



City Council Meeting Schedule October 2019

October 1, 2019
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

October 8, 2019
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Kennewick Public Hospital Update - Lee Kerr
2. Historic Downtown Partnership Update
3. Committee Updates

October 15, 2019
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

October 22, 2019
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Trios Health Care Update - John Solheim
2. Visit Tri-Cities Annual Update
3. TRIDEC Update
4. Columbia Gardens Partnership
5. City Manager Strategic Plan Update

October 29, 2019

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 REGULAR MEETING AGENDA

October 1, 2019 at 6:30 p.m.

City Hall Council Chambers | 210 W. 6th Ave

1. CALL TO ORDER

Roll Call/Pledge of Allegiance/Welcome

HONORS & RECOGNITIONS

- International Day of the Girl (Scout) Proclamation
- Community Planning Month Proclamation

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 September 17, 2019.
- b. (1) Motion to approve Claims Roster for September 13, 2019.
(2) Motion to approve the Claims Roster for the Columbia Park Golf Course Account for August 2019.
- c. Motion to approve Payroll Roster for September 15, 2019.
- d. Motion to authorize the Mayor (or in his absence the Mayor Pro Tem) to sign the final plat of Southridge Estates Phase 3, contingent upon payment of fees and bonding for incomplete street and landscape work.
- e. Motion to authorize the Mayor (or in his absence the Mayor Pro Tem) to sign the final plat of Inspiration Estates Phase 8 contingent upon payment of fees and bonding for incomplete street work.
- f. Motion to authorize the Mayor (or in his absence the Mayor Pro Tem) to sign the final plat of Towers Estates.
- g. Motion to accept the work of O'Brien Construction Co. Inc. for Contract 18-042 Toyota Center Mechanical Room Addition in the amount of \$3,326,328.89.
- h. Motion to authorize the Mayor to sign Waiver of Deed Restriction for property owned by the Kennewick Public Hospital District (KPHD), located at 7319 W. Hood Place.
- i. Motion to authorize the Mayor to sign a replacement license agreement with Sue Frost for fencing and slope treatment on City owned land along the southwesterly boundary of W. 43rd Avenue and S. Union Street.

4. VISITORS

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CITY COUNCIL REGULAR MEETING AGENDA
October 1, 2019 at 6:30 p.m.
City Hall Council Chambers | 210 W. 6th Ave

5. ORDINANCES/RESOLUTIONS

- a. Ordinance 5822: Zoning Code Amendment (ZOA) 19-04 amending KMC 17.04.010(1).
- b. Ordinance 5823: Zoning Code Amendment (ZOA) 19-05 amending KMC 18.12.270(4).
- c. Ordinance 5824: Zoning Code Amendment (ZOA) 19-06 amending KMC 18.66 - Flood Damage Prevention.

6. PUBLIC HEARINGS/MEETINGS

7. NEW BUSINESS

8. UNFINISHED BUSINESS

9. COUNCIL COMMENTS/DISCUSSION

10. ADJOURNMENT

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CITY OF KENNEWICK
CITY COUNCIL
Regular Meeting
September 17, 2019

1. CALL TO ORDER

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

City Council and Staff Present:

Mayor Pro Tem Steve Lee	Greg McCormick	Ken Hohenberg
Paul Parish	Christina Palmer	Evelyn Lusignan
John Trumbo	Lisa Beaton	Emily Estes-Cross
Chuck Torelli	Cary Roe	Bruce Mills
Ed Frost	Terri Wright	Brian Ellis
Mayor Don Britain	Dan Legard	Chris Guerrero
Marie Mosley	Terry Walsh	Mikal Barnett

Mayor Pro Tem Lee moved, seconded by Mr. Frost to excuse the absence of Mr. McKay at tonight's meeting. The motion passed unanimously.

Cary Roe led the Pledge of Allegiance.

HONORS & RECOGNITIONS

Waste Water Treatment Plant Award – Donna Smith from the Department of Ecology presented the award to Dean Bugher, George Messinger, Dustin Gerlach, Trevor Brain, Cris King, and also recognized Kevin Webb, Angel Gomez, Greg Mendoza, and Darrell Buck for their contributions.

2. APPROVAL OF AGENDA

Mr. Trumbo moved, seconded by Mr. Parish to approve the Agenda as presented. The motion passed unanimously.

3. APPROVAL OF CONSENT AGENDA

- a. Minutes of Regular Meeting of September 3, 2019.
- b. (1) Motion to approve Claims Roster for August 23, 2019.
(2) Motion to approve the Claims Rosters for the Toyota Center Operations and Box Office Accounts for July 2019.
- c. Motion to approve Payroll Roster for August 31, 2019.
- d. Motion to accept the work of O'Brien Construction Co, Inc. for Contract 18-035, Columbia Park Golf Links Clubhouse, in the amount of \$1,121,670.45.
- e. Motion to authorize the City Manager to sign the Outside Utility Agreement with Bush Trustees Timothy T. and Kathryn L. to provide sanitary sewer service.

Mayor Pro Tem Lee moved, seconded by Mr. Frost to approve the Consent Agenda or amended. The motion passed unanimously.

4. VISITORS - None

5. ORDINANCE/RESOLUTIONS - None

6. PUBLIC HEARINGS/MEETINGS - None

7. NEW BUSINESS - None

8. UNFINISHED BUSINESS - None

9. COUNCIL COMMENTS/DISCUSSION

Council members reported on their respective activities.

Mayor Britain asked for a vote on having a workshop to discuss moving the visitor comment section in front of the consent agenda. Council members unanimously voted yes.

Mayor Britain asked for a vote on having a workshop to discuss adding another visitor comment section at the end of the meeting. Mayor Britain, Mayor Pro Tem Lee, Mr. Parish and Mr. Torelli voted no. Mr. Trumbo and Mr. Frost voted yes.

10. AJOURNMENT

Meeting was adjourned at 7:01 p.m.

Terri L. Wright, CMC
City Clerk

Council Agenda Coversheet



Agenda Item Number	3.b.(1)	Council Date	10/01/2019
Agenda Item Type	General Business Item		
Subject	Claims Roster		
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.

Motion for Consideration

I move to approve the Claims Roster dated September 13, 2019, in the amount \$ 3,227,670.37, and comprised of check numbers 148588 through 148872 and wire transfer numbers 300378 and 300380.

Summary

The payments on this Claims Roster are comprised of the following issued 08/24/19 - 09/13/19:

Check numbers 148588 through 148872	\$ 3,174,524.07
Wire transfer number 300378	52,929.30
Wire transfer number 300380	217.00

Total	\$ 3,227,670.37

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

Alternatives

None.

Fiscal Impact

\$ 3,227,670.37.

Through	Lynne Brown Sep 20, 11:30:17 GMT-0700 2019
Dept Head Approval	Dan Legard Sep 23, 11:58:24 GMT-0700 2019
City Mgr Approval	Marie Mosley Sep 27, 07:26:29 GMT-0700 2019

Attachments:

Recording Required?

**City of Kennewick
Claims Roster**

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$	
001 GENERAL FUND						
010 CITY COUNCIL						
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in COK APPAREL FOR COUNCILMEMBER ED	69.39	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in NAME BADGES.	49.40	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in COUNCIL PHOTOS.	308.42	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in RT AIRFARE FOR COUNCILMEMBER C. TC	593.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in TRAVEL AGENT FEE.	35.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in CHAMBER LUNCHEON REGISTRATION.	50.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in REFRESHMENTS FOR B&C INTERVIEW	40.17	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PRA AND OPEN GOVERNMENT LITIGATIC	595.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in ECA WORKSHOP REGISTRATION - C TORE	425.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in COK APPAREL FOR COUNCILMEMBER ED	94.67	C
Total amount by Department					\$ 2,260.05	
020 CITY MANAGER						
148609	09/05/2019	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	83.82	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in CONFERENCE REGISTRATION M. MOSLEY	325.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in NAME PLATE FOR COMMANDER.	19.22	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SUPPLIES.	67.59	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in LUNCH FOR MEETING.	98.01	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in REFUND FOR CANCELLED LUNCH MEETI	-98.01	C
Total amount by Department					\$ 495.63	
032 SUPPORT SERVICES-FINANCE						
148655	09/13/2019	10305	CCH INCORPORATED	in GAAP GUIDE	354.49	
148777	09/13/2019	03700	OFFICE DEPOT INC	in OFFICE SUPPLIES	11.64	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in BUSINESS CARDS FOR MEG COLEMAN	31.30	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 2018 PAFR REVIEW FEE.	250.00	C
Total amount by Department					\$ 647.43	
033 SUPPORT SERVICES-PURCHASING						
148609	09/05/2019	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	36.91	
148692	09/13/2019	08581	ELLIOTT STEVE	in UNIFORM ALLOWANCE	149.80	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in GUMDROP DROPTech CASE FOR 2-IN-1 D	65.11	C
Total amount by Department					\$ 251.82	
034 SUPPORT SERVICES - INFO SYSTEMS						
148603	09/05/2019	05471	FRONTIER COMMUNICATIONS NW INC	in TELEPHONE SVC	6,654.29	
148609	09/05/2019	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	867.00	

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$	
148675	09/13/2019	06375	COMPUNET INC	in APC POWER MODULE	2,062.61	
148679	09/13/2019	03344	CONSOLIDATED TECHNOLOGY SVCS WA	in SCAN CHARGES	290.06	
148763	09/13/2019	08210	MOBILEGUARD INC	in NET GUARD	1,228.50	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in DISPUTED CHARGE. COULD NOT IDENTIF	26.86	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in 2 IPHONE 7 CASES	18.91	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in CODE RUSH ULTIMATE - VANCE/AARON	195.46	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in REPLACEMENT WIRELESS HEADSET PAR	190.07	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in CISCO USB-C CONSOLE CABLES (3) - IT	66.82	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in MONTHLY CREDIT CARD PROCESSING FE	354.25	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in REPLACEMENT MULTI-BIT SCREWDRIVE	16.26	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in REPLACEMENT 24" MONITOR	173.75	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in AARON LOWE - ESRI CONFERENCE - HOT	1,274.95	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in COLORED PROJECT CLASSIFICATION FOI	81.20	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in REPLACEMENT MONITORS - ROBERTO (2	347.50	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in BUSYLIGHTS FOR 2 IT SERVICE DESK PH	96.33	C
Total amount by Department					\$ 13,944.82	
035 SUPPORT SERVICES-CUSTOMER SERVICE						
148616	09/13/2019	00929	1ST CLASS OFFICE SOLUTIONS	in INK - POSTAGE MACHINE	532.75	
148685	09/13/2019	03530	DATAPROSE INC	in MAILING SERVICES	7,652.71	
148844	09/13/2019	01298	U S POSTAL SERVICE (NEOPOST POSTAG	in POSTAGE	6,000.00	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in 10 USB EXTENSION CABLES - CUSTOMER	23.88	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in SITUATIONAL LEADERSHIP REGISTRATIC	1,423.10	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in FLIGHT - SITUATIONAL LEADERSHIP WOI	279.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in RETURN FLIGHT - SITUATIONAL LEADER	289.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in CHAMBER LUNCHEON REGISTRATION.	25.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in INTERNATIONAL TRANSACTION FEE.	3.94	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in RENTAL CAR - SITUATIONAL LEADERSHI	262.52	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in OFFICE SUPPLIES.	40.64	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in OFFICE SUPPLIES.	108.72	C
Total amount by Department					\$ 16,641.26	
041 CITY CLERK						
148633	09/13/2019	06302	ATTORNEY & NOTARY SUPPLY OF WASH	in NOTARY RENEWAL	156.02	
Total amount by Department					\$ 156.02	
042 LEGAL SERVICES						
148609	09/05/2019	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	172.03	
148637	09/13/2019	05425	BELL, BROWN & RIO	in PROSECUTION SERVICES	8,000.00	

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$	
148795	09/13/2019	03467	PRONTO PROCESS SERVICE, INC	in MESSENGER SERVICE	38.50	
148795	09/13/2019	03467	PRONTO PROCESS SERVICE, INC	in MESSENGER SERVICE	40.00	
148795	09/13/2019	03467	PRONTO PROCESS SERVICE, INC	in MESSENGER SERVICE	58.50	
148795	09/13/2019	03467	PRONTO PROCESS SERVICE, INC	in MESSENGER SERVICE	38.50	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in COURT DOCUMENT SERVICE FEE CITY V.	4.50	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in CERTIFIED COPY OF COURT DOCUMENT (22.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in TWO LARGE WHEELED FILE CASES	76.53	C
Total amount by Department					\$ 8,450.56	
050 CIVIL SERVICE						
148609	09/05/2019	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	36.91	
Total amount by Department					\$ 36.91	
061 CODE ENFORCEMENT						
148609	09/05/2019	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	110.65	
148644	09/13/2019	09813	B-F JUVENILE JUSTICE CTR	in GRAFFITI ABATEMENT PROGRAM	3,100.83	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in BATTERY AND CHARGER KIT.	20.62	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in OFFICE SUPPLIES.	11.95	C
Total amount by Department					\$ 3,244.05	
062 LONG RANGE PLANNING						
148609	09/05/2019	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	-28.38	
148660	09/13/2019	02481	CI INFORMATION MANAGEMENT CI SUP	in DOCUMENT IMAGING SERVICES	168.00	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in OFFICE DEPOT - ACRYLIC BROCHURE HO	4.91	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in OFFICE DEPOT: ASSORTED COLORS SHAF	29.68	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in OFFICE DEPOT - 2 SMALL ACRYLIC COLL	57.60	C
Total amount by Department					\$ 231.81	
063 ECONOMIC & BUSINESS DEVELOPMENT						
148609	09/05/2019	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	172.03	
148688	09/13/2019	10303	DREAM HOME SERVICES LLC	in STOCK PICTURES	300.00	
148859	09/13/2019	07201	WALSH TERRY	in MILEAGE REIMBURSEMENT	34.80	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in DIGITAL MARKETING TRAINING FOR RC	124.10	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in EMAIL MANAGEMENT AND MARKETING	103.18	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in ICSC MEMBERSHIP FOR RC	100.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in WEDA CONFERENCE FOR TW, MT, RC	528.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in TRAVEL REFUND FOR CANCELLED FLIGH	-188.30	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FLIGHT CHARGE FOR FLIGHT TO WEDA C	188.30	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FISHING LINE FOR EVENT	3.25	C

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
Total amount by Department					\$ 1,365.36
071 POLICE DEPT. - ADMINISTRATION					
	148603	09/05/2019	05471	FRONTIER COMMUNICATIONS NW INC in	TELEPHONE SVC 208.97
	148846	09/13/2019	04764	UNITED PARCEL SERVICE in	SHIPPING 65.63
	148846	09/13/2019	04764	UNITED PARCEL SERVICE in	SHIPPING 6.98
	148846	09/13/2019	04764	UNITED PARCEL SERVICE in	SHIPPING 50.95
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	CHAMBER LUNCHEON REGISTRATION. 25.00 C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	BASIC CABLE SERVICE 231.34 C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	HIDTA BOARD MEETING - CHIEF HOHENE 233.60 C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	NCMEC CONFERENCE - CHIEF HOHENBEI 24.06 C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	NCMEC CONFERENCE - CHIEF HOHENBEI 5.00 C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	NCMEC CONFERENCE - CHIEF HOHENBEI 171.86 C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	PARKING FOR TRAINING. 8.00 C
Total amount by Department					\$ 1,031.39
072 POLICE DEPT.- CRIMINAL INVESTIGATION					
	148657	09/13/2019	05662	CELLEBRITE USA, CORP in	RENEWAL 4,018.20
	148731	09/13/2019	09539	JOHN E. REID AND ASSOCIATES in	TRAINING 1,150.00
	148741	09/13/2019	01931	KENNEWICK POLICE DEPARTMENT in	ADMIN PETTY CASH 183.10
	148759	09/13/2019	03284	MEL'S INTER-CITY TOWING in	TOW SERVICE 54.25
	148833	09/13/2019	07228	TRANSUNION RISK ALTERNATIVE DATA in	PEOPLE SEARCH 102.35
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	EXTRA PATROL CAR KEYS 38.82 C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	PORTABLE DVD DRIVES FOR NEW CID LA 673.20 C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	ICAC LAB INTERNET SERVICE 99.99 C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	UNDERCOVER VEHICLE WINDOW SHADE 64.48 C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	HOMICIDE INVESTIGATION - 19-29163 - LU 233.83 C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	#19-29163 - FOOD FOR INVESTIGATORS DI 43.39 C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF in	GRAFFITI CAMERAS 466.94 C
Total amount by Department					\$ 7,128.55
073 POLICE DEPT. - PATROL					
	148609	09/05/2019	00030	VERIZON NORTHWEST in	CITY WIDE CELL PHONES 6,559.13
	148643	09/13/2019	04965	BETTENDORF'S PRINTING & DESIGN in	BUSINESS CARDS 54.30
	148741	09/13/2019	01931	KENNEWICK POLICE DEPARTMENT in	ADMIN PETTY CASH 128.00
	148759	09/13/2019	03284	MEL'S INTER-CITY TOWING in	TOW SERVICE 54.25
	148759	09/13/2019	03284	MEL'S INTER-CITY TOWING in	TOW SERVICE 54.25
	148774	09/13/2019	05459	NORMED in	BIO HAZARD SUPPLIES 1,930.12
	148794	09/13/2019	04186	PROFORCE LAW ENFORCEMENT in	TASERS 7,780.10

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$	
148798	09/13/2019	00957	RANCH & HOME INC	in K-9 SUPPLIES	119.44	
148821	09/13/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in OFFICE SUPPLIES	67.68	
148853	09/13/2019	03997	VISTA VETERINARY HOSPITAL INC	in K-9 MEDICAL	535.62	
148853	09/13/2019	03997	VISTA VETERINARY HOSPITAL INC	in K-9 MEDICAL	32.32	
148853	09/13/2019	03997	VISTA VETERINARY HOSPITAL INC	in K- 9 MEDICAL CARE	156.59	
148857	09/13/2019	07528	WA STATE LABOR & INDUSTRIES EXPLO'	in EXPLOSIVE LICENSE RENEWAL	50.00	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SWAT TRAINING FOR OFFICER JOSH KUH	494.40	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SWAT TRAINING FOR OFFICER JEREMY T	2.65	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SWAT TRAINING FOR OFFICER JEREMY T	202.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SWAT TRAINING FOR OFFICER JEREMY T	129.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in HITCH MOUNTS FOR BICYCLES	749.18	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in LUGGAGE FEE - FBINAA CONFERENCE	30.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in BICYCLE MOUNTS FOR VEHICLES	723.28	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in BICYCLE SUPPLIES	84.71	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in CANCELLED HOTEL RESERVATION FOR F	247.84	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in MEETING SUPPLIES	58.45	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in LUGGAGE FEE - FBINAA CONFERENCE	30.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in HOTEL FOR FBINAA CONFERENCE	785.76	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in AIRPORT PARKING FOR FBINAA CONFERI	50.00	C
Total amount by Department					\$ 21,109.07	
074 POLICE DEPT. - STAFF SERVICES						
148682	09/13/2019	04066	CREATIVE PRODUCT SOURCING DAREC/	in DARE BOOKS	874.50	
148746	09/13/2019	00191	L E I R A	in CONFERENCE REGISTRATION	1,275.00	
148821	09/13/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in OFFICE SUPPLIES	377.48	
148821	09/13/2019	02536	STAPLES ADVANTAGE STAPLES CONTRA	in OFFICE SUPPLIES	66.01	
148822	09/13/2019	08315	STERLING	in PROFESSIONAL SERVICES	104.26	
148861	09/13/2019	01033	WASHINGTON STATE PATROL	in CPL BACKGROUND CHECKS	609.50	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in OFFICE SUPPLIES	80.34	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in LUGGAGE FBINA CONFERENCE.	30.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in ICE FOR RIVER OF FIRE EVENT	13.58	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in LUGGAGE FBINA CONFERENCE	30.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FBI NA CONFERENCE HOTEL	785.76	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in WAPRO MEMBERSHIP FOR CINDY POWEL	25.00	C
Total amount by Department					\$ 4,271.43	
075 POLICE DEPT. - INTERGOVERNMENTAL						
148603	09/05/2019	05471	FRONTIER COMMUNICATIONS NW INC	in TELEPHONE SVC	70.64	

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$		
148639	09/13/2019	03000	BENTON COUNTY SHERIFF	in	CUSTODY/WORK CREW/MEDICAL	208,690.58		
148673	09/13/2019	10141	COLUMBIA VALLEY EMERGENCY PHYSICIAN	in	PRISONER MEDICAL	2,882.00		
148690	09/13/2019	10225	DURAN MATTHEW LAWRENCE	in	HIDTA FISCAL OFFICER SERVICES	5,980.00		
148742	09/13/2019	05291	KENNEWICK RADIOLOGY GROUP PC	in	PRISONER MEDICAL	633.00		
148807	09/13/2019	10002	SEDAM PENNY	in	HIDTA FISCAL OFFICER SERVICES	3,891.00		
148807	09/13/2019	10002	SEDAM PENNY	in	TRAVEL REIMBURSEMENT	1,195.98		
148837	09/13/2019	09790	TRIOS HEALTH RCCH TRIOS HEALTH LLC	in	PRISONER MEDICAL	411.97		
148863	09/13/2019	10001	WEINER JONATHAN M	in	HIDTA DIRECTOR SERVICES	6,990.00		
Total amount by Department						\$ 230,745.17		
076 POLICE DEPT - PROFESSIONAL STANDARDS								
	148619	09/13/2019	08623	ACE SALES & SERVICE INC	in	PORTABLE TOILET	75.00	
	148642	09/13/2019	00084	BENTON PUD NO. 1	in	ELECTRICITY	20.86	
	148706	09/13/2019	05823	GALLS, LLC	in	QUARTERMASTER SUPPLIES	285.13	
	148706	09/13/2019	05823	GALLS, LLC	in	QUARTERMASTER SUPPLIES	77.10	
	148774	09/13/2019	05459	NORMED	in	BIO HAZARD SUPPLIES	134.17	
	148823	09/13/2019	06187	SUN BADGE COMPANY	in	COMMAND STAFF BADGES	501.75	
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	COMPUTER BAGS	275.58	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SUPPLIES	162.88	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ID BADGE HOLDERS	76.01	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BREAKFAST REFRESHMENTS FOR WCIA I	72.51	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	UNIFORMS AND SUPPLIES	173.74	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TRAINING SUPPLIES	73.59	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	UNIFORMS AND EQUIPMENT.	776.37	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	UNIFORMS AND SUPPLIES	908.00	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	RETURN OF EQUIPMENT - WRONG SIZE/C	-275.58	C
Total amount by Department						\$ 3,337.11		
081 FIRE DEPT. - ADMINISTRATION								
	148668	09/13/2019	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE - STATION 2	22.27	
	148668	09/13/2019	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE - STATION 2	24.89	
	148668	09/13/2019	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE - STATION 2	26.20	
	148709	09/13/2019	01775	GRAINGER	in	LUGGAGE TAGS	5.66	
	148723	09/13/2019	08984	IMAGETREND	in	SOFTWARE RENEWAL,	5,324.12	
	148846	09/13/2019	04764	UNITED PARCEL SERVICE	in	SHIPPING	2.82	
	148846	09/13/2019	04764	UNITED PARCEL SERVICE	in	SHIPPING	5.07	
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: GOJO BO	4.09	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION 2 REPLACEMENT LOWER DISHW	46.41	C

City of Kennebec

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

	Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$	
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MONTHLY RX DISPOSAL FEE FOR FTC	16.16	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HIGH YIELD PAGEWIDE PRINTER CARTRI	588.78	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: BRIGHTC	152.45	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	LAPTOP CASE FOR CHIEF HINES. NOTE: \	36.33	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	12-PK DURACELL D-CELL BATTERIES	35.28	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES & OFFICE	82.32	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	12-PK CR123 LITHIUM 3V BATTERY	11.87	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REPLACEMENT MICROWAVE FOR STATIO	106.52	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: 1-GAL. SI	210.41	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	LAPTOP CASE FOR CHIEF BEASLEY; STAT	48.24	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IPHONE CASES FOR UTILITY FIREFIGHTE	28.76	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FIRE ADMIN. OFFICE SUPPLIES: PAPER TC	70.47	C
Total amount by Department							\$ 6,849.12	
082 FIRE DEPT. - SUPPRESSION								
	148609	09/05/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	1,071.44	
	148615	09/13/2019	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM PATCHES	0.98	
	148615	09/13/2019	00552	10TH AVENUE CLEANERS,LLC	in	SEW UNIFORM PATCHES	2.44	
	148615	09/13/2019	00552	10TH AVENUE CLEANERS,LLC	in	SEW UNIFORM PATCHES	1.23	
	148615	09/13/2019	00552	10TH AVENUE CLEANERS,LLC	in	SEW UNIFORM PATCHES	1.23	
	148615	09/13/2019	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM ALTERATIONS	6.35	
	148615	09/13/2019	00552	10TH AVENUE CLEANERS,LLC	in	UNIFORM ALTERATIONS	6.35	
	148615	09/13/2019	00552	10TH AVENUE CLEANERS,LLC	in	HEM PANTS	2.12	
	148615	09/13/2019	00552	10TH AVENUE CLEANERS,LLC	in	HEM PANTS	4.24	
	148635	09/13/2019	00214	BASIN DEPARTMENT STORE	in	FIRE ACADEMY SUPPLIES	7.17	
	148635	09/13/2019	00214	BASIN DEPARTMENT STORE	in	FIRE ACADEMY SUPPLIES	6.84	
	148649	09/13/2019	00080	BRUTZMAN'S INC	in	OFFICE CHAIR	433.48	
	148706	09/13/2019	05823	GALLS, LLC	in	BLANK NAME TAGS	33.56	
	148706	09/13/2019	05823	GALLS, LLC	in	NAME PLATE	2.86	
	148709	09/13/2019	01775	GRAINGER	in	IDENTIFICATION TAGS	38.29	
	148709	09/13/2019	01775	GRAINGER	in	IDENTIFICATION TAGS	13.02	
	148709	09/13/2019	01775	GRAINGER	in	IDENTICATION TAGS	12.77	
	148806	09/13/2019	07872	SEA WESTERN INC	in	STRUCTURE BOOTS	852.08	
	148847	09/13/2019	05807	UPTOWN CLEANERS	in	2019-2020 UNIFORM LAUNDRY SERVICES	13.97	
	148847	09/13/2019	05807	UPTOWN CLEANERS	in	2019-2020 UNIFORM LAUNDRY SERVICES	18.25	
	148847	09/13/2019	05807	UPTOWN CLEANERS	in	2019-2020 UNIFORM LAUNDRY SERVICES	14.54	
	148847	09/13/2019	05807	UPTOWN CLEANERS	in	2019-2020 UNIFORM LAUNDRY SERVICES	16.82	
	148847	09/13/2019	05807	UPTOWN CLEANERS	in	2019-2020 UNIFORM LAUNDRY SERVICES	15.97	

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$	
148847	09/13/2019	05807	UPTOWN CLEANERS	in 2019-2020 UNIFORM LAUNDRY SERVICES	17.39	
148847	09/13/2019	05807	UPTOWN CLEANERS	in 2019-2020 UNIFORM LAUNDRY SERVICES	16.82	
148847	09/13/2019	05807	UPTOWN CLEANERS	in 2019-2020 UNIFORM LAUNDRY SERVICES	17.96	
148847	09/13/2019	05807	UPTOWN CLEANERS	in 2019-2020 UNIFORM LAUNDRY SERVICES	17.67	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FIRE RECRUIT REGISTRATION/APPLICATI	1,500.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in GLAS-MASTER RESCUE HAND TOOL	389.17	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STATION OPERATING SUPPLIES & OFFICE	23.89	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 4-PK 24MM 1" LAMINATED BLACK ON WI	93.82	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in WIRELESS KEYBOARD/MOUSE - FTC	66.11	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 4 NEW MONITORS - FIRE TRAINING CENT	694.99	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STATION OPERATING SUPPLIES & OFFICE	89.01	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PULASKI TOOL REPLACEMENT HANDLE	74.55	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in REPLACEMENT COOLER FOR E1811	84.71	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 1-GAL. DECKED-OUT TIRE SHINE (QTY.5)	295.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in MONTHLY FEE FOR ONLINE WEB MEETIN	24.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in LAMINATION OF MAPS FOR ICS; STORED	51.52	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in MONTHLY SUBSCRIPTION FEE FOR ONLI	6.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in WATERPROOF/WEATHERPROOF VINYL LA	18.36	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in MAXI-SUDS II SUPER SUDS CAR WASH SC	161.22	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in HYDRANT & NOZZLE TRAINING W/DENN	79.50	C
Total amount by Department					\$ 6,297.69	
083 FIRE PREVENTION & INVESTIGATION						
148783	09/13/2019	10238	P2 PROMOTIONAL PRODUCTS	in CANOPY TENT	1,021.87	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 2 IPHONE 7 CASES	18.91	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in LAPTOP CASE FOR CHIEF HINES. NOTE: \	36.32	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PREVENTION OFFICE SUPPLIES: POST-IT I	93.19	C
Total amount by Department					\$ 1,170.29	
090 ENGINEERING						
148609	09/05/2019	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	647.86	
148766	09/13/2019	03962	MUNICIPAL SVCS PETTY CASH	in PETTY CASH REIMBURSEMENT	12.14	
148792	09/13/2019	01479	PPI GROUP INC	in PRISM POLE POINT	22.37	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in INSPECTION TOOLS.	567.38	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in NEW WIRELESS MOUSE FOR KYLIE PEEL.	65.15	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in BUSINESS CARDS FOR PW STAFF	25.55	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in CIVIL 3D FUNDAMENTALS TRAINING FOI	1,395.00	C
Total amount by Department					\$ 2,735.45	

