16:13:31 GMT-0700 2021
Dept Head Approval	Anthony Muai May 24, 16:56:29 GMT-0700 2021
City Mgr Approval	Marie Mosley May 27, 19:20:40 GMT-0700 2021

Attachments:

Action Summary
Minutes
Presentation
Ordinance
Staff Report

Recording Required?

**KENNEWICK PLANNING COMMISSION  
MAY 3, 2021  
DRAFT  
VIRTUAL MEETING MINUTES**

**CALL TO ORDER**

Chairman Morris called the meeting to order at 6:30 p.m.

Chairman Morris led the Pledge of Allegiance.

Chairman Morris made the following statement:

“Tonight’s meeting will be conducted through an online, virtual meeting platform. Planning Commissioners and staff are joining us remotely in order to comply with Governor Inslee’s Proclamation 20.28.4 as it relates to the Open Public Meeting Act during the COVID-19 State of Emergency. Should an individual Planning Commissioner become unexpectedly disconnected from the Webinar, please rejoin the meeting at your first opportunity. The record will reflect your attendance. The meeting will proceed so long as a quorum of Planning Commissioners are present. Please activate your mute button at the bottom of your computer screen when not speaking”.

Community Planning Administrative Assistant Melinda Didier called the roll and found the following logged into the Webinar:

Present: Commissioners James Hempstead, Ken Short, Thomas Helgeson, Anthony Moore, Vice Chairman Clark Stolle, Chairman Victor Morris.

Excused: None

Unexcused: None

Staff Present: Gregory McCormick, AICP Planning Director; Anthony Muai, AICP Development Services Manager; Steve Donovan, AICP Senior Planner, Matt Halitsky, Planner, Chris Bowman, Assistant Planner; Sorin Juster, Transportation Manager, Melinda Didier, Community Planning Administrative Assistant., Krystal Townsend, Deputy City Clerk.

**CONSENT AGENDA**

- a. No Minutes to Approve
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into the Record

Commissioner Helgeson moved to accept the Consent Agenda; Commissioner Moore seconded the motion. The motion passed unanimously on a roll call vote.

**PUBLIC HEARINGS**

**Chairman Morris opened the virtual public hearing at 6:36 p.m. for Change of Zone (COZ) #21-03 proposing to change the zoning district for approximately**

**57.02 acres located west of S. Sherman Street & north of I-82 from Residential, Medium Density (RM) to Residential, High Density (RH). Applicant is Evan Edwards, Benton PUD, 2721 W. 10<sup>th</sup> Avenue, Kennewick, WA 99336. Property owner is Jaycee Structure, LLC, 1505 NE Village Street, Fairview, OR 97024.**

Mr. Donovan gave a brief overview of the staff report, and shared a Power Point presentation of the staff report.

**Planning Commission Questions:** None

**Testimony of Applicant/Applicant's Representative:** None

**Webinar Participant Comments:**

**Testimony in Favor of the Request:**

None

**Testimony Neutral/Against the Request:**

Heather Boynton  
2806 S. Dawes Street  
Kennewick

Purchased home for safe environment for children and pets; if this is allowed you're stealing my safety.

Jessica Percifield Henry – *unable to use audio settings due to outdated computer program version.*

Lesann McEnroe  
5407 W. 17<sup>th</sup> Avenue  
Kennewick

Changing the land use designation to high density residential in this location incompatible with this area; transportation and siting issues; destroy views & critical areas.

Chairman Morris asked if Ms. McEnroe was speaking in opposition to COZ 21-03; Ms. McEnroe said no, she had spoken on the incorrect proposal. She wanted to speak on CPA 20-06.

Bill Dixon said that Ms. Boynton, Ms. Percifield-Henry & Ms. McEnroe were all confused and thought they were speaking in opposition to CPA 20-06.

Glenna Gale – *Unable to unmute.*

**Public Testimony for COZ 21-03 closed at 6:55 p.m.**

Chairman Morris asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report COZ 21-03 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Hempstead seconded the motion.

**Planning Commission Discussion:**

None

The motion passed on a unanimous roll call vote.

**Chairman Morris opened the virtual public hearing at 6:57 p.m. for Change of Zone (COZ) #21-04 proposing to change the zoning district for approximately 14.74 acres located at 9757 W. Clearwater Avenue from Commercial, Community (CC) & Business Park (BP) to Residential, Medium Density (RM). Applicant is Nathan Machiela, Knutzen Engineering, 5401 Ridgeline Dr. Ste. 160, Kennewick, WA 99338. Property owner is Tom & Vicki Solbrack, 2555 W. Highway 24, Othello, WA 99344.**

Mr. Donovan gave a brief overview of the staff report, and shared a Power Point presentation of the staff report.

**Planning Commission questions:** None.

**Testimony of Applicant/Applicant's Representative:**

Nathan Machiela  
Knutzen Engineering  
5401 Ridgeline Dr. #160  
Kennewick 99338

This is straightforward request, this zone change follows the approved comp plan amendment; will go to medium density to conform to the comp plan; it will make a good infill project.

**Webinar Participant Comments:**

**Testimony in Favor of the Request:**

None

**Testimony Neutral/Against the Request:**

None

**Staff Comments:**

None

**Public Testimony for COZ 21-04 closed at 7:04 p.m.**

Chairman Morris asked for a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report COZ 21-04 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Helgeson seconded the motion.

**Planning Commission Discussion:**

None

The motion passed on a unanimous roll call vote.

**Chairman Morris opened the virtual public hearing at 7:06 p.m. for Change of Zone (COZ) #21-06 proposing to change the zoning district for approximately 0.28 acres located at 324 N. Arthur Street from Residential, Low Density (RL) to Residential, High Density (RH). Applicant is Eugene Cramer, 625 S. Taft Street, Kennewick, WA 99336. Property owner is The Cramer Family Trust, 625 S. Taft Street, Kennewick, WA 99336.**

Mr. Bowman gave an overview of the staff report, and shared a Power Point presentation of the staff report.

**Planning Commission questions:** None

**Testimony of Applicant/Applicant's Representative:**

Gene Cramer  
625 S. Taft Street  
Kennewick 99336

Everything is well laid-out for this rezone; the zone change would make it compatible with surrounding area.

**Testimony in Favor of the Request:** None

**Testimony Neutral/Against the Request:**

Steven/Sheri Erhart  
4708 W. 27<sup>th</sup> Avenue  
Kennewick 99337

Requested vicinity map be re-shown, it looks near my home; 27<sup>th</sup> & Union is busy street.

**Staff Comments:**

Proposal is north of Clearwater Avenue on N. Arthur Street; no other final comments.

**Public Testimony for COZ 21-06 closed at 7:13 p.m.**

Chairman Morris asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report COZ 21-06 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Helgeson seconded the motion.

**Planning Commission Discussion:** None

The motion passed on a unanimous roll call vote.

**Chairman Morris opened the virtual public hearing at 7:14 p.m. for Change of Zone (COZ) #21-07 proposing to change the zoning district for approximately 20.50 acres located at 8541 & 8637 Bob Olson Parkway from Residential, Low Density (RL) to Commercial, Community (CC). Applicant is Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Dr., Ste. 160, Kennewick, WA 99338. Property owner is Bauder Young Properties, LLC, 1505 NE Village Street, Fairview, OR 97024.**

Mr. Muai gave an overview of the staff report, and shared a Power Point presentation of the staff report.

**Planning Commission questions:**

None

**Testimony of Applicant/Applicant's Representative:**

Paul Knutzen  
Knutzen Engineering

5401 Ridgeline Dr. #160  
Kennewick 99338

Application is fairly straightforward, Comp Plan Amendment was approved in February, so this is to make this property congruent with the underlying comp plan for land use.

**Testimony in Favor of the Request:**

None

**Testimony Neutral/Against the Request:**

None.

**Staff Comments:**

None.

**Public Testimony for COZ 21-07 closed at 7:20 p.m.**

Chairman Morris asked for a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report COZ 21-07 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Moore seconded the motion.

**Planning Commission Discussion:** None

The motion passed on a unanimous roll call vote.

**Chairman Morris opened the virtual public hearing at 7:21 p.m. for (*Continued from April 19, 2021*): Comprehensive Plan Amendment (CPA) #20-06 proposing to change the land use designation for approximately 40.06 acres located generally at 2701 & 2711 S. Sherman Street from Low Density Residential to High Density Residential. Applicant and Property owner is Jose A. Chavallo, 5927 W. Quinault Avenue, Kennewick, WA 99336.**

Mr. Donovan gave an overview of the staff report, and shared a Power Point presentation of the staff report.

**Planning Commission questions:** High level basis of the denial – incompatibility of surrounding property owners; exhibits submitted; request submitted by PHHA for a 15 minute time to present; point of order for public testimony; registered speakers in favor of the request.

### **Testimony of Applicant/Applicant's Representative:**

James Carmody, Attorney for Applicant  
230 S. 2<sup>nd</sup> Street  
Yakima 98901

Representing Jose & Tammy Chavallo; this application raises questions with respect to role of commissioners and consistency; application treated in different manner than others presented to PC over the years; SEPA determination required; places extra burdens on the applicant; refer to pre-hearing memo for more detail and entire record of the application, materials & submission submitted by applicant; encourage site visit of unique property; will allow boutique hotel with residential high density land use; bulk of opposition coming from Panoramic Heights; Citadel Estates already has City approval and is property affected by new proposal; *At this point in the proceedings the applicant was given additional time (15 minutes approximately) to present his proposal.* Mr. Carmody stated compatibility issues with adjacent land uses are not being consistently applied to this project.

Jose Chavallo  
2701 S. Sherman Street  
Kennewick 99337

Own property on top and south side of Thompson Hill; housing shortage in Tri-Cities; reason going to high density residential is with a PRD could do a freestanding restaurant; vision is boutique hotel with restaurant; have attempted communication with neighbors, met with resistance; going to high density to allow for a hotel on this property, not for 1,000 house; impossible to build 1,000 houses on the property due to topography.

Christy Batayola  
Harms Engineering  
1632 W Sylvester Street  
Pasco

Engineer working with Mr. Chavallo on project; analysis for stormwater based on build out to the max, a comparison; layout of the site, the north side is critical steep slope area and not developable; roads based on 360 condo style units, top of hill for boutique hotel, that is the vision.

### **Testimony in Favor of the Request:**

Dennis Gisi  
John L Scott Real Estate  
5409 N. Road 68 Ste. E  
Pasco

Extreme housing shortage exists particularly in Kennewick; Mr. Chavallo's project is needed, it's not about affordable housing it's about all housing in general.