City of Kennebec

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$		
101 CORPORATE & COMMUNITY SERVICES								
	148609	09/05/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	15.67	
	148652	09/13/2019	05827	CALIPER MANAGEMENT INC	in	PROFESSIONAL SERVICES	468.00	
	148660	09/13/2019	02481	CI INFORMATION MANAGEMENT CI SUP	in	SHRED SERVICES	91.60	
	148669	09/13/2019	01682	COLUMBIA FITNESS SYSTEMS	in	PREVENTATIVE MAINTENANCE	190.05	
	148669	09/13/2019	01682	COLUMBIA FITNESS SYSTEMS	in	PREVENTATIVE MAINTENANCE	152.04	
	148750	09/13/2019	09277	LOURDES OCCUPATIONAL HEALTH	in	PROFESSIONAL SERVICES	90.00	
	148751	09/13/2019	09277	LOURDES OCCUPATIONAL HEALTH	in	PROFESSIONAL SERVICES	90.00	
	148751	09/13/2019	09277	LOURDES OCCUPATIONAL HEALTH	in	PROFESSIONAL SERVICES	90.00	
	148771	09/13/2019	01030	NAVIA BENEFIT SOLUTIONS CLIENT PAY	in	FLEX PLAN SERVICES	456.50	
	148822	09/13/2019	08315	STERLING	in	PROFESSIONAL SERVICES	130.32	
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	LAMINATING POUCHES FOR WELLNESS C	10.33	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	JOIN OUR TEAM ROLL-UP BANNER	197.41	C
						Total amount by Department	\$ 1,981.92	
113 PARKS DEPT.-RECREATION SERVICES								
	148588	08/28/2019	08250	MOSES LAKE MENS SOFTBALL	in	SOFTBALL GAMES - UMPIRE FEES	2,862.00	
	148589	08/28/2019	06466	SYNERGY DANCE PROJECT LLC	in	SYNERGY DANCE CLASSES	1,739.20	
	148608	09/05/2019	10290	STRONG JERRY L	in	CHRISTMAS IN JULY	125.00	
	148609	09/05/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	228.56	
	148623	09/13/2019	08444	ALL ABOUT EMBROIDERY KATHLEEN A'	in	STAFF POLO SHIRTS	341.96	
	148623	09/13/2019	08444	ALL ABOUT EMBROIDERY KATHLEEN A'	in	STAFF POLO SHIRTS	84.68	
	148663	09/13/2019	05296	CKJT ARCHITECTS PLLC	in	COMMUNITY CTR REMODEL	3,348.00	
	148672	09/13/2019	09553	COLUMBIA SAFETY LLC	in	STAFF CPR TRAINING	80.00	
	148672	09/13/2019	09553	COLUMBIA SAFETY LLC	in	FIRST AID TRAINING	80.00	
	148703	09/13/2019	07338	FOCAL POINT MARKETING & MULTIMEE	in	LOGO DESIGN	1,000.00	
	148765	09/13/2019	08250	MOSES LAKE MENS SOFTBALL	in	UMPIRE FEES - SOFTBALL	837.00	
	148809	09/13/2019	07253	SENIOR CENTER PETTY CASH	in	CASH DRAWER SHORTAGE	11.00	
	148817	09/13/2019	09817	SMART JEFFREY	in	SOUND SERVICES	100.00	
	148835	09/13/2019	09631	TRI-CITIES WU YING TAO	in	MARTIAL ARTS INSTRUCTION	1,375.72	
	148843	09/13/2019	03883	U R M CASH & CARRY	in	POPCORN OIL	25.89	
	148848	09/13/2019	03564	US LINEN AND UNIFORM	in	LINENS	152.31	
	148848	09/13/2019	03564	US LINEN AND UNIFORM	in	LINENS	14.93	
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	YOUTH SOFTBALL T-SHIRT	6.41	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SOUND CABLES	60.31	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FACEBOOK BOOST POST	389.03	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IMAGES FOR MARKETING.	31.50	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MAD VOLLEYBALL TSHIRTS	847.08	C

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

	Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$	
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in CLOROX CLEANER	26.02	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in KLEENEX, OFFICE SUPPLIES	69.53	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PENCILS, PENS, CORRECTION TAPE	45.84	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in EMPLOYEE RECOGNITION B NIEBUHR	4.17	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in THEME WEEKS - POOL	19.12	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in CLEANING SUPPLIES FOR POOL	7.60	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in THEME WEEKS - POOL	20.63	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PANDORA MOOD FOR THE SR PAVILION	29.27	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in TONER, CLEANING SUPPLIES	206.00	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in REFUND - CHARGED FOR MEMBERSHIP F	-14.11	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in UPPER BOX TICKETS WE SELL AS A PARTI	63.00	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in BUSINESS CARDS FOR ISA QUINTANILLA	31.30	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in ICE FOR STAFF	5.19	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FAIRY GARDEN SUPPLIES	31.79	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 2 DAY PLANNERS FOR NEW STAFF	12.68	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in ELECTRICAL PLUGS, CLEANING SUPPLIE	4.82	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 1ST THURSDAY SUPPLIES	36.89	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in COMMERCIAL DISHWASHER SANITIZER	102.04	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in DRY CLEANING - STAFF SHIRTS	15.41	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in NAME BADGES FOR FRONT DESK STAFF	74.72	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FILE DIVIDERS, PAPER, OFFICE PRODUCT	24.33	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in TRI CITIES GEO COIN SET	1,411.80	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in MONTHLY STAFF MEETING REFRESHMEN	13.98	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FAIRY GARDEN FLOWERS	10.86	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STOP WATCHES FOR SWIM TEAM MEET	43.40	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in ERASERS	6.51	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in BINDERS PAPER TOWELS AND CALENDAL	27.25	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FOLDER	2.16	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in POOL POPSICLES FOR SUNDAYS	9.95	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in ICE CREAM SANDWICHES FOR 1ST THUR	43.58	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in OFFICE SUPPLIES - POOL	21.72	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FAIRY GARDEN FLOWERS	11.94	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FAIRY GARDEN SUPPLIES	18.46	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in POPSICLE SUNDAYS AT POOL	16.00	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in OFFICE SUPPLIES - POOL	48.75	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in WE ICE TREATS FOR HOLIDAY PARADE; I	710.24	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FLOOR TAPE	311.72	C

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in POPCORN SUPPLIES	16.25	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in TABLE COVER - BLACK	44.79	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in CALENDAR	4.25	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in POPCORN SUPPLIES	33.66	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in POPCORN STORAGE	11.06	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in BLUETOOTH SPEAKER FOR FIT & FAB CL	32.45	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in ICE FOR STAFF	10.84	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in ICE FOR POOL	6.00	C
Total amount by Department					\$ 17,424.44	
114 PARKS DEPT.-FACILITIES MAINT.						
148600	09/05/2019	05911	AMERICAN BUILDING MAINTENANCE	in FACILITIES MAINTENANCE	389.00	
148600	09/05/2019	05911	AMERICAN BUILDING MAINTENANCE	in FACILITIES MAINTENANCE	2,268.66	
148600	09/05/2019	05911	AMERICAN BUILDING MAINTENANCE	in RENTAL JANITORIAL	75.00	
148601	09/05/2019	00084	BENTON PUD NO. 1	in ELECTRICITY	18.51	
148607	09/05/2019	00917	OXARC, INC.	in CHLORINE TANKS	62.81	
148609	09/05/2019	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	817.60	
148619	09/13/2019	08623	ACE SALES & SERVICE INC	in PORTABLE TOILET RENTAL	534.50	
148627	09/13/2019	05911	AMERICAN BUILDING MAINTENANCE	in FACILITIES MAINTENANCE	100.00	
148627	09/13/2019	05911	AMERICAN BUILDING MAINTENANCE	in JANITORIAL SVC	13,171.46	
148631	09/13/2019	03088	APOLLO MECHANICAL CONTRACTORS A	in HVAC	894.56	
148631	09/13/2019	03088	APOLLO MECHANICAL CONTRACTORS A	in 2019 HVAC MAINTENANCE	3,049.47	
148642	09/13/2019	00084	BENTON PUD NO. 1	in COLUMBIA PARK	3,725.39	
148642	09/13/2019	00084	BENTON PUD NO. 1	in COLUMBIA PARK	45.94	
148642	09/13/2019	00084	BENTON PUD NO. 1	in CITY PARKS	8,002.85	
148642	09/13/2019	00084	BENTON PUD NO. 1	in ELECTRICITY	874.31	
148642	09/13/2019	00084	BENTON PUD NO. 1	in CITY PARKS	279.23	
148642	09/13/2019	00084	BENTON PUD NO. 1	in CITY FACILITIES	15,271.77	
148683	09/13/2019	00322	CUBBY'S ELECTRIC MOTOR & PUMP	in POOL PUMP	850.34	
148695	09/13/2019	00166	FARMERS EXCHANGE	in MOWER REPAIR	170.43	
148695	09/13/2019	00166	FARMERS EXCHANGE	in WEED EATER HEAD	34.74	
148695	09/13/2019	00166	FARMERS EXCHANGE	in WEED EATER HEAD	34.74	
148695	09/13/2019	00166	FARMERS EXCHANGE	in HEDGER REPLACEMENT	495.21	
148701	09/13/2019	09237	FIKES NORTHWEST CORP	in AIR FRESHNER SVC	201.88	
148701	09/13/2019	09237	FIKES NORTHWEST CORP	in AIR FRESHNER SVC	212.97	
148704	09/13/2019	00409	FRONTIER FENCE INC	in GATE REPAIR	845.20	
148718	09/13/2019	08572	HIGH DESERT MAINTENANCE INC	in MATERIALS & LABOR	218.79	
148740	09/13/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in PUMP FILTER REPAIR	1,648.45	

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
148740	09/13/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in	REPAIR PARTS	56.77
148740	09/13/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIRS	53.88
148740	09/13/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in	PLUMBING REPAIR	196.58
148740	09/13/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIRS	100.66
148740	09/13/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in	PLUMBING REPAIRS	40.43
148740	09/13/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR	285.73
148740	09/13/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR	136.14
148740	09/13/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR	115.01
148740	09/13/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR	275.32
148762	09/13/2019	00484	MILNE NAIL,POWER TOOL & REPAIR	in	GENERAL SUPPLIES	170.01
148762	09/13/2019	00484	MILNE NAIL,POWER TOOL & REPAIR	in	LIGHT POLE REPAIR	37.92
148764	09/13/2019	05112	MOON SECURITY SERVICES, INC	in	CITY HALL - 112317	44.53
148764	09/13/2019	05112	MOON SECURITY SERVICES, INC	in	KPD - 11305	79.82
148764	09/13/2019	05112	MOON SECURITY SERVICES, INC	in	FROST- 119529	38.02
148764	09/13/2019	05112	MOON SECURITY SERVICES, INC	in	SOUTHRIDGE -17229	76.02
148764	09/13/2019	05112	MOON SECURITY SERVICES, INC	in	FIRE - 27578	41.27
148764	09/13/2019	05112	MOON SECURITY SERVICES, INC	in	COLUMBIA PARK GOLF - 34879	75.97
148768	09/13/2019	10097	N W F F INC NWFF ENVIRONMENTAL, DE	in	CLEAN-UP ZINTEL CANYON	1,314.30
148780	09/13/2019	05262	OVERHEAD DOOR COMPANY OF TRI-CIT	in	REPROGRAM REMOTES	275.84
148784	09/13/2019	00112	PALLIS POOL & PATIO INC	in	PUMP REPAIR	21.70
148791	09/13/2019	00329	PLATT ELECTRIC SUPPLY COMPANY REX	in	LIGHT REPAIR	36.27
148798	09/13/2019	00957	RANCH & HOME INC	in	EQUIPMENT MAINTENANCE	15.12
148798	09/13/2019	00957	RANCH & HOME INC	in	DOOR REPAIR	228.98
148798	09/13/2019	00957	RANCH & HOME INC	in	BATTERIES	24.96
148798	09/13/2019	00957	RANCH & HOME INC	in	TOOLS	10.85
148798	09/13/2019	00957	RANCH & HOME INC	in	TOOLS	11.28
148810	09/13/2019	00817	SENSKE LAWN & TREE CARE INC	in	CONTRACT 18-040	92.06
148810	09/13/2019	00817	SENSKE LAWN & TREE CARE INC	in	LIMB REMOVAL	526.71
148814	09/13/2019	00724	SHOWCASE SPECIALTIES, INC.	in	UNIFORM ALLOWANCE	243.26
148829	09/13/2019	05945	THYSSENKRUPP ELEVATOR CORP	in	ELEVATOR MAINTENANCE	48.84
148831	09/13/2019	09823	TOP TREE SERVICE LLC	in	BRUSH PILE REMOVAL	1,498.50
148831	09/13/2019	09823	TOP TREE SERVICE LLC	in	TREE REMOVAL	1,069.71
148841	09/13/2019	00017	TWIN CITY METALS INC	in	LIGHT POLE REPAIR	105.89
148841	09/13/2019	00017	TWIN CITY METALS INC	in	METAL	36.92
148841	09/13/2019	00017	TWIN CITY METALS INC	in	METAL	71.24
148848	09/13/2019	03564	US LINEN AND UNIFORM	in	LINEN SERVICE	135.62
148856	09/13/2019	00104	WA STATE LABOR & INDUSTRIES	in	FROST ELEVATOR CERT.	134.10

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$	
148866	09/13/2019	01755	WILBUR-ELLIS COMPANY	in	CREDIT	-193.85	
148866	09/13/2019	01755	WILBUR-ELLIS COMPANY	in	HERBICIDE	723.64	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	POSTAGE FOR GRANGE SPLASH PAD PER	9.75	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	EMPLOYEE RECOGNITION B NIEBUHR	9.64	C
Total amount by Department						\$ 62,569.22	
120 NON-DEPARTMENTAL							
148627	09/13/2019	05911	AMERICAN BUILDING MAINTENANCE	in	JANITORIAL SVC	4,590.86	
148631	09/13/2019	03088	APOLLO MECHANICAL CONTRACTORS A	in	2019 HVAC MAINTENANCE	247.61	
148638	09/13/2019	08297	BENTON CO COMMISSIONERS	in	DIST COURT/OPD BILLINGS	78,389.75	
148641	09/13/2019	03095	BENTON FRANKLIN HUMAN SERVICES	in	LIQUOR TAXES & PROFITS	5,395.78	
148642	09/13/2019	00084	BENTON PUD NO. 1	in	CITY FACILITIES	4,386.78	
148684	09/13/2019	07711	CULLIGAN WATER CONDITIONING	in	WATER DELIVERY	421.35	
148684	09/13/2019	07711	CULLIGAN WATER CONDITIONING	in	WATER DELIVERY	72.76	
148684	09/13/2019	07711	CULLIGAN WATER CONDITIONING	in	WATER DELIVERY	19.54	
148743	09/13/2019	10304	KNOCKERBALL TRICITIES LLC BOYD JA	in	NATIONAL NIGHT OUT	425.00	
148756	09/13/2019	08208	MCBRIDE PUBLIC AFFAIRS LLC THOMAS	in	LOBBYIST EXPENSES	4,120.00	
148764	09/13/2019	05112	MOON SECURITY SERVICES, INC	in	MCL - 113129	44.53	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	NATIONAL NIGHT OUT POSTERS	62.74	C
T 300380	09/13/2019	00511	WA STATE DEPT OF RETIREMENT SYSTEI	in	PRIOR SERVICE CONTRIBUTION	217.00	
Total amount by Department						\$ 98,393.70	
Total amount by Fund						\$ 512,770.27	
101 STREET FUND							
010 STREETS							
148609	09/05/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	129.79	
148622	09/13/2019	01853	AGO INDUSTRIES INC	in	SAFETY SUPPLIES	766.80	
148695	09/13/2019	00166	FARMERS EXCHANGE	in	TOOLS	521.27	
148724	09/13/2019	00113	INLAND ASPHALT COMPANY CPM DEVEL	in	CONTRACT P1911-19	6,000.00	
148738	09/13/2019	05148	KELLEY'S TELE-COMMUNICATIONS	in	ANSWERING SERVICE	60.52	
148766	09/13/2019	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH REIMBURSEMENT	1.82	
148866	09/13/2019	01755	WILBUR-ELLIS COMPANY	in	SUPPLIES	219.26	
Total amount by Department						\$ 7,699.46	
020 TRAFFIC							
148605	09/05/2019	00417	KAR-GOR INC	in	TRAFFIC CAMERA	3,010.39	
148609	09/05/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	403.47	
148636	09/13/2019	03707	BAXTER AUTO PARTS	in	12 VOLT RELAY PLUG	12.55	

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
148636	09/13/2019	03707	BAXTER AUTO PARTS	in PAINT TRUCK REPAIR	16.94
148642	09/13/2019	00084	BENTON PUD NO. 1	in SIGNALS	3,545.85
148642	09/13/2019	00084	BENTON PUD NO. 1	in CITY FACILITIES	34.80
148642	09/13/2019	00084	BENTON PUD NO. 1	in FLASHERS	231.34
148642	09/13/2019	00084	BENTON PUD NO. 1	in STREET LIGHTS	16,651.37
148709	09/13/2019	01775	GRAINGER	in SAFETY SUPPLIES	89.72
148736	09/13/2019	00417	KAR-GOR INC	in CAMERA CABLES	336.94
148738	09/13/2019	05148	KELLEY'S TELE-COMMUNICATIONS	in ANSWERING SERVICE	60.52
148766	09/13/2019	03962	MUNICIPAL SVCS PETTY CASH	in PETTY CASH REIMBURSEMENT	3.64
148785	09/13/2019	01040	PARAMOUNT SUPPLY COMPANY	in PAINT TRUCK PARTS	17.53
148797	09/13/2019	01817	RADIO SERVICE COMPANY INC	in MAINTENANCE CHARGES	55.19
148798	09/13/2019	00957	RANCH & HOME INC	in PEST CONTROL	6.36
148798	09/13/2019	00957	RANCH & HOME INC	in TOOLS	32.97
148802	09/13/2019	04618	RODDA PAINT COMPANY	in PAINT TRUCK PARTS	33.01
148813	09/13/2019	07555	SHERWIN-WILLIAMS COMPANY	in PAINT	215.38
148813	09/13/2019	07555	SHERWIN-WILLIAMS COMPANY	in GRAFFITI PAINT	138.91
148832	09/13/2019	00367	TRAFFIC SAFETY SUPPLY CO INC	in PARTS & SUPPLIES	1,738.49
148860	09/13/2019	01035	WASHINGTON HARDWARE AND FURNITURE	in BLACK SPRAY PAINT	779.97
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in RAPID SCHOOL BEACON RADIO REPAIRS	750.00
Total amount by Department					\$ 28,165.34
Total amount by Fund					\$ 35,864.80
102 ARTERIAL STREET FUND					
010 ARTERIAL STREET FUND					
148667	09/13/2019	10212	COLUMBIA ASPHALT AND READY MIX INC	in CONTRACT P1914-19	60,221.25
148724	09/13/2019	00113	INLAND ASPHALT COMPANY CPM DEVELOPMENT	in CONTRACT P1911-19	954,121.54
Total amount by Department					\$ 1,014,342.79
Total amount by Fund					\$ 1,014,342.79
103 URBAN ARTERIAL STREET FUND					
010 REIMBURSEABLE GRANTS					
148686	09/13/2019	00867	DAVID EVANS & ASSOCIATES, INC.	in CONSULTANT SERVICES	128,249.13
148724	09/13/2019	00113	INLAND ASPHALT COMPANY CPM DEVELOPMENT	in CONTRACT P1823-19	136,009.95
148793	09/13/2019	04920	PREMIER EXCAVATION INC	in CONTRACT P1309-18	4,836.00
148800	09/13/2019	03569	RAY POLAND AND SONS INC	in CONTRACT P1906-19	149,221.09
148854	09/13/2019	07477	WA STATE DEPT TRANSPORTATION	in GCB AGREEMENT - P1402	10,743.94
148854	09/13/2019	07477	WA STATE DEPT TRANSPORTATION	in ENGINEERING SERVICES	112.88

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SEPA PERMIT FOR US395 & RIDGELINE DI	266.00	C
					Total amount by Department	\$ 429,438.99
					Total amount by Fund	\$ 429,438.99
106 BI-PIN OPERATIONS FUND						
010 BI-PIN OPERATIONS FUND						
148649	09/13/2019	00080	BRUTZMAN'S INC	in OFFICE CHAIR	312.77	
148715	09/13/2019	03604	HAWORTH C/O BRUTZMAN'S INC.	in OFFICE FURNITURE	879.16	
					Total amount by Department	\$ 1,191.93
					Total amount by Fund	\$ 1,191.93
107 COMMUNITY DEVELOPMENT FUND						
330 INTERGOVERNMENTAL REVENUE						
148662	09/13/2019	00100	CITY OF RICHLAND	in HOME PAYOFF	9,000.00	
148662	09/13/2019	00100	CITY OF RICHLAND	in HOME PAYOFF	7,500.00	
148662	09/13/2019	00100	CITY OF RICHLAND	in HOME PAYOFF	10,000.00	
					Total amount by Department	\$ 26,500.00
					Total amount by Fund	\$ 26,500.00
111 ASSET FORFEITURE FUND						
010 ASSET FORFEITURE FUND						
148741	09/13/2019	01931	KENNEWICK POLICE DEPARTMENT	in ADMIN PETTY CASH	6.28	
148749	09/13/2019	03914	LITRELL, CHRISTOPHER	in CAT REIMBURSEMENT	50.00	
					Total amount by Department	\$ 56.28
					Total amount by Fund	\$ 56.28
116 LODGING TAX FUND						
010 LODGING TAX FUND						
148834	09/13/2019	00176	TRI-CITIES VISITOR & CONVENTION BUF	in CONTRACT DUES 2019	22,092.00	
148834	09/13/2019	00176	TRI-CITIES VISITOR & CONVENTION BUF	in VISITOR GUIDE 2020	1,900.00	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in TOURISM FACEBOOK BOOST POST	500.00	C
					Total amount by Department	\$ 24,492.00
					Total amount by Fund	\$ 24,492.00
117 CRIMINAL JUSTICE SALES TAX FUND						

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
010 CRIMINAL JUSTICE SALES TAX FUND						
	148609	09/05/2019	00030		VERIZON NORTHWEST in CITY WIDE CELL PHONES	899.40
	148819	09/13/2019	07685		SPECIAL CONSULTING SERVICES LLC in SPECIAL INVESTIGATIONS	1,516.75
T	300378	08/25/2019	05000		COMMERCIAL CARD SOLUTIONS JP MOF in REDUNDANT INTERNET CONNECTION - J	580.00
Total amount by Department						\$ 2,996.15
Total amount by Fund						\$ 2,996.15
300 CAPITAL IMPROVEMENTS FUND						
010 STREET IMPROVEMENTS						
	148626	09/13/2019	09403		ALLSTAR CONSTRUCTION GROUP,INC in CONTRACT P1903-19	8,003.51
	148724	09/13/2019	00113		INLAND ASPHALT COMPANY CPM DEVEI in CONTRACT P1911-19	7,880.00
	148754	09/13/2019	03083		MACKAY SPOSITO INC in PROJECT MANAGEMENT SERVICES	7,629.61
	148800	09/13/2019	03569		RAY POLAND AND SONS INC in CONTRACT P1825-19	21,170.24
	148865	09/13/2019	02368		WESTERN SYSTEMS INC in TRAFFIC EQUIPMENT	51,333.52
Total amount by Department						\$ 96,016.88
020 LAND AND FACILITIES						
	148632	09/13/2019	02395		AQUATIC SPECIALTY SERVICES INC. in POOL CONTROLLERS	1,612.26
	148733	09/13/2019	04713		J-U-B ENGINEERS INC in BOUNDRY LINE ADJUSTMENT	9,000.00
	148810	09/13/2019	00817		SENSKE LAWN & TREE CARE INC in PRUNING	4,824.56
	148810	09/13/2019	00817		SENSKE LAWN & TREE CARE INC in TREE REPAIR	1,629.00
	148810	09/13/2019	00817		SENSKE LAWN & TREE CARE INC in PRUNING	6,407.40
	148810	09/13/2019	00817		SENSKE LAWN & TREE CARE INC in WOOD REMOVAL	1,943.94
	148810	09/13/2019	00817		SENSKE LAWN & TREE CARE INC in PARK MAINTENANCE	2,106.84
	148810	09/13/2019	00817		SENSKE LAWN & TREE CARE INC in PARK MAINTENANCE	420.83
	148810	09/13/2019	00817		SENSKE LAWN & TREE CARE INC in PARK MAINTENANCE	3,999.20
	148810	09/13/2019	00817		SENSKE LAWN & TREE CARE INC in PARK MAINTENANCE	420.83
	148810	09/13/2019	00817		SENSKE LAWN & TREE CARE INC in PARK MAINTENANCE	9,665.40
	148827	09/13/2019	10301		TEMPORARY FENCE OF WASHINGTON W in TEMPORARY FENCE	4,718.67
	148831	09/13/2019	09823		TOP TREE SERVICE LLC in PARK MAINTENANCE	2,500.00
Total amount by Department						\$ 49,248.93
040 PARK RESERVE						
	148828	09/13/2019	02678		TERRELL, MICHAEL LANDSCAPE ARCHIT in CASCADE LINEAR PARK	1,681.96
Total amount by Department						\$ 1,681.96
075 GO BOND 2017						
	148625	09/13/2019	10058		ALLIANCE MANAGEMENT & CONSTRUC in CONSTRUCTION MANAGEMENT	4,500.00

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$	
148826	09/13/2019	07079	TCA ARCHITECTURE PLANNING INC	in	DESIGN SERVICES	24,944.28	
Total amount by Department						\$ 29,444.28	
900 CAPITAL PURCHASES							
148767	09/13/2019	09289	MUNICODE MUNICIPAL CODE CORP	in	WEB HOSTING	352.86	
148842	09/13/2019	01566	TYLER TECHNOLOGIES INC	in	EDEN REPLACEMENT PROJECT	630.00	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	50 DISPLAYPORT TO DVI ADAPTERS	404.50	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	50 DISPLAYPORT TO DVI CABLES	693.50	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	10 REPLACEMENT MONITORS	1,737.49	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	(5) 2 PACKS OF PC POWER CORDS - 10 FOC	117.13	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	50 DISPLAYPORT TO DVI CABLES	627.37	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	75 DISPLAYPORT TO DVI CABLES	1,040.25	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	50 VGA-DISPLAYPORT ADAPTER CABLES.	1,765.40	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	50 DISPLAYPORT TO DVI CABLES	866.70	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REFUND ON PURCHASE OF CABLES \$404.	-101.12	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REFUND ON PURCHASE OF CABLES \$404.	-101.12	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	(3) DELL RADEON RX550 VIDEO CARDS (4	390.96	C
Total amount by Department						\$ 8,423.92	
Total amount by Fund						\$ 184,815.97	
401 WATER AND SEWER FUND							
148699	09/13/2019	00086	FERGUSON ENTERPRISES INC	in	INVENTORY	6,664.78	
148712	09/13/2019	00865	H D FOWLER COMPANY INC	in	INVENTORY	150.87	
148712	09/13/2019	00865	H D FOWLER COMPANY INC	in	INVENTORY	210.88	
148712	09/13/2019	00865	H D FOWLER COMPANY INC	in	INVENTORY	3,795.18	
148712	09/13/2019	00865	H D FOWLER COMPANY INC	in	MAN HOLE COVER	585.40	
148712	09/13/2019	00865	H D FOWLER COMPANY INC	in	INVENTORY	10,705.98	
148712	09/13/2019	00865	H D FOWLER COMPANY INC	in	INVENTORY	125.17	
Total amount by Department						\$ 22,238.26	
010 WATER/SEWER OPERATIONS							
148603	09/05/2019	05471	FRONTIER COMMUNICATIONS NW INC	in	TELEPHONE SVC	403.05	
148609	09/05/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	2,812.00	
148617	09/13/2019	08802	A1 TRUCK WASH	in	TRUCK WASH	86.88	
148621	09/13/2019	04327	ADVANCED ANALYTICAL SOLUTIONS LI	in	LAB SUPPLIES	60.00	
148622	09/13/2019	01853	AGO INDUSTRIES INC	in	SAFETY SUPPLIES	1,463.53	
148628	09/13/2019	05681	AMERIGAS PROPANE LP	in	PROPANE - FORK TRUCK	18.40	

City of Kennebec

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
148628	09/13/2019	05681	AMERIGAS PROPANE LP	in	SUPPLIES	37.59
148629	09/13/2019	07400	ANALYTICAL SERVICES INC	in	LAB SERVICES	215.00
148629	09/13/2019	07400	ANALYTICAL SERVICES INC	in	LAB SERVICES	215.00
148630	09/13/2019	02738	ANATEK LABS INC	in	LAB SAMPLES	384.00
148631	09/13/2019	03088	APOLLO MECHANICAL CONTRACTORS A	in	HVAC	375.86
148631	09/13/2019	03088	APOLLO MECHANICAL CONTRACTORS A	in	2019 HVAC MAINTENANCE	700.49
148635	09/13/2019	00214	BASIN DEPARTMENT STORE	in	UNIFORM ALLOWANCE	108.58
148636	09/13/2019	03707	BAXTER AUTO PARTS	in	PARTS & SUPPLIES	17.68
148640	09/13/2019	00093	BENTON FRANKLIN DISTRICT HEALTH	in	LAB SAMPLES	2,720.00
148640	09/13/2019	00093	BENTON FRANKLIN DISTRICT HEALTH	in	LAB TESTING	300.00
148642	09/13/2019	00084	BENTON PUD NO. 1	in	ELECTRICITY	38,934.66
148642	09/13/2019	00084	BENTON PUD NO. 1	in	SEWER LIFT STATIONS	4,806.67
148642	09/13/2019	00084	BENTON PUD NO. 1	in	ELECTRICITY	28,485.20
148642	09/13/2019	00084	BENTON PUD NO. 1	in	CITY PARKS	13,626.74
148642	09/13/2019	00084	BENTON PUD NO. 1	in	ELECTRICITY	377.12
148642	09/13/2019	00084	BENTON PUD NO. 1	in	WATER FILTRATION	21,304.78
148646	09/13/2019	09733	BNSF RAILWAY COMPANY	in	LESLIE LIFT STATION LEASE	3,022.37
148647	09/13/2019	08065	BOLT ALLEN	in	TUITION REIMBURSEMENT	750.00
148651	09/13/2019	07832	C&E TRENCHING LLC	in	CONTRACT P1920-19	166,606.40
148658	09/13/2019	05050	CENTRAL HOSE & FITTINGS INC	in	REPAIR - AIR FITTINGS	26.82
148670	09/13/2019	00505	COLUMBIA GRAIN & FEED INC	in	PARTS & SUPPLIES	45.59
148671	09/13/2019	00114	COLUMBIA RIGGING CORPORATION	in	INFLUENT SCREEN REPAIR	62.12
148680	09/13/2019	00013	CORE & MAIN LP	in	FIRE HYDRANT PARTS	393.01
148680	09/13/2019	00013	CORE & MAIN LP	in	F/H PARTS	340.61
148680	09/13/2019	00013	CORE & MAIN LP	in	FIRE HYDRANT	2,280.79
148693	09/13/2019	09032	ENDRESS + HAUSER INC	in	CABLE HANDGERS - LIFT	133.81
148698	09/13/2019	04147	FEDEX	in	SHIPPING	123.87
148699	09/13/2019	00086	FERGUSON ENTERPRISES INC	in	PARTS & SUPPLIES	282.58
148700	09/13/2019	02312	FIELD INSTRUMENTS & CONTROLS INC	in	TRANSMITTER RELAY	311.17
148701	09/13/2019	09237	FIKES NORTHWEST CORP	in	AIR FRESHNER SVC	19.17
148701	09/13/2019	09237	FIKES NORTHWEST CORP	in	AIR FRESHNER SVC	19.17
148702	09/13/2019	05716	FLEETMATICS USA, LLC	in	VEHICLE GPS UNIT	162.90
148709	09/13/2019	01775	GRAINGER	in	SUMP PUMP	123.61
148711	09/13/2019	07234	GROUNDWATER SOLUTIONS INC DBA GS	in	CONSULTANT SERVICES	2,119.90
148712	09/13/2019	00865	H D FOWLER COMPANY INC	in	REPAIR PARTS	810.36
148712	09/13/2019	00865	H D FOWLER COMPANY INC	in	F/H PARTS	270.18
148713	09/13/2019	01482	HACH COMPANY	in	LAB SUPPLIES	127.04