**Testimony Neutral/Against the Request:**

**Against the Request:**

Jennifer Keller  
5307 W. 26<sup>th</sup> Avenue  
Kennewick

Jacque Fuller  
7709 W. 23<sup>rd</sup> Avenue  
Kennewick

Dominic Sansotta  
6925 W. 23<sup>rd</sup> Ct.  
Kennewick

Steven & Sheri Erhart  
4708 W. 27<sup>th</sup> Avenue  
Kennewick

John LaFemina  
1406 S. Kellogg Street  
Kennewick

Jessica Percifield-Henry  
7067 W. 23<sup>rd</sup> Avenue  
Kennewick

Ron Mabry  
2525 N. Irving Street  
Kennewick

Seth Elkington  
5807 W. 25<sup>th</sup> Avenue  
Kennewick

JoAnna Wong  
4904 W. 32<sup>nd</sup> Avenue  
Kennewick

Chris Barnes  
2616 S. Kellogg Street  
Kennewick

Vonda Smith  
2703 S. Irving Street  
Kennewick

John Deskins  
5501 W. 26<sup>th</sup> Avenue  
Kennewick

Seth Defoe  
5017 W. 28<sup>th</sup> Avenue  
Kennewick

*\*At this point in time during the hearing (8:53 pm) Chairman called a five-minute recess\*  
Hearing Resumed @ 8:58 pm.*

Carol Schweider  
2624 S. Kellogg Street  
Kennewick

Jeff Hylden  
7009 W. 23<sup>rd</sup> Avenue  
Kennewick

LeSann McEnroe  
*(spoke in opposition to CPA 20-06 during COZ 21-03 public hearing)*

Nathan Cathey  
5715 W. 26<sup>th</sup> Avenue  
Kennewick

Kathy Otheim  
7044 W. 33<sup>rd</sup> Place  
Kennewick

Reginald Unterseher  
6002 W. 26<sup>th</sup> Avenue  
Kennewick

John Hanson  
1604 S. Edison  
Kennewick

Shlomo Orr  
5900 W. 25<sup>th</sup> Avenue  
Kennewick

Robin Duncan  
5806 W. 26<sup>th</sup> Avenue  
Kennewick

Bill Dixon  
2500 S. Irving St  
Kennewick

Jennifer Arrequin  
7020 W. 31<sup>st</sup> Place  
Kennewick

AJ Foster  
6009 W. 26<sup>th</sup> Avenue  
Kennewick

Christie Clay  
5321 W. 26<sup>th</sup> Avenue  
Kennewick

Susan Dixon  
2500 S. Irving Street  
Kennewick

Fran Handy  
2513 S. Harrison Place  
Kennewick

Darrell Duncan  
5403 W. 26<sup>th</sup> Avenue  
Kennewick

Gerald Berges  
5311 W. 25<sup>th</sup> Avenue  
Kennewick

Larry Hulstrom  
5409 W. 26<sup>th</sup> Avenue  
Kennewick

Fernando Ramelo  
5509 W 25<sup>th</sup> Avenue  
Kennewick

Those is opposition spoke of incompatibility of proposal with the Comprehensive Plan; Critical Areas (slope) and topography of the site; traffic impacts & risks to public safety and welfare; leap from low density to high density; comprehensive plan requirements not supported by application/location/proposal.

**Staff Comments:**

Mr. McCormick spoke to statements by the applicant/representative regarding DNS review, packets of information submitted, the MDS and appeal; Citadel Estates 2011 pre-plat; criteria in KMC 4.12; rezone not rationalized by need for high density residential in Kennewick; Mr. Donovan spoke to Conclusion #1 typo in regard to a significant environmental impact.

**Public Testimony for CPA 20-06 closed at 10:05 p.m.**

Chairman Morris asked for a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report CPA 20-06 and forward a recommendation to City Council DENIAL of the request.

Commissioner Helgeson seconded the motion.

**Planning Commission Discussion:** Chairman Morris expressed appreciation for all public comments given, Mr. Camody and Mr. Chavallo, Ms. Batayola comments, thanked all who turned out to speak. Commissioner Moore added thanks to all the City staff and Planning Commissioners.

The motion passed on a unanimous roll call vote.

**VISITORS NOT ON AGENDA:**

None

**OLD BUSINESS:**

- a. City Council Action Updates – None

**NEW BUSINESS:** None.

**REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:** None

**ADJOURNMENT:**

The meeting adjourned at 10:12 p.m.

# CITY COUNCIL MEETING

## CHANGE of ZONE COZ 21-06

June 1, 2021



# Application Summary

**Applicant:** Eugene Cramer

**Owner:** The Cramer Family Trust

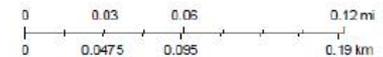
**Proposal:** Rezone 0.28 acres from Residential, Low (RL) to Residential, High (RH)

**Comprehensive Plan Designation:** High Density Residential

**Location:** 324 N Arthur St.

- \* RH zone is an implementing zone of the High Density Residential designation per the Comprehensive Plan.
- \* Comprehensive plan amended February 16, 2021, CPA 20-04

# Zoning Map



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, OpenStreetMap contributors, and the GIS User

# Land Use Map



COZ 21-06/PLN-2021-00615 Land Use Map

- |                                                                                                             |                                                                                                                |                                                                                                |                                                                                                       |
|-------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
|  Open Space              |  Medium Density Residential |  Mixed Use  |  Industrial      |
|  Low Density Residential |  High Density Residential   |  Commercial |  Public Facility |



# Permitted Uses

The RL zone allows primarily for single-family residences. Home occupations, mini-day care centers (Inside home), and nursing homes (under 10 residents) are also permitted. Minimum lot size is 7,500 sq ft.

The RH zone establishes areas for multiple residential buildings as well as hospitals and mini-storage facilities. Minimum lot size is 4,000 sq ft and allows max density of 27 units/acre.

# Public Comment

- \* No public comment was received.

# Change of Zone Findings

## KMC 18.51.070(2)

- (a) The proposed amendment conforms with the comprehensive plan.
- (b) Promotes the public necessity, convenience and general welfare.
- (c) The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands which are deemed unacceptable by the City.
- (d) The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.
- (e) Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.

# Recommendation

The Planning Commission concurs with the findings and conclusions contained in the staff report COZ 21-06 and recommends APPROVAL to City Council.

CITY OF KENNEWICK  
ORDINANCE NO. 5916

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY WITHIN THE CITY OF KENNEWICK LOCATED 324 N ARTHUR ST FROM RESIDENTIAL, LOW (RL) TO RESIDENTIAL, HIGH (RH) (COZ 21-06, EUGENE CRAMER)

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS FOLLOWS:

**Section 1.** Ordinance No. 3001, as amended, the zoning ordinance of the City of Kennewick and the accompanying zoning map of the City of Kennewick being part of said ordinance shall be and hereby is changed from Residential, Low (RL) to Residential, High (RH) for the real property described as follows:

THE SOUTH 132 FEET OF THE NORTH 330 FEET OF THE WEST 90.8 FEET OF TRACT 59, THE HIGHLANDS, PLAT A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 2, RECORDS OF BENTON COUNTY, WASHINGTON.

**Section 2.** The City Council finds the amendments described in Section 1 above are in conformance with the Comprehensive Plan of the City.

**Section 3.** Severability Clause. If any provision of this amendatory ordinance or its application to any persons or circumstances is held invalid, the remainder of the act or the application of the provision to other persons or circumstances is not affected.

**Section 4.** The Responsible Official for the State Environmental Policy Act has determined that the proposal will not have a probable significant adverse impact on the quality of the environment.

**Section 5.** This ordinance shall be in full force and effect five (5) days from and after its approval, passage and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 1<sup>st</sup> day of June, 2021, and signed in authentication of its passage this 1<sup>st</sup> day of June, 2021.

Attest:

\_\_\_\_\_  
DON BRITAIN, Mayor

\_\_\_\_\_  
TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5916 filed and recorded in the office of the City Clerk of the City of Kennewick, Washington this 2<sup>nd</sup> day of June, 2021.

Approved as to form:

\_\_\_\_\_  
LISA BEATON, City Attorney

\_\_\_\_\_  
TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION \_\_\_\_\_



## COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO  
THE PLANNING COMMISSION  
FILE NO: COZ 21-06/PLN-2021-00615

**Report Date:** April 27, 2021

**Hearing Date & Location:** May 3, 2021, Virtual

**Report Prepared By:** Chris Bowman  
Assistant Planner

**Report Reviewed By:** Anthony Muai AICP  
Planning Manager

**Summary Recommendation:** The City of Kennewick Planning Staff RECOMMENDS that Change of Zone 21-06 be APPROVED.

**Summary of Proposal:** A Change of Zone of 0.28 acres from Residential, Low (RL) to Residential, High (RH)

**Proposal Location:** 324 N Arthur St.

**Legal Description:** Parcel No. 1-3399-402-0059-012

The South 132 feet of the North 330 feet of the West 90.8 feet of Tract 59, The highlands, Plat A, according to the Plat thereof Recorded in Volume 2 of Plats, Page 2, Records of Benton County, Washington.

**Property Owners:** The Cramer Family Trust  
625 S Taft St.  
Kennewick, WA 99336

**Applicant:** Eugene Cramer  
625 S Taft St  
Kennewick, WA 99336

**Regulatory Controls:**  
Comprehensive Plan – Land Use  
KMC Title 4 – Administrative Procedures  
KMC Title 18 – Zoning  
Washington State Environmental Policy Act

**COZ Key Application Processing Dates:**

Application Submittal	February 23, 2021
Determination of Completeness Issued	February 25, 2021
Notice of Application Posted	March 15, 2021,
SEPA Determination (Adoption of DNS for CPA 20-07)	August 5, 2020
Date of Mailed Notice of Public Hearing	April 19, 2021
Property Posting Sign for Public Hearing	April 19, 2021
Date of Published Notice of Public Hearing	April 18, 2021

**Exhibits:**

1. Staff Report
2. Application/Supplemental Information
3. Maps
4. Environmental Determination 20-10
5. Affidavit of Mailing/Mailing List dated April 19, 2021

**The site is adjacent to the following zoning districts:**

North: Residential, Low (RL)  
 East: Residential, High (RH)  
 South: Residential, High (RH)  
 West: Public Facility (PF)

**Applicable Goals and Policies of the Comprehensive Plan:**

Residential Goal 3: Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.

Residential Policy 3.4: Residential High Density – Designate land for Residential High Density (HD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unity types, or where there is existing multi-family development.

Residential Goal 4: Provide more housing opportunities near commercial, transit and employment.

Residential Policy 4.1: Locate the highest density residential areas close to shops and services and transportation hubs.

**Kennewick Municipal Code Findings:**

The following findings are required to be made in order to approve a change of zone:

KMC 18.51.070(2): Findings:

Findings Required. In order to amend the zoning map, the City Council must find that:

1. *The proposed amendment conforms with the comprehensive plan; and*

Staff Response: This site is designated High Density Residential in the City’s comprehensive plan. The Residential, High (RH) zone is an implementing zone of the High Density Residential land use designation.

2. *Promotes the public necessity, convenience and general welfare; and*

Staff Response: The applicant states that the proposal promotes the public necessity, convenience and general welfare because it will allow for the construction of a multi-family building. The proposal implements goals and policies of the comprehensive plan, specifically Residential Goal 3 and Residential Policy 3.3, and Residential Goal 4 and Residential Policy 4.1.

3. *The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and*

Staff Response: The proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.

4. *The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and*

Staff Response: The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The RH zone implements the Comprehensive Plan's High Density Residential land use designation.

5. *Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.*

Staff Response: Not applicable to the proposed change of zone.

**Public Comments**

No public comment was received.

**Agency Comments**

Benton Public Utility District provided comment on the proposal regarding extending the primary power lines and granting easements.

Kennewick Irrigation district indicated they had no comments.

**Staff Analysis of Proposal & Discussion:**

The proposed Change of Zone (COZ 21-06) is a request to change three parcels, approximately 0.28 acres, located at 324 N Arthur St., from Residential, Low (RL) to Residential, High (RH). The applicant has requested the change of zone in order to implement a recently approved Comprehensive Plan Amendment (CPA 20-04) that changed the land use designation from Low Density Residential to High Density Residential.

The Comprehensive Plan Land Use Designation for the subject property is High Density Residential. Pursuant to Table 1 of the Comprehensive Plan, the RH zone is an implementing zoning district of the High Density Residential Land Use Designation.

Per KMC 18.03.040(4), "The purpose of RH district is to establish areas for multiple residential buildings and promote a suitable residential environment. The district is a transitional use between commercial and low and medium density residential uses."

This proposal will implement the existing High Density Residential land use designation as well as promote the goals and policies of the comprehensive plan.

KMC 18.51.070(2) requires findings be made to support a change in zoning. The appropriate findings have been made to support this proposed rezone.

**Findings:**

1. The applicant is Eugene Cramer (625 S Taft St. Kennewick, WA 99336).
2. The property owner is The Cramer Family Trust (625 S Taft St. Kennewick, WA 99336).
3. The proposed change of zone is for parcel number 1-3399-402-0059-012 (324 N Arthur St.)
4. The request is to change the zoning from Residential, Low (RL) to Residential, High (RH).
5. The City's Comprehensive Plan Land Use Designation for the subject property is High Density Residential.
6. The Residential, High (RH) zoning district is an implementing zone of the High Density Residential Comprehensive Plan Land Use Map designation.
7. The application was submitted on February 22, 2021 and declared complete for processing on February 25, 2021.
8. The application was routed for review to City Departments and outside agencies for comment on March 25, 2021.
9. Access to the site is currently provided from N Arthur St..
10. The City of Kennewick Critical Area maps indicate that there are no critical areas on the site.
11. A Determination of Non-Significance issued for CPA 20-04/PLN-2020-00911 on August 5, 2020 was adopted for this proposal.
12. The Property Posting sign for the public hearing was posted on site April 19, 2021.
13. Notice of the public hearing for this application was published in the Tri-City Herald on April 18, 2021. Notices were mailed to property owners within 300 feet of the site on April 5, 2021.
14. The proposed amendment conforms to the comprehensive plan.
15. The proposed amendment promotes the public necessity, convenience and general welfare.
16. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
17. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

**Conclusions:**

1. Approval will implement the High Density Residential land use designation of the City of Kennewick Comprehensive Plan.
2. Approval promotes the public necessity, convenience and general welfare by implementing the Comprehensive Plan.
3. Approval of the proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.
4. The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The RH zone is implements the Comprehensive Plan's High Density Residential land use designation.

**Recommendation:**

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 21-06 and recommend APPROVAL to City Council.

**Motion:**

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 21-06 and recommend APPROVAL to City Council approval of the request.

CITY OF KENNEWICK  
COMMUNITY PLANNING & DEVELOPMENT SERVICES  
APPLICATION (general form)

Exhibit 2

PROJECT # \_\_\_\_\_ - \_\_\_\_\_ PLN-2021 -00615 FEE \$ 1094

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1  Tier 2  Tier 3  Binding Site Plan   
Short Plat  Conditional Use  Other Zoning Change

Environmental Determination PLN- 2020 - 00912 Pre Application Meeting PLN- \_\_\_\_\_ - \_\_\_\_\_

Applicant: Eugene Cramer

Address: 625 S Taft St. Kennewick, WA 99336

Telephone: \_\_\_\_\_ Cell Phone: 509-557-0747 Fax: \_\_\_\_\_ E-mail gene@cramerrealestategroup.com

Property Owner (if other than applicant): The Cramer Family Trust

Address: 625 S Taft St. Kennewick, WA 99336

Telephone: 509-783-7048 Cell Phone: \_\_\_\_\_ E-mail eldonjoan1945@gmail.com

**SITE INFORMATION**

Parcel No. 133994020059012 Acres .28 Zoning: LD

Address of property: 324 N Arthur St. Kennewick, WA 99336

Number of Existing Parking Spaces n/a Number of Proposed (New) Parking Spaces n/a

Present use of property Residential Single Family

Size of existing structure: 1797 sq. ft. Size of Proposed addition/New structure: n/a sq. ft.

Height of building: n/a Cubic feet of excavation: n/a Cost of new construction n/a

Benton County Assessor Market Improvement Value: \$115,840.00

Description of Project: Change of Zoning from Low Density to High Density

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Eugene Cramer

Digitally signed by Eugene Cramer  
Date: 2021.02.23 13:11:43 -08'00'

Applicant's Signature

Date: 2/23/2021

Eldon Cramer

Digitally signed by Eldon Cramer  
Date: 2021.02.23 13:12:58 -08'00'

Signature of owner or owner's authorized representative

### Change-of-Zone Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of change-of-zone requests. Use additional pages if necessary.

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain:

**Yes, more housing can be obtained that is newer, and more affordable with this amendment.**

2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized:

**There are currently no other viable sites for this purpose within 1 mile of this site that are available.**

3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain

**Yes, several other nearby sites are currently zoned consistent with this proposal.**

4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:

**Yes**

5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.

**No, The current zoning isolates it from the surrounding properties.**

6. Does the existing zoning prohibit reasonable use of the property? Please explain.

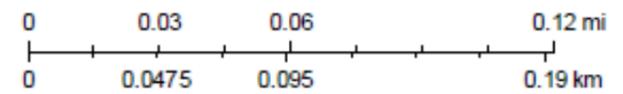
**Yes, current zoning only allows for one residence on the property, in an area where more is greatly needed.**

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:  
No, it can only be improved at this point.
  
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:  
No
  
9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain:  
No, it will bring this property in line with the surrounding area.
  
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:  
**Yes, This will allow more and new housing to be developed.**
  
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.  
**Yes, more housing in the mid-range price is greatly needed. This area suited to such development.**
  
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:  
No

# COZ 21-06/PLN-2021-00615 Residential, Low (RL) to Residential, High (RH) 324 N Arthur St.



- CC
- RM-4
- RH
- CN
- RL
- IL
- PF
- OS
- CG



 Sources: Esri, HERE, Garmin, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User



**CITY OF KENNEWICK  
DETERMINATION OF NON-SIGNIFICANCE**

**FILE/PROJECT NUMBER:** ED 20-10/PLN-2020-00912

**DESCRIPTION OF PROPOSAL:** To amend the City of Kennewick Comprehensive Plan Land Use Map for a .28-acre property from Low Density Residential to High Density Residential.

**PROPONENT:** Eugene Cramer, 625 S Taft Street, Kennewick, WA 99336

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** 324 N Arthur Street

**LEAD AGENCY:** City of Kennewick

**DETERMINATION:** The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be 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 City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by \_\_\_\_\_. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

**RESPONSIBLE OFFICIAL:** Gregory McCormick, AICP  
**POSITION/TITLE:** Community Planning Director  
**ADDRESS:** 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336  
**PHONE:** (509) 585-4463

Changes, modifications and/or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

- No conditions.
- See attached condition(s).

Date: August 5, 2020

Signature: \_\_\_\_\_

\*\*\*\*\*

**Appeal:** An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to:

- Dept. of Ecology
- WA Dept. of Fish & Wildlife
- WSDOT
- Yakama Nation
- CTUIR
- ED 20-10 File



## NOTIFICATION OF MAILING

I, Chris Bowman, on April 19, 20 21  
**Mailed** 7 **copies of** NOPH  
**for** COZ 21-06  
**to** Neighbors and Applicant  
**as shown on the attached list.**

Chris Bowman  
**Signature**

37  
Ulmer family LLC  
4812 W CLEARWATER  
Kennewick WA 99336

37  
KADLEC REGIONAL MEDICAL CENTER  
PROVIDENCE ST. JOSEPH HEALTH 1801  
LIND AVE SW  
Renton WA 98057

37  
AMES TOWER GROUP  
8766 TASSAJARA CREEK RD  
SANTA MARGARITA CA 93453

37  
GUSE, EUGENE & JUDITH  
104902 E TRIPPLE VISTA  
Kennewick WA 99338

37  
PARK PELICAN ASSOCIATES LP  
27520 HAWTHORNE BLVD, STE 205  
ROLLING HILLS ESTATES CA 90274

37  
VERIZON NORTHWEST INC  
C/O FRONTIER COMMUNICATIONS 401  
MERRITT 7  
NORWALK CT 06851

37  
EUGENE CRAMER  
625 S TAFT ST  
KENNEWICK, WA 99336

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# Council Agenda Coversheet



Agenda Item Number	7.a.	Council Date	06/01/2021
Agenda Item Type	General Business Item		
Subject	2021 Comprehensive Plan Docket		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Planning		

Consent Agenda	<input type="checkbox"/>
Ordinance/Reso	<input type="checkbox"/>
Public Mtg / Hrg	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>
Quasi-Judicial	<input type="checkbox"/>

### Recommendation

The Planning Commission recommended processing CPAs 21-01, 21-02, 21-03, 21-04, 21-05, 21-06, 21-07, 21-08, 21-09, 21-10, 21-11 and 21-12.

### Motion for Consideration

I move to (Process/Defer/Reject) CPA 21-01, CPA 21-02, CPA 21-03, CPA 21-04, CPA 21-05, CPA 21-06, CPA 21-07, CPA 21-08, CPA 21-09, CPA 21-10, CPA 21-11 and CPA 21-12.

### Summary

PER RCW 36.70.130(2)(a), a city may review its Comprehensive Plan for updates not more than once a year. The annual review of the Comprehensive Plan is a legislative process. Council has the discretion to choose whether or not to initiate the review process and what proposals will be reviewed for the purposes of updating the Comprehensive Plan.

Staff will present for Council's consideration, the submitted proposals in the order that they were received. Per KMC 4.12.110, Council decides what proposals it will initiate for review. Attached to this coversheet is the staff report prepared by the Planning Department to assist Council in making these decisions. This year we have received 12 applications to amend the Comprehensive Plan.

At the end of the staff report, Council will decide by individual motions whether it will initiate review of each proposal. For each proposal, the Motion will be the same. Council will have three options: (1) Process; (2) Defer; or (3) Reject. A motion to process will mean the proposal moves on to the Planning Commission. A motion to defer will mean that the proposal is deferred to a future Comprehensive Plan update cycle. A motion to reject terminates the review of that proposal.

The Planning Commission reviewed the docket at the May 17, 2021 Planning Commission meeting. After review of the proposed amendments, the Planning Commission voted unanimously to recommend that the City Council process all 12 amendments for the 2021 amendment cycle.

### Alternatives

None

### Fiscal Impact

None at this time.

Through	Steve Donovan May 25, 10:05:38 GMT-0700 2021
Dept Head Approval	Anthony Muai May 25, 15:10:44 GMT-0700 2021
City Mgr Approval	Marie Mosley May 27, 19:06:54 GMT-0700 2021

Attachments:

Evaluations  
Presentation

Recording  
Required?



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## STAFF REPORT

## 2021 Comprehensive Plan Amendment Docket Review

Staff Contact: Anthony Muai, AICP; Steve Donovan, AICP and Matt Halitsky, AICP

To: City Council

Date: June 1, 2021

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### BACKGROUND

Annually the City opens up the Comprehensive Plan for modification amendments (Land Use) as provided for by the Washington State Planning Laws. Amendment requests can be made by the public at large as well as the City. The major purpose is to keep the Comprehensive Plan current and up to date, by reviewing and adopting “proper amendments” designed to implement the City of Kennewick’s Comprehensive Plan.

The City accepts amendment applications from March 1<sup>st</sup> through May 1<sup>st</sup> each year. Once the applications have been received the Planning Commission will make a recommendation to the City Council who will then make a legislative judgment as to whether they will review, defer (set aside for future review) or reject them prior to starting a formal review process.

The Washington State Growth Management Act specifies that the City’s annual review is permissive and the Council has the right to choose whether or not to initiate a review process for specific proposals as submitted. The basic reason why the Council has the right to select or reject requests is by law the legislative bodies of each City or County in the State of Washington are responsible for keeping their plans up to date while maintaining the integrity of the Comprehensive Plan.

This means that annually, the City Council must use its legislative judgment as stewards of the City of Kennewick’s Comprehensive Plan to determine whether to act on specific amendment requests put before them.

### GUIDELINES FOR EVALUATING AMENDMENTS

In order to make a recommendation on amendment application requests, the following criteria outlined in the Kennewick Municipal Code 4.12.110 has been established and should be considered.

1. Timing of the requested amendment is appropriate and Council will have sufficient information to make an informed decision;
2. The City will be able to conduct sufficient analysis, develop policy and related development regulations;
3. The requested amendment has not been recently rejected by Council;
4. The amendment will further implement the intent of the City’s adopted Comprehensive Plan; and
5. The amendment is not better addressed through another planning process such as a sub-area plan update.