City of Kennebec

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
148713	09/13/2019	01482	HACH COMPANY	in	FIELD CASE	210.12
148714	09/13/2019	09460	HANSEN DAVID	in	UNIFORM ALLOWANCE	389.28
148716	09/13/2019	06569	HDR INC	in	CONSULTANT SERVICES	19,643.86
148716	09/13/2019	06569	HDR INC	in	CONSULTANT AGREEMENT	97,814.71
148716	09/13/2019	06569	HDR INC	in	CONSULTANT SERVICES	3,843.51
148716	09/13/2019	06569	HDR INC	in	CONSULTANT SERVICES	17,683.04
148718	09/13/2019	08572	HIGH DESERT MAINTENANCE INC	in	SHORING REPAIRS	103.17
148720	09/13/2019	06105	HOUSE OF AUTOMOTIVE PARTS AND PAI	in	PARTS - VACCON	79.69
148722	09/13/2019	09099	IDEXX DISTRIBUTION INC	in	LAB SUPPLIES	844.96
148722	09/13/2019	09099	IDEXX DISTRIBUTION INC	in	SUPPLIES	167.15
148724	09/13/2019	00113	INLAND ASPHALT COMPANY CPM DEVEI	in	ASPHALT	1,980.04
148724	09/13/2019	00113	INLAND ASPHALT COMPANY CPM DEVEI	in	ASPHALT	588.01
148724	09/13/2019	00113	INLAND ASPHALT COMPANY CPM DEVEI	in	CONTRACT P1911-19	1,423.75
148725	09/13/2019	00529	INTERMOUNTAIN MATERIAL TESTING	in	TESTING SERVICES - P1606	219.50
148728	09/13/2019	04624	JCI JONES CHEMICALS INC	in	SODIUM HYPOCHLORITE	5,230.92
148733	09/13/2019	04713	J-U-B ENGINEERS INC	in	CONSULTANT AGREEMENT	3,192.69
148735	09/13/2019	01037	KAMAN INDUSTRIAL TECHNOLOGIES	in	COMPACTOR SEAL	4.07
148738	09/13/2019	05148	KELLEY'S TELE-COMMUNICATIONS	in	ANSWERING SERVICE	60.36
148740	09/13/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	15.92
148740	09/13/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	64.56
148740	09/13/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in	CREDIT- RETURN	-56.27
148744	09/13/2019	01477	KONECRANES INC.	in	CRANE INSPECTIONS	1,900.50
148761	09/13/2019	00217	MILLER PAINT CO	in	F/H PAINT	85.03
148761	09/13/2019	00217	MILLER PAINT CO	in	F/H PAINT	317.33
148764	09/13/2019	05112	MOON SECURITY SERVICES, INC	in	WFP - 10128	41.27
148764	09/13/2019	05112	MOON SECURITY SERVICES, INC	in	SCADA - DAK0001	31.50
148766	09/13/2019	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH REIMBURSEMENT	9.10
148773	09/13/2019	05532	NORCO, INC.	in	SUPPLIES	33.54
148775	09/13/2019	04466	NORTHSTAR CHEMICAL INC	in	SODIUM HYPOCHLORITE	827.00
148777	09/13/2019	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES	62.91
148777	09/13/2019	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES	41.26
148777	09/13/2019	03700	OFFICE DEPOT INC	in	WIRELESS KEYBOARD	45.71
148777	09/13/2019	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES	15.43
148781	09/13/2019	01912	OWEN EQUIPMENT COMPANY	in	VACTOR PARTS	2,298.84
148781	09/13/2019	01912	OWEN EQUIPMENT COMPANY	in	VACTOR PARTS	734.57
148781	09/13/2019	01912	OWEN EQUIPMENT COMPANY	in	VACCON PARTS	48.12
148782	09/13/2019	00917	OXARC, INC.	in	FREEZE KIT	107.51

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$	
148789	09/13/2019	07671	PETERSON STRUCTURAL ENGINEERS	in CONSULTANT SERVICES	3,817.80	
148790	09/13/2019	02941	PHASE 2 ELECTRIC, INC.	in MATERIALS & LABOR	958.50	
148791	09/13/2019	00329	PLATT ELECTRIC SUPPLY COMPANY REX	in CONTACT CLEANER	22.33	
148791	09/13/2019	00329	PLATT ELECTRIC SUPPLY COMPANY REX	in PARTS - COMPACTOR	874.37	
148796	09/13/2019	10300	PURDY CHAD	in UNIFORM ALLOWANCE	325.74	
148797	09/13/2019	01817	RADIO SERVICE COMPANY INC	in MAINTENANCE CHARGES	56.86	
148798	09/13/2019	00957	RANCH & HOME INC	in CABLE TIES	11.37	
148798	09/13/2019	00957	RANCH & HOME INC	in SALT	318.75	
148798	09/13/2019	00957	RANCH & HOME INC	in TOOLS	43.42	
148811	09/13/2019	01831	SETCOM CORPORATION PINNACLE PEAK	in REPAIR - HEADSET	416.12	
148814	09/13/2019	00724	SHOWCASE SPECIALTIES, INC.	in UNIFORM ALLOWANCE	69.50	
148814	09/13/2019	00724	SHOWCASE SPECIALTIES, INC.	in UNIFORM ALLOWANCE	282.36	
148815	09/13/2019	00680	SIERRA ELECTRIC, INC.	in LIFT STATION MAINTENANCE	315.48	
148825	09/13/2019	06864	TAPANI INC	in CONTRACT P1606-18	90,568.58	
148839	09/13/2019	00393	TROJAN TECHNOLOGIES	in LIGHTS	80.58	
148841	09/13/2019	00017	TWIN CITY METALS INC	in REPAIR - CLARIFIER	7.82	
148841	09/13/2019	00017	TWIN CITY METALS INC	in REPAIR - WORK CART	8.11	
148843	09/13/2019	03883	U R M CASH & CARRY	in CLEANING SUPPLIES	17.98	
148843	09/13/2019	03883	U R M CASH & CARRY	in SUPPLIES	5.64	
148843	09/13/2019	03883	U R M CASH & CARRY	in SUPPLIES	45.09	
148846	09/13/2019	04764	UNITED PARCEL SERVICE	in SHIPPING	7.32	
148848	09/13/2019	03564	US LINEN AND UNIFORM	in LINEN SERVICE	65.16	
148850	09/13/2019	03881	UTILITIES UNDERGROUND LOCATION CI	in UTILITY LOCATES	517.29	
148851	09/13/2019	00030	VERIZON NORTHWEST	in AIR CARD FOR CAMERA PROJECT	50.04	
148855	09/13/2019	01090	WA STATE DEPT TRANSPORTATION SOUT	in WSDOT INSPECTION	5,115.53	
148860	09/13/2019	01035	WASHINGTON HARDWARE AND FURNITURE	in VACCON PARTS	6.47	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PACIFIC NORTHWEST PRETREATMENT W	350.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in BUSINESS CARDS FOR PW STAFF	51.10	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PARTS FOR SIERRA WIRELESS CELLULAR	59.09	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PIPET BULBS FOR WWTP LAB	69.75	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PIPET BULBS FOR LAB	23.25	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in APWA PWX CONFERENCE REGISTRATION	829.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in CAR RENTAL FOR BOB BEPPLE WHILE AT	209.71	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in BUSINESS CARDS FOR BRANDI RALSTON	31.30	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in AIRFARE FOR BOB BEPPLE TO TRAVEL TO	308.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in CLASS FEE FOR BOB BEPPLE TO ATTEND	1,500.00	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in HOTEL FOR DARRELL BUCK WHILE ATTE	282.00	C

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	TRAVEL INSURANCE FOR BOB BEPPLE'S C	23.63
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	METALS ANALYSIS	384.00
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	SMALL TOOLS (PAINT BRUSHES) FOR FIR	54.00
Total amount by Department					\$ 563,770.40
030 SEWER AREA CHARGE					
148658	09/13/2019	05050	CENTRAL HOSE & FITTINGS INC	PARTS & SUPPLIES	206.33
148658	09/13/2019	05050	CENTRAL HOSE & FITTINGS INC	PARTS & SUPPLIES	62.14
148658	09/13/2019	05050	CENTRAL HOSE & FITTINGS INC	PARTS & SUPPLIES	78.87
148733	09/13/2019	04713	J-U-B ENGINEERS INC	ENGINEERING SERVICES	2,430.81
Total amount by Department					\$ 2,778.15
Total amount by Fund					\$ 588,786.81
402 MEDICAL SERVICES FUND					
010 MEDICAL SERVICES					
148609	09/05/2019	00030	VERIZON NORTHWEST	CITY WIDE CELL PHONES	791.93
148615	09/13/2019	00552	10TH AVENUE CLEANERS,LLC	UNIFORM PATCHES	5.54
148615	09/13/2019	00552	10TH AVENUE CLEANERS,LLC	SEW UNIFORM PATCHES	13.85
148615	09/13/2019	00552	10TH AVENUE CLEANERS,LLC	SEW UNIFORM PATCHES	6.92
148615	09/13/2019	00552	10TH AVENUE CLEANERS,LLC	SEW UNIFORM PATCHES	6.92
148615	09/13/2019	00552	10TH AVENUE CLEANERS,LLC	UNIFORM ALTERATIONS	36.00
148615	09/13/2019	00552	10TH AVENUE CLEANERS,LLC	UNIFORM ALTERATIONS	36.00
148615	09/13/2019	00552	10TH AVENUE CLEANERS,LLC	HEM PANTS	12.00
148615	09/13/2019	00552	10TH AVENUE CLEANERS,LLC	HEM PANTS	24.00
148635	09/13/2019	00214	BASIN DEPARTMENT STORE	FIRE ACADEMY SUPPLIES	40.57
148635	09/13/2019	00214	BASIN DEPARTMENT STORE	FIRE ACADEMY SUPPLIES	38.73
148648	09/13/2019	03495	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	131.39
148648	09/13/2019	03495	BOUND TREE MEDICAL LLC	IV SUPPLIES	61.40
148648	09/13/2019	03495	BOUND TREE MEDICAL LLC	MEDICAL SUPPLIES	309.73
148654	09/13/2019	07715	CARDINAL HEALTH 411, INC	MEDICATION	44.35
148668	09/13/2019	07849	COLUMBIA BASIN ICE AND TRANSPORT	ICE - STATION 2	22.27
148668	09/13/2019	07849	COLUMBIA BASIN ICE AND TRANSPORT	ICE - STATION 2	24.89
148668	09/13/2019	07849	COLUMBIA BASIN ICE AND TRANSPORT	ICE - STATION 2	26.20
148706	09/13/2019	05823	GALLS, LLC	BLANK NAME TAGS	190.16
148706	09/13/2019	05823	GALLS, LLC	NAME PLATE	16.16
148709	09/13/2019	01775	GRAINGER	LUGGAGE TAGS	5.66
148723	09/13/2019	08984	IMAGETREND	SOFTWARE RENEWAL,	21,969.23

City of Kennebec

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$	
148748	09/13/2019	08868	LIFE-ASSIST	in	MEDICAL SUPPLIES	99.80	
148748	09/13/2019	08868	LIFE-ASSIST	in	MEDICAL SUPPLIES	1,014.75	
148776	09/13/2019	09789	OFFICE ALLY INC	in	NON-PARTICIPATING CLAIMS FEE	35.00	
148782	09/13/2019	00917	OXARC, INC.	in	OXYGEN	118.78	
148847	09/13/2019	05807	UPTOWN CLEANERS	in	2019-2020 UNIFORM LAUNDRY SERVICES	79.15	
148847	09/13/2019	05807	UPTOWN CLEANERS	in	2019-2020 UNIFORM LAUNDRY SERVICES	103.38	
148847	09/13/2019	05807	UPTOWN CLEANERS	in	2019-2020 UNIFORM LAUNDRY SERVICES	82.39	
148847	09/13/2019	05807	UPTOWN CLEANERS	in	2019-2020 UNIFORM LAUNDRY SERVICES	95.31	
148847	09/13/2019	05807	UPTOWN CLEANERS	in	2019-2020 UNIFORM LAUNDRY SERVICES	90.46	
148847	09/13/2019	05807	UPTOWN CLEANERS	in	2019-2020 UNIFORM LAUNDRY SERVICES	98.54	
148847	09/13/2019	05807	UPTOWN CLEANERS	in	2019-2020 UNIFORM LAUNDRY SERVICES	95.31	
148847	09/13/2019	05807	UPTOWN CLEANERS	in	2019-2020 UNIFORM LAUNDRY SERVICES	101.77	
148847	09/13/2019	05807	UPTOWN CLEANERS	in	2019-2020 UNIFORM LAUNDRY SERVICES	100.16	
148872	09/13/2019	06869	ZOLL MEDICAL CORPORATION	in	MEDICAL SUPPLIES	655.40	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: GOJO BO	4.08	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION 2 REPLACEMENT LOWER DISHW	46.40	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MONTHLY RX DISPOSAL FEE FOR FTC	16.15	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HIGH YIELD PAGEWIDE PRINTER CARTRI	3.79	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: BRIGHTC	152.44	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	12-PK DURACELL D-CELL BATTERIES	35.27	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES & OFFICE	82.32	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	12-PK CR123 LITHIUM 3V BATTERY	11.87	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REPLACEMENT MICROWAVE FOR STATIO	106.52	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: 1-GAL. SI	210.40	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES & OFFICE	74.67	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	26-PK BLACK MESH STORAGE BAGS (QT)	19.89	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	LAPTOP CASE FOR CHIEF BEASLEY; STAT	24.37	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IPHONE CASES FOR UTILITY FIREFIGHTE	28.76	C
Total amount by Department						\$ 27,401.03	
Total amount by Fund						\$ 27,401.03	
403 BUILDING SAFETY FUND							
010 BUILDING SAFETY							
148609	09/05/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	376.14	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE DEPOT: ASSORTED COLORS SHAF	29.67	C
Total amount by Department						\$ 405.81	

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
Total amount by Fund						\$ 405.81
404 COLISEUM FUND						
010 COLISEUM						
148737	09/13/2019	09627	KDA ARCHITECTURE INC	in	CONTRACT 18-025	2,136.94
Total amount by Department						\$ 2,136.94
Total amount by Fund						\$ 2,136.94
405 STORMWATER UTILITY FUND						
010 STORMWATER						
148603	09/05/2019	05471	FRONTIER COMMUNICATIONS NW INC	in	TELEPHONE SVC	61.09
148606	09/05/2019	05251	ONSITE ENVIRONMENTAL INC	in	VACTOR SOIL TEST	1,060.00
148609	09/05/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	276.42
148622	09/13/2019	01853	AGO INDUSTRIES INC	in	SAFETY SUPPLIES	589.96
148636	09/13/2019	03707	BAXTER AUTO PARTS	in	PIPE REPAIR	6.39
148651	09/13/2019	07832	C&E TRENCHING LLC	in	CONTRACT P1920-19	2,675.62
148658	09/13/2019	05050	CENTRAL HOSE & FITTINGS INC	in	SWEEPER PARTS	115.60
148740	09/13/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in	VACCON REPAIR	3.97
148740	09/13/2019	00078	KENNEWICK INDUSTRIAL & ELEC	in	VACCON PARTS	64.28
148797	09/13/2019	01817	RADIO SERVICE COMPANY INC	in	MAINTENANCE CHARGES	55.19
148798	09/13/2019	00957	RANCH & HOME INC	in	INSPECTION BOX	358.37
148798	09/13/2019	00957	RANCH & HOME INC	in	PARTS & SUPPLIES	42.32
148804	09/13/2019	05006	SAFETY-KLEEN CORPORATION	in	OIL SOCKS	552.83
148836	09/13/2019	01872	TRI-CITY LUMBER CO.	in	PARTS & SUPPLIES	276.35
148836	09/13/2019	01872	TRI-CITY LUMBER CO.	in	LUMBER	18.13
148840	09/13/2019	09405	TRUCK PRO LLC SIX STATES	in	SWEEPER LIGHT	117.73
Total amount by Department						\$ 6,274.25
Total amount by Fund						\$ 6,274.25
406 COLUMBIA PARK GOLF COURSE FUND						
010 COLUMBIA PARK GOLF COURSE						
148663	09/13/2019	05296	CKJT ARCHITECTS PLLC	in	CONSULTING SVCS-CPGC	88.00
148824	09/13/2019	09906	SYSCO SPOKANE INC	in	FURNITURE	16,239.82
Total amount by Department						\$ 16,327.82
Total amount by Fund						\$ 16,327.82

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
501 EQUIPMENT RENTAL FUND						
148656	09/13/2019	05061	CEDAR RAPIDS TIRE CO	in	TIRE INVENTORY	194.06
148656	09/13/2019	05061	CEDAR RAPIDS TIRE CO	in	TIRE INVENTORY	209.84
148661	09/13/2019	05727	CITI COSTCO ANYWHERE VISA	in	SIGNS	30.38
148661	09/13/2019	05727	CITI COSTCO ANYWHERE VISA	in	PIPE ASSEMBLY	30.20
148664	09/13/2019	05777	CLEARWATER NAPA	in	INVENTORY	110.35
148664	09/13/2019	05777	CLEARWATER NAPA	in	FILTERS	132.51
148674	09/13/2019	08852	COMMERCIAL TIRE	in	TIRES	267.31
148674	09/13/2019	08852	COMMERCIAL TIRE	in	TIRE INVENTORY	1,333.53
148695	09/13/2019	00166	FARMERS EXCHANGE	in	MOWER BLADES	173.76
148695	09/13/2019	00166	FARMERS EXCHANGE	in	MOWER BLADES	65.16
148717	09/13/2019	03460	HERITAGE MAINT PRODUCTS LLC	in	BROOMS	2,595.00
148786	09/13/2019	06241	PASCO TIRE FACTORY INC	in	TIRE INVENTORY	764.20
Total amount by Department						\$ 5,906.30
010 EQUIPMENT RENTAL						
148602	09/05/2019	01310	COLEMAN OIL COMPANY	in	FLEETWIDE FUEL ACCT #0870469	21,535.15
148604	09/05/2019	03313	J & L HYDRAULICS	in	PARTS & LABOR - VEH 0388	167.01
148609	09/05/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	-66.45
148617	09/13/2019	08802	A1 TRUCK WASH	in	TRUCK WASH - VEH 5520	86.88
148624	09/13/2019	07305	ALL POINTS LOCKSMITH COMPANY	in	REKEY - VEH 7354	310.05
148628	09/13/2019	05681	AMERIGAS PROPANE LP	in	PROPANE - VEH. 0401	27.44
148634	09/13/2019	04247	AUTOZONE	in	REGULATOR - VEH 7804	87.96
148634	09/13/2019	04247	AUTOZONE	in	EXHAUST PARTS - VEH 0255	174.68
148636	09/13/2019	03707	BAXTER AUTO PARTS	in	REPAIR KITS - VEH. 0156	24.33
148636	09/13/2019	03707	BAXTER AUTO PARTS	in	A/T FILTER KIT - VEH 6802	17.00
148653	09/13/2019	09942	CAMPING WORLD RV SALES FOLEY RV C	in	MATERIALS & LABOR - VEH 2802	2,052.56
148658	09/13/2019	05050	CENTRAL HOSE & FITTINGS INC	in	FITTING - VEH 2802	15.61
148659	09/13/2019	01315	CENTRAL MACHINERY SALES INC	in	PARTS - VEH. 0059	455.19
148666	09/13/2019	01310	COLEMAN OIL COMPANY	in	MOWER FUEL	585.98
148666	09/13/2019	01310	COLEMAN OIL COMPANY	in	MOWER FUEL	523.83
148666	09/13/2019	01310	COLEMAN OIL COMPANY	in	MOWER FUEL	355.19
148674	09/13/2019	08852	COMMERCIAL TIRE	in	TIRE SERVICE - VEH 4204	46.38
148674	09/13/2019	08852	COMMERCIAL TIRE	in	TIRES - VEH 3211	221.35
148674	09/13/2019	08852	COMMERCIAL TIRE	in	TIRE REPAIR - VEH 2512	185.60
148677	09/13/2019	04853	CONNELL OIL INC DBA 76 DISTRIBUTINC	in	DIESEL EXHAUST FLUID - FLEET	151.11

City of Kennebec

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
148681	09/13/2019	07868	CORWIN FORD - TRI CITIES	in	HOSE - VEH. 7677	89.24
148681	09/13/2019	07868	CORWIN FORD - TRI CITIES	in	PARTS - VEH. 2206	336.01
148695	09/13/2019	00166	FARMERS EXCHANGE	in	SPRING EXT. - VEH. 3524	22.82
148705	09/13/2019	09431	G & R AG PRODUCTS INC	in	SPRAY TIPS - VEH 4206	49.26
148705	09/13/2019	09431	G & R AG PRODUCTS INC	in	WATER PUMP - VEH. 3735	139.50
148718	09/13/2019	08572	HIGH DESERT MAINTENANCE INC	in	REPAIR - VEH. 3737	176.62
148721	09/13/2019	08711	HUGHES FIRE EQUIPMENT INC	in	REPAIR - VEH. 0229	707.04
148721	09/13/2019	08711	HUGHES FIRE EQUIPMENT INC	in	DOOR ARM - VEH 2801	32.35
148726	09/13/2019	03313	J & L HYDRAULICS	in	CYLINDER - VEH 1090	150.28
148729	09/13/2019	02285	JIFFY CAR WASH, INC.	in	FLEET CAR WASHES	651.60
148730	09/13/2019	03363	JIM'S PACIFIC GARAGES INC	in	CLAMP - VEH. 2802	8.88
148752	09/13/2019	03154	M & M BOLT COMPANY, LLC	in	HARDWARE - VEH 4206	2.20
148757	09/13/2019	02357	MCCURLEY CHEVROLET INC	in	PARTS - VEH 7338	212.52
148758	09/13/2019	00195	MCLOUGHLIN & EARDLEY, INC SIRENNE	in	CONTROL HEAD - VEH 4612	277.09
148759	09/13/2019	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE - VEH. 3737	54.25
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	INVENTORY PARTS	70.33
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	SUPPLIES - SHOP	60.29
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	CANISTER - VEH. 0007	36.11
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	COOLANT - VEH. 3211	15.18
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	COOLANT - VEH 2307/0228	30.36
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	CREDIT - VEH 2105	-149.52
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	HOOD SUPPORT - VEH. 2206	24.70
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	FUEL MODULE -VEH. 0007	218.83
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	AIR FILTER - VEH. 0113	11.26
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	TRANS FILTER - VEH 0113	15.75
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	AIR FILTER - VEH. 3811	15.16
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	MOTOR OIL - VEH. 3315	11.92
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	BELT - VEH W100	17.67
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	PARTS - VEH 0016	86.39
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	SILICONE SPRAY - VEH 7920	3.42
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	SUPPORTS - VEH 0203	69.03
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	FILTER - VEH 5313	6.48
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	OIL - VEH 0100	47.26
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	OIL - VEH 0100	23.63
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	FILTERS - VEH 0100	56.44
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	FILTERS - VEH 0059	93.97
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in	OIL FILTER - VEH 3737	4.26

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$	
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in AIR FILTER - VEH 3737	14.66	
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in TRAILER PARTS - VEH 0480	233.87	
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in LICENSE KIT - VEH 0480	4.27	
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in FILTER - VEH 0059	30.60	
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in AIR FILTER - VEH 6901	11.04	
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in AIR FILTER - VEH 1003	8.11	
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in CLAMPS - VEH 3313	12.71	
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in DUST CAPS - VEH 0138	10.03	
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in EXHAUST FLANGE - VEH 0255	9.13	
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in PARTS & SUPPLIES - FLEET	56.19	
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in COOLANT - VEH 0059	47.26	
148769	09/13/2019	08875	NAPA PASCO AUTO PARTS	in AIR FILTER - VEH 6802	6.77	
148770	09/13/2019	01525	NATIONAL BARRICADE CO LLC	in MESSAGE BOARD	18,413.13	
148779	09/13/2019	04217	O'REILLY AUTO PARTS	in BRAKE ROTOR - VEH. 0016	126.82	
148779	09/13/2019	04217	O'REILLY AUTO PARTS	in BATTERY - VEH 3313	352.29	
148779	09/13/2019	04217	O'REILLY AUTO PARTS	in BOOST HOSE - VEH 0100	11.59	
148779	09/13/2019	04217	O'REILLY AUTO PARTS	in HOOD SUPPORT - VEH 2206	25.53	
148779	09/13/2019	04217	O'REILLY AUTO PARTS	in AIR FILTER - VEH 3737	27.69	
148779	09/13/2019	04217	O'REILLY AUTO PARTS	in BRAKE PARTS - VEH 0138	141.65	
148799	09/13/2019	05903	RATTLESNAKE MOUNTAIN HARLEY-DAV	in CLUTCH - VEH 7337	1,246.36	
148799	09/13/2019	05903	RATTLESNAKE MOUNTAIN HARLEY-DAV	in PARTS & LABOR - VEH 7337	1,090.56	
148830	09/13/2019	07982	TITAN TRUCK EQUIPMENT	in PARTS & LABOR	9,436.30	
148840	09/13/2019	09405	TRUCK PRO LLC SIX STATES	in GREASE CAP PLUG - VEH 0480	1.23	
148845	09/13/2019	08465	UNDERWRITERS LABORATORIES, INC	in INSPECTION - VEH 2802	247.50	
148846	09/13/2019	04764	UNITED PARCEL SERVICE	in SHIPPING	5.16	
148848	09/13/2019	03564	US LINEN AND UNIFORM	in LINEN SERVICE	55.40	
148849	09/13/2019	06538	USF REDDAWAY INC	in FREIGHT - VEH. 3313	124.00	
148864	09/13/2019	05380	WESTERN SYSTEMS FABRICATION INC	in WATER JETS - VEH 4206	483.32	
148870	09/13/2019	01241	WOODPECKER TRUCK	in EXPANSION VALVE - VEH. 5116	131.98	
148870	09/13/2019	01241	WOODPECKER TRUCK	in THERM KIT - VEH. 0156	181.04	
148870	09/13/2019	01241	WOODPECKER TRUCK	in AIR LEAK SERV - VEH 5116	627.17	
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FOREIGN TRANSACTION FEE FOR NOZZL	35.42	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in NOZZLES FOR VEHICLE 0100. HANSEN W	2,361.20	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in REPORT OF SALE FEE FOR VEHICLE 7368	8.75	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in LICENSE AND REGISTRATION FOR VEHIC	96.31	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STEERING COLUMN PARTS FOR VEHICLE	157.40	C
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in BUSINESS CARDS FOR FLEET/CRAMER PC	31.30	C

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	REPORT OF SALE FEE FOR VEHICLE 0500	8.75
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	FLOOR MATS FOR VEHICLES 5904, 3901, 39	450.49
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	REPORT OF SALE FEE FOR VEHICLE 0142	8.75
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	REPORT OF SALE FEE FOR VEHICLE 0124	8.75
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	REPORT OF SALE FEE FOR VEHICLE 7370	8.75
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	REPORT OF SALE FEE FOR VEHICLE 0090	13.25
T 300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	HEADLIGHTS FOR VEHICLE 2307	197.42
Total amount by Department					\$ 67,195.33
Total amount by Fund					\$ 73,101.63

502 CENTRAL STORES FUND

148694	09/13/2019	05426	EWING IRRIGATION PRODUCTS, INC	IRRIGATION INVENTORY	4,290.76
148694	09/13/2019	05426	EWING IRRIGATION PRODUCTS, INC	IRRIGATION INVENTORY	2,800.07
148709	09/13/2019	01775	GRAINGER	IRRIGATION INVENTORY	301.95
148709	09/13/2019	01775	GRAINGER	INVENTORY	226.39
148740	09/13/2019	00078	KENNEWICK INDUSTRIAL & ELEC	IRRIGATION PARTS	1,614.61
148748	09/13/2019	08868	LIFE-ASSIST	MEDICAL SUPPLIES	1,278.77
148748	09/13/2019	08868	LIFE-ASSIST	MEDICAL SUPPLIES	24.43
148748	09/13/2019	08868	LIFE-ASSIST	MEDICAL SUPPLIES	1,221.76
148748	09/13/2019	08868	LIFE-ASSIST	GENERAL SUPPLIES	488.70
148748	09/13/2019	08868	LIFE-ASSIST	INVENTORY	1,236.48
Total amount by Department					\$ 13,483.92

010 CENTRAL STORES

148618	09/13/2019	01526	ABADAN	COPIER MAINTENANCE	377.30
148618	09/13/2019	01526	ABADAN	COPIER MAINTENANCE	29.92
148747	09/13/2019	06743	LEAF CAPITAL FUNDING LLC	COPIER RENTAL	1,214.72
148747	09/13/2019	06743	LEAF CAPITAL FUNDING LLC	COPIER RENTAL	614.11
148747	09/13/2019	06743	LEAF CAPITAL FUNDING LLC	COPIER RENTAL	622.49
148772	09/13/2019	04770	NETWORK SERVICES COMPANY	11 X 17 COPY PAPER	95.57
148772	09/13/2019	04770	NETWORK SERVICES COMPANY	COPY PAPER	2,502.14
148871	09/13/2019	06353	XEROX CORPORATION	COPIER RENTAL	212.62
Total amount by Department					\$ 5,668.87
Total amount by Fund					\$ 19,152.79

503 RISK MANAGEMENT FUND

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
010 RISK MANAGEMENT						
148609	09/05/2019	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	36.91
148631	09/13/2019	03088	APOLLO MECHANICAL CONTRACTORS A	in	HVAC	2,126.54
148645	09/13/2019	03035	BI-STATE OCCUPATIONAL SAFETY & HEA	in	PROFESSIONAL SERVICES	105.00
148678	09/13/2019	00035	CONSOLIDATED ELECTRICAL DISTRIBUTION	in	PHOTOCELL	89.89
148678	09/13/2019	00035	CONSOLIDATED ELECTRICAL DISTRIBUTION	in	FIXTURES	1,301.31
148727	09/13/2019	01205	JACK'S SUPERIOR AUTO BODY,LLC	in	REPAIR - VEH 5702	1,229.46
148727	09/13/2019	01205	JACK'S SUPERIOR AUTO BODY,LLC	in	REPAIR - VEH 5701	809.07
148727	09/13/2019	01205	JACK'S SUPERIOR AUTO BODY,LLC	in	REPAIR - KPD #7817	1,553.44
148787	09/13/2019	06876	PAYNEWEST INSURANCE INC	in	ANNUAL RENEWAL	214,143.00
148787	09/13/2019	06876	PAYNEWEST INSURANCE INC	in	COVERAGE - CHILLER PLANT	113.00
148849	09/13/2019	06538	USF REDDAWAY INC	in	FREIGHT CHARGES	185.00
Total amount by Department						\$ 221,692.62
370 GAINS/LOSSES AND OTHER INCOME						
148820	09/13/2019	04478	ST PAUL FIRE & MARINE	in	CLAIM V2Z4198	100.00
Total amount by Department						\$ 100.00
Total amount by Fund						\$ 221,792.62
612 OPEB TRUST FUND						
010 OPEB TRUST FUND						
148620	09/13/2019	00024	ADKINS WILLIAM	in	RETIREE MEDICAL	135.50
148650	09/13/2019	00185	BUCK, GARY E	in	RETIREE MEDICAL	135.50
148665	09/13/2019	00127	CLEAVENGER, BUDDY L	in	RETIREE MEDICAL	409.45
148676	09/13/2019	00128	COMSTOCK, WILLIAM J	in	RETIREE MEDICAL	5,710.50
148687	09/13/2019	00121	DEINES, JAMES I	in	RETIREE MEDICAL	365.90
148689	09/13/2019	00324	DUNCAN LARRY	in	RETIREE MEDICAL	135.50
148691	09/13/2019	01894	EASLING, CONNIE	in	RETIREE MEDICAL	134.00
148696	09/13/2019	00041	FARNKOFF, ROBERT C	in	RETIREE MEDICAL	135.50
148697	09/13/2019	00058	FEARING, DOUG	in	RETIREE MEDICAL	135.50
148707	09/13/2019	00181	GIER, CHARLES W.	in	RETIREE MEDICAL	135.50
148708	09/13/2019	00134	GONDERMAN, DAVID A	in	RETIREE MEDICAL	135.50
148710	09/13/2019	00062	GROSS ROBERT	in	RETIREE MEDICAL	135.50
148719	09/13/2019	06744	HIRSCHEL ARTHUR D	in	RETIREE MEDICAL	104.90
148732	09/13/2019	03891	JOPLIN ALAN	in	RETIREE MEDICAL	135.50
148734	09/13/2019	00065	JUERGENS, CURT	in	RETIREE MEDICAL	135.50
148745	09/13/2019	00060	KRAFT, JAMES	in	RETIREE MEDICAL	641.10

City of Kennebec

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
148753	09/13/2019	00050	MACE, BILL	in RETIREE MEDICAL	135.50
148755	09/13/2019	00052	MAPLETHORPE, JOHN G., JR	in RETIREE MEDICAL	135.50
148760	09/13/2019	00055	MERCER, BILL	in RETIREE MEDICAL	162.60
148778	09/13/2019	00142	O'HAIR, RONALD L	in RETIREE MEDICAL	135.50
148788	09/13/2019	05554	PENNEY MICHAEL	in RETIREE MEDICAL	134.00
148801	09/13/2019	00145	REMUS, LARRY J	in RETIREE MEDICAL	300.50
148803	09/13/2019	00147	RUMLEY, LARRY M	in RETIREE MEDICAL	112.50
148805	09/13/2019	01821	SCHARNHORST, DEAN	in RETIREE MEDICAL	135.50
148812	09/13/2019	00148	SHAW, LEONARD	in RETIREE MEDICAL	135.50
148816	09/13/2019	00150	SLEATER, LARRY L	in RETIREE MEDICAL	135.50
148818	09/13/2019	00066	SOUTHWICK, JOHN J., JR.	in RETIREE MEDICAL	135.50
148838	09/13/2019	01318	TRIPP, GREG	in RETIREE MEDICAL	135.50
148852	09/13/2019	00152	VICKERMAN THOMAS	in RETIREE MEDICAL	135.50
148858	09/13/2019	08584	WAGNER BRIAN	in RETIREE MEDICAL	133.50
148862	09/13/2019	09944	WATERS DENNIS	in RETIREE MEDICAL	135.50
148867	09/13/2019	00154	WILLEBY, DONALD R	in RETIREE MEDICAL	5,249.71
148868	09/13/2019	02997	WILLIAMS GARY	in RETIREE MEDICAL	135.50
148869	09/13/2019	01415	WILLIAMS, KEN	in RETIREE MEDICAL	135.50
Total amount by Department					\$ 16,439.66
Total amount by Fund					\$ 16,439.66
634 BI-COUNTY POLICE INFO NETWORK					
010 BI-COUNTY POLICE INFO NETWORK					
148675	09/13/2019	06375	COMPUNET INC	in APC POWER MODULE	2,062.61
148842	09/13/2019	01566	TYLER TECHNOLOGIES INC	in PROJECT MANAGEMENT	7,106.00
Total amount by Department					\$ 9,168.61
Total amount by Fund					\$ 9,168.61
642 METRO DRUG FORFEITURE FUND					
148739	09/13/2019	02598	KELLY, RYAN	in BUY FUNDS	10,000.00
Total amount by Department					\$ 10,000.00
010 NONE					
148603	09/05/2019	05471	FRONTIER COMMUNICATIONS NW INC	in TELEPHONE SVC	158.93
148759	09/13/2019	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	86.83
148808	09/13/2019	01123	SEINER ED	in SEIZURE HEARINGS	100.00

City of Kennewick

Claims Roster

8/24/2019 - 9/13/2019

Accounting Period

2020

	Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$	
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in ONLINE STAMPS.COM MONTHLY FEE	19.54	C
T	300378	08/25/2019	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 2 NEW GPS TRACKERS WITH 1 YEAR OF S	3,847.92	C
Total amount by Department						<u>\$ 4,213.22</u>	
Total amount by Fund						<u>\$ 14,213.22</u>	
Grand Total:						<u><u>\$ 3,227,670.37</u></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 148588 through 148872	\$ 3,174,524.07
Wire transfer number 300378	52,929.30
Wire transfer number 300380	217.00

Total	<u><u>\$ 3,227,670.37</u></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	10/01/2019
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 August 2019.

Motion for Consideration

I move to approve the Claims Roster for the Columbia Park Golf Course Account for August 2019 in the amount of \$12,556.54, comprised of check numbers 282-285, 2492-2496 in the amount of \$5,739.34 and electronic transfers in the amount of \$6,817.20.

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 \$12,556.54.

Through	Denise Winters Sep 25, 08:12:30 GMT-0700 2019
Dept Head Approval	Dan Legard Sep 25, 11:15:51 GMT-0700 2019
City Mgr Approval	Marie Mosley Sep 27, 07:27:08 GMT-0700 2019

Attachments:

Recording Required?

**COLUMBIA PARK GOLF COURSE FUND
CHECK REGISTER
AUGUST 2019**

Check Number	Vendor Check Name	Check Date	Amount	Type
282	KING BEVERAGE	8/1/2019	\$54.98	Check
283	KING BEVERAGE	8/8/2019	\$64.95	Check
284	KING BEVERAGE	8/15/2019	\$169.22	Check
285	KING BEVERAGE	8/22/2019	\$192.67	Check
2492	COURSECO, INC	8/9/2019	\$29.83	Check
2493	KENNEWICK GOLF CORPORATION	8/9/2019	\$4,665.14	Check
2494	TOTAL E INTEGRATED INC.	8/9/2019	\$137.95	Check
2495	COLUMBIA POINT GOLF COURSE	8/14/2019	\$384.60	Check
2496	YELP	8/14/2019	\$40.00	Check
ADP 539612868	ADP, LLC	8/2/2019	\$95.03	EFT
ADPTS 006947185	ADP TOTAL SOURCE (AUTOPAY)	8/12/2019	\$3,533.57	EFT
CIG 809147	CAPITAL INSURANCE GROUP	8/20/2019	\$547.09	EFT
281124	ACUSHNET	8/22/2019	\$385.37	EFT
281185	PEPSI COLA BOTTLING CO.	8/22/2019	\$340.93	EFT
282544	PEPSI COLA BOTTLING CO.	8/28/2019	\$516.10	EFT
282897	FRONTIER COMMUNICATIONS	8/29/2019	\$596.14	EFT
Paid by ACH	CINTAS CORPORATION #608	8/28/2019	\$111.35	EFT
Paid by ACH	COLEMAN OIL COMPANY	8/28/2019	\$343.36	EFT
Paid by ACH	GT GOLF SUPPLIES - GLOBAL TOUR GOLF	8/28/2019	\$170.26	EFT
Paid by ACH	MERCANTILE SYSTEMS, INC.	8/28/2019	\$178.00	EFT
			<u>\$12,556.54</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 282-285, 2492-2496	\$ 5,739.34
Electronic transfers	6,817.20
Total	<u>\$ 12,556.54</u>

Exceptions:

Check	Vendor	Date	Amount	Debit	Credit
282	KING BEVERAGE PAY PURCH	8/1/2019 20005-000-244-00 49300-070-244-00	ACCOUNTS PAYABLE - GP COGS - BEER	54.98 54.98	54.98
283	KING BEVERAGE PAY PURCH	8/8/2019 20005-000-244-00 49300-070-244-00	ACCOUNTS PAYABLE - GP COGS - BEER	64.95 64.95	64.95
284	KING BEVERAGE PAY PURCH	8/15/2019 20005-000-244-00 49300-070-244-00	ACCOUNTS PAYABLE - GP COGS - BEER	169.22 169.22	169.22
285	KING BEVERAGE PAY PURCH	8/22/2019 20005-000-244-00 49300-070-244-00	ACCOUNTS PAYABLE - GP COGS - BEER	192.67 192.67	192.67
2492	COURSECO, INC PAY PURCH	8/9/2019 20005-000-244-00 51900-080-244-00	ACCOUNTS PAYABLE - GP CONTRACT SERVICES	29.83 29.83	29.83
2493	KENNEWICK GOLF CORPORATION PAY PURCH PURCH	8/9/2019 20005-000-244-00 59600-080-244-00 59610-080-244-00	ACCOUNTS PAYABLE - GP ACCOUNTING FEES MANAGEMENT FEE	4665.14 1,166.91 3,498.23	4,665.14
2494	TOTAL E INTEGRATED INC. PAY PURCH	8/9/2019 20005-000-244-00 51900-050-244-00	ACCOUNTS PAYABLE - GP CONTRACT SERVICES	137.95 137.95	137.95
2495	COLUMBIA POINT GOLF COURSE PAY PURCH PURCH	8/14/2019 20005-000-244-00 50100-060-244-00 50100-080-244-00	ACCOUNTS PAYABLE - GP SALARIES SALARIES	384.6 192.30 192.30	384.60
2496	YELP PAY PURCH	8/14/2019 20005-000-244-00 53100-080-244-00	ACCOUNTS PAYABLE - GP ADVERTISING & MARKETING	40 40.00	40.00
ADP 539612868	ADP, LLC PAY PURCH	8/2/2019 20005-000-244-00 51900-080-244-00	ACCOUNTS PAYABLE - GP CONTRACT SERVICES	95.03 95.03	95.03
ADPTS 006947185	ADP TOTAL SOURCE (AUTOPAY) PAY PURCH PURCH	8/12/2019 20005-000-244-00 50800-050-244-00 50800-060-244-00	ACCOUNTS PAYABLE - GP HEALTH BENEFITS HEALTH BENEFITS	3533.57 1,724.98 1,808.59	3,533.57
CIG 809147	CAPITAL INSURANCE GROUP PAY PURCH	8/20/2019 20005-000-244-00 18400-000-244-00	ACCOUNTS PAYABLE - GP PREPAID GEN LIAB INS	547.09 547.09	547.09
281124	ACUSHNET PAY PURCH	8/22/2019 20006-000-244-00 47150-050-244-00	ACCOUNTS PAYABLE - GP COGS MERCHANDISE	385.37 385.37	385.37
281185	PEPSI COLA BOTTLING CO. PAY PURCH PURCH	8/22/2019 20006-000-244-00 51900-080-244-00 49150-070-244-00	ACCOUNTS PAYABLE - GP CONTRACT SERVICES COGS - PACKAGED FOOD	340.93 298.30 42.63	340.93
282544	PEPSI COLA BOTTLING CO. PAY PURCH PURCH	8/28/2019 20006-000-244-00 49200-070-244-00 49150-070-244-00	ACCOUNTS PAYABLE - GP COGS - SOFT BEVERAGE COGS - PACKAGED FOOD	516.1 429.75 86.35	516.10
282897	FRONTIER COMMUNICATIONS PAY PURCH	8/29/2019 20006-000-244-00 52100-080-244-00	ACCOUNTS PAYABLE - GP TELECOMMUNICATIONS	596.14 596.14	596.14

Check	Vendor	Date	Amount	Debit	Credit
Paid by ACH	CINTAS CORPORATION #608	8/28/2019		111.35	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		111.35
	PURCH	51900-080-244-00	CONTRACT SERVICES	62.57	
	PURCH	51900-060-244-00	CONTRACT SERVICES	48.78	
Paid by ACH	COLEMAN OIL COMPANY	8/28/2019		343.36	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		343.36
	PURCH	58300-060-244-00	FUEL & OIL MAINTENANCE	280.36	
	PURCH	58300-050-244-00	FUEL & OIL GOLF	63.00	
Paid by ACH	GT GOLF SUPPLIES - GLOBAL TOUR GOLF	8/28/2019		170.26	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		170.26
	PURCH	47150-050-244-00	COGS MERCHANDISE	170.26	
Paid by ACH	MERCANTILE SYSTEMS, INC.	8/28/2019		178	
	PAY	20006-000-244-00	ACCOUNTS PAYABLE - GP		178.00
	PURCH	51800-080-244-00	PROFESSIONAL SERVICES	178.00	

**Council Agenda
Coversheet**



Agenda Item Number	3.c.	Council Date	10/01/2019
Agenda Item Type	General Business Item		
Subject	Payroll Roster (PPE 9/15/2019)		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

Consent Agenda

Ordinance/Reso

Public Mtg / Hrg

Other

Quasi-Judicial

Recommendation

That council approve the payroll roster.

Motion for Consideration

I move to approve the payroll roster in the amount of \$2,590,110.86, for the period ended 9/15/2019, comprised of check numbers 73943 through 73962 and direct deposit numbers 173904 through 174384.

Summary

None.

Alternatives

None.

Fiscal Impact

Total \$2,590,110.86.

Through	Phil Bleazard Sep 19, 09:00:17 GMT-0700 2019
Dept Head Approval	Dan Legard Sep 23, 11:42:36 GMT-0700 2019
City Mgr Approval	Marie Mosley Sep 27, 07:27:49 GMT-0700 2019

Attachments: Roster



Recording Required?

October 1, 2019

All Departments:

September 15, 2019

ADMINISTRATIVE TEAM		1,842.72
CITY COUNCIL		4,088.00
CITY MANAGER		12,331.68
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT		43,547.94
EMPLOYEE & COMMUNITY RELATIONS		48,522.43
ENGINEERING		60,174.21
FACILITIES & GROUNDS		81,837.89
FINANCE		52,482.80
FIRE		102,866.49
LEGAL SERVICES		22,064.24
MANAGEMENT SERVICES		82,488.72
POLICE		458,031.46
	Subtotal General Fund	<u>970,278.58</u>
STREETS		12,581.27
TRAFFIC		31,382.91
	Subtotal Street Fund	<u>43,964.18</u>
BI-PIN		10,878.03
BUILDING SAFETY		41,099.69
COMMUNITY DEVELOPMENT		4,023.08
CRIMINAL JUSTICE		69,095.32
EQUIPMENT RENTAL		10,999.36
MEDICAL SERVICES		327,828.28
RISK MANAGEMENT		3,437.70
STORMWATER UTILITY		20,781.25
WATER & SEWER		131,363.78
	Subtotal Other Funds	<u>619,506.49</u>
	Total Salaries and Wages	<u>1,633,749.25</u>
<u>Benefits:</u>		
Dental Insurance		45,070.40
Industrial Insurance		26,627.55
Life Insurance		4,332.12
Long Term Disability Insurance		4,893.34
Medical Insurance		631,028.68
Medical Retirement Account		3,450.00
Retirement		138,918.99
Social Security (FICA)		92,949.81
Vision Insurance		7,573.32
WA Family Leave		1,517.40
	Total Benefits	<u>956,361.61</u>
	Grand Total	<u><u>\$2,590,110.86</u></u>

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 \$2,590,110.86 comprised of check numbers 73943 through 73962 and direct deposit numbers 173904 through 174384.

Approved for payment:



Dan Legard, Finance Director

Council Agenda Coversheet



Agenda Item Number	3.d.	Council Date	10/01/2019
Agenda Item Type	Final Plat		
Subject	Southridge Estates Phase 3		
Ordinance/Reso #		Contract #	
Project #	FP 19-08	Permit #	PLN-2019-02621
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

That City Council authorize the Mayor (or in his absence the Mayor Pro Tem) to sign the final plat of Southridge Estates Phase 3, contingent upon payment of fees and bonding for incomplete street and landscape work.

Motion for Consideration

I move to authorize the Mayor (or in his absence the Mayor Pro Tem) to sign the final plat of Southridge Estates Phase 3, contingent upon payment of fees and bonding for incomplete street and landscape work.

Summary

A final plat application has been submitted by Ben Kruse (8205 N. Division Street, Spokane, WA 99208) for the final plat of Southridge Estates Phase 3. The plat consists of 26 lots on approximately 9.6 acres and located between W. Hildebrand Boulevard and Ridgeline Drive at 6050 Ridgeline Drive. The Comprehensive Land Use Designation is Low Density Residential and the property is zoned Residential Low Density (RL). The preliminary plat of Southridge Estates (PP 04-04) was approved by Council July 5, 2005 (Res. 05-26).

Staff has reviewed the final plat application and has found it to be in conformance with all applicable City development regulations. With the exception of payment of fees and bonding for incomplete street and landscape work, conditions of the preliminary plat have been met. Following Council approval and plat signatures, the plat can be recorded and lots sold to individual owners. Prior to City signatures fees will be paid and bonding will be in place.

Alternatives

No alternatives were reviewed or are recommended as the applicant has met the applicable standards.

Fiscal Impact

None

Through	Wes Romine Sep 25, 13:12:34 GMT-0700 2019
Dept Head Approval	Gregory McCormick Sep 25, 13:57:20 GMT-0700 2019
City Mgr Approval	Marie Mosley Sep 27, 07:29:36 GMT-0700 2019

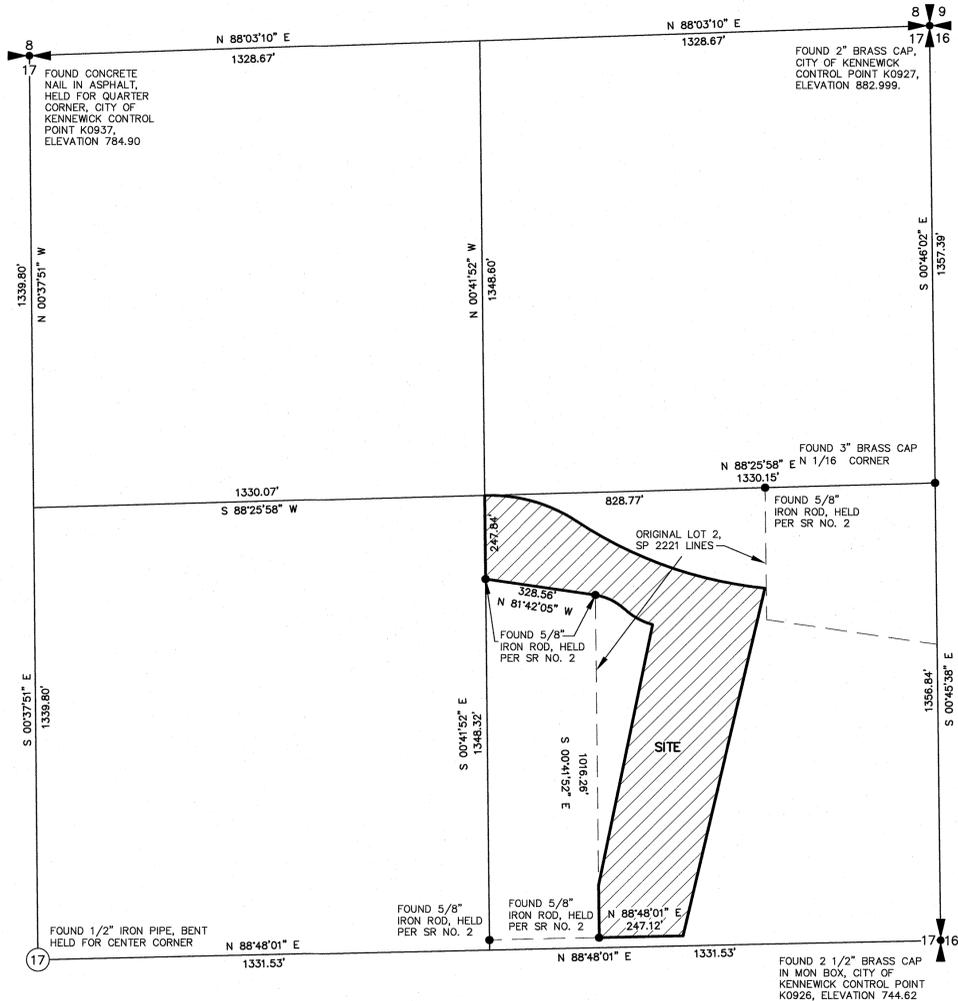
Attachments: Final Plat Drwg

Recording Required?

SOUTHRIDGE ESTATES PHASE 3

A SUBDIVISION OF TRACT "C" OF SOUTHRIDGE ESTATES PHASE 1 AND 2, (15-611), A PORTION OF LOT 2, SP 2221 AND A PORTION OF THE SE 1/4 OF THE NE 1/4 OF OF SECTION 17 T 8 N, R 29 E, W.M., CITY OF KENNEWICK BENTON COUNTY, WASHINGTON
JOB NO. 19-031 SEPTEMBER 3, 2019
SHEET 1 OF 2

- LEGEND**
- INDICATES FOUND 5/8" IRON REBAR, HELD PER SR NO. 5, UNLESS OTHERWISE NOTED.
 - INDICATES SET 5/8" x 30" IRON REBAR WITH YPC STAMPED: "BETHJE 38490"
 - INDICATES SET 5/8" x 30" IRON REBAR WITH YPC STAMPED: "BETHJE 38490" IN MONUMENT CASE
 - INDICATES FOUND CAP IN MON CASE, HELD PER SR NO. 3



PERIMETER DESCRIPTION

THAT PARCEL OF LAND BEING TRACT C OF SOUTHRIDGE ESTATES PHASE 1 AND 2, ACCORDING TO THE PLAT THEREOF, RECORDED UNDER VOLUME 15 OF PLATS AT PAGE 611, RECORDS OF BENTON COUNTY, WASHINGTON AND A PORTION OF LOT 2 OF THAT CERTAIN SHORT PLAT, RECORDED UNDER VOLUME 1 OF SHORT PLATS AT PAGE 2221, RECORDS OF BENTON COUNTY, WASHINGTON AND BEING IN A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 88°48'01" WEST ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTHERLY RIGHT-OF-WAY LINE OF RIDGELINE DRIVE, 759.84 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°48'01" WEST ALONG SAID SOUTH LINE, 247.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 00°41'52" WEST ALONG THE WESTERLY LINE OF SAID LOT 2, 155.88 FEET; THENCE NORTH 11°32'45" EAST, 788.19 FEET; THENCE NORTH 74°13'19" WEST, 2.33 FEET; THENCE ALONG THE ARC OF A 194.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS NORTH 80°19'48" WEST FOR A CHORD DISTANCE OF 93.16 FEET THROUGH A CENTRAL ANGLE OF 27°47'02" FOR AN ARC DISTANCE OF 94.07 FEET; THENCE ALONG THE ARC OF A 156.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 64°04'53" WEST, FOR A CHORD DISTANCE OF 94.56 FEET THROUGH A CENTRAL ANGLE OF 35°17'11" FOR AN ARC DISTANCE OF 96.07 FEET; THENCE NORTH 81°42'05" WEST ALONG SAID LOT 2, 328.56 FEET TO THE WEST LINE THEREOF; THENCE NORTH 00°41'52" WEST ALONG THE WEST LINE OF SAID LOT 2, 247.84 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF W HILDEBRAND BLVD; THENCE NORTH 88°25'58" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, 3.95 FEET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE ARC OF A 465.00 FOOT RADIUS, TANGENT CURVE TO THE RIGHT, THE LONG CHORD OF WHICH BEARS SOUTH 74°02'58" EAST FOR A CHORD DISTANCE OF 279.83 FEET THROUGH A CENTRAL ANGLE OF 35°02'07" FOR AN ARC DISTANCE OF 384.34 FEET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE ARC OF A 1235.00 FOOT RADIUS REVERSE CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS SOUTH 70°19'59" EAST FOR A CHORD DISTANCE OF 589.23 FEET THROUGH A CENTRAL ANGLE OF 27°36'09" FOR AN ARC DISTANCE OF 594.97 FEET TO THE WESTERLY LINE OF SAID SOUTH RIDGE ESTATES PHASE 1 AND 2; THENCE SOUTH 13°07'21" WEST ALONG THE SAID WESTERLY LINE, 1058.78 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING 9.88 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.

APPROVALS

FRONTIER COMMUNICATIONS	TITLE	DATE
CASCADE NATURAL GAS CORPORATION	TITLE	DATE
CHARTER COMMUNICATION	TITLE	DATE
THE ANNEXED PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF KENNEWICK, STATE OF WASHINGTON.		
CITY OF KENNEWICK PLAT ADMINISTRATOR	DATE	
FP 18-01/PLN-2018-00549 1-1789-101-2221-004		
KENNEWICK CITY ENGINEER	DATE	
MAYOR, CITY OF KENNEWICK	DATE	
ATTEST:		
CITY CLERK	DATE	

KENNEWICK IRRIGATION DISTRICT APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK 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.

KENNEWICK IRRIGATION DISTRICT DATE

PUBLIC UTILITY DISTRICT CERTIFICATE

THE UTILITY EASEMENTS ARE HEREBY APPROVED BY BENTON COUNTY PUBLIC UTILITY DISTRICT NO. 1.

BENTON PUD DATE

BENTON COUNTY TREASURER

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

BENTON COUNTY TREASURER DATE

BENTON COUNTY ASSESSOR DATE

DEDICATION:

WE, SOUTHRIDGE TRI-CITIES DEVELOPMENT 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 PLATED INTO LOTS AND BLOCKS AS SHOWN HEREON AND THAT THE STREET RIGHT-OF-WAYS AND THE UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC AND THAT SAID SUBDIVISION SHALL HEREAFTER BE DESIGNATED BY THE NAME "SOUTHRIDGE ESTATES PHASE 3".

BEN KRUSE MANAGING PARTNER DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON SS. }
COUNTY OF BENTON

I THE UNDERSIGNED, A NOTARY IN AND FOR THE STATE OF WASHINGTON HEREBY CERTIFY THAT ON THIS ____ DAY OF _____, 2017

BEN KRUSE

PERSONALLY APPEARED BEFORE ME, KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE FOREGOING "DEDICATION", AND ACKNOWLEDGED TO ME THAT HE SIGNED SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

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

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT _____
MY COMMISSION EXPIRES: _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT _____ MINUTES PAST _____ THIS _____

DAY OF _____, 2019 AND RECORDED IN VOLUME _____

OF PLATS, PAGE _____, RECORDS OF BENTON COUNTY, WASHINGTON

AT THE REQUEST OF MGS PASCO, INC.

BENTON COUNTY AUDITOR BY DEPUTY COUNTY AUDITOR

FEE NO. INDEX No.

PARENT PARCEL NUMBER

1-1789-101-2221-008
OWNER: SOUTHRIDGE TRI-CITIES DEVELOPMENT, LLC
ADDRESS: 8205 N DIVISION, SPOKANE, WA 99208

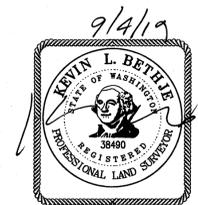
BENCH MARK:

CITY OF KENNEWICK CONTROL POINT K0926
3" BRASS CAP IN CONCRETE (BOXED) @ THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 17
ELEVATION = 744.62 CITY OF KENNEWICK DATUM (NAVD88)

SURVEYOR'S CERTIFICATE

I KEVIN L. BETHJE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON (REGISTRATION NO. 38490) HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED HEREON AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. SAID SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BEN KRUSE IN DECEMBER, 2018.