**2021 AMENDMENT REQUESTS** - To assist during your deliberations on the legislative amendment requests please find below basic information pertinent to each application. Also see attached a Comprehensive Plan Map which identifies the location of each requested amendment.

**AMENDMENT REQUEST – CPA 21-01: Comprehensive Plan amendment to change the land use designation of 0.6887 acres from LOW DENSITY RESIDENTIAL (LDR) to MEDIUM DENSITY RESIDENTIAL (MDR). Address: 1831 W 19<sup>th</sup> Avenue.**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, the applicant intends to redevelop the property with multifamily construction. Goal 1 (Section 3: Housing) of the Comprehensive Plan is to support and develop a variety of housing types and densities to meet a diverse and growing population. Additionally, Goal 3 (Section 3: Housing) promotes affordable housing across all socioeconomic segments of the community.

Is the amendment better addressed through another planning process such as a sub-area plan update?

The proposed amendment is not better addressed through another planning process.

Staff Conclusions

The proposed amendment will allow for more dense development and a variety of housing types within an existing municipal service area. Much of the block in which the subject property is located has already been designated as MEDIUM DENSITY RESIDENTIAL. No significant concerns or issues are identified that would preclude further analysis and processing of the amendment.

**Planning Commission Recommendation:** Process

**Available Motions**

Motion to Accept

I move that City Council accept CPA 21-01 for processing.

Motion to Reject

I move that City Council reject CPA 21-01 for processing.

Motion to Defer

I move that City Council defer CPA 21-01 for processing until the 2022 amendment cycle.

**AMENDMENT REQUEST – CPA 21-02: Comprehensive Plan amendment to change the land use designation of 0.96 acres from LOW DENSITY RESIDENTIAL (LDR) to MEDIUM DENSITY RESIDENTIAL (MDR). Address: 3321 W 10<sup>th</sup> Avenue.**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, the amendment will help implement Goal 1 (Section 3: Housing) of the Comprehensive Plan: *Support and develop a variety of housing types and densities to meet the diverse needs of the population.* Specifically, the amendment will help with the retention and development of senior housing in proximity to needed services. The applicant's intention is to consolidate eight lots encompassing an existing assisted living facility into one.

Is the amendment better addressed through another planning process such as a sub-area plan update?

The proposed amendment is not better addressed through another planning process.

Staff Conclusions

The proposed amendment promotes the retention of an existing assisted living facility vis-à-vis the economic benefits of consolidating eight existing lots into one. Land designated as MEDIUM DENSITY RESIDENTIAL currently exists to the north of the subject property. No concerns are identified that would preclude further analysis and processing of the amendment.

**Planning Commission Recommendation:** Process

**Available Motions**

Motion to Accept

I move that City Council accept CPA 21-02 for processing.

Motion to Reject

I move that City Council reject CPA 21-02 for processing.

Motion to Defer

I move that City Council defer CPA 21-02 for processing until the 2022 amendment cycle.

**AMENDMENT REQUEST – CPA 21-03: Comprehensive Plan amendment to change the land use designation of 1.36 acres from COMMERCIAL (C) to HIGH DENSITY RESIDENTIAL (HDR). Address: UNDETERMINED, PARCEL NUMBER: 1-3399-201-1560-002.**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There appears to be sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, specifically Housing Goal 1: *Support and develop a variety of housing types and densities to meet the diverse needs of the population*; and Housing Goal 3: *Promote affordable housing for all economic segments of the community*. Additionally, the change of land use designation will lead to a change of zone that will allow a future multifamily apartment complex to be built at the site.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

The requested amendment is proposed to accommodate the development of a new multifamily apartment complex. Property designated HIGH DENSITY RESIDENTIAL currently exists to the immediate north of the subject property. The change is consistent with the surrounding character of the neighborhood, and allows for greater diversity of housing options which is consistent with the goals of the Comprehensive Plan stated above. No concerns are identified that would preclude further analysis and processing of the amendment.

**Planning Commission Recommendation:** Process

**Available Motions**

Motion to Accept

I move that City Council accept CPA 21-03 for processing.

Motion to Reject

I move that City Council reject CPA 21-03 for processing.

Motion to Defer

I move that City Council defer CPA 21-03 for processing until the 2022 amendment cycle.

**AMENDMENT REQUEST – CPA 21-04: Comprehensive Plan amendment to change the land use designation of 3.12 acres from INDUSTRIAL (I) to COMMERCIAL (C). Address: UNDETERMINED, PARCEL NUMBERS: 1-0689-201-1788-006, 1-0689-201-1788-003, and the western half of 1-0689-201-1788-002.**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, specifically Goal 3 (Section 2: Land Use-Commercial): *Create a balanced system of commercial facilities reflecting neighborhood, community, and regional needs.* Among the policies of this section of the Comprehensive Plan is to provide appropriate commercial areas for neighborhoods and to provide neighborhood commercial centers in strategic locations to serve surrounding neighborhoods. The subject property is adjacent to an existing corner lot designated as commercial, and is poised to provide additional commercial services to the growing neighborhoods along this stretch of West Clearwater Ave.

Is the amendment better addressed through another planning process such as a sub-area plan update?

The proposed amendment is not better addressed through another planning process.

Staff Conclusions

The proposal appears consistent with respect to Section 2 of the Comprehensive Plan, and is located adjacent to other properties designated as commercial. There are no apparent issues that would preclude further processing of the request. The proposed amendment has the potential of increasing commercial development in the area.

**Planning Commission Recommendation:** Process

**Available Motions**

Motion to Accept

I move that City Council accept CPA 21-04 for processing.

Motion to Reject

I move that City Council reject CPA 21-04 for processing.

Motion to Defer

I move that City Council defer CPA 21-04 for processing until the 2022 amendment cycle.

**AMENDMENT REQUEST – CPA 21-05: Comprehensive Plan amendment to change the land use designation of 0.46 acres from COMMERCIAL (C) to MEDIUM DENSITY RESIDENTIAL (MDR). Location: 107 E 16<sup>th</sup> Avenue.**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations because of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, specifically Housing Goal 3: *Promote affordable housing for all economic segments of the community*. This amendment will accommodate a new infill cottage housing development proposed by the applicant on a parcel that has long been vacant. The development of the site with six units is consistent with the policy of promoting infill residential construction through flexibility in development techniques found under Goal 3. Furthermore, the properties to the north of the subject property are designated as MEDIUM DENSITY RESIDENTIAL.

Is the amendment better addressed through another planning process such as a sub-area plan update?

The proposed amendment is not better addressed through another planning process.

Staff Conclusions

The proposal is timely and there is adequate information to process this request. The request is consistent with the goals and policies of the Comprehensive Plan relative to housing, and the proposed land use designation is congruous with that immediately to the north. The applicant's proposal promotes affordable housing options within the community. No concerns are yet identified that would hinder further processing of the amendment.

**Planning Commission Recommendation: Process**

**Available Motions**

Motion to Accept

I move that City Council accept CPA 21-05 for processing.

Motion to Reject

I move that City Council reject CPA 21-05 for processing.

Motion to Defer

I move that City Council defer CPA 21-05 for processing until the 2022 amendment cycle.

**AMENDMENT REQUEST – CPA 21-06: Comprehensive Plan amendment to change the land use designation of 14.60 acres from COMMERCIAL (C) to HIGH DENSITY RESIDENTIAL (HDR). Address: 9496 W Clearwater Avenue.**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, specifically Housing Goal 1: *Support and develop a variety of housing types and densities to meet the diverse need of the population* and Housing Goal 3: *Promote affordable housing for all economic segments of the community.*

Additionally, the proposed amendment will increase the supply HDR properties, which the City currently has a deficit of.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

There are no major processing issues with the request. Commercial and Industrial Lands surround the site and the proposed change has the potential of increasing the variety of housing types.

**Planning Commission Recommendation:** Process

**Available Motions**

Motion to Accept

I move that City Council accept CPA 21-06 for processing.

Motion to Reject

I move that City Council reject CPA 21-06 for processing.

Motion to Defer

I move that City Council defer CPA 21-06 for processing until the 2022 amendment cycle.

**AMENDMENT REQUEST – CPA 21-07: Comprehensive Plan amendment to change the land use designation of 1.77 acres from COMMERCIAL (C) to LOW DENSITY RESIDENTIAL (LDR). Address: 1221, 1213 and 1201 N Irving Place.**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, specifically Housing Goal 1: *Support and develop a variety of housing types and densities to meet the diverse need of the population*, Housing Goal 3: *Promote affordable housing for all economic segments of the community*.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

There are no major issues with the request that would be an obstacle to processing it. The site abuts Low Density Residential lands to the west and the change will allow for residential infill development. Currently, the City has a substantial surplus of LDR properties.

**Planning Commission Recommendation:** Process

**Available Motions**

Motion to Accept

I move that City Council accept CPA 21-07 for processing.

Motion to Reject

I move that City Council reject CPA 21-07 for processing.

Motion to Defer

I move that City Council defer CPA 21-07 for processing until the 2022 amendment cycle.

**AMENDMENT REQUEST – CPA 21-08: Comprehensive Plan amendment to change the land use designation of 2.95 acres from COMMERCIAL (C) to HIGH DENSITY RESIDENTIAL (HDR). Address: 18 W 12<sup>TH</sup> Place.**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, specifically Housing Goal 1: *Support and develop a variety of housing types and densities to meet the diverse need of the population* and Housing Goal 3: *Promote affordable housing for all economic segments of the community.*

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

There are no major processing issues with the request. The property is adjacent to properties designated Commercial, Public Facility, Low Density Residential and across W 12<sup>th</sup> Place Medium Density Residential. The proposed change has the potential of increasing the variety of housing types. Additionally, the proposal will allow for residential infill development and address an HDR property supply deficit.

**Planning Commission Recommendation:** Process

**Available Motions**

Motion to Accept

I move that City Council accept CPA 21-08 for processing.

Motion to Reject

I move that City Council reject CPA 21-08 for processing.

Motion to Defer

I move that City Council defer CPA 21-08 for processing until the 2022 amendment cycle.

**AMENDMENT REQUEST – CPA 21-09: Comprehensive Plan amendment to change the land use designation of 4.58 acres from HIGH DENSITY RESIDENTIAL (HDR) to COMMERCIAL (C). Address: 8125 Bob Olson Parkway.**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

It is difficult to say, currently the City has a surplus of lands designated Commercial and a deficit of lands designated High Density Residential.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

There are no major processing issues with the request. The property is adjacent to Commercial, Low Density Residential and High Density Residential designated properties.

**Planning Commission Recommendation:** Process

**Available Motions**

Motion to Accept

I move that City Council accept CPA 21-09 for processing.

Motion to Reject

I move that City Council reject CPA 21-09 for processing.

Motion to Defer

I move that City Council defer CPA 21-09 for processing until the 2022 amendment cycle.

**AMENDMENT REQUEST – CPA 21-10: Comprehensive Plan amendment to change the land use designation of 8.6 acres from LOW DENSITY RESIDENTIAL (LDR) to COMMERCIAL (C). Address: 7723 Bob Olson Parkway.**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

It is difficult to say, currently the City has a surplus of lands designated Commercial and larger surplus of lands designated Low Density Residential.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

There are no major processing issues with the request. The property is adjacent to Commercial, Low Density Residential and High Density Residential designated properties.

**Planning Commission Recommendation:** Process

**Available Motions**

Motion to Accept

I move that City Council accept CPA 21-10 for processing.

Motion to Reject

I move that City Council reject CPA 21-10 for processing.

Motion to Defer

I move that City Council defer CPA 21-10 for processing until the 2022 amendment cycle.