KEVIN L. BETHJE, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 38490
DATE 9/4/19



SOUTHRIDGE ESTATES PHASE 3

A SUBDIVISION OF TRACT "C" OF SOUTHRIDGE ESTATES PHASE 1 AND 2, (15-611), A PORTION OF LOT 2, SP 2221 AND A PORTION OF THE SE 1/4 OF THE NE 1/4 OF OF SECTION 17 T 8 N, R 29 E, W.M., CITY OF KENNEWICK BENTON COUNTY, WASHINGTON

JOB NO. 19-031 SEPTEMBER 3, 2019

SHEET 2 OF 2

PREPARED BY:
MGS PASCO, INC.
6303 BURDEN BLVD., SUITE E
PASCO, WA 99301
(509) 544-7802

- LEGEND**
- INDICATES FOUND 5/8" IRON REBAR, HELD PER SR NO. 5, UNLESS OTHERWISE NOTED.
 - INDICATES SET 5/8" x 30" IRON REBAR WITH YPC STAMPED: "BETHJE 38490"
 - INDICATES SET 5/8" x 30" IRON REBAR WITH YPC STAMPED: "BETHJE 38490" IN MONUMENT CASE
 - INDICATES FOUND CAP IN MON CASE, HELD PER SR NO. 3
 - INDICATES CALCULATED POSITION, NOTHING SET.
 - AC INDICATES ACRES
 - AF# INDICATES AUDITORS FILE NUMBER.
 - C1 INDICATES CURVE ANNOTATION, SEE CURVE TABLE
 - YPC INDICATES YELLOW PLASTIC CAP
 - "RL" INDICATES CURRENT ZONING DESIGNATION
 - [XXX XXX] INDICATES INDICATES STREET ADDRESS

- SURVEY REFERENCE**
- 1) WASHINGTON DEPARTMENT OF NATURAL RESOURCES SURVEY, BOOK 1, PAGE 1037, DATED 1986
 - 2) CHRISTENSEN SHORT PLAT, VOLUME 1, PAGE 2221
 - 3) WEBER SURVEY, VOLUME 1, PAGE 4417
 - 4) TOMKINS SURVEY, VOLUME 1, PAGE 4595
 - 5) "SOUTHRIDGE ESTATES PHASE 1 AND 2, VOLUME 15, PAGE 611"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 79°58'45" E	20.04'
L2	S 122°14'1" W	10.00'
L3	N 13°07'21" E	10.00'
L4	S 88°25'58" W	4.18'
L5	N 13°07'21" E	15.00'
L6	N 81°41'54" W	42.94'
L7	N 11°32'45" E	12.52'
L8	S 13°07'21" W	15.12'
L9	N 74°13'19" W	2.33'
L10	S 13°07'21" W	15.00'
L11	S 88°25'58" W	3.95'
L12	S 12°36'39" W	59.16'
L13	S 12°20'10" W	7.57'
L14	S 13°41'34" W	7.43'
L15	N 11°42'49" E	17.37'
L16	S 13°41'34" W	33.71'
L17	S 12°21'41" W	18.47'
L18	S 00°41'52" E	10.00'
L19	S 13°07'21" W	10.32'
L20	S 88°25'58" W	3.42'
L21	S 00°41'52" E	15.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	450.00'	15°48'57"	124.22'	N 83°39'33" W	123.82'
C2	450.00'	13°21'55"	104.97'	N 69°04'07" W	104.73'
C3	450.00'	5°51'15"	45.98'	N 59°27'32" W	45.96'
C4	1250.00'	2°19'35"	50.75'	S 57°41'42" E	50.75'
C5	1250.00'	4°49'56"	105.42'	S 61°16'27" E	105.39'
C6	1250.00'	4°34'51"	99.94'	S 65°58'51" E	99.91'
C7	1250.00'	1°51'28"	40.53'	S 69°12'01" E	40.53'
C8	1250.00'	4°02'26"	88.15'	S 72°08'57" E	88.13'
C9	25.00'	65°53'59"	28.75'	N 40°10'25" W	27.20'
C10	25.00'	18°21'52"	8.01'	N 01°57'31" E	7.98'
C11	25.00'	94°38'14"	41.29'	N 58°27'34" E	36.76'
C12	154.00'	15°15'55"	41.03'	S 66°21'16" E	40.91'
C13	154.00'	12°17'48"	33.05'	S 52°34'24" E	32.99'
C14	196.00'	21°54'09"	74.93'	N 57°22'35" W	74.47'
C15	196.00'	13°22'14"	45.74'	N 75°00'47" W	45.64'
C16	156.00'	35°17'11"	96.07'	N 64°04'53" W	94.56'
C17	194.00'	9°18'11"	31.50'	S 51°05'23" E	31.47'
C18	194.00'	5°13'17"	17.68'	S 58°21'07" E	17.67'
C19	194.00'	13°15'34"	44.90'	S 67°35'33" E	44.80'
C20	25.00'	86°33'30"	37.77'	N 30°56'34" W	34.28'
C21	25.00'	25°33'08"	11.15'	S 23°55'00" W	11.06'
C22	25.00'	65°53'59"	28.75'	S 69°38'34" W	27.20'
C23	25.00'	91°57'41"	40.13'	S 33°38'40" E	35.96'
C24	25.00'	88°00'49"	38.40'	S 56°22'05" W	34.74'
C25	28.00'	78°09'47"	38.20'	N 51°26'34" E	35.30'
C26	50.00'	73°19'28"	63.99'	S 53°51'44" W	59.71'
C27	50.00'	138°24'35"	120.79'	S 52°00'16" E	93.49'
C28	50.00'	46°25'46"	40.52'	N 35°34'33" E	39.42'
C29	1250.00'	4°13'48"	92.29'	S 78°28'35" E	92.26'
C30	1235.00'	27°36'09"	594.97'	S 70°19'59" E	589.23'
C31	465.00'	35°02'07"	284.34'	N 74°02'58" W	279.93'
C32	174.00'	27°47'49"	84.42'	S 60°19'25" E	83.59'
C33	176.00'	35°16'24"	108.35'	N 64°03'42" W	106.65'
C34	1250.00'	3°27'19"	75.39'	S 82°19'08" E	75.37'
C35	500.00'	35°02'07"	305.74'	N 74°02'58" W	301.00'
C36	1200.00'	18°37'44"	390.16'	S 65°50'46" E	388.45'
C37	1200.00'	9°11'11"	192.40'	S 79°45'14" E	192.19'
C38	1235.00'	16°35'30"	357.63'	S 64°49'39" E	356.38'
C39	1235.00'	6°43'37"	145.00'	S 80°46'15" E	144.91'
C40	154.00'	0°14'06"	0.63'	S 74°06'16" E	0.63'

NOTES:

- 1) TRACTS "G", "H" AND "N" ARE FOR NON-RESIDENTIAL USE AND WILL ALSO SERVE AS ACCESS, PEDESTRIAN AND UTILITIES EASEMENTS.
- 2) ALL NEW RIGHT-OF-WAYS SHOWN ARE DEDICATED TO THE CITY OF KENNEWICK WITH THIS PLAT.
- 3) TRACT "J" AND "M" ARE FOR NON-RESIDENTIAL USE AND WILL ALSO SERVE AS A STORM WATER AND ACCESS EASEMENT.
- 4) TRACT "G" AND "H" ARE ALSO A SIDEWALK, UTILITY AND LANDSCAPE EASEMENT PER AF NO. 2016-037878 WITH A 1 FOOT NO ACCESS EASEMENT ALONG THE NORTH 1.00' OF TRACTS "G" AND "H".
- 5) TRACTS "K" AND "L" ARE FOR NON-RESIDENTIAL USE AND WILL ALSO SERVE AS GAS PIPELINE EASEMENT PER AF NO. 350923.
- 6) LOTS 9 AND 47'S DRIVEWAYS ARE REQUIRED TO ACCESS S. LINCOLN PL. LOTS 41 AND 49'S DRIVEWAYS ARE REQUIRED TO ACCESS S. LINCOLN ST.
- 7) TRACT "I" IS FOR NON-RESIDENTIAL USE AND WILL SERVE AS SIDEWALK, IRRIGATION AND UTILITIES EASEMENT. 10.00' UTILITIES EASEMENT PER AF NO. 1995-025048 WILL REMAIN.
- 8) TRACT "M" IS FOR NON-RESIDENTIAL USE AND WILL ALSO SERVE AS A 40' IRRIGATION EASEMENT PER AF NO. 345587, 358277 AND 382523.

BASE OF BEARING: NAD 83/01 WASHINGTON STATE PLANE COORDINATE SYSTEM SOUTH ZONE COMBINED SCALE FACTOR: 0.999902, N00°45'08" W ALONG THE EAST LINE OF SOUTHRIDGE ESTATES QUARTER OF THE NORTHEAST QUARTER OF SECTION 17.

SCALE 1 INCH = 60 FEET

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT _____ MINUTES PAST _____ THIS _____ DAY OF _____, 2019 AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____, RECORDS OF BENTON COUNTY, WASHINGTON AT THE REQUEST OF MGS PASCO, INC.

BENTON COUNTY AUDITOR _____ BY DEPUTY COUNTY AUDITOR _____

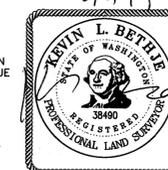
SEE NO. _____ INDEX No. _____

SURVEYOR'S CERTIFICATE

I KEVIN L. BETHJE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON (REGISTRATION NO. 38490) HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED HEREON AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, SAID SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BEN KRUSE IN DECEMBER, 2018.

KEVIN L. BETHJE, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 38490

9/4/19
DATE



PARENT PARCEL NUMBER

1-1789-101-2221-006
OWNER: SOUTHRIDGE TRI-CITIES DEVELOPMENT, LLC
ADDRESS: 8205 N DIVISION, SPOKANE, WA 99208

BENCH MARK:

CITY OF KENNEWICK CONTROL POINT K0926
3" BRASS CAP IN CONCRETE (BOXED) @ THE
SOUTHEAST CORNER OF THE NORTHEAST
QUARTER OF SECTION 17
ELEVATION = 744.62 CITY OF KENNEWICK
DATUM (NAVD83)

Council Agenda Coversheet



Agenda Item Number	3.e.	Council Date	10/01/2019
Agenda Item Type	Final Plat		
Subject	Inspiration Estates Phase 8		
Ordinance/Reso #		Contract #	
Project #	FP 19-07	Permit #	PLN-2019-02502
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

That City Council authorize the Mayor (or in his absence the Mayor Pro Tem) to sign the final plat of Inspiration Estates Phase 8 contingent upon payment of fees and bonding for incomplete street work.

Motion for Consideration

I move to authorize the Mayor (or in his absence the Mayor Pro Tem) to sign the final plat of Inspiration Estates Phase 8 contingent upon payment of fees and bonding for incomplete street work.

Summary

A final plat application has been submitted by Ryan Ratchford of BRL Development (1201 W. Columbia Drive, Kennewick, WA 99336) for the final plat of Inspiration Estates Phase 8. The plat consists of 18 lots and 1 large tract of land on approximately 114.68 acres and located south of W. 45th Avenue, and west of S. Olympia Street near S. Quincy Place. The Comprehensive Plan Land Use Designation is Low Density Residential and the property is zoned Residential Low Density (RL). The Preliminary Plat of Inspiration Estates was approved by the Hearing Examiner dated June 30, 2014. A minor plat alteration was approved November 13, 2014 (PVA 14-06).

Staff has reviewed the final plat application and has found it to be in conformance with all applicable City development regulations. With the exception of payment of fees and bonding for incomplete street work, conditions of the preliminary plat have been met. Following Council approval and plat signatures, the plat can be recorded and lots can be sold to individuals owners. Prior to the City signatures fees will be paid and bonding will be in place.

Alternatives

No alternatives were reviewed or are recommended as the applicant has met the applicable standards.

Fiscal Impact

None

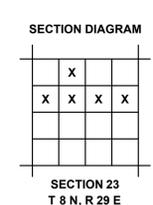
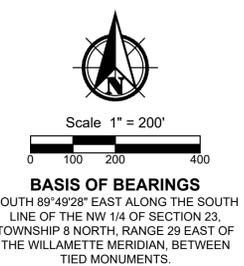
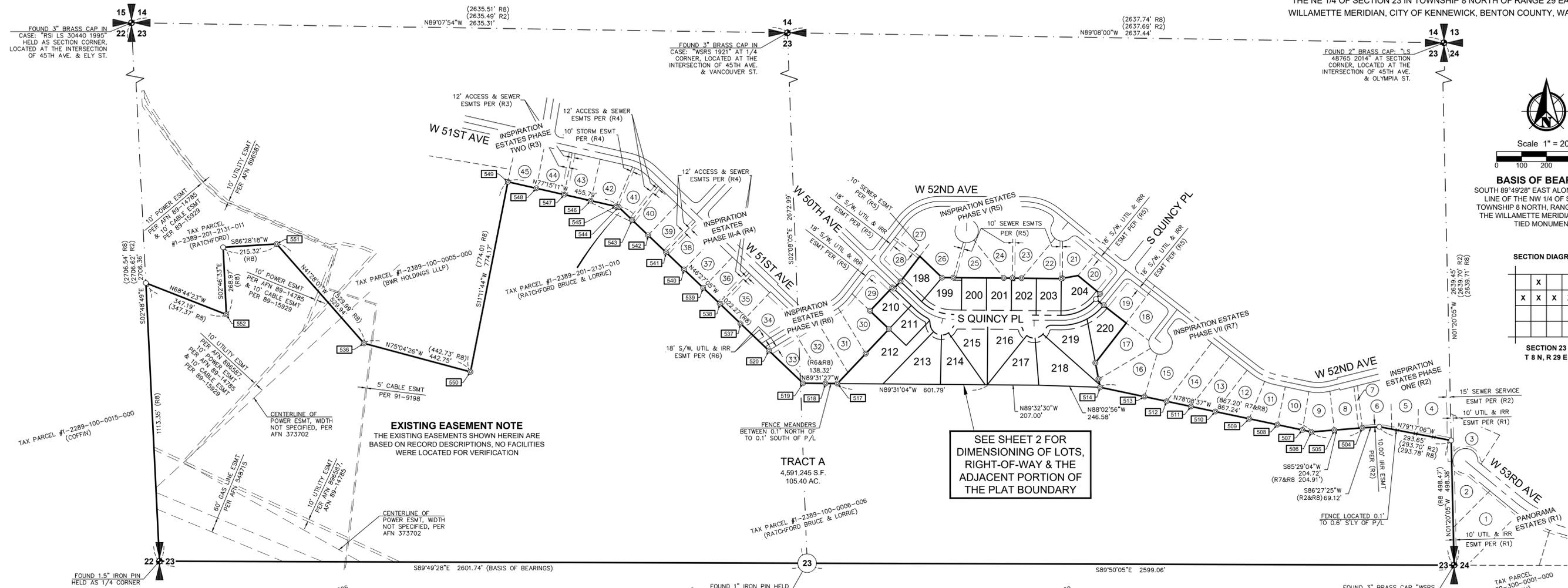
Through	Wes Romine Sep 25, 12:54:15 GMT-0700 2019
Dept Head Approval	Gregory McCormick Sep 25, 13:55:23 GMT-0700 2019
City Mgr Approval	Marie Mosley Sep 27, 07:31:01 GMT-0700 2019

Attachments: Final Plat Drwg

Recording Required?

FINAL PLAT OF INSPIRATION ESTATES - PHASE VIII

LOCATED IN THE NE 1/4 OF THE NW 1/4, THE S 1/2 OF SAID NW 1/4 AND THE S 1/2 OF THE NE 1/4 OF SECTION 23 IN TOWNSHIP 8 NORTH OF RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.



EXISTING EASEMENT NOTE
THE EXISTING EASEMENTS SHOWN HEREIN ARE BASED ON RECORD DESCRIPTIONS, NO FACILITIES WERE LOCATED FOR VERIFICATION

SEE SHEET 2 FOR DIMENSIONING OF LOTS, RIGHT-OF-WAY & THE ADJACENT PORTION OF THE PLAT BOUNDARY

LEGEND & ABBREVIATIONS

- SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: "MATARAZZO 46318"
- ◆ SET BRASS CAP IN MONUMENT CASE STAMPED "2018 PLS 46318"
- ⊙ FOUND PIN PER SURVEY REFERENCES (R2 TO R7), WITHIN 0.10' OF CALCULATED UNLESS OTHERWISE NOTED, DENOTED WITH PIN NUMBER, SEE TABLE
- ⊕ FOUND SURVEY MONUMENT AS NOTED
- CALCULATED POINT, NOT FOUND OR SET
- ### DENOTES ADJOINER, SEE LIST
- ##### DENOTES STREET ADDRESS
- AFN AUDITOR FILE NUMBER
- CH / L# DENOTES CURVE / LINE DATA, SEE TABLE
- ESMT/S EASEMENT/S
- OPC ORANGE PLASTIC CAP
- N'LY / NELY / NW'LY NORTHERLY / NORTHEASTERLY / NORTHWESTERLY
- P/L PROPERTY LINE
- RW DENOTES RIGHT OF WAY HEREBY DEDICATED
- SW, UTIL & IRR ESMT SIDEWALK, UTILITY & IRRIGATION EASEMENT
- S'LY / SW'LY SOUTHERLY / SOUTHWESTERLY
- UTIL & IRR ESMT UTILITY & IRRIGATION EASEMENT
- W/ WITH
- WSRS WASHINGTON STATE RECLAMATION SERVICE
- YPC YELLOW PLASTIC CAP
- - - SECTION OF SECTION SUB-DIVISION LINE
- PLAT BOUNDARY
- NEW RIGHT-OF-WAY HEREBY DEDICATED
- NEW RIGHT-OF-WAY CENTERLINE
- NEW LOT BOUNDARY
- NEW EASEMENT HEREBY DEDICATED (DED.)
- EXISTING RIGHT-OF-WAY BOUNDARY
- EXISTING RIGHT-OF-WAY CENTERLINE
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT

FOUND PROPERTY PIN TABLE (POSITION FROM CALCULATED TO MEASURED)

#	DESCRIPTION	BEARING	DISTANCE
504	REBAR W/ YPC: "JAB LS21384"	HELD	
505	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
506	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
507	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
508	REBAR W/ OPC: "STRATTON LS 38021"	0.15' SW'LY OF P/L	
509	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
510	REBAR W/ OPC: "STRATTON LS 38021"	0.20' NE'LY OF P/L	
511	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
512	REBAR W/ OPC: "STRATTON LS 38021"	0.16' SW'LY OF P/L	
513	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
514	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
515	REBAR W/ OPC: "STRATTON LS 38021"	0.11' NELY OF P/L	
516	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
517	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
518	REBAR W/ OPC: "STRATTON LS 38021"	0.16' S'LY OF P/L	
519	REBAR W/ OPC: "STRATTON LS 38021"	S87°W 0.17'	
520	BENT 5/8" REBAR W/ NO CAP, SHOWN AT SPINHOLE	HELD	
521	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
522	BENT 5/8" REBAR W/ NO CAP S20°W 0.16'		
523	5/8" REBAR W/ NO CAP	HELD	
524	5/8" REBAR W/ NO CAP	N61°W 0.21'	
525	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
526	REBAR W/ OPC: "STRATTON LS 38021"	0.18' N'LY OF P/L	
527	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
528	BENT REBAR W/ OPC: "STRATTON LS 38021", SHOWN AT SPINHOLE	HELD	

FOUND PROPERTY PIN TABLE (POSITION FROM CALCULATED TO MEASURED)

#	DESCRIPTION	BEARING	DISTANCE
529	REBAR W/ ILLIGABLE OPC	S02°E	0.59'
530	REBAR W/ ILLIGABLE OPC	HELD	
532A	REBAR W/ OPC, UNDER SIDEWALK	S88°W	0.18'
533	5/8" REBAR W/ NO CAP	N11°W	0.65'
534	REBAR W/ OPC: "STRATTON LS 38021"	S77°W	0.12'
535	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
536	REBAR W/ ILLIGABLE / BURNED CAP	HELD	
537	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
538	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
539	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
540	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
541	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
542	REBAR W/ NO CAP	HELD	
543	REBAR W/ OPC: "STRATTON LS 38021"	0.19' SW'LY OF P/L	
544	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
545	REBAR W/ NO CAP	HELD	
546	REBAR W/ ILLIGABLE YPC	HELD	
547	REBAR W/ YPC: "JAB LS 21384"	HELD	
548	REBAR W/ YPC: "JAB LS 21384"	HELD	
549	REBAR W/ YPC: "JAB LS 21384"	HELD	
550	REBAR W/ ILLIGABLE CAP	HELD	
551	REBAR W/ ILLIGABLE CAP	HELD	
552	REBAR W/ ILLIGABLE CAP	HELD	

NOTE: "HELD" DENOTES PIN WAS FOUND WITHIN 0.10' OF CALCULATED

- ADJOINERS**
- TAX PARCEL #1-2489-204-0000-018 (DAVIS)
 - (R1) LOT 5 (KERNS)
 - (R1) LOT 6 (SLOCUMB TRUSTEE BYARD B & BETTI L)
 - (R2) LOT 76 (ANDREYEVICH)
 - (R2) LOT 77 (WILLIAMS)
 - (R2) LOT 78 (LINDGREN)
 - (R7) TRACT 2 (RATCHFORD)
 - (R7) LOT 233 (BRL DEVELOPMENT LLC)
 - (R7) LOT 232 (BANKS & TORRES)
 - (R7) LOT 231 (BRL DEVELOPMENT LLC)
 - (R7) LOT 230 (BRL DEVELOPMENT LLC)
 - (R7) LOT 229 (FORDMEIR)
 - (R7) LOT 228 (BRL DEVELOPMENT LLC)
 - (R7) LOT 227 (BRL DEVELOPMENT LLC)
 - (R7) LOT 225 (BRL DEVELOPMENT LLC)

- ADJOINERS**
- (R7) LOT 224 (BRL DEVELOPMENT LLC)
 - (R7) LOT 223 (VELIC)
 - (R1) LOT 6 (SLOCUMB TRUSTEE BYARD B & BETTI L)
 - (R5) LOT 221 (VEINPEL)
 - (R5) LOT 186 (POPE)
 - (R5) LOT 187 (GAMIN TRUSTEES JAMES E & SHEILA L)
 - (R5) LOT 188 (FOWERS)
 - (R5) LOT 189 (STANLEY)
 - (R5) LOT 192 (BICKFORD TRUSTEES JOHN C & LELA A)
 - (R5) LOT 193 (RENO)
 - (R7) LOT 194 (BAILEY)
 - (R5) LOT 196 (JOHNSON)
 - (R5) LOT 197 (KELSO)
 - (R5) LOT 194 (BAILEY)
 - (R5) LOT 209 (PORTER)
 - (R6) LOT 208 (FLORA)

- ADJOINERS**
- (R6) LOT 207 (GEBERS)
 - (R6) LOT 206 (QUIROZ-PORTELLA & EL HUSEIN SAMAN)
 - (R6) LOT 205 (BRL DEVELOPMENT LLC)
 - (R6) LOT 130 (GEORGE)
 - (R4) LOT 131 (CAMPBELL)
 - (R4) LOT 132 (MCCAULEY)
 - (R4) LOT 133 (GEORGE)
 - (R4) LOT 134 (HOMME)
 - (R4) LOT 135 (MCCLOURE)
 - (R4) LOT 136 (TYLER)
 - (R4) LOT 137 (WEBB & ARMSTRONG)
 - (R4) LOT 138 (ASCENCIO)
 - (R3) LOT 139 (ATWOOD)
 - (R3) LOT 140 (HUI)
 - (R3) LOT 141 (CROSS & ESTES-CROSS)

LOT NUMBERING & TRACT LETTERING NOTE
THERE ARE 18 RESIDENTIAL LOTS AND 1 TRACT IN THIS PLAT. IN CONTINUATION FROM THE PLATS OF INSPIRATION ESTATES PHASES 1 THROUGH VII (SEE SURVEY REFERENCES R2 THROUGH R7), LOT NUMBERING IN THIS PLAT IS FROM 198 TO 204 AND FROM 210 TO 220. TRACT LETTERING STARTS AND ENDS WITH TRACT A. SEE TRACT A NOTE, SHEET 3.

SURVEYOR'S CERTIFICATE
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF BRL DEVELOPMENT LLC IN AUGUST 2019

SURVEY REFERENCES
(R1) PLAT OF PANORAMA ESTATES (AFN 720361) BY STANLEY
(R2) PLAT OF INSPIRATION ESTATES - PHASE ONE (AFN 2004-044934) BY BAALMAN
(R3) PLAT OF INSPIRATION ESTATES - PHASE TWO (AFN 2008-030705) BY BAALMAN
(R4) PLAT OF INSPIRATION ESTATES - PHASE III-A (AFN 2013-037457) BY DYCK
(R5) PLAT OF INSPIRATION ESTATES - PHASE V (AFN 2015-016311) BY DYCK
(R6) PLAT OF INSPIRATION ESTATES - PHASE VI (AFN 2015-036158) BY DYCK
(R7) PLAT OF INSPIRATION ESTATES - PHASE VII (AFN 2015-036159) BY DYCK
(R8) BOUNDARY LINE ADJUSTMENT RECORD OF SURVEY FOR RATCHFORD (AFN 2016-003727) BY DYCK

AUDITOR'S CERTIFICATE
FILED FOR RECORD WITH THE BENTON COUNTY AUDITORS OFFICE THIS _____ DAY OF _____, 2019 AT _____ M.
IN VOLUME _____ OF PLATS AT PAGE _____ AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL, INC.

BENTON COUNTY AUDITOR _____ BY DEPUTY BENTON COUNTY AUDITOR _____

FEE NO. _____

ALEXANDER D. MATARAZZO, PROFESSIONAL LAND SURVEYOR DATE _____
REGISTRATION NO. 46318



PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: BRL DEVELOPMENT LLC	PROJECT NO.: 3648.003
SURVEYOR: ALEXANDER D. MATARAZZO	DATE: 09/24/2019
CALC BY: ADM	DRAWN BY: ROP
SCALE: 1" = 200'	
SECTION: 23	TOWNSHIP: 8 NORTH
RANGE: 29 EAST	
CITY: KENNEWICK	COUNTY: BENTON
SHEET 1 OF 3	

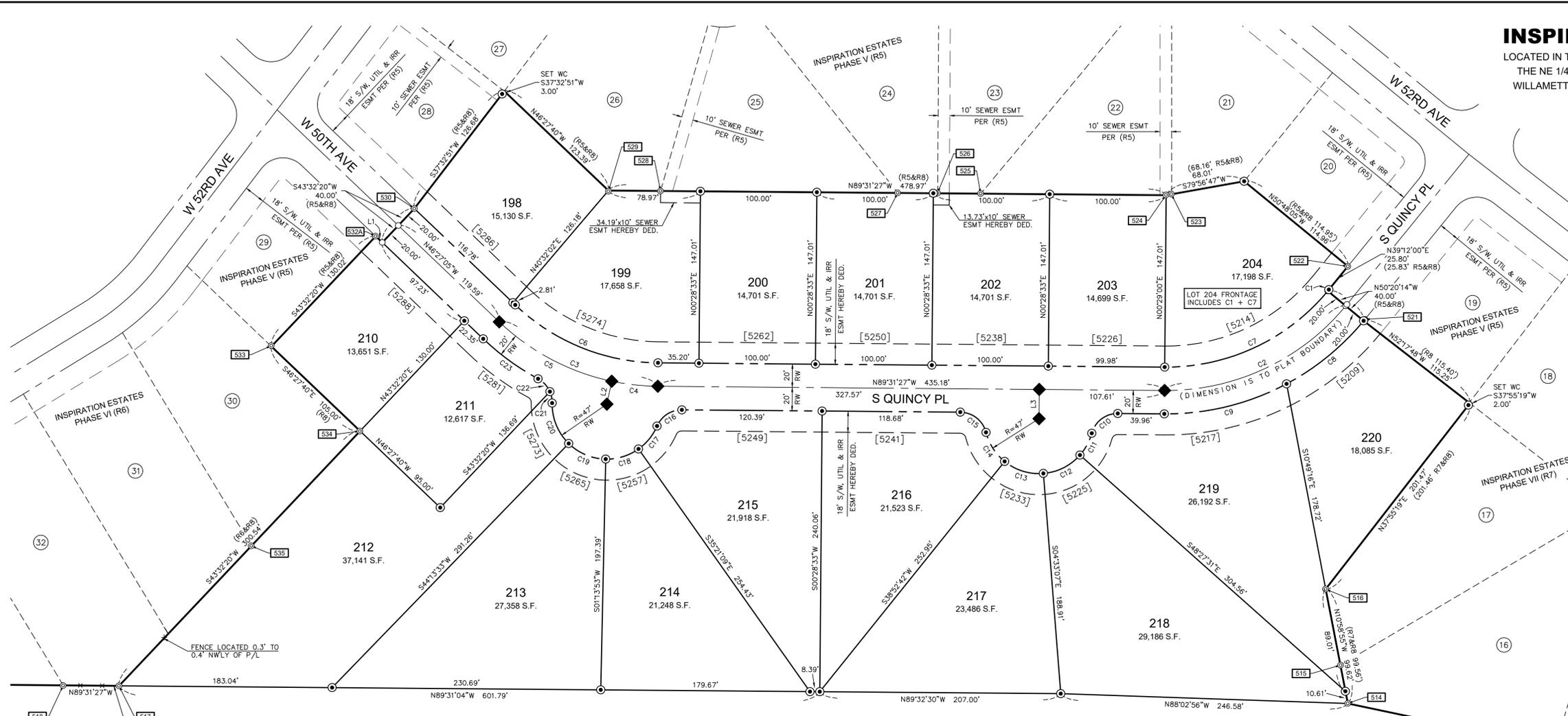
FINAL PLAT OF INSPIRATION ESTATES - PHASE VIII

LOCATED IN THE NE 1/4 OF THE NW 1/4, THE S 1/2 OF SAID NW 1/4 AND THE S 1/2 OF THE NE 1/4 OF SECTION 23 IN TOWNSHIP 8 NORTH OF RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.



Scale 1" = 50'
0 25 50 100

BASIS OF BEARINGS
SOUTH 89°49'28" EAST ALONG THE SOUTH LINE OF THE NW 1/4 OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, BETWEEN TIED MONUMENTS.



TRACT A
4,591.245 S.F.
105.40 AC.
SEE SHEET 1 FOR FULL DIMENSIONING OF TRACT A

FOUND PROPERTY PIN TABLE (POSITION FROM CALCULATED TO MEASURED)

#	DESCRIPTION	BEARING	DISTANCE
504	REBAR W/ YPC: "JAB LS21384"	HELD	
505	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
506	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
507	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
508	REBAR W/ OPC: "STRATTON LS 38021"	0.15' SW'LY OF P/L	
509	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
510	REBAR W/ OPC: "STRATTON LS 38021"	0.20' NE'LY OF P/L	
511	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
512	REBAR W/ OPC: "STRATTON LS 38021"	0.16' SW'LY OF P/L	
513	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
514	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
515	REBAR W/ OPC: "STRATTON LS 38021"	0.11' NE'LY OF P/L	
516	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
517	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
518	REBAR W/ OPC: "STRATTON LS 38021"	0.16' S'LY OF P/L	
519	REBAR W/ OPC: "STRATTON LS 38021"	S87°W 0.17'	
520	BENT 5/8" REBAR W/ NO CAP, SHOWN AT SPINHOLE	HELD	
521	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
522	BENT 5/8" REBAR W/ NO CAP S20°W 0.16'	HELD	
523	5/8" REBAR W/ NO CAP	HELD	
524	5/8" REBAR W/ NO CAP	N61°W 0.21'	
525	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
526	REBAR W/ OPC: "STRATTON LS 38021"	0.18' N'LY OF P/L	
527	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
528	BENT REBAR W/ OPC: "STRATTON LS 38021", SHOWN AT SPINHOLE	HELD	

FOUND PROPERTY PIN TABLE (POSITION FROM CALCULATED TO MEASURED)

#	DESCRIPTION	BEARING	DISTANCE
529	REBAR W/ ILLEGABLE OPC	S02°E 0.59'	
530	REBAR W/ ILLEGABLE OPC	HELD	
532A	REBAR W/ OPC, UNDER SIDEWALK	S88°W 0.16'	
533	5/8" REBAR W/ NO CAP	N11°W 0.65'	
534	REBAR W/ OPC: "STRATTON LS 38021"	S77°W 0.12'	
535	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
536	REBAR W/ ILLEGABLE / BURNED CAP	HELD	
537	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
538	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
539	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
540	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
541	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
542	REBAR W/ NO CAP	HELD	
543	REBAR W/ OPC: "STRATTON LS 38021"	0.19' SW'LY OF P/L	
544	REBAR W/ OPC: "STRATTON LS 38021"	HELD	
545	REBAR W/ NO CAP	HELD	
546	REBAR W/ ILLEGABLE YPC	HELD	
547	REBAR W/ YPC: "JAB LS 21384"	HELD	
548	REBAR W/ YPC: "JAB LS 21384"	HELD	
549	REBAR W/ YPC: "JAB LS 21384"	HELD	
550	REBAR W/ ILLEGABLE CAP	HELD	
551	REBAR W/ ILLEGABLE CAP	HELD	
552	REBAR W/ ILLEGABLE CAP	HELD	

NOTE: "HELD" DENOTES PIN WAS FOUND WITHIN 0.10' OF CALCULATED

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	(RECORD ARC LENGTH)
C1	1.49'	180.00'	0°28'28"	N39°26'14"E	1.49'	(1.45' R5&R8)
C2	177.33'	200.00'	50°48'09"	S65°04'29"W	171.58'	
C3	150.35'	200.00'	43°04'22"	S67°59'16"E	146.84'	
C4	39.89'	200.00'	11°25'36"	S83°48'39"E	39.82'	
C5	110.47'	200.00'	31°38'46"	N62°16'28"W	109.07'	
C6	135.32'	180.00'	43°04'22"	N67°59'16"W	132.15'	
C7	159.60'	180.00'	50°48'09"	S65°04'31"W	154.42'	
C8	85.88'	220.00'	22°22'00"	N50°51'21"E	85.34'	
C9	109.19'	220.00'	28°26'13"	N76°15'27"E	108.07'	
C10	30.15'	23.00'	75°05'58"	N52°55'34"E	28.03'	
C11	21.46'	47.00'	26°09'53"	N28°27'32"E	21.28'	
C17	25.53'	47.00'	31°11'27"	N30°03'08"E	25.27'	
C18	30.01'	47.00'	36°35'02"	N72°56'12"W	34.78'	
C14	30.10'	47.00'	36°41'49"	N32°46'23"E	29.59'	
C15	30.15'	23.00'	75°05'58"	S51°58'28"E	28.03'	
C16	26.90'	23.00'	67°01'09"	S56°57'59"E	25.40'	
C17	25.53'	47.00'	31°11'27"	N30°03'08"E	25.27'	
C18	30.01'	47.00'	36°35'02"	N72°56'12"W	34.78'	
C19	35.27'	47.00'	42°59'40"	N67°16'17"W	34.45'	
C20	38.51'	47.00'	46°56'48"	N22°18'03"W	37.44'	
C21	9.95'	23.00'	24°47'43"	S11°13'30"E	9.88'	
C22	15.23'	23.00'	38°02'01"	S42°38'22"E	14.99'	
C23	58.38'	220.00'	15°12'18"	S54°03'14"E	58.21'	

LINE TABLE

LINE	BEARING	DISTANCE	(RECORD DISTANCE)
L1	N46°27'05"W	7.77'	(R5&R8)
L2	S11°54'09"W	20.03'	
L3	S00°28'53"W	25.00'	

LOT NUMBERING & TRACT LETTERING NOTE
THERE ARE 18 RESIDENTIAL LOTS AND 1 TRACT IN THIS PLAT. IN CONTINUATION FROM THE PLATS OF INSPIRATION ESTATES PHASES 1 THROUGH VII (SEE SURVEY REFERENCES R2 THROUGH R7), LOT NUMBERING IN THIS PLAT IS FROM 198 TO 204 AND FROM 210 TO 220. TRACT LETTERING STARTS AND ENDS WITH TRACT A. SEE TRACT A NOTE, SHEET 3.

AUDITOR'S CERTIFICATE
FILED FOR RECORD WITH THE BENTON COUNTY AUDITORS OFFICE THIS _____ DAY OF _____, 2019 AT _____ M.
IN VOLUME _____ OF PLATS AT PAGE _____ AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL, INC.

BENTON COUNTY AUDITOR _____ BY DEPUTY BENTON COUNTY AUDITOR _____
FEE NO. _____

- ADJOINERS**
- TAX PARCEL #1-2489-204-0000-018 (DAVIS)
 - (R1) LOT 5 (KERNS)
 - (R1) LOT 6 (SLOCUMB TRUSTEE BYARD B & BETTI L)
 - (R2) LOT 76 (ANDREYEVICH)
 - (R2) LOT 77 (WILLIAMS)
 - (R2) LOT 78 (LINDGREN)
 - (R7) TRACT 2 (RATCHFORD)
 - (R7) LOT 233 (BRL DEVELOPMENT LLC)
 - (R7) LOT 232 (BANKS & TORRES)
 - (R7) LOT 231 (BRL DEVELOPMENT LLC)
 - (R7) LOT 230 (BRL DEVELOPMENT LLC)
 - (R7) LOT 229 (FORDMEIR)
 - (R7) LOT 228 (BRL DEVELOPMENT LLC)
 - (R7) LOT 227 (BRL DEVELOPMENT LLC)
 - (R7) LOT 225 (BRL DEVELOPMENT LLC)

- ADJOINERS**
- (R7) LOT 224 (BRL DEVELOPMENT LLC)
 - (R7) LOT 223 (VELIC)
 - (R7) LOT 222 (MADISON)
 - (R5) LOT 221 (VEINPEL)
 - (R4) LOT 186 (POPE)
 - (R5) LOT 187 (GAMIN TRUSTEES JAMES E & SHEILA L)
 - (R5) LOT 188 (FOWERS)
 - (R5) LOT 189 (STANLEY)
 - (R5) LOT 192 (BICKFORD TRUSTEES JOHN C & LELA A)
 - (R5) LOT 193 (RENO)
 - (R5) LOT 194 (BAILEY)
 - (R5) LOT 196 (JOHNSON)
 - (R5) LOT 197 (KELSO)
 - (R5) LOT 209 (PORTER)
 - (R6) LOT 208 (FLORA)

- ADJOINERS**
- (R6) LOT 207 (GEBERS)
 - (R6) LOT 206 (QUIROZ-PORTELLA & EL HUSEIN SAMAN)
 - (R6) LOT 205 (BRL DEVELOPMENT LLC)
 - (R6) LOT 130 (GEORGE)
 - (R4) LOT 131 (CAMPBELL)
 - (R4) LOT 132 (MCCAULEY)
 - (R4) LOT 133 (GEORGE)
 - (R4) LOT 134 (HOMME)
 - (R4) LOT 135 (MCCLOURE)
 - (R4) LOT 136 (TYLER)
 - (R4) LOT 137 (WEBB & ARMSTRONG)
 - (R4) LOT 138 (ASCENCIO)
 - (R3) LOT 139 (ATWOOD)
 - (R3) LOT 140 (HUI)
 - (R3) LOT 141 (CROSS & ESTES-CROSS)

LEGEND & ABBREVIATIONS

- SET 5/8" x 30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: "MATARAZZO 46318"
- ◆ SET BRASS CAP IN MONUMENT CASE STAMPED "2018 PLS 46318"
- ⊙ FOUND PIN PER SURVEY REFERENCES (R2 TO R7), WITHIN 0.10' OF CALCULATED UNLESS OTHERWISE NOTED, DENOTED WITH PIN NUMBER, SEE TABLE
- ⊕ FOUND SURVEY MONUMENT AS NOTED
- CALCULATED POINT, NOT FOUND OR SET
- # DENOTES ADJOINER, SEE LIST
- #### DENOTES STREET ADDRESS
- AFN AUDITOR FILE NUMBER
- CH / L# DENOTES CURVE / LINE DATA, SEE TABLE
- ESMT/S EASEMENT/S
- OPC ORANGE PLASTIC CAP
- N'LY / NE'LY / NW'LY NORTHERLY / NORTHEASTERLY / NORTHWESTERLY
- P/L PROPERTY LINE
- RW DENOTES RIGHT OF WAY HEREBY DEDICATED
- SW, UTIL & IRR ESMT SIDEWALK, UTILITY & IRRIGATION EASEMENT
- S'LY / SW'LY SOUTHERLY / SOUTHWESTERLY
- UTIL & IRR ESMT UTILITY & IRRIGATION EASEMENT
- W/ WITH
- WSRS WASHINGTON STATE RECLAMATION SERVICE
- YPC YELLOW PLASTIC CAP
- SECTION OF SECTION SUB-DIVISION LINE
- PLAT BOUNDARY
- NEW RIGHT-OF-WAY HEREBY DEDICATED
- NEW RIGHT-OF-WAY CENTERLINE
- NEW LOT BOUNDARY
- NEW EASEMENT HEREBY DEDICATED (DED.)
- EXISTING RIGHT-OF-WAY BOUNDARY
- EXISTING RIGHT-OF-WAY CENTERLINE
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT



SURVEY REFERENCES

(R1) PLAT OF PANORAMA ESTATES (AFN 720361) BY STANLEY
(R2) PLAT OF INSPIRATION ESTATES - PHASE ONE (AFN 2004-044934) BY BAALMAN
(R3) PLAT OF INSPIRATION ESTATES - PHASE TWO (AFN 2008-030709) BY BAALMAN
(R4) PLAT OF INSPIRATION ESTATES - PHASE III-A (AFN 2013-037457) BY DYCK
(R5) PLAT OF INSPIRATION ESTATES - PHASE V (AFN 2015-016311) BY DYCK
(R6) PLAT OF INSPIRATION ESTATES - PHASE VI (AFN 2015-036158) BY DYCK
(R7) PLAT OF INSPIRATION ESTATES - PHASE VII (AFN 2015-036159) BY DYCK
(R8) BOUNDARY LINE ADJUSTMENT RECORD OF SURVEY FOR RATCHFORD (AFN 2016-003727) BY DYCK

PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: BRL DEVELOPMENT LLC PROJECT NO.: 3648.003
SURVEYOR: ALEXANDER D. MATARAZZO DATE: 09/24/2019
CALC BY: ADM DRAWN BY: ROP SCALE: 1" = 50'
SECTION: 23 TOWNSHIP: 8 NORTH RANGE: 29 EAST
CITY: KENNEWICK COUNTY: BENTON SHEET 2 OF 3

**FINAL PLAT OF
INSPIRATION ESTATES - PHASE VIII**

LOCATED IN THE NE 1/4 OF THE NW 1/4, THE S 1/2 OF SAID NW 1/4 AND THE S 1/2 OF
THE NE 1/4 OF SECTION 23 IN TOWNSHIP 8 NORTH OF RANGE 29 EAST OF THE
WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.

NARRATIVE

THIS PROJECT WAS PERFORMED AT THE REQUEST OF BRL DEVELOPMENT LLC TO SUBDIVIDE THOSE LANDS KNOWN AS BENTON COUNTY ASSESSOR'S TAX PARCELS 1-2389-100-0006-006 & 1-2389-201-2131-010. THIS PROJECT IS BOUND ON THE NORTH BY TAX PARCELS 1-2389-201-2131-011 & 1-2389-100-0005-000 AND BY THE PLATS OF INSPIRATION ESTATES PHASES 1 THROUGH VII. SURVEY REFERENCES R2 THROUGH R7, ON THE EAST BY THE PLAT OF PANORAMA ESTATES, SURVEY REFERENCE R1, ON THE SOUTH BY TAX PARCELS 1-2389-301-1286-005, 1-2389-300-0001-000, 1-2389-300-0002-002 & 1-2389-400-0001-000 AND ON THE WEST BY TAX PARCEL 1-2289-100-0015-000.

TIES TO PROPERTY PINS AROUND THE PERIMETER WERE HELD TO DETERMINE THE PARCEL BOUNDARY AS ESTABLISHED ON THE GROUND.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING DUAL FREQUENCY TRIMBLE R8 GPS RECEIVERS HAVING AN ACCURACY OF ONE CENTIMETER +/- 1 PPM. THE MONUMENTS SHOWN HEREIN WERE VISITED AND TIED DURING OUR INITIAL SURVEYS IN OCTOBER 2014 & JULY 2019.

PLAT CERTIFICATE REFERENCE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN CASCADE TITLE COMPANY PLAT CERTIFICATE, ORDER No. CBF9345, EFFECTIVE DATE AUGUST 09, 2019 AT 8:00 AM. IN PREPARING THIS PLAT, PBS HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS PBS AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE PLAT AND DISCLOSED BY THE REFERENCED CASCADE TITLE COMPANY PLAT CERTIFICATE. PBS HAS RELIED WHOLLY ON CASCADE TITLE COMPANY'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS MAP AND THEREFORE PBS QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

LEGAL DESCRIPTION

FOR TAX PARCEL 1-2389-100-0006-006 (PER PLAT CERTIFICATE REFERENCED ABOVE)
THAT PORTION OF THE NORTH HALF OF SECTION 23, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE AND SOUTHERLY OF THE PLATS OF INSPIRATION ESTATES, PHASES 1, 2, III-A, V, VI AND VII:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 2131 RECORDS OF SAID BENTON COUNTY, WASHINGTON;
THENCE SOUTH 68°45'15" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 347.37 FEET TO THE SOUTHEAST CORNER OF SAID LOT;
THENCE NORTH 02°48'48" WEST ALONG THE WESTERLY LINE OF SAID LOT 268.97 FEET;
THENCE NORTH 88°19'11" EAST 215.32 FEET TO AN ANGLE POINT IN THE WESTERLY LINE OF THE PARCEL AS DESCRIBED IN BENTON COUNTY AUDITOR'S FILE NUMBER 2002-002316;
THENCE SOUTH 41°26'14" EAST ALONG SAID LINE 529.99 FEET;
THENCE SOUTH 75°03'52" EAST ALONG SAID LINE 442.73 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL;
THENCE NORTH 11°13'09" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 774.01 FEET TO THE SOUTHERLY LINE OF SAID INSPIRATION ESTATES PHASE 2 AND THE POINT OF TERMINUS OF SAID LINE.

FOR TAX PARCEL 1-2389-201-2131-010 (PER BENTON COUNTY ASSESSOR'S WEBSITE)
SECTION 23 TOWNSHIP 8 RANGE 29 QUARTER NE SHORT PLAT #2131, LOT 4, EXCEPT FOR THAT PORTION LYING WITHIN THE PLAT OF INSPIRATION ESTATES, PHASE ONE, AF#2004-044934, 12/27/2004, ALSO EXCEPT THAT PORTION LYING WITHIN THE PLAT OF INSPIRATION ESTATES, PHASE TWO, AF#2008-030709, 10/23/2008, ALSO EXCEPT THAT PORTION LYING WITHIN THE PLAT OF "INSPIRATION ESTATES, PHASE III-A", AF#2013-037457, 11/08/2013.

TRACT A NOTE

TRACT A IS THE REMAINDER PORTIONS OF THE PARENT PARCELS AND IS TO BE RETAINED BY OWNER OF RECORD.

DEED REFERENCE

FOR TAX PARCEL 1-2389-100-0006-006
GRANTOR: RATCHFORD, BRUCE & LORRIE
GRANTEE: RATCHFORD, BRUCE & LORRIE
AUDITOR'S FILE NO: 2016-001492
DATED: 01/19/2016

FOR TAX PARCEL 1-2389-201-2131-010
UNKNOWN

DEDICATION

WE, BRUCE W. AND LORRIE A. RATCHFORD, HUSBAND AND WIFE, 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 STREET RIGHT-OF-WAY AND THE UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

BRUCE W. RATCHFORD _____ DATE _____

LORRIE A. RATCHFORD _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRUCE W. RATCHFORD, HAS SIGNED THIS PLAT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

NOTARY PUBLIC _____ DATE _____

MY APPOINTMENT EXPIRES _____

RESIDING _____

ACKNOWLEDGMENT

STATE OF _____

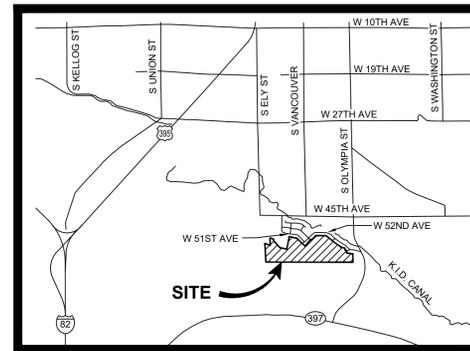
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LORRIE A. RATCHFORD, HAS SIGNED THIS PLAT, ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THIS PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS PLAT.

NOTARY PUBLIC _____ DATE _____

MY APPOINTMENT EXPIRES _____

RESIDING _____



VICINITY MAP
NOT TO SCALE



SURVEY REFERENCES

- (R1) PLAT OF PANORAMA ESTATES (AFN 720361) BY STANLEY
- (R2) PLAT OF INSPIRATION ESTATES - PHASE ONE (AFN 2004-044934) BY BAALMAN
- (R3) PLAT OF INSPIRATION ESTATES - PHASE TWO (AFN 2008-030709) BY BAALMAN
- (R4) PLAT OF INSPIRATION ESTATES - PHASE III-A (AFN 2013-037457) BY DYCK
- (R5) PLAT OF INSPIRATION ESTATES - PHASE V (AFN 2015-016311) BY DYCK
- (R6) PLAT OF INSPIRATION ESTATES - PHASE VI (AFN 2015-036158) BY DYCK
- (R7) PLAT OF INSPIRATION ESTATES - PHASE VII (AFN 2015-036159) BY DYCK
- (R8) BOUNDARY LINE ADJUSTMENT RECORD OF SURVEY FOR RATCHFORD (AFN 2016-003727) BY DYCK

AUDITOR'S CERTIFICATE

FILED FOR RECORD WITH THE BENTON COUNTY AUDITORS OFFICE THIS _____ DAY OF _____, 2019 AT _____ M.
IN VOLUME _____ OF PLATS AT PAGE _____ AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL, INC.

BENTON COUNTY AUDITOR _____ BY DEPUTY BENTON COUNTY AUDITOR _____

FEE NO. _____

UTILITY APPROVAL

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

FOR BENTON PUD NO. 1 _____ TITLE _____ DATE _____

FOR CASCADE NATURAL GAS _____ TITLE _____ DATE _____

FOR FRONTIER COMMUNICATIONS _____ TITLE _____ DATE _____

FOR CHARTER COMMUNICATIONS _____ TITLE _____ DATE _____

IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK 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 REGULATIONS 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.

FOR KENNEWICK IRRIGATION DISTRICT _____ TITLE _____ DATE _____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 20__ A.D.
TAX PARCELS 1-2389-100-0006-006 & 1-2389-201-2131-010

BENTON COUNTY TREASURER _____ DATE _____

BENTON COUNTY ASSESSOR _____ DATE _____

APPROVALS

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

CITY OF KENNEWICK PLAT ADMINISTRATOR _____ DATE _____
FP 19-07/PLN-2019-02502

KENNEWICK CITY ENGINEER _____ DATE _____

MAYOR, CITY OF KENNEWICK _____ DATE _____

ATTEST:

CITY CLERK, CITY OF KENNEWICK _____ DATE _____

		PBS Engineering and Environmental Inc. 400 Bradley Blvd, Ste 106 Richland, WA 99352 509.942.1600 pbsusa.com		CLIENT: BRL DEVELOPMENT LLC	PROJECT NO.: 3648.003
				SURVEYOR: ALEXANDER D. MATARAZZO	DATE: 09/24/2019
CALC BY: ADM	DRAWN BY: ROP	SCALE: N/A			
SECTION: 23	TOWNSHIP: 8 NORTH	RANGE: 29 EAST			
CITY: KENNEWICK	COUNTY: BENTON	SHEET 3 OF 3			

Council Agenda Coversheet



Agenda Item Number	3.f.	Council Date	10/01/2019
Agenda Item Type	Final Plat		
Subject	Towers Estates		
Ordinance/Reso #		Contract #	
Project #	FP 19-09	Permit #	PLN-2019-02622
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

That City Council authorize the Mayor (or in his absence the Mayor Pro Tem) to sign the final plat of Towers Estates.

Motion for Consideration

I move to authorize the Mayor (or in his absence the Mayor Pro Tem) to sign the final plat of Towers Estates.

Summary

A final plat application has been submitted by Edwin Contreras (812 S. 11th Ave, Pasco, WA 99301) for the final plat of Towers Estates. The plat consists of 12 lots on approximately 3.18 acres and located south of W. 31st Court at 3130 S. Gum Street. The comprehensive land use designation is Low Density Residential and the property is zoned Residential Low Density (RL). The preliminary plat of Towers Estates was approved by the Hearing Examiner decision dated December 19, 2018.

Staff has reviewed the final plat application and has found it to be in conformance with all applicable City development regulations. Following Council approval and plat signatures the plat can be recorded and lots can be sold to individual owners.

Alternatives

No alternatives were reviewed or are recommended as the applicant has met the applicable standards.

Fiscal Impact

None

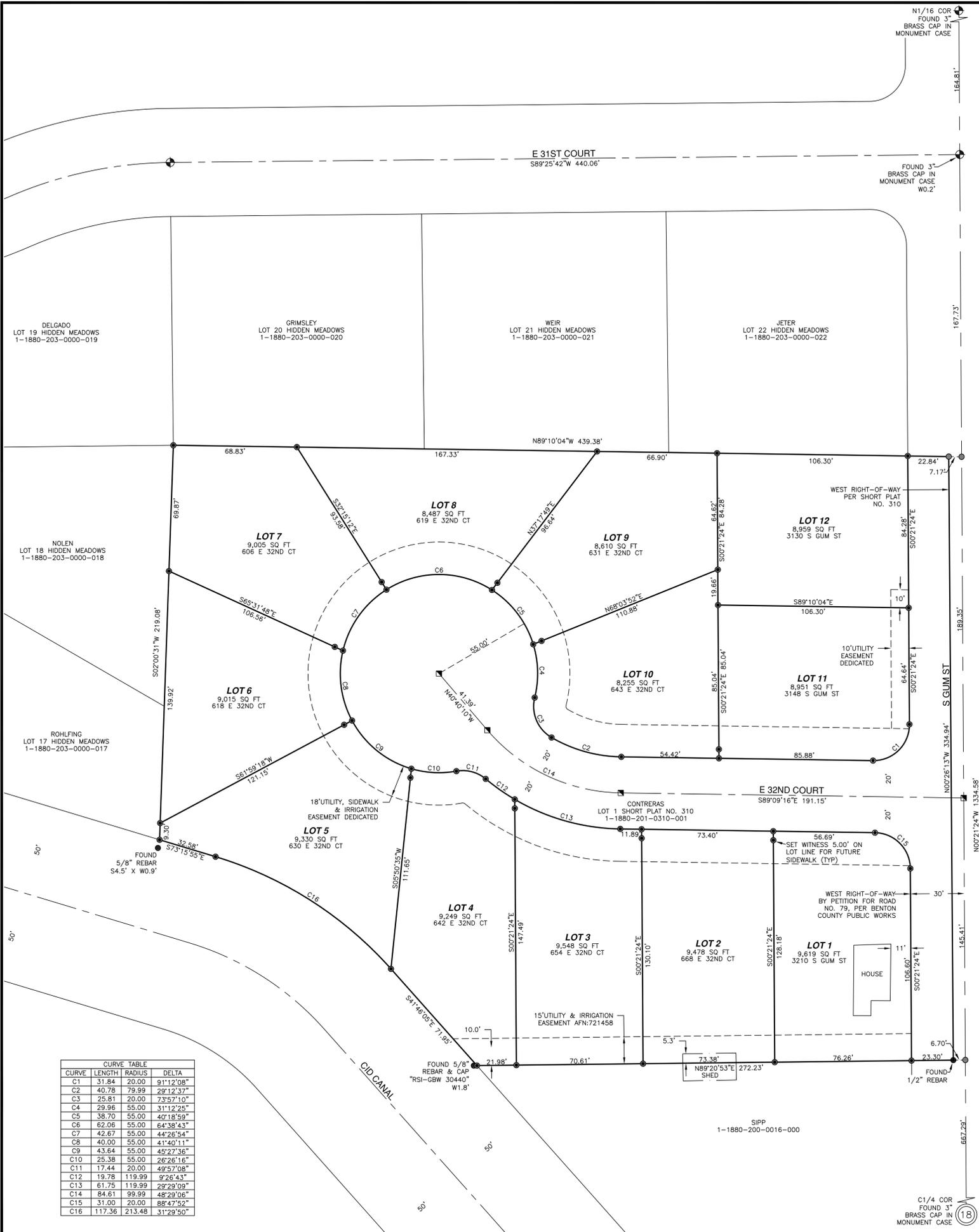
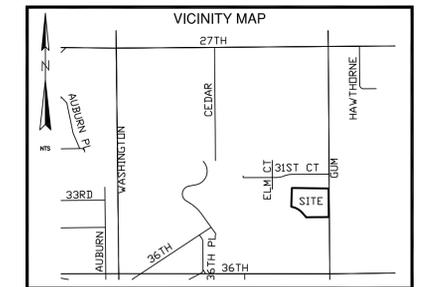
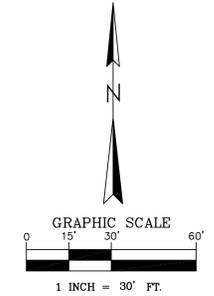
Through	Wes Romine Sep 25, 11:23:05 GMT-0700 2019
Dept Head Approval	Gregory McCormick Sep 26, 13:27:54 GMT-0700 2019
City Mgr Approval	Marie Mosley Sep 27, 09:54:43 GMT-0700 2019

Attachments:

Recording Required?

FINAL PLAT OF TOWERS ESTATES

PORTION OF SE1/4 OF THE NW1/4, SECTION 18,
TOWNSHIP 8 NORTH, RANGE 30 EAST, WILLAMETTE MERIDIAN,
CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON
FP-19-11/PLN-2019-02622



CURVE	LENGTH	RADIUS	DELTA
C1	31.84	20.00	91°12'08"
C2	40.78	79.99	29°12'37"
C3	25.81	20.00	73°57'10"
C4	29.96	55.00	31°12'25"
C5	38.70	55.00	40°18'59"
C6	62.06	55.00	64°38'43"
C7	42.67	55.00	44°26'54"
C8	40.00	55.00	41°40'11"
C9	43.64	55.00	45°27'36"
C10	25.38	55.00	26°28'16"
C11	17.44	20.00	49°57'08"
C12	19.78	119.99	9°26'43"
C13	61.75	119.99	29°29'09"
C14	84.61	99.99	48°29'06"
C15	31.00	20.00	88°47'52"
C16	117.36	213.48	31°29'50"

DESCRIPTION

LOT 1, SHORT PLAT NO. 310, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 721458, RECORDS OF BENTON COUNTY, WASHINGTON.

OWNER'S CERTIFICATE

I EDWIN CONTRERAS, HEREBY CERTIFY THAT I AM THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON AND THAT I HAVE CAUSED SAID LAND TO BE SURVEYED AND THE LOTS CREATED AS SHOWN AND THAT THE STREET RIGHT-OF-WAY AND THE UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

EDWIN CONTRERAS _____

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT EDWIN CONTRERAS SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON _____ DATE _____

MY APPOINTMENT EXPIRES _____

CITY OF KENNEWICK'S CERTIFICATE

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

CITY OF KENNEWICK FILE NO. FP-19-11/PLN-2019-02622.

SIGNATURE, CITY OF KENNEWICK PLAT ADMINISTRATOR _____ DATE _____

SIGNATURE, CITY OF KENNEWICK CITY ENGINEER _____ DATE _____

SIGNATURE, MAYOR, CITY OF KENNEWICK _____ DATE _____

ATTEST:
CITY CLERK CITY OF KENNEWICK _____ DATE _____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO, AND INCLUDING THE YEAR 20____.

TAX PARCEL NO. 1-1880-201-0310-001.