**AMENDMENT REQUEST – CPA 21-11: Comprehensive Plan amendment to change the land use designation of 24.04 acres from LOW DENSITY RESIDENTIAL (LDR) to HIGH DENSITY RESIDENTIAL (HDR). Address: South of 7723 Bob Olson Parkway, Parcels 1-1889-100-0001-003 and 1-1889-100-0001-008.**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, specifically Housing Goal 1: *Support and develop a variety of housing types and densities to meet the diverse need of the population* and Housing Goal 3: *Promote affordable housing for all economic segments of the community*. Currently, the City has a surplus of lands designated Low Density Residential and a deficit of High Density Residential.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

There are no major processing issues with the request. The property is adjacent to Commercial, Low Density Residential and High Density Residential designated properties. Additionally, the proposal will allow for residential infill development and address an HDR designated property supply deficit.

**Planning Commission Recommendation:** Process

**Available Motions**

Motion to Accept

I move that City Council accept CPA 21-11 for processing.

Motion to Reject

I move that City Council reject CPA 21-11 for processing.

Motion to Defer

I move that City Council defer CPA 21-11 for processing until the 2022 amendment cycle.

**AMENDMENT REQUEST – CPA 21-12: Text amendments addressing nexus and rough proportionality related to required development regulations and mitigation of impacts**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, specifically Urban Area Goal 2; Residential Goal 2; Property Rights Goal 1; Urban Design Goals 1, 2, and 3; and Public Facilities Goals 3 and 4.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

There are no major processing issues with the request. The proposal solidifies code requirements and practices that are already in place and strengthens the consistency between the comprehensive plan and the Kennewick Municipal Code.

**Planning Commission Recommendation:** Process

**Available Motions**

Motion to Accept

I move that City Council accept CPA 21-12 for processing.

Motion to Reject

I move that City Council reject CPA 21-12 for processing.

Motion to Defer

I move that City Council defer CPA 21-12 for processing until the 2022 amendment cycle.

Exhibits

- Map of Requests

# 2021 Comprehensive Plan Amendment Docket Review

City Council  
June 1, 2021



# Docket Review Criteria

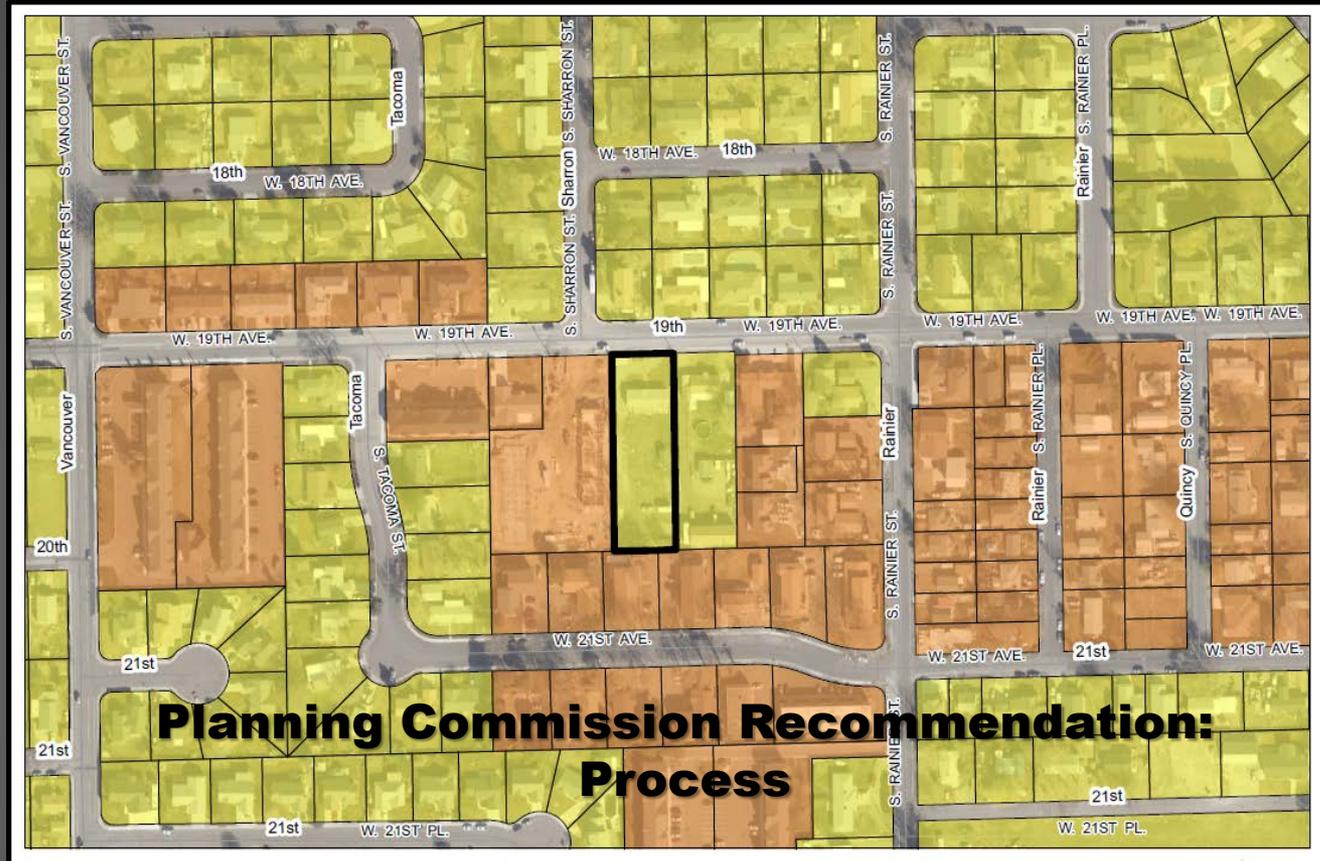
## KMC 4.12.110 (5)(c):

- i. Timing of the requested amendment is appropriate and Council will have sufficient information to make an informed decision;
- ii. The City will be able to conduct sufficient analysis, develop policy and related development regulations;
- iii. The requested amendment has not been recently rejected by Council;
- iv. The amendment will further implement the intent of the City's adopted Comprehensive Plan; and
- v. The amendment is not better addressed through another planning process such as a sub-area plan update.



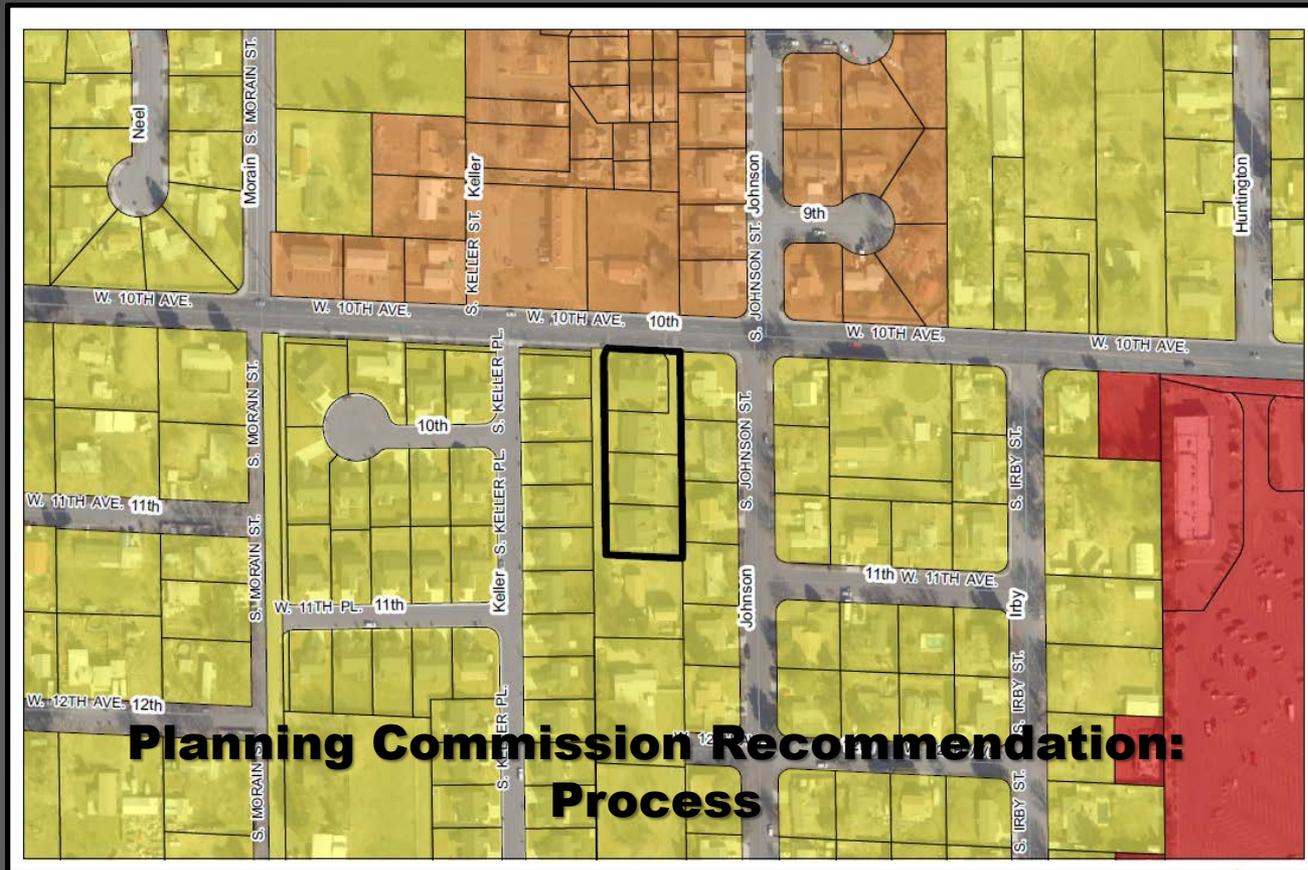
# CPA 21-01

- Low Density Residential (LDR) to Medium Density Residential (MDR)
- .69 acres
- 1831 W 19<sup>th</sup> Avenue
- Jeffrey T. Robbins



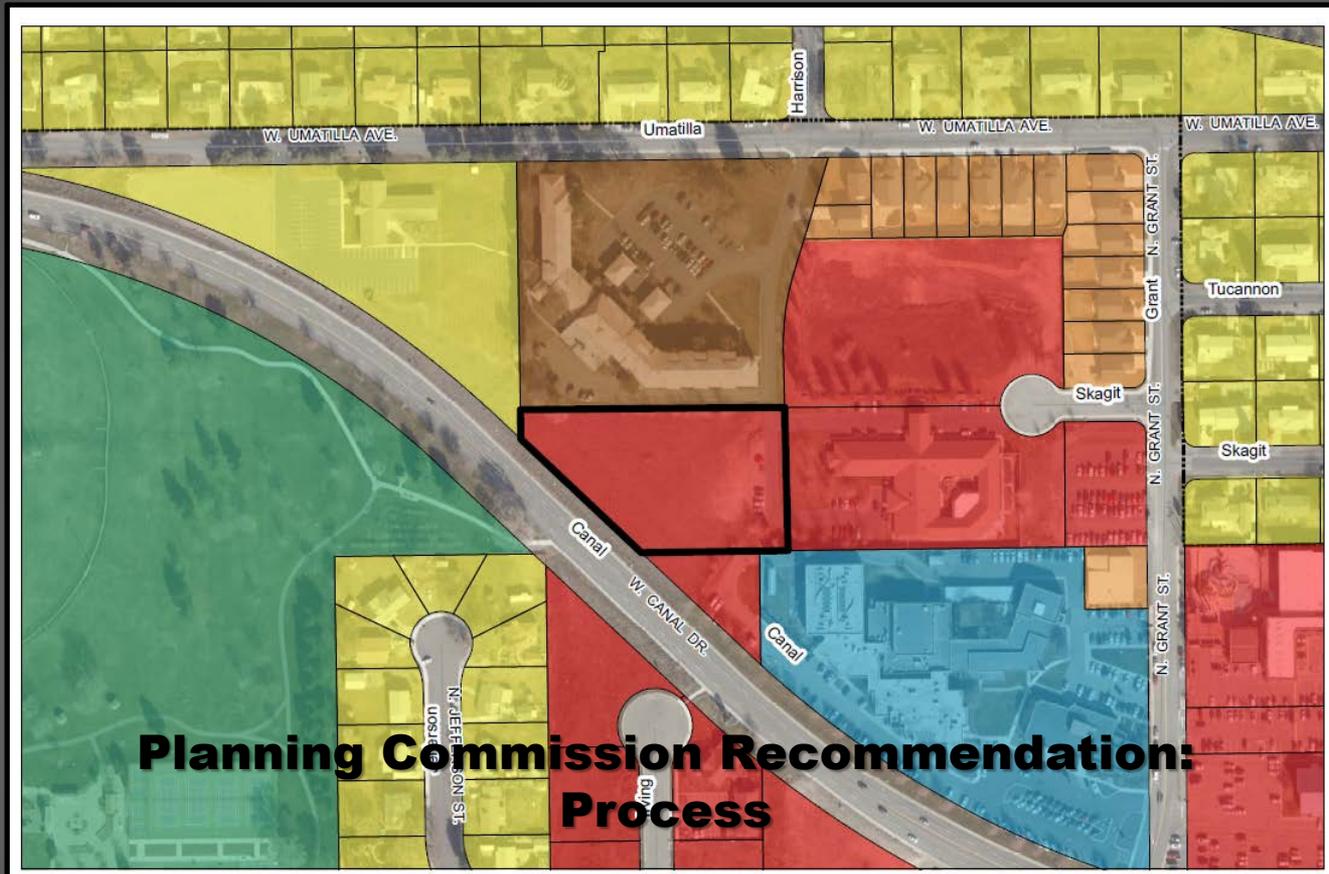
# CPA 21-02

- Low Density Residential (LDR) to Medium Density Residential (MDR)
- .96 acres
- 3321 W 10<sup>th</sup> Avenue
- Tami Johnson



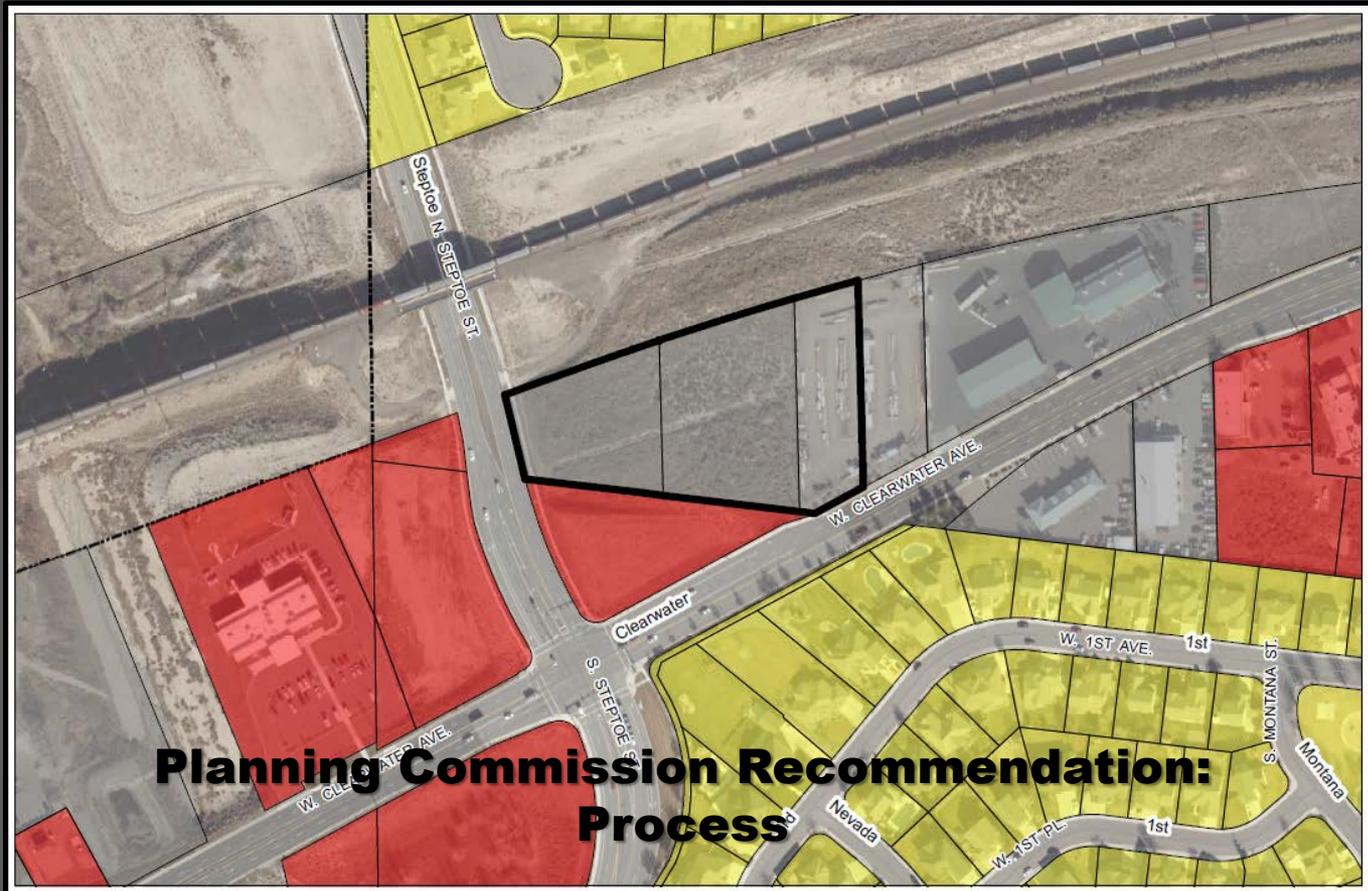
# CPA 21-03

- Commercial (C) to High Density Residential (HR)
- 1.361 acres
- North of W Canal Drive, west of S Grant Street, Parcel number: 1-3399-201-1560-002
- Khurshed Sharifov



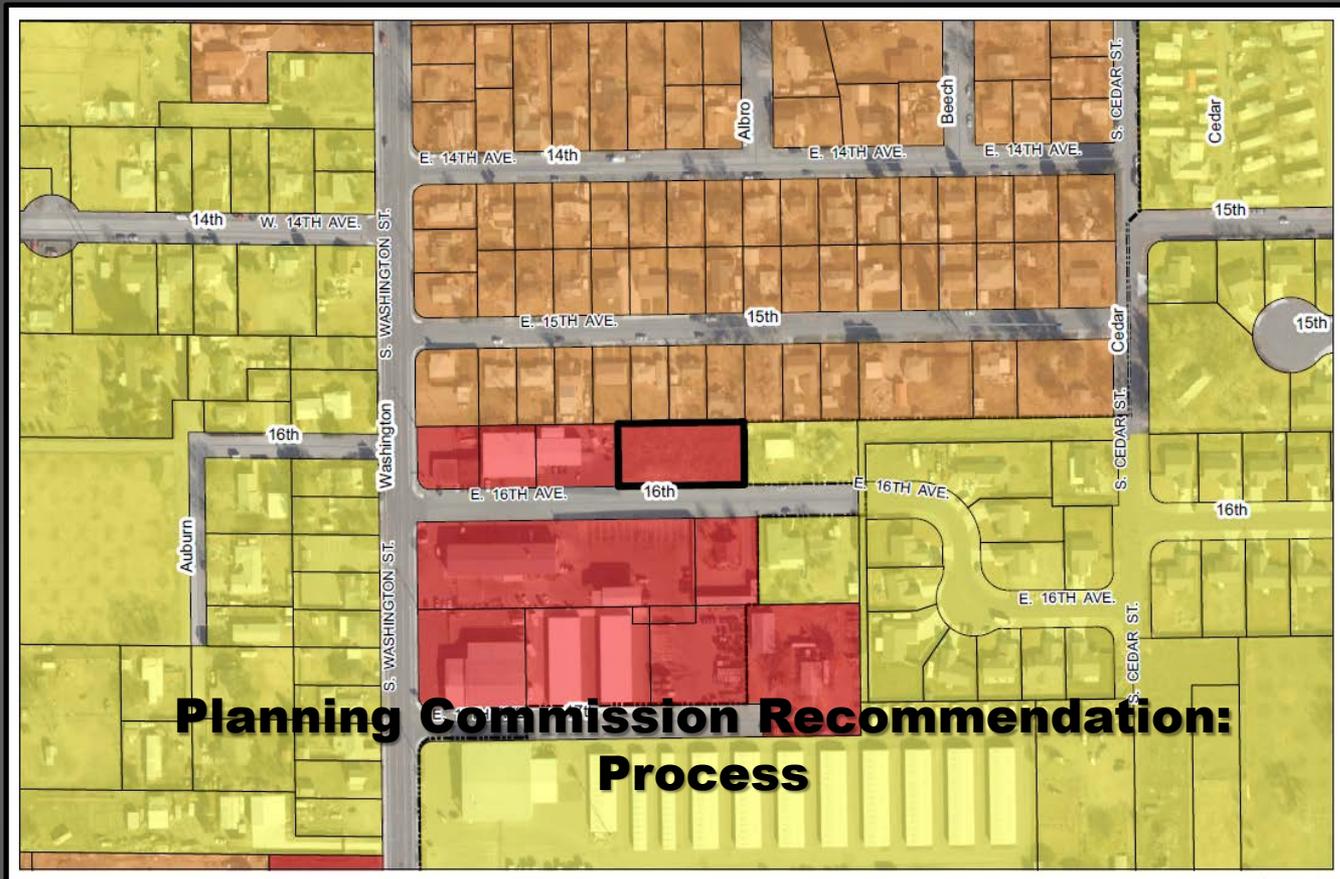
# CPA 21-04

- Industrial (I) to Commercial (C)
- 3.12 acres
- 8600 and 8840 W Clearwater Avenue
- Keith Hughes