BENTON COUNTY TREASURER _____ DATE _____

UTILITY COMPANY CERTIFICATES

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

BENTON P.U.D. NO. 1 _____ TITLE _____ DATE _____

FRONTIER COMMUNICATIONS _____ TITLE _____ DATE _____

CHARTER COMMUNICATIONS _____ TITLE _____ DATE _____

IRRIGATION DISTRICT CERTIFICATE

THE IRRIGATION ASSESSMENTS ON THE LAND DESCRIBED HEREON ARE PAID THROUGH THE YEAR _____. THE IRRIGATION RIGHT-OF-WAY AND EASEMENT AS SHOWN HEREON ARE HEREBY APPROVED AND THE COMPLETED IRRIGATION WATER DISTRIBUTION SYSTEM HAS BEEN INSTALLED OR PROVISION MADE FOR ITS INSTALLATION.

COLUMBIA IRRIGATION DISTRICT _____ TITLE _____ DATE _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____, AT THE REQUEST OF EDWIN CONTRERAS.

BENTON COUNTY AUDITOR _____

FEE NUMBER _____

LEGEND

- FOUND 3" BRASS CAP IN MONUMENT CASE
- FOUND CORNER AS NOTED
- CALCULATED POINT, NOT FOUND OR SET
- SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 45774"
- SET 3" BRASS CAP IN MONUMENT CASE "45774 2018"

SURVEYOR'S NOTES

1. DATE OF SURVEY/MONUMENTS VISITED: DECEMBER 6, 2017.
2. BASIS OF BEARING: NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
3. UNITS OF MEASURE: US SURVEY FEET GRID DISTANCES. MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.000093752 TO ACHIEVE GROUND DISTANCES. REFERENCE SURVEY AND LOT AREAS ARE GROUND DISTANCES. MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.999906257 TO ACHIEVE SURVEYED GRID DISTANCES.
4. EQUIPMENT/PROCEDURES: TOPCON GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
5. SET WITNESS CORNERS FOR FRONT PROPERTY CORNERS ALONG E 32ND CT AT 5.00 FEET ON LOT LINES AND 5.00 FEET PERPENDICULAR TO RIGHT-OF-WAY ON PC'S AND PT'S.

SURVEYOR'S CERTIFICATION

I, CHRISTOPHER C. AMMANN, 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.



CHRISTOPHER C. AMMANN _____ DATE _____
CERTIFICATE NO. 45774

	2245 Robertson Drive Richland, Washington 99354 OFFICE 509-375-4123 FAX 509-371-0999	PROJECT NO. 17167 DRAWN BY: CCA CHECKED BY: CCA SCALE: 1" = 30' 09/23/19 SHEET 1 OF 1
	EDWIN CONTRERAS FINAL PLAT AT 3130 S GUM STREET KENNEWICK, WASHINGTON	

Council Agenda Coversheet



Agenda Item Number	3.g.	Council Date	10/01/2019
Agenda Item Type	Contract/Agreement/Lease		
Subject	Acceptance of Toyota Center Mechanical Room		
Ordinance/Reso #		Contract #	18-042
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

Staff recommends that Council accept the work of O'Brien Construction Co., Inc. for Contract 18-042 Toyota Center Mechanical Room Addition in the amount of \$3,326,328.89.

Motion for Consideration

I move to accept the work of O'Brien Construction Co., Inc. for Contract 18-042 Toyota Center Mechanical Room Addition in the amount of \$3,326,328.89.

Summary

Original Contract	\$3,148,065.24
Change Orders	\$ 178,263.65
TOTAL	\$3,326,328.89

This project is for the construction of the Toyota Center Mechanical Room Addition(Ice Plant) consisting of a 2100sf building and mechanical equipment and piping to provide underfloor chilled glycol to the Toyota Center Coliseum and Arena ice sheets.

The project had three change orders that include cold weather protection, reduced pressure backflow protection device with hotbox, electrical revisions necessary for warranty on refrigeration equipment, additional emergency shower, concrete pads for refrigeration equipment, landscape retaining wall, trench changes for piping in the Arena and ice temperature control revisions. This was a lump sum project.

Alternatives

None recommended.

Fiscal Impact

Coliseum Fund 404.010.594.75.63.01.

Through	John Noble Sep 24, 15:23:24 GMT-0700 2019
Dept Head Approval	Dan Legard Sep 24, 16:46:57 GMT-0700 2019
City Mgr Approval	Marie Mosley Sep 27, 07:32:14 GMT-0700 2019

Attachments:

Recording Required?

Council Agenda Coversheet



Agenda Item Number	3.h.	Council Date	10/01/2019
Agenda Item Type	General Business Item		
Subject	Waiver of Deed Restriction for KPHD Property		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	City Attorney		

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

Authorize the Mayor to sign Waiver of Deed Restriction for property located at 7319 W. Hood Place.

Motion for Consideration

I move to authorize the Mayor to sign Waiver of Deed Restriction for property owned by the Kennewick Public Hospital District (KPHD), located at 7319 W. Hood Place.

Summary

The Kennewick Liquidation Trust, a trust formed for the benefit of creditors in the Kennewick Public Hospital District ("KPHD") Chapter 9 Bankruptcy case has requested the City sign a Waiver of Deed Restriction related to property located at 7319 W. Hood Place in Kennewick. This property was sold by the City to the Hospital District back in 1992 with a deed restriction that required it to be owned by the Hospital District and used for medical offices only. The Trust now owns the property and is preparing to sell it to an entity that is planning to develop the property into a medical facility. The property has sat vacant since being sold to the KPHD in 1992. The sale of this property will assist KPHD in paying its creditors in the bankruptcy proceeding.

Alternatives

None recommended.

Fiscal Impact

None.

Through	Bonnie Lanning Sep 25, 12:09:56 GMT-0700 2019
Dept Head Approval	Lisa Beaton Sep 25, 13:55:20 GMT-0700 2019
City Mgr Approval	Marie Mosley Sep 27, 07:33:50 GMT-0700 2019

Attachments: Waiver of Deed Restriction

Recording Required?

Return Recorded Document to:

Thomas Buford
Bush Kornfeld LLP
601 Union St., Suite 5000
Seattle, WA 98101

WAIVER OF DEED RESTRICTION

By statutory warranty deed recorded on February 19, 1992, (the “Deed”), the CITY OF KENNEWICK, a municipal corporation (the “City”), transferred real property to the KENNEWICK PUBLIC HOSPITAL DISTRICT (“KPHD”), a municipal corporation, which included the parcel described below (the “Property”). As part of KPHD’s Chapter 9 Bankruptcy case, KPHD transferred the parcel to the Kennewick Liquidation Trust for the benefit of KPHD’s creditors.

The Deed contained the following language (the “Restrictive Language”):

THIS CONVEYANCE IS FOR SO LONG AS THE PROPERTY IS OWNED BY THE KENNEWICK PUBLIC HOSPITAL DISTRICT AND IS EITHER USED FOR HEALTH CARE OR OTHER MUNICIPAL PURPOSES, OR REMAINS UNDEVELOPED LAND.

To the extent that the Restrictive Language has any remaining legal effect, the City of Kennewick permanently and completely waives its right, if any, to enforce the Restrictive Language.

Legal Description:

SECTION 32, TOWNSHIP 9, RANGE 29, QUARTER SW, SHORT PLAT #3280, Lot 9, RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 3280, RECORDS OF BENTON COUNTY, WASHINGTON. (AF#2010-026776, 9/17/2010).

Assessor’s Tax Parcel ID# 132993013280009

DATED this 1st day of October, 2019.

CITY OF KENNEWICK

By _____
DON BRITAIN, Mayor

STATE OF WASHINGTON)
) ss.
County of Benton)

On this day personally appeared before me DON BRITAIN, to me known to be Mayor of the City of Kennewick, who executed the foregoing instrument, and acknowledged such instrument to be the free and voluntary act and deed of such entity, for the uses and purposes therein mentioned, and on oath stated that he was duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 1st day of October, 2019.

Notary Public in and for the State of Washington,
residing at Kennewick. My Commission Expires:
_____.

Council Agenda Coversheet



Agenda Item Number	3.i.	Council Date	10/01/2019
Agenda Item Type	Contract/Agreement/Lease		
Subject	Frost Replacement License Agreement		
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

Authorize the Mayor to sign a replacement license agreement with Sue Frost for fencing and slope treatment on City owned land along the southwesterly boundary of W. 43rd Avenue and S. Union Street.

Motion for Consideration

I move to authorize the Mayor to sign a replacement license agreement with Sue Frost for fencing and slope treatment on City owned land along the southwesterly boundary of W. 43rd Avenue and S. Union Street.

Summary

On May 21, 2019 the City approved a license agreement with Sue Frost to construct a fence on City land, at the easterly boundary of the Zintel dam property that is owned by the City. Ms. Frost also generously constructed a sidewalk and bench in City right-of-way behind the curb for public use, per agreement with the City.

Since the execution of that license agreement, it has become desirable to grant Ms. Frost a 60' wide license agreement adjacent to the public streets of W. 43rd Avenue and S. Union Street, for the purposes of construction and maintenance of a fence for safety, and a slope rock treatment to keep the area clear of large vegetation for fire protection purposes.

Staff recommends approval of the revised license agreement for fencing and slope treatment.

Ms. Frost understands that if the City ever needs the fence or slope treatment removed, it will be her responsibility to do so.

Alternatives

None recommended.

Fiscal Impact

No fiscal impact to the City.

Through	Bruce Mills Sep 24, 10:43:08 GMT-0700 2019
Dept Head Approval	Cary Roe Sep 25, 11:13:54 GMT-0700 2019
City Mgr Approval	Marie Mosley Sep 27, 09:53:04 GMT-0700 2019

Attachments:

Legal Description Frost Revised License Agreement
--

Recording
Required?

After Recording Return to:
City Clerk's Office
PO Box 6108
Kennewick WA 99336

LICENSE AGREEMENT

This License Agreement supersedes and replaces a previous License Agreement recorded under Benton County Auditor's File No. 2019-016538 AGR on June 20, 2019.

Tax Parcel ID #: 1-1689-402-0000-001 & 1-1689-401-1772-011
Location: 4103 W 43rd Ave. & 4200 South Union St.

For and in consideration of the mutual covenants contained herein, the undersigned, CITY OF KENNEWICK (hereinafter referred to as "City" or "Licensor"), and Sue Frost (hereinafter referred to as the "Licensee"), hereby agree as follows:

1. The City hereby grants to the Licensee a License Agreement for a fence and slope treatment for fire protection over the following described real property:

A PORTION OF LOT 2 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 1772, RECORDS OF BENTON COUNTY, WASHINGTON, SITUATED IN SECTION 16, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE NORTH 08°03'42" WEST ALONG THE EAST LINE OF SAID LOT 103.66 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH UNION STREET, THE TRUE POINT OF BEGINNING AND A NON TANGENT CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS NORTH 27°53'26" EAST 236.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A DELTA ANGLE OF 61°12'57" A DISTANCE OF 252.15 FEET TO A COMPOUND CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS NORTH 89°06'23" EAST 626.58 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A DELTA ANGLE OF 25°43'59" A DISTANCE OF 281.42 FEET TO A POINT ON THE EASTERLY LINE OF SAID SHORT PLAT; THENCE NORTH 08°03'42" WEST ALONG SAID EASTERLY LINE 100.82 FEET TO A NON TANGENT CURVE TO THE LEFT THE RADIUS OF WHICH BEARS SOUTH 58°04'43" EAST 686.58 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A DELTA ANGLE OF 26°58'28" A DISTANCE OF 323.24 FEET; THENCE NORTH 44°06'48" WEST 96.16 FEET; THENCE SOUTH 45°53'12" WEST 10.00 FEET; THENCE SOUTH 44°06'48" EAST 105.01 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 86°10'03" EAST 686.58 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A DELTA ANGLE OF 4°43'34" A DISTANCE OF 56.63 FEET TO A COMPOUND CURVE TO THE LEFT THE RADIUS OF WHICH BEARS NORTH 89°06'23" EAST 296.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A DELTA ANGLE OF 69°15'25" A DISTANCE OF 357.79 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2; THENCE NORTH 08°03'42" WEST ALONG SAID EASTERLY LINE 70.34 FEET TO THE TRUE POINT OF BEGINNING.

2. This license is granted to allow the Licensee to use the property solely for: installing and maintaining a fence and slope treatment for fire protection (hereinafter referred to as "improvements"). The improvements shall not encroach on the existing roadways, sidewalks, or other public infrastructure; or obstruct access to public facilities.
3. This private improvement will be installed on City property which is vacant unimproved land encumbered by a flood zone, a natural gas easement and a power line easement.
4. Should the City need to enter into the improved property to protect the public health, safety or welfare, any damage done by the City to improvements made under this license shall be at the sole responsibility of the Licensee.
5. The Licensee shall maintain the improvements to the property in a safe and well cared for condition. The Licensee shall maintain the improvements per the approved plans unless otherwise directed or approved in writing by the City. The Licensee shall make any modifications to the improvements directed by the City within sixty (60) days written notice by the City. The Licensee shall be solely responsible for all costs associated with the maintenance of, and for any City approved or directed modifications of the improvements located on the property.
6. Use of the City's property is considered temporary in nature and may not be used to lessen or abrogate any City code requirements.
7. The terms and conditions of this License Agreement shall be binding upon and will inure to the benefit of the parties to this Agreement and their successors and/or assigns.
8. The parties acknowledge that a License Agreement is a limited permission to occupy property, and Licensee's rights are limited to only those expressly provided in this Agreement. The parties acknowledge that this License Agreement may be revoked at any time upon sixty (60) days written notice to the Licensee by the City Manager. At the end of the 60 days, Licensee will have an additional 30 days to remove all improvements made in the property at the sole cost and expense of the Licensee. Licensee agrees to remove all improvements and restore the property in accordance to City standards, conditions and requirements. Should the Licensee fail to remove the improvements and restore the property to the City's satisfaction, the City may have the improvements removed at the cost of the Licensee. Licensee agrees that upon notice of the costs of removal of the improvements and restoration of the property, and their refusal to reimburse the City, the City may file a lien against their property (adjacent to the licensed property) for the removal and restoration costs.
9. In exchange for the granting of this License Agreement, the Licensee shall:
 - a. Install and maintain a fence and slope treatment for fire protection at their own expense for as long as this License Agreement remains in effect.
 - b. The City of Kennewick shall not be obligated to reimburse the Licensee due to the revocation or termination of this License Agreement.
 - c. Licensee shall indemnify the City of Kennewick by providing proof of insurance in the amount of one million dollars (\$1,000,000) in the form of a certificate of an insurance for any and all losses, claims, actions and damages suffered by any persons or entity by reason of or resulting from any negligent, reckless, or intentional act or omission of the Licensee, its agents, employees, invitees, contractors, and any of their sub-contractors in connection with use of the licensed area as defined by Section 1 of this Agreement; naming the City of Kennewick as additional insured. Prior to any construction taking place on the property covered by this license, Licensee shall provide the City said certificate of insurance. Licensee's obligation to maintain insurance for the license property is a

condition of this License Agreement. If, as a consequence of any such act or omission, any suit or action is brought against the City of Kennewick, the Licensee, upon notice of the commencement thereof, shall defend the City of Kennewick at no cost and expense to the City and promptly satisfy any final judgment adverse to the City. The indemnification provided in this subsection shall survive the expiration or earlier termination of this Agreement. After each five (5) years, the City shall evaluate the sufficiency of the policy limit, and may request a higher limit.

d. If it is approved by Council, the Licensee will need to submit the current Benton County Auditor recording fee (\$108.50) to the City.

10. Any terms, conditions, requirements, determinations, directions, or decisions by the City of Kennewick with respect to the use of the public property made under this License Agreement are final and are not subject to appeal.

DATED this _____ day of _____, 2019.

CITY OF KENNEWICK

DON BRITAIN, Mayor

Approved as to Form:

LISA BEATON, City Attorney

LICENSEE

SUE FROST

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

I certify that on this _____ day of _____, 2019, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared SUE FROST to me known to be the individual who executed the foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed, and on oath stated that he is authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public in and for the State of Washington,
residing at _____. My Commission Exp. _____



STRATTON SURVEYING & MAPPING, PC

313 NORTH MORAIN STREET
KENNEWICK, WA 99336
PHONE: (509) 735-7364
FAX: (509) 735-6560
E-MAIL: stratton@strattonsurvey.com

DATE: 09/10/19
DRAWING NO. 4887SK2B.DWG
USAGE EASEMENT

DESCRIPTION

AN EASEMENT AFFECTING THAT PORTION OF LOT 2 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 1772, RECORDS OF BENTON COUNTY, WASHINGTON, SITUATED IN SECTION 16, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 2; THENCE NORTH $08^{\circ}03'42''$ WEST ALONG THE EAST LINE OF SAID LOT 103.66 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SOUTH UNION STREET, THE TRUE POINT OF BEGINNING AND A NON TANGENT CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS NORTH $27^{\circ}53'26''$ EAST 236.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A DELTA ANGLE OF $61^{\circ}12'57''$ A DISTANCE OF 252.15 FEET TO A COMPOUND CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS NORTH $89^{\circ}06'23''$ EAST 626.58 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A DELTA ANGLE OF $25^{\circ}43'59''$ A DISTANCE OF 281.42 FEET TO A POINT ON THE EASTERLY LINE OF SAID SHORT PLAT; THENCE NORTH $08^{\circ}03'42''$ WEST ALONG SAID EASTERLY LINE 100.82 FEET TO A NON TANGENT CURVE TO THE LEFT THE RADIUS OF WHICH BEARS SOUTH $58^{\circ}04'43''$ EAST 686.58 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A DELTA ANGLE OF $26^{\circ}58'28''$ A DISTANCE OF 323.24 FEET; THENCE NORTH $44^{\circ}06'48''$ WEST 96.16 FEET; THENCE SOUTH $45^{\circ}53'12''$ WEST 10.00 FEET; THENCE SOUTH $44^{\circ}06'48''$ EAST 105.01 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH $86^{\circ}10'03''$ EAST 686.58 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A DELTA ANGLE OF $4^{\circ}43'34''$ A DISTANCE OF 56.63 FEET TO A COMPOUND CURVE TO THE LEFT THE RADIUS OF WHICH BEARS NORTH $89^{\circ}06'23''$ EAST 296.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A DELTA ANGLE OF $69^{\circ}15'25''$ A DISTANCE OF 357.79 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2; THENCE NORTH $08^{\circ}03'42''$ WEST ALONG SAID EASTERLY LINE 70.34 FEET TO THE TRUE POINT OF BEGINNING.

SEE ATTACHED EXHIBIT A

TOGETHER WITH AND SUBJECT TO EASEMENTS, COVENANTS, RESERVATIONS, RIGHT-OF-WAYS AND RESTRICTIONS OF RECORD AND IN VIEW.



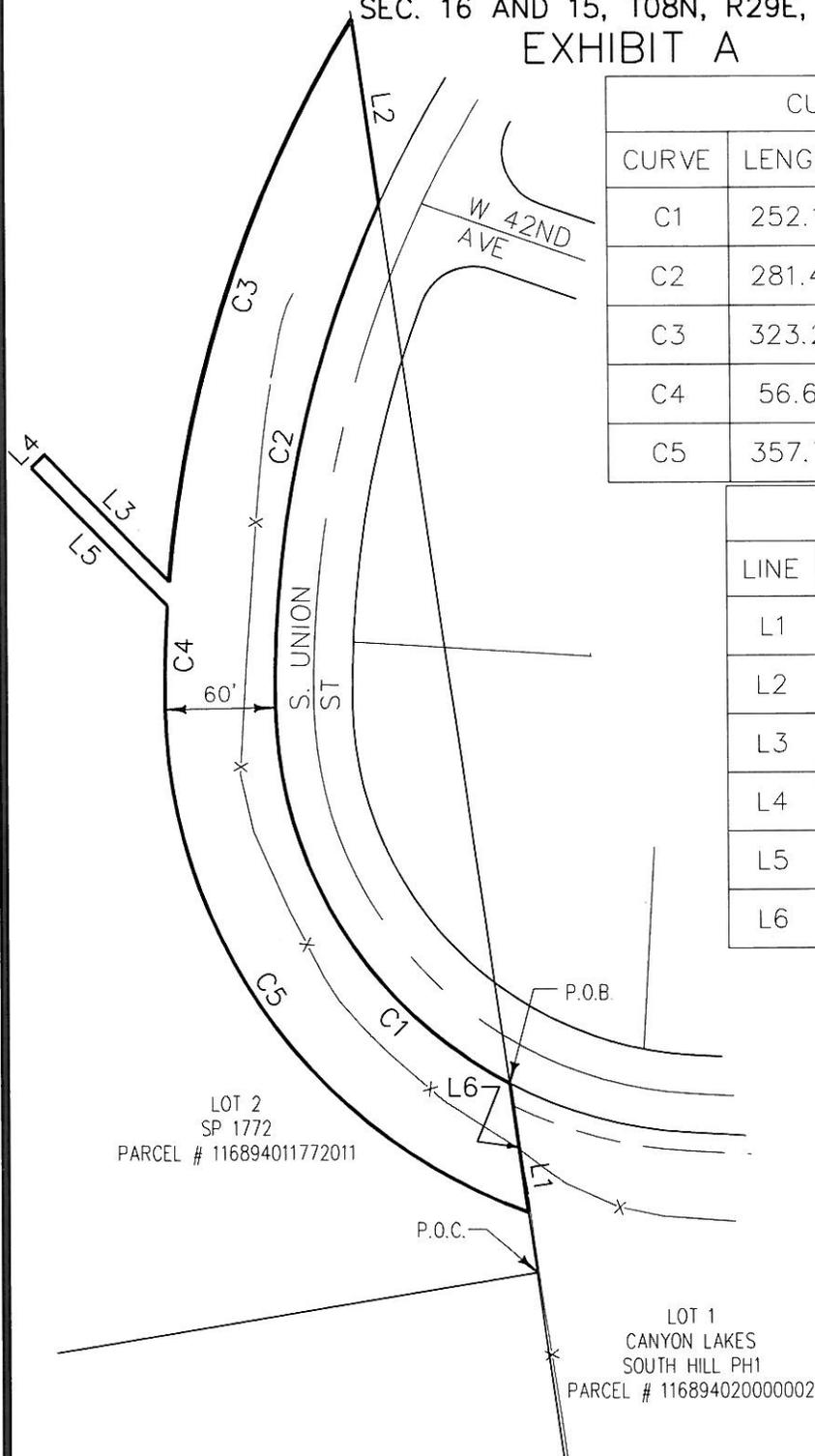
09/10/2019

SEC. 16 AND 15, T08N, R29E, W.M.

EXHIBIT A

CURVE TABLE			
CURVE	LENGTH	RADIUS	Δ
C1	252.15	236.00	61°12'57"
C2	281.42	626.58	25°43'59"
C3	323.24	686.58	26°58'28"
C4	56.63	686.58	4°43'34"
C5	357.79	296.00	69°15'25"

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	103.66	N08°03'42"W
L2	100.82	N08°03'42"W
L3	96.16	N44°06'48"W
L4	10.00	S45°53'12"W
L5	105.01	S44°06'48"E
L6	70.34	N08°03'42"W



SKETCH FOR
FROST

SCALE 1" = 100'



STRATTON SURVEYING & MAPPING, PC

313 NORTH MORAIN STREET
KENNEWICK, WA 99336
(509) 735-7364
FAX: (509) 735-6560
stratton@strattonsurvey.com

4887SK2B.DWG	© 2019
DATE: 09/10/2019	SHT. 1 OF 1
DRAWN BY: AAD	JOB # 4887

Council Agenda Coversheet



Agenda Item Number	5.a.	Council Date	10/01/2019
Agenda Item Type	Ordinance		
Subject	Amendment to KMC Section 17.04.010(1)		
Ordinance/Reso #	5822	Contract #	
Project #	ZOA 19-04	Permit #	AMD-2019-02090
Department	Planning		

Consent Agenda

Ordinance/Reso

Public Mtg / Hrg

Other

Quasi-Judicial

Recommendation

The Planning Commission recommends that City Council concur with the findings and conclusions contained in the staff report and approve Zoning Ordinance Amendment, ZOA 19-04, by adopting Ordinance 5822.

Motion for Consideration

I move to adopt Ordinance 5822.

Summary

Knutzen Engineering submitted an application to amend Kennewick Municipal Code (KMC) Subsection 17.04.010(1) by reducing the minimum acreage requirement for plat exemptions from 20 acres to 10 acres.

The code currently requires that in order for a lot to be exempt from the platting process and infrastructure requirements all lots involved must be no smaller than 20 acres.

It is staff's opinion, that the proposed amendment is in compliance with the comprehensive plan.

The applicant submitted the only testimony at the Planning Commission's Public Hearing.

Alternatives

None Recommended.

Fiscal Impact

None

Through	Steve Donovan Sep 23, 10:29:06 GMT-0700 2019
Dept Head Approval	Gregory McCormick Sep 23, 10:54:57 GMT-0700 2019
City Mgr Approval	Marie Mosley Sep 27, 09:22:33 GMT-0700 2019

Attachments:

- Ordinance
- PC Action Summary
- Presentation
- Staff Report
- Minutes

Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5822

AN ORDINANCE RELATING TO SUBDIVISIONS AND AMENDING
SECTION 17.04.010 OF THE KENNEWICK MUNICIPAL CODE

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

Section 1. Section 17.04.010 of the Kennewick Municipal Code, be, and the same hereby is,
amended to read as follows:

17.04.010: - Exemptions.

The provisions of this Title do not apply to:

- (1) Any divisions of land not containing a dedication and in which the smallest lot created by the division exceeds ~~1020~~ acres in area. A lot which borders on a street includes the area to the centerline of the street, but the minimum buildable lot area must not be less than that required by the zoning district in which located, excluding necessary street right-of-way;
- (2) Cemeteries and other burial plots;
- (3) Divisions made by testament or the laws of descent;
- (4) Any division of property made by recorded survey or contract sale prior to the effective date of this Chapter;
- (5) Any division of property made solely for the purpose of mortgage, provided a letter stating this purpose, signed by the owner or his designated representative, and acknowledged by the City, accompanies the deed submitted to the Benton County Treasurer's Office, but if any parcel is later separately offered for sale or lease, a subdivision is required;
- (6) A division for the purpose of lease when no residential structures other than mobile homes or travel trailers are permitted to be placed upon the land and when the City has approved a binding site plan;
- (7) The division of land into lots or tracts zoned industrial, commercial or other non-residential zoning designation, when the City has approved a binding site plan in conformance with KMC 17.12;
- (8) A division for the purpose of leasing land for facilities providing personal wireless services while used for that purpose; and
- (9) A division of land into lots or tracts of less than three acres with a record survey and is used or to be used for the purpose of establishing a site for construction and operation of consumer-owned or investor-owned electric utility facilities. This does not exempt a division of land from the City's zoning, permitting laws, or any other applicable regulations.

(Ord. 5822 Sec. 1, 2019; Ord. 5536 Sec. 1, 2014; Ord. 5415 Sec. 2, 2012)

Section 2. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 1st day of October, 2019, and signed in authentication of its passage this 1st day of October, 2019.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5822 filed and recorded in the office of the City Clerk of the City of Kennewick, Washington this 2nd day of October, 2019.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION _____

City Council

ZONING ORDINANCE AMENDMENT
ZOA 19-04

October 1, 2019

Application Summary

Applicant: Knutzen Engineering

Applicant's Proposal: To amend Kennewick Municipal Code Section 17.04.010 by reducing the smallest lot that can be created via the exemption process from 20 acres to 10 acres.

Proposed Amendment

(1) Any divisions of land not containing a dedication and in which the smallest lot created by the division exceeds ~~20~~ 10 acres in area. A lot which borders on a street includes the area to the centerline of the street, but the minimum buildable lot area must not be less than that required by the zoning district in which located, excluding necessary street right-of-way;



Recommendation

The Planning Commission recommends the City Council approve ZOA 19-04.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION

FILE No: ZOA 19-04/AMD-2019-02090

Public Hearing Date: September 16, 2019

Proposal: Amend Kennewick Municipal Code (KMC) Subsection 17.04.010(1) by reducing the acreage requirement from 20 acres to 10 acres in regard to plat exemptions.

Applicant: Knutzen Engineering, 5401 Ridgeline Drive, STE 160, Kennewick, WA 99338

Staff Contact: Steve Donovan, Planner

Background:

On July 19, 2019 the applicant applied to amend KMC Section 17.04.010 – Exemptions. The applicant has proposed an amendment to subsection 17.04.010(1).

The City requested Expedited Review from the Department of Commerce on July 23, 2019 and was granted the request on August 20, 2019.

Discussion and Analysis:

Below is the current version of Subsection 17.04.010(1) and the applicant's proposed amend to the subsection.

Current Subsection 17.04.010(1):

- (1) Any divisions of land not containing a dedication and in which the smallest lot created by the division exceeds 20 acres in area. A lot which borders on a street includes the area to the centerline of the street, but the minimum buildable lot area must not be less than that required by the zoning district in which located, excluding necessary street right-of-way;

Applicant Proposed Amendment to Subsection 17.04.010(1):

- (1) Any divisions of land not containing a dedication and in which the smallest lot created by the division exceeds ~~20~~ 10 acres in area. A lot which borders on a street includes the area to the centerline of the street, but the minimum buildable lot area must not be less than that required by the zoning district in which located, excluding necessary street right-of-way;

It is staff's opinion that the proposed amendment will make the subdivision of larger lots more feasible than the current code requirements do. Additionally, the proposed amendment is in compliance with the City's Comprehensive Plan.

Regulatory Controls and Policies

- Kennewick Municipal Code Chapter 18.12 – Zone Districts and Standards
- Kennewick Comprehensive Plan

Findings of Fact:

1. The applicant is Knutzen Engineering, 5401 Ridgeline Drive, STE 160, Kennewick, WA 99338.
2. The application was submitted to the City on July 19, 2019.
3. The City fulfilled the State Environmental Policy Act requirements by issuing a Determination of Non-significance (DNS) on August 26, 2019.
4. Notice of the proposed code revision (expedited review request) was sent to the Washington State Department of Commerce on July 23, 2019, consistent with the requirements of RCW 36.70A.106.
5. The City received confirmation of expedited review and notice that the City has met the Growth Management Act notice to state agency requirements from the Washington State Department of Commerce on August 20, 2019.