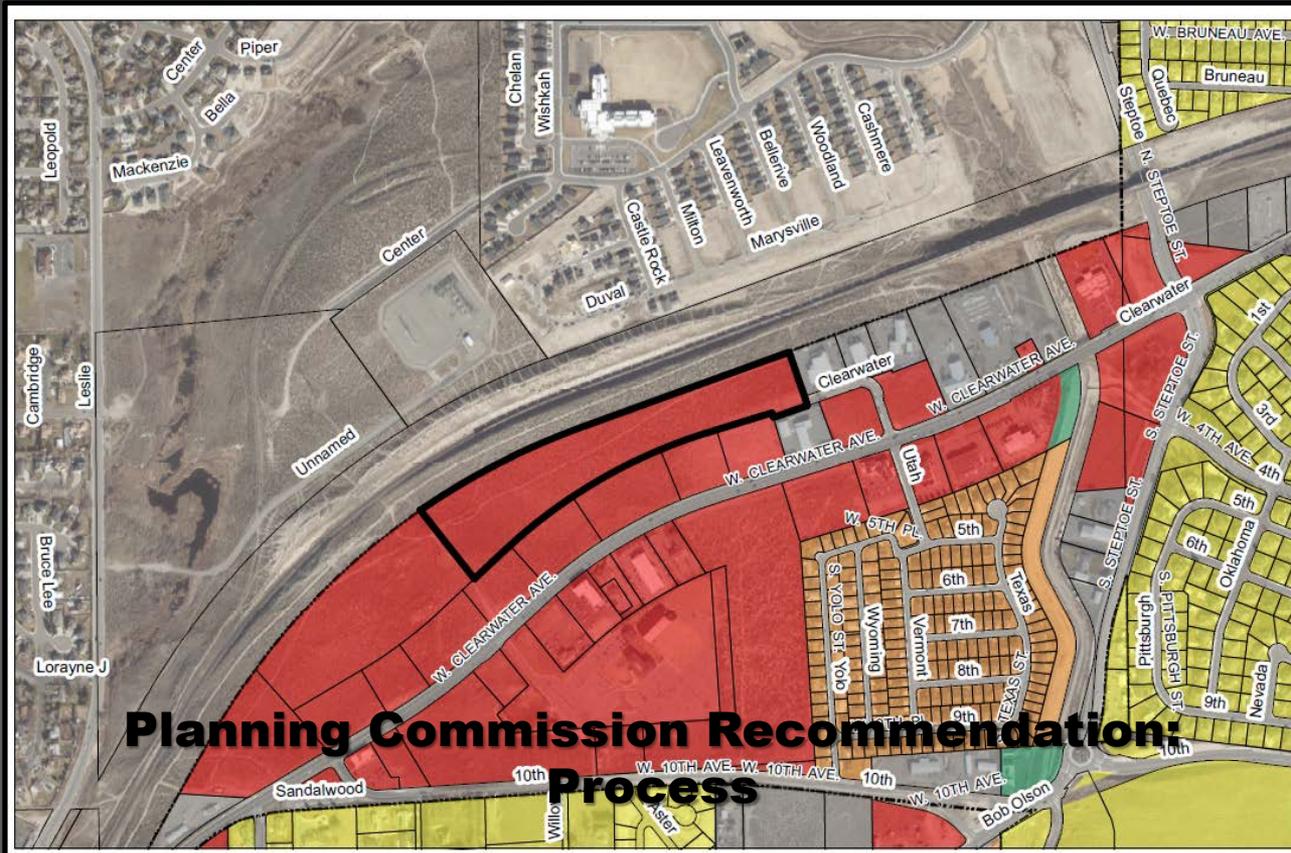
# CPA 21-05

- Commercial (C) to Medium Density Residential (MDR)
- .46 acres
- 107 E 16<sup>th</sup> Avenue
- Chantell Arnold



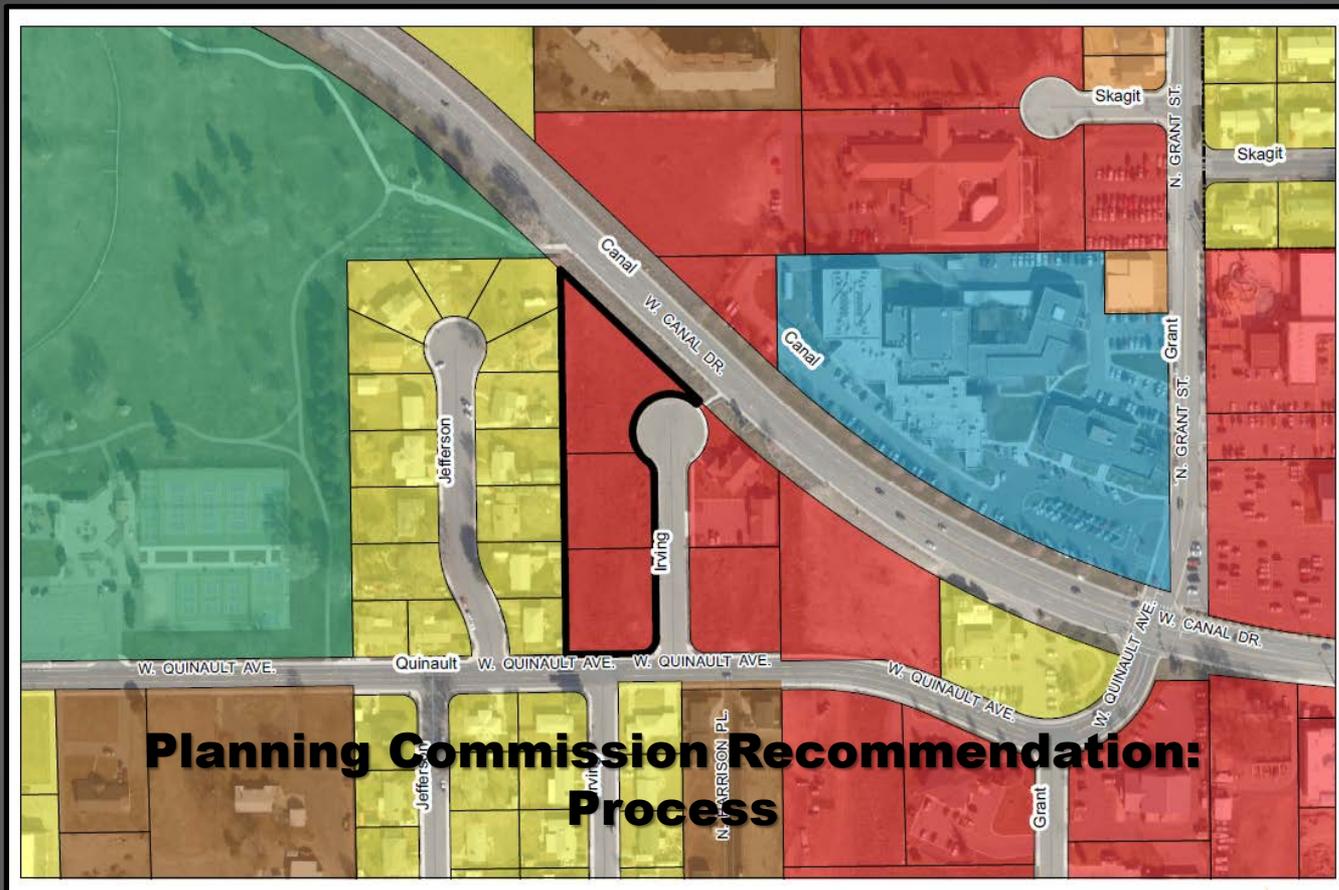
# CPA 21-06

- Commercial (C) to High Density Residential (HDR)
- 14.60 acres
- 9796 N Clearwater Avenue
- Knutzen Engineering, c/o Nathan Machiela



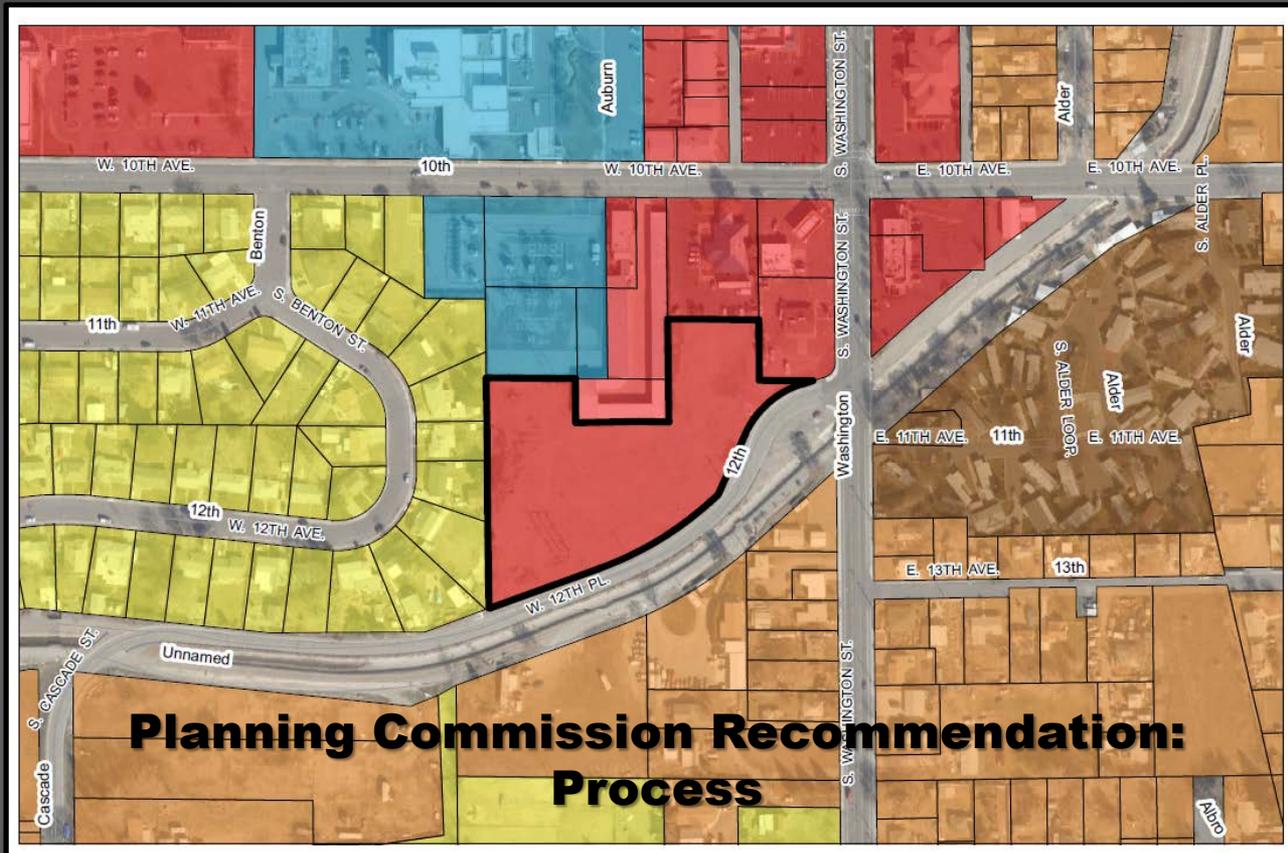
# CPA 21-07

- Commercial (C) to Low Density Residential (LDR)
- 1.77 acres
- 1201, 1213 and 1221 N Irving Place
- Brett Lott



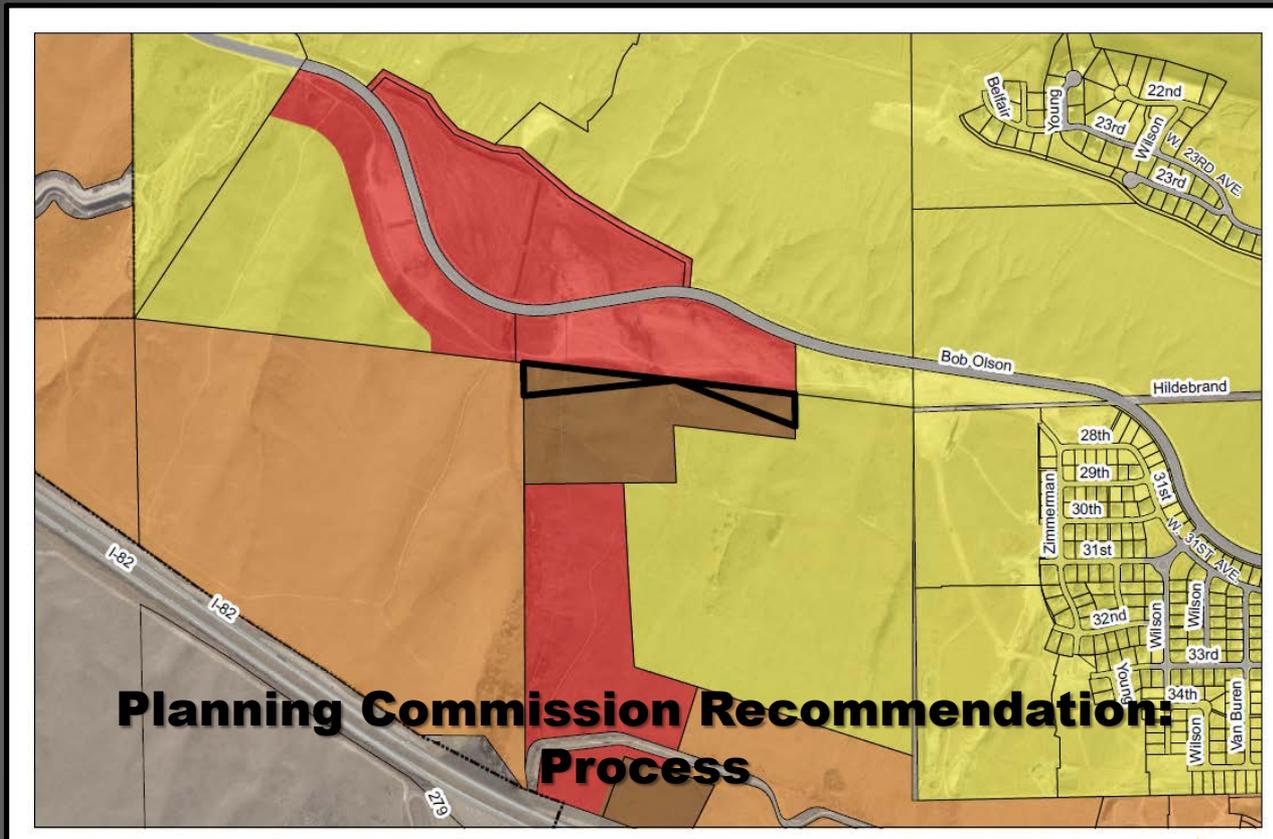
# CPA 21-08

- Commercial (C) to High Density Residential (HDR)
- 2.95 acres
- 18 W 12<sup>th</sup> Place
- Thomas Wei



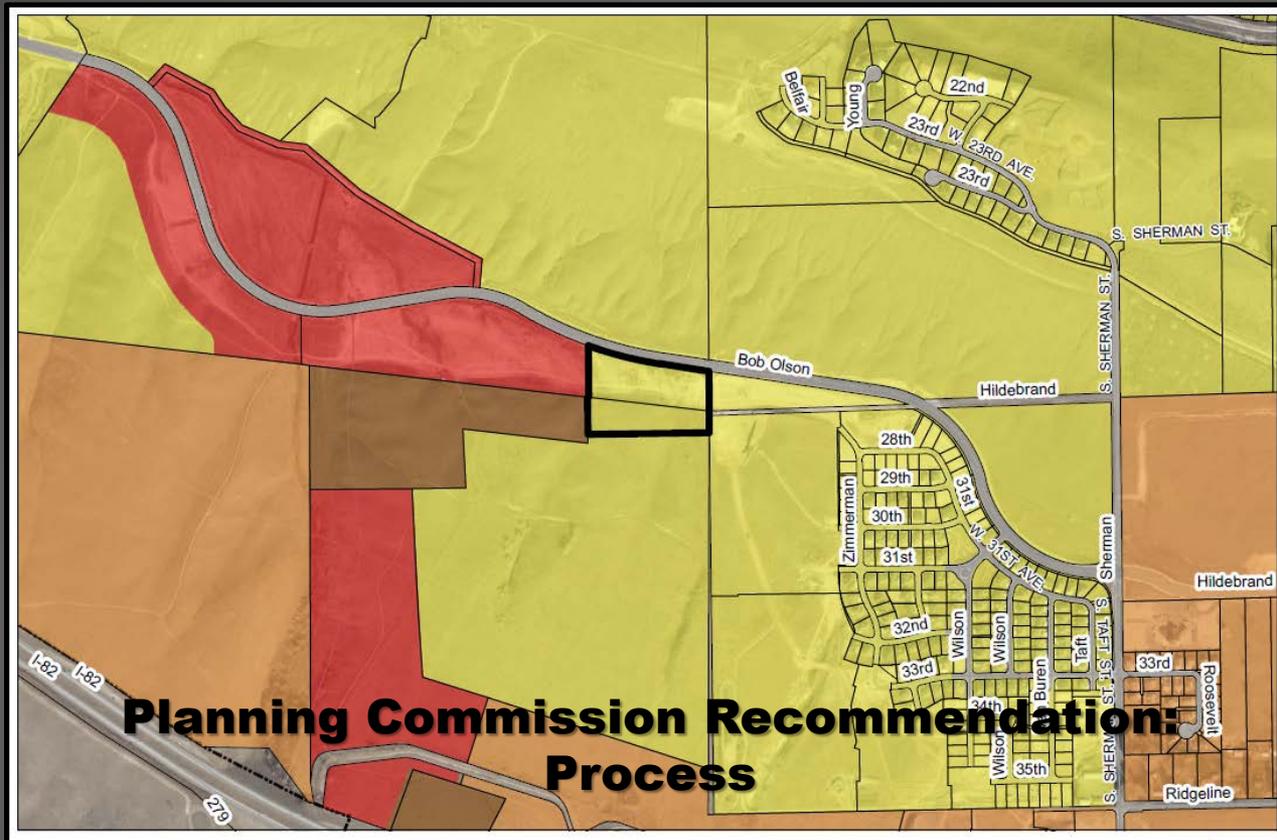
# CPA 21-09

- High Density Residential (HDR) to Commercial (C)
- 4.58 acres
- 8125 Bob Olson Parkway, Parcel No. 1-1889-100-0001-003
- Jaycee Structure, LLC



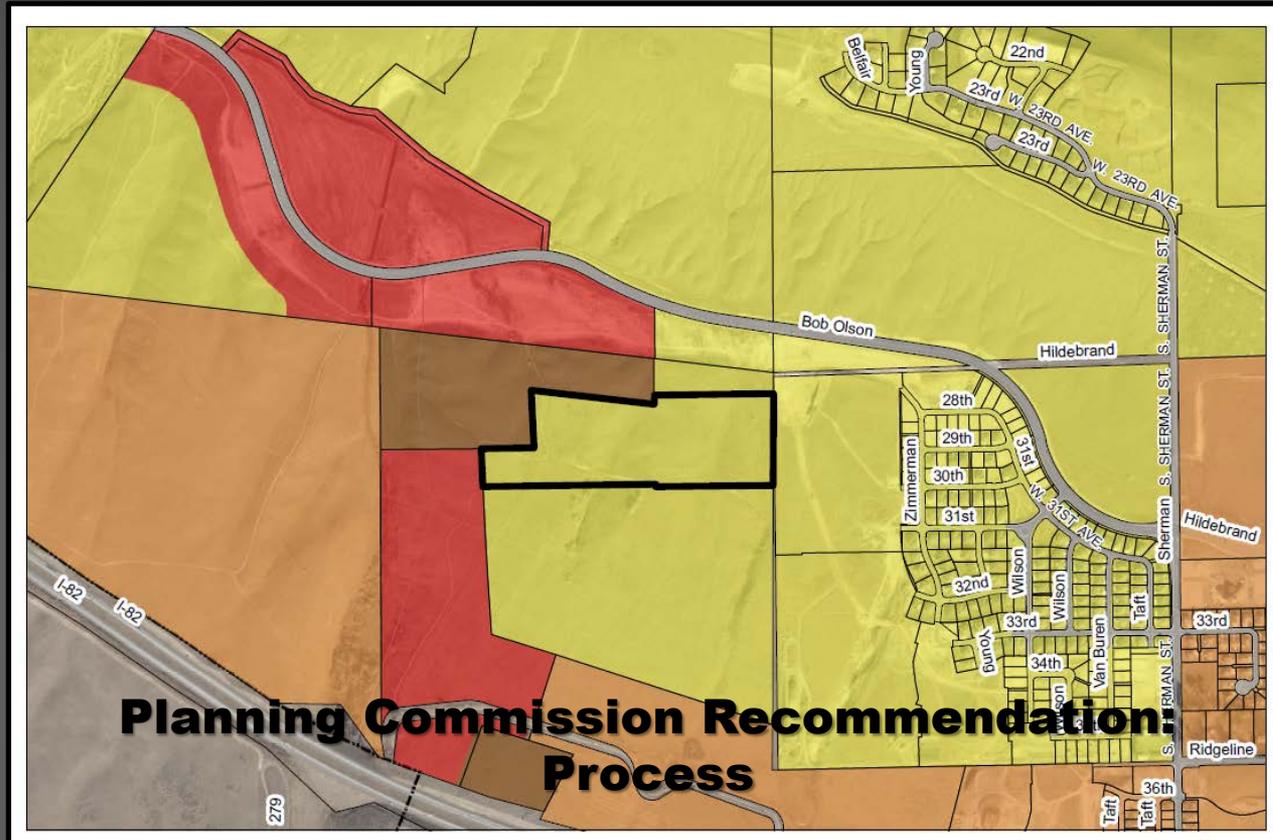
# CPA 21-10

- Low Density Residential (LDR) to Commercial (C)
- 8.3 acres
- 7723 Bob Olson, Parcel No. 1-1889-100-0001-009
- Jaycee Structure, LLC



# CPA 21-11

- Low Density Residential (LDR) to High Density Residential (HDR)
- 24.04 acres
- South of 7723 Bob Olson Parkway, Parcels: 1-1889-100-0001-003 & 008
- Jaycee Structure, LLC



# CPA 21-12

- Text amendments addressing nexus and rough proportionality
  - Timing of improvements related to development
  - Mitigation of impacts when development occurs

**Planning Commission Recommendation: Process**

# Next Steps

- June-August – Process Docketed Items
- 8/2/21 – PC Workshop
- 8/16/21 – PC Public Hearings
- 9/28/21 – Council Workshop
- 10/5/21 – Council Action

Questions?





# City Council Meeting Schedule June 2021

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City Council temporarily designated the location for regular, special and study session meetings to a virtual location until termination of the state of emergency or until rescinded. The City broadcasts City Council meetings on the City's website <https://www.go2kennewick.com/CouncilMeetingBroadcasts>.

June 1, 2021

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

June 8, 2021

Tuesday, 6:30 p.m.

WORKSHOP MEETING (the workshop meeting will be done via Zoom and broadcast on the City's website <https://www.go2kennewick.com/CouncilMeetingBroadcasts>)

1. Legislative Update
2. KMC Amendments following ESB 5476
3. Development Projects Update

June 15, 2021

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

June 22, 2021

Tuesday, 6:30 p.m.

WORKSHOP MEETING (the workshop meeting will be done via Zoom and broadcast on the City's website <https://www.go2kennewick.com/CouncilMeetingBroadcasts>)

1. Mid-Columbia Libraries Update
2. American Rescue Plan Act Update
3. Current City-Wide Projects Update

June 29, 2021

Tuesday, 6:30 p.m.

NO MEETING SCHEDULED

To assure disabled persons the opportunity to participate in or benefit from City services, please provide twenty-four (24) hour advance notice for additional arrangements to reasonably accommodate special needs.

Please be advised that all Kennewick City Council Meetings are Audio and Video Taped



# City Council Meeting Schedule July 2021

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City Council temporarily designated the location for regular, special and study session meetings to a virtual location until termination of the state of emergency or until rescinded. The City broadcasts City Council meetings on the City's website <https://www.go2kennewick.com/CouncilMeetingBroadcasts>.

July 6, 2021

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

July 13, 2021

Tuesday, 6:30 p.m.

WORKSHOP MEETING (the workshop meeting will be done via Zoom and broadcast on the City's website <https://www.go2kennewick.com/CouncilMeetingBroadcasts>)

1. Micromobility Update

July 20, 2021

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

July 27, 2021

Tuesday, 6:30 p.m.

WORKSHOP MEETING (the workshop meeting will be done via Zoom and broadcast on the City's website <https://www.go2kennewick.com/CouncilMeetingBroadcasts>)

1. Moderate Risk Waste Update
2. Development Related Code Amendments
3. Transportation System Overview

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