Conclusions of Law:

1. The proposed amendment will not conflict with the promotion of public health, safety, and general welfare.
2. The proposed amendment does not conflict with the goals and policies of the Comprehensive Plan.

Staff Recommendation:

Based on the above analysis of this request, staff recommends the Planning Commission forward a recommendation of APPROVAL to City Council for the following motion.

Motion:

I move that the Planning Commission concur with the findings and conclusions in the staff report ZOA 19-04 and recommend to City Council approval of the amendment to KMC Subsection 17.04.010(1).

Exhibits:

1. Staff Report
2. Application
3. Environmental Determination of Non-significance ED 19-23



**Exhibit 2
Community Planning Department**

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

REQUEST FOR AMENDMENT TO ZONING OR SUBDIVISION CODE

Applicable Filing Fee and SEPA Review Fee are due at the time of application ([Fee Schedule](#))

Applicant _____

Address _____

Telephone _____ Cell _____ Fax _____ E-mail _____

The amendment, if adopted, will not be restricted to the applicant's particular situation, but will apply to any future situation that may fall under the amendment, regardless of location or other circumstances. Therefore, please state how, in your opinion, the requested amendment will be to the best interests of the City. Use additional paper if needed.

Requested Amendment: _____

Signature

Date

Checklist:

_____ Application & fee

_____ State Environmental Policy Act checklist (SEPA) & fee

Municipal Code Section 17.04.010 – Exemptions

Amend Section (1) to apply to divisions in which the smallest lot created exceeds 10 acres rather than 20 acres as currently written.

Knutzen Engineering Statement:

Currently RCW 58.17.040 section 2 allows for exemptions from platting when the parcel size is one-one hundred twenty-eight of a section or larger (20 acres), or five acres or larger if the land is not capable of description as a fraction of a section of land, unless the governing authority has adopted a subdivision ordinance such as Kennewick has. Currently Kennewick 17.04.010 states that a plat exemption can occur only if the resultant parcels are 20 acres or larger. This means that you would need to have a minimum sized parcel of 40 acres to use this section of code. This makes sense if the land were in the County, where there are numerous amounts of large lots. This doesn't make much sense within the City since there are only 15 parcels total within City limits which have more than 40 acres in total size and are privately controlled by 13 parties and not government or public agency held.

Currently these parcels of land between 20 acres and 40 acres are very numerous in town, and when they sit at this size they often go undeveloped for long periods of time since current City process requires that improvements are constructed and they are tied to the plat (residential) or binding site plan (commercial & industrial). This is very cost prohibitive to developers, building all these new roads and utility services to lots that are this large and sometimes very speculative as well. Subdivision layouts can change and having plat exemptions at this size gives much more flexibility for development to adapt market changes without having to then revise roads already built.

For our specific case, we have a landowner that would like to subdivide a 27-acre parcel into a 13 and 14-acre parcel. The 14-acre parcel would be sold to Kennewick School District and would be reserved for a future elementary school site. The remainder would remain open for low density residential use. This could potentially incentivize potential developers to bring more development which in turn would require the school to be constructed, or more realistically this location becomes more likely once the new Ridgeline Underpass project is completed and as Southridge continues to grow and Sagecrest ES cannot continue to handle their current enrollment.



**CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE**

FILE/PROJECT NUMBER: ZOA 19-04/PLN-2019-0209/ED 19-23

DESCRIPTION OF PROPOSAL: The proposal consists of amending Kennewick Municipal Code Subsection 17.04.010(1) to allow the smallest exempt subdivision to be 10 acres instead of the current 20-acre minimum.

PROPONENT: Knutzen Engineering, 5401 Ridgeline Drive, Kennewick, WA 99338

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: Not a site specific proposal.

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).

**Greg
McCormick**

Digitally signed by Greg McCormick
DN: cn=Greg McCormick, o=City of Kennewick, ou=Community Planning Department, email=gregory.mccormick@ci.kennewick.wa.us, c=US
Date: 2019.08.22 08:02:16 -07'00'

Date: August 26, 2019

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
ZOA 19-04 File

Planning Commission Action Summary
ZOA 19-04 – Knutzen Engineering

The Kennewick Planning Commission conducted a public hearing on September 16, 2019 at Kennewick City Hall. 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, the Commission passed a motion on the proposed amendments concurring with the findings and conclusions in the staff report ZOA 19-04 and recommend to City Council approval of the proposed zoning ordinance amendment contained in the staff report.

Findings of Fact

1. The applicant is Knutzen Engineering, 5401 Ridgeline Drive, STE 160, Kennewick, WA 99338.
2. The application was submitted to the City on July 19, 2019.
3. The City fulfilled the State Environmental Policy Act requirements by issuing a Determination of Non-significance (DNS) on August 26, 2019.
4. Notice of the proposed code revision (expedited review request) was sent to the Washington State Department of Commerce on July 23, 2019, consistent with the requirements of RCW 36.70A.106.
5. The City received confirmation of expedited review and notice that the City has met the Growth Management Act notice to state agency requirements from the Washington State Department of Commerce on August 20, 2019.

Conclusions of Law

1. The proposed amendment will not conflict with the promotion of public health, safety, and general welfare.
2. The proposed amendment does not conflict with the goals and policies of the Comprehensive Plan.

The motion to recommend approval to City Council passed with a vote of 4 to 0.

**KENNEWICK PLANNING COMMISSION
SEPTEMBER 16, 2019
MEETING MINUTES**

CALL TO ORDER

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

Commissioner Stolle led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Clark Stolle, Thomas Helgeson, Anthony Moore, and Vice Chairman Victor Morris.

Excused: Commissioner Rob Rettig, James Hempstead, and Chairman Eduardo Pacheco.

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Steve Donovan, Planner, Melinda Didier, Community Planning Administrative Assistant/Recorder

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of the August 19th and August 26th, 2019 Meeting Minutes
- c. Motion to enter Staff Reports into the Record

Commissioner Helgeson moved to accept the consent agenda. Commissioner Moore seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Vice Chairman Morris opened the public hearing at 6:33 p.m. for Zoning Ordinance Amendment (ZOA) No. 19-04 proposing to amend Kennewick Municipal Code (KMC) Subsection 17.04.010(1) by reducing the acreage requirement from 20 acres to 10 acres in regard to plat exemptions. Applicant is Knutzen Engineering, 5401 Ridgeline Drive, Ste. 160, Kennewick, WA 99338.

Mr. Donovan gave a brief overview of the staff report, and presented a Power Point of the staff report; Staff recommends that the Planning Commission concur with the Findings and Conditions of Staff Report ZOA 19-04, and recommend to City Council APPROVAL of the request. Mr. Donovan noted that in the staff report was an extra motion, both are the same wording, Planning Commissioners can disregard one of them.

Planning Commission questions included: Commissioner Moore asked how long has the RCW has been in place; Mr. Donovan said we have had our exemption since at least 2007, have had exemption clause on books for longer, not sure exactly when. Commissioner Moore asked about KSD minimum land requirement for a school, a 27-acre parcel divided into 2 -13 acre lots for a future elementary school, isn't minimum of 30 acres to develop a school. Mr.

McCormick said the applicant can address that question; land area for middle school 30 acres, all parcels have to be minimum of 10 acres, elementary schools are usually 12-15 acres, middle schools 30 acres, high schools about 60 acres.

Testimony of Applicant/Applicant's Representative:

Paul Knutzen/Applicant's Representative
Knutzen Engineering
5401 Ridgeline Dr. Ste. 160
Kennewick 99338

30 acres is for middle school site; elementary for 15 acres, high schools about 60 acres; how this came about is school district looking at adding land to their books for development of schools; trying to strategically find future sites to add and hold for future schools as different areas develop; 27-acre site that land owner owns, difficult and expensive to develop, allowing this change will help create the parcels to site schools, worked with city staff to come up with median acreage for plat exemption purposes; 15 total properties in city that can be plat exempted right now; this helps free up and bring Kennewick into line of what the other cities are doing.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments: None

Public Testimony for ZOA 19-04 closed at 6:45 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Stolle moved to concur with the findings and conclusions in staff report ZOA 19-04 and forward a recommendation to City Council APPROVAL of the request; Commissioner Helgeson seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously on a roll call vote.

Vice Chairman Morris opened the public hearing at 6:46 p.m. for Zoning Ordinance Amendment (ZOA) No. 19-05 proposing to amend Kennewick Municipal Code (KMC) Subsection 18.12.270(4) by allowing transportable units to be used for business activities in the Industrial, Heavy zoning district. Applicant is Michael Hillman, 2614 W. 32nd Court, Kennewick, WA 99337.

Mr. Donovan gave a brief overview of the staff report, and presented a Power Point of the staff report; Mr. Donovan passed out email letter from Jeff Divilbiss – entered into record as Exhibit 5. Planning Commission was given a few minutes to read the letter. Mr. Donovan spoke about

the extra motion in the staff report. Staff recommends that the Planning Commission concur with the Findings and Conditions of Staff Report ZOA 19-05, and recommend to City Council APPROVAL of the request.

Planning Commission questions included: Commissioner Helgeson asked if there are setbacks and appearance rules for this amendment; Mr. Donovan said yes, the same development standards as before, setback requirements, etc. Mr. McCormick said these transportable units will be looked at the same as a structure is, can't be used for storage must be as another form of structure, same as building, to provide some flexibility in building. Vice Chair Morris referenced the email letter from Jeff Divilbiss, Exhibit 5, are there any comments on concerns; Mr. Donovan said staff looked at business license compliance and other items, took the property owner some time to get things setup, everything is in compliance with regard to the business license, he has rectified code violations; Mr. McCormick said that's a side issue with the business license and not within the scope of the zoning code amendment.

Testimony of Applicant/Applicant's Representative:

Michael Hillman
2614 W. 32nd Ct
Kennewick 99337

The property is currently zoned lower level of zoning; Jeff Divilbiss has invested a lot of money in our economy and community; it makes sense to have more flexibility in structures in the Industrial zones. In favor of the proposal.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments: None

Public Testimony for ZOA 19-05 closed at 6:57 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report ZOA 19-05 and forward a recommendation to City Council APPROVAL of the request; Commissioner Helgeson seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously on a roll call vote.

Vice Chairman Morris opened the public hearing at 6:58 p.m. for Zoning Ordinance Amendment (ZOA) No. 19-06 proposing to amend Kennewick Municipal Code (KMC) Chapter 18.66 – Flood Damage Prevention, to provide clarity to existing regulations and

to more closely align existing regulations with state model ordinance and federal regulations. Applicant is the City of Kennewick.

Mr. Donovan gave a brief overview of the staff report, and presented a Power Point of the staff report; Mr. McCormick said the he and Senior Planner Anthony Muai met with representatives from the Department of Ecology, who recommended the City make changes again and bring the City code more in line with the current State requirements; the required update to the Shoreline Master Plan is due in June of 2021, and Planning will start the process of updating the Shoreline Master Plan in 2020. Mr. McCormick said this zoning code amendment is a “housekeeping” item from the Department of Ecology, in advance of the SMP 2021 update.

Staff recommends that the Planning Commission concur with the Findings and Conditions of Staff Report ZOA 19-06, and recommend to City Council APPROVAL of the request.

Planning Commission questions included: Commissioner Helgeson commented that on page 8 of Exhibit A-2 on KMC Section 18.66.060(1)(d)(ii), asked staff to remove the comma after the word electrical and insert the word “and”.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments: None

Public Testimony for ZOA 19-06 closed at 7:04 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report ZOA 19-0 and forward a recommendation to City Council APPROVAL of the request as modified by staff; Commissioner Stolle seconded the motion.

Planning Commission discussion included: None

The motion was approved on a unanimous roll call vote.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. **City Council Action Updates** – The rezone for Carlton Cadwell for the Tri-City Court Club, went to City Council at last meeting and was approved.

NEW BUSINESS:

- a. None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Vice Chairman Morris will be absent for both October 2019 Planning Commission meetings.

ADJOURNMENT:

The meeting was adjourned at 7:07 p.m.

Council Agenda Coversheet



Agenda Item Number	5.b.	Council Date	10/01/2019
Agenda Item Type	Ordinance		
Subject	Amend KMC Subsection 18.12.270(4)		
Ordinance/Reso #	5823	Contract #	
Project #	ZOA 19-05	Permit #	AMD-2019-02219
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 the staff report and approve Zoning Ordinance Amendment, ZOA 19-05, by adopting Ordinance 5823.

Motion for Consideration

I move to adopt Ordinance 5823.

Summary

Michael Hillman has submitted an application to amend KMC 18.12.270(4) by allowing transportable units to be used for business activities, other than storage, in the Industrial, Heavy zone.

The current code only allows transportable units to be used for business activities only in the Urban Mixed Use Zone.

It is staff's opinion that the proposed amendment is in compliance with the Comprehensive Plan.

Michael Hillman provided the only testimony at the Planning Commission's Public Hearing.

Alternatives

None Recommended

Fiscal Impact

None

Through	Steve Donovan Sep 23, 10:32:37 GMT-0700 2019
Dept Head Approval	Gregory McCormick Sep 23, 11:03:30 GMT-0700 2019
City Mgr Approval	Marie Mosley Sep 27, 09:29:43 GMT-0700 2019

Attachments:

PC Action Summary
Ordinance Presentation
Minutes
Staff Report

Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5823

AN ORDINANCE RELATING TO ZONE DISTRICTS AND STANDARDS
AND AMENDING SECTION 18.12.270 OF THE KENNEWICK MUNICIPAL
CODE

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

Section 1. Section 18.12.270 of the Kennewick Municipal Code, be, and the same hereby is,
amended to read as follows:

18.12.270: Transportable Units:

- (1) Transportable units that are uniformly painted and in good repair may be used for temporary storage in subdivision sales areas and equipment yards (18.12.270) and in C, I, PF, and OS zones for storage during construction and/or remodeling after a building permit has been issued. The units shall be removed from the site once the permit expires or at the end of 12 months, whichever occurs first. Screening is not required in these instances.
- (2) Transportable units may be used for temporary storage in "R" and "HMU" zones for new residential construction or remodeling after a building permit has been issued. The units shall be removed from the site at the expiration of the building permit. In no case shall the units remain on the site for more than 12 months.
- (3) Transportable units, railroad boxcars and freight cars in "R" districts that are visible and less than 125 feet from a public street must be completely surrounded by a sight-proof fence and/or landscaping (18.21.060(2)) or removed before October 31, 2004.
- (4) Transportable units that are in good repair may be utilized for business activities, other than storage, in the UMU and IH zones.
- (5) Transportable units that are in good repair may be utilized for storage activity in the PF zone after construction provided they are placed a minimum distance of 125 feet from the nearest street.
- (6) Transportable units that are uniformly painted, in good repair and equal to or less than 16 feet long by eight feet high by eight feet wide and 2,700 pounds empty capacity and 10,000 pounds maximum loaded weight capacity, may be used for temporary storage for a period not to exceed ten consecutive days, more than two separate times in a calendar year, in all zones within the City. A unit shall not be placed in the public way for more than 72 consecutive hours.

([Ord. 5823 Sec. 1, 2019](#); [Ord. 5814 Sec. 1, 2019](#); [Ord. 5763 Sec. 1, 2018](#); [Ord. 5712 Sec. 8, 2017](#); Ord. 5180 Sec. 1, 2007)

Section 2. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 1st day of October, 2019, and signed in authentication of its passage this 1st day of October, 2019.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5823 filed and recorded in the office of the City Clerk of the City of Kennewick, Washington this 2nd day of October, 2019.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION_____

City Council

ZONING ORDINANCE AMENDMENT
ZOA 19-05

October 1, 2019

Application Summary

Applicant: Michael Hillman

Applicant's Proposal: To amend Kennewick Municipal Code Section 18.12.270 by allowing transportable units to be used for business activities in the Industrial, Heavy zoning district.

Proposed Amendment

(4) Transportable units that are in good repair may be utilized for business activities, other than storage, in the UMU and IH zones.



Recommendation

The Planning Commission recommends the City Council approve ZOA 19-05.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION

FILE No: ZOA 19-05/AMD-2019-02219

Public Hearing Date: September 16, 2019

Proposal: Amend Kennewick Municipal Code (KMC) Subsection 18.12.270(4) by allowing transportable units to be used for business activities in the Industrial, Heavy zoning district.

Applicant: Michael Hillman, 2614 W 32nd Court, Kennewick, WA 99337

Staff Contact: Steve Donovan, Planner

Background:

On August 6, 2019 the applicant applied to amend KMC Section 18.12.270 – Transportable Units. The proposal is to specifically amend subsection 18.12.270(4).

The City requested Expedited Review from the Department of Commerce on August 7, 2019 and was granted the request on August 21, 2019.

Discussion and Analysis:

Below is the current version of Subsection 18.12.270(4) and the applicant's proposed amend to the subsection.

Current Subsection 18.12.270(4):

- (4) Transportable units that are in good repair may be utilized for business activities, other than storage, in the UMU zone.

Applicant Proposed Amendment to Subsection 18.12.270(4):

- (4) Transportable units that are in good repair may be utilized for business activities, other than storage, in the UMU and IH zones.

It is staff's opinion that the proposed amendment will be a benefit to permitted uses in the Industrial, Heavy zoning district by allowing uses to expand in a new way.

As proposed, the amendment is in compliance with the Comprehensive Plan. The plan does not contain specifics in regard to how transportable units may be utilized.

Regulatory Controls and Policies

- Kennewick Municipal Code Chapter 18.12 – Zone Districts and Standards
- Kennewick Comprehensive Plan

Findings of Fact:

1. The applicant is Michael Hillman, 2614 W 32nd Court, Kennewick, WA 99337.
2. The application was submitted to the City on August 6, 2019.

3. The City fulfilled the State Environmental Policy Act requirements by issuing a Determination of Non-significance (DNS) on August 28, 2019.
4. Notice of the proposed code revision (expedited review request) was sent to the Washington State Department of Commerce on August 7, 2019, consistent with the requirements of RCW 36.70A.106.
5. The City received confirmation of expedited review and notice that the City has met the Growth Management Act notice to state agency requirements from the Washington State Department of Commerce on August 21, 2019.

Conclusions of Law:

1. The proposed amendment will not conflict with the promotion of public health, safety, and general welfare.
2. The proposed amendment does not conflict with the goals and policies of the Comprehensive Plan.

Staff Recommendation:

Based on the above analysis of this request, staff recommends the Planning Commission forward a recommendation of APPROVAL to City Council for the following motion.

Motion:

I move that the Planning Commission concur with the findings and conclusions in the staff report ZOA 19-05 and recommend to City Council approval of the amendment to KMC Subsection 18.12.270(4).

Exhibits:

1. Staff Report
2. Application
3. Environmental Determination of Non-significance ED 19-24
4. Paul Knutzen Comment
5. Jeff Divilbiss email



Am 0-2019-02219

ZOA 19-05

Exhibit 2
Community Planning Department

210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

\$1,003.00

REQUEST FOR AMENDMENT TO ZONING OR SUBDIVISION CODE

Applicable Filing Fee and SEPA Review Fee are due at the time of application (Fee Schedule)

Applicant Michael Hillman
Address 2614 W. 32nd Ct, Kennewick, WA 99337
Telephone _____ Cell 509-460-2651 Fax _____ E-mail hi198032@gmail.com

The amendment, if adopted, will not be restricted to the applicant's particular situation, but will apply to any future situation that may fall under the amendment, regardless of location or other circumstances. Therefore, please state how, in your opinion, the requested amendment will be to the best interests of the City. Use additional paper if needed.

Requested Amendment: Reword 18.12.270(4) to include "heavy industrial zone".

[Signature]
Signature

7/24/19
Date

Checklist:

- _____ Application & fee
- _____ State Environmental Policy Act checklist (SEPA) & fee

\$1329.00



**CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE**

FILE/PROJECT NUMBER: ED 19-04/PLN-2019-02220

DESCRIPTION OF PROPOSAL: The proposal consists of amending Kennewick Municipal Code Subsection 18.12.270(4) to allow transportable units to be utilized for business activities in the Industrial, Heavy zone.

PROPONENT: Michael Hillman, 2614 W 32nd Court, Kennewick, WA 99337

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: Not a site specific proposal.

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).

Greg
McCormick

Digitally signed by Greg McCormick
DN: cn=Greg McCormick, o=City of Kennewick, ou=Community Planning Department, email=gregory.mccormick@ci.kennewick.wa.us, c=US
Date: 2019.08.28 07:34:37 -07'00'

Date: August 28, 2019

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 19-24 File

Steve Donovan

From: Paul Knutzen <paul@knutzenengineering.com>
Sent: Tuesday, September 3, 2019 8:07 PM
To: Steve Donovan
Subject: ZOA 19-05 Public Comment

Hi Steve,

I received the Public Hearing notice on this proposed Zoning Ordinance Amendment. Having been a part of a ZOA related to this particular section of the code last year (subsection 5), I would agree that utilizing transportable units within the Industrial, Heavy zones seems an appropriate change to this code. There is not a lot of Industrial, Heavy zoning in town, and where it is, is awfully close to the UMU zone on Columbia Drive already where it is allowed. Using it in designations like this make practical sense. Thanks,
Paul

Paul Knutzen, P.E., LEED AP BD+C
Principal Engineer
O: 509.222.0959
C: 509.440.1817



PLEASE NOTE: This message, including any attachments, may include privileged, confidential and/or inside information. Any distribution or use of this communication by anyone other than the intended recipient is strictly prohibited and may be unlawful. If you are not the intended recipient, please notify the sender by replying to this message and then delete it from your system.

Steve Donovan

From: Jeff Divilbiss <jdivilbiss@provision-capital.com>
Sent: Wednesday, September 11, 2019 2:20 PM
To: Steve Donovan
Cc: newedgewellness@gmail.com
Subject: Ordinance

Good afternoon Steve,

This is Jeff Divilbiss with Provision Capital. Our company is renting space from Mike Hillman at [1615 E. Chemical Drive](#). We have the mobile data center being fed power from Benton PUD.

We were informed after investing \$250,000 into this project, that we are not allowed to run power to a mobile container. We are not the property owners, so we had no idea this ordinance existed, or that we were in violation of any city code. From the beginning we pushed to be compliant, and believed we were. We have been issued business licenses through the city for the last two years, and no comment has been made as to this issue. We have also had the electrical work inspected by the state Department of Labor and Industries. The inspection was passed without mention of the violation. The PUD accepted and completed the job as well despite this ordinance.

Our business contributes over \$20,000 per month in revenue to the community through electrical payments, taxes, hotel & travel expenses. This number will only continue to rise as our business develops. Our business plan and strategy will keep us in the community indefinitely. Therefore, both parties will benefit.

Kennewick is becoming a second home to us. Of course, we respect your policies and appreciate your willingness to discuss this matter. We take this as hope for our future in your city. It would be devastating to us for this to halt the progress we have made.

Sincerely,

Jeff Divilbiss
Managing Partner
Provision Capital LLC

Planning Commission Action Summary
ZOA 19-05 – Michael Hillman

The Kennewick Planning Commission conducted a public hearing on September 16, 2019 at Kennewick City Hall. 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, the Commission passed a motion on the proposed amendments concurring with the findings and conclusions in the staff report ZOA 19-05 and recommend to City Council approval of the proposed zoning ordinance amendment contained in the staff report.

Findings of Fact

1. The applicant is Michael Hillman, 2614 W 32nd Court, Kennewick, WA 99337.
2. The application was submitted to the City on August 6, 2019.
3. The City fulfilled the State Environmental Policy Act requirements by issuing a Determination of Non-significance (DNS) on August 28, 2019.
4. Notice of the proposed code revision (expedited review request) was sent to the Washington State Department of Commerce on August 7, 2019, consistent with the requirements of RCW 36.70A.106.
5. The City received confirmation of expedited review and notice that the City has met the Growth Management Act notice to state agency requirements from the Washington State Department of Commerce on August 21, 2019.

Conclusions of Law

1. The proposed amendment will not conflict with the promotion of public health, safety, and general welfare.
2. The proposed amendment does not conflict with the goals and policies of the Comprehensive Plan.

The motion to recommend approval to City Council passed with a vote of 4 to 0.

**KENNEWICK PLANNING COMMISSION
SEPTEMBER 16, 2019
MEETING MINUTES**

CALL TO ORDER

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

Commissioner Stolle led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Clark Stolle, Thomas Helgeson, Anthony Moore, and Vice Chairman Victor Morris.

Excused: Commissioner Rob Rettig, James Hempstead, and Chairman Eduardo Pacheco.

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Steve Donovan, Planner, Melinda Didier, Community Planning Administrative Assistant/Recorder

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of the August 19th and August 26th, 2019 Meeting Minutes
- c. Motion to enter Staff Reports into the Record

Commissioner Helgeson moved to accept the consent agenda. Commissioner Moore seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Vice Chairman Morris opened the public hearing at 6:33 p.m. for Zoning Ordinance Amendment (ZOA) No. 19-04 proposing to amend Kennewick Municipal Code (KMC) Subsection 17.04.010(1) by reducing the acreage requirement from 20 acres to 10 acres in regard to plat exemptions. Applicant is Knutzen Engineering, 5401 Ridgeline Drive, Ste. 160, Kennewick, WA 99338.

Mr. Donovan gave a brief overview of the staff report, and presented a Power Point of the staff report; Staff recommends that the Planning Commission concur with the Findings and Conditions of Staff Report ZOA 19-04, and recommend to City Council APPROVAL of the request. Mr. Donovan noted that in the staff report was an extra motion, both are the same wording, Planning Commissioners can disregard one of them.

Planning Commission questions included: Commissioner Moore asked how long has the RCW has been in place; Mr. Donovan said we have had our exemption since at least 2007, have had exemption clause on books for longer, not sure exactly when. Commissioner Moore asked about KSD minimum land requirement for a school, a 27-acre parcel divided into 2 -13 acre lots for a future elementary school, isn't minimum of 30 acres to develop a school. Mr.

McCormick said the applicant can address that question; land area for middle school 30 acres, all parcels have to be minimum of 10 acres, elementary schools are usually 12-15 acres, middle schools 30 acres, high schools about 60 acres.

Testimony of Applicant/Applicant's Representative:

Paul Knutzen/Applicant's Representative
Knutzen Engineering
5401 Ridgeline Dr. Ste. 160
Kennewick 99338

30 acres is for middle school site; elementary for 15 acres, high schools about 60 acres; how this came about is school district looking at adding land to their books for development of schools; trying to strategically find future sites to add and hold for future schools as different areas develop; 27-acre site that land owner owns, difficult and expensive to develop, allowing this change will help create the parcels to site schools, worked with city staff to come up with median acreage for plat exemption purposes; 15 total properties in city that can be plat exempted right now; this helps free up and bring Kennewick into line of what the other cities are doing.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments: None

Public Testimony for ZOA 19-04 closed at 6:45 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Stolle moved to concur with the findings and conclusions in staff report ZOA 19-04 and forward a recommendation to City Council APPROVAL of the request; Commissioner Helgeson seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously on a roll call vote.

Vice Chairman Morris opened the public hearing at 6:46 p.m. for Zoning Ordinance Amendment (ZOA) No. 19-05 proposing to amend Kennewick Municipal Code (KMC) Subsection 18.12.270(4) by allowing transportable units to be used for business activities in the Industrial, Heavy zoning district. Applicant is Michael Hillman, 2614 W. 32nd Court, Kennewick, WA 99337.

Mr. Donovan gave a brief overview of the staff report, and presented a Power Point of the staff report; Mr. Donovan passed out email letter from Jeff Divilbiss – entered into record as Exhibit 5. Planning Commission was given a few minutes to read the letter. Mr. Donovan spoke about

the extra motion in the staff report. Staff recommends that the Planning Commission concur with the Findings and Conditions of Staff Report ZOA 19-05, and recommend to City Council APPROVAL of the request.

Planning Commission questions included: Commissioner Helgeson asked if there are setbacks and appearance rules for this amendment; Mr. Donovan said yes, the same development standards as before, setback requirements, etc. Mr. McCormick said these transportable units will be looked at the same as a structure is, can't be used for storage must be as another form of structure, same as building, to provide some flexibility in building. Vice Chair Morris referenced the email letter from Jeff Divilbiss, Exhibit 5, are there any comments on concerns; Mr. Donovan said staff looked at business license compliance and other items, took the property owner some time to get things setup, everything is in compliance with regard to the business license, he has rectified code violations; Mr. McCormick said that's a side issue with the business license and not within the scope of the zoning code amendment.

Testimony of Applicant/Applicant's Representative:

Michael Hillman
2614 W. 32nd Ct
Kennewick 99337

The property is currently zoned lower level of zoning; Jeff Divilbiss has invested a lot of money in our economy and community; it makes sense to have more flexibility in structures in the Industrial zones. In favor of the proposal.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments: None

Public Testimony for ZOA 19-05 closed at 6:57 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report ZOA 19-05 and forward a recommendation to City Council APPROVAL of the request; Commissioner Helgeson seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously on a roll call vote.

Vice Chairman Morris opened the public hearing at 6:58 p.m. for Zoning Ordinance Amendment (ZOA) No. 19-06 proposing to amend Kennewick Municipal Code (KMC) Chapter 18.66 – Flood Damage Prevention, to provide clarity to existing regulations and

to more closely align existing regulations with state model ordinance and federal regulations. Applicant is the City of Kennewick.

Mr. Donovan gave a brief overview of the staff report, and presented a Power Point of the staff report; Mr. McCormick said the he and Senior Planner Anthony Muai met with representatives from the Department of Ecology, who recommended the City make changes again and bring the City code more in line with the current State requirements; the required update to the Shoreline Master Plan is due in June of 2021, and Planning will start the process of updating the Shoreline Master Plan in 2020. Mr. McCormick said this zoning code amendment is a “housekeeping” item from the Department of Ecology, in advance of the SMP 2021 update.

Staff recommends that the Planning Commission concur with the Findings and Conditions of Staff Report ZOA 19-06, and recommend to City Council APPROVAL of the request.

Planning Commission questions included: Commissioner Helgeson commented that on page 8 of Exhibit A-2 on KMC Section 18.66.060(1)(d)(ii), asked staff to remove the comma after the word electrical and insert the word “and”.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments: None

Public Testimony for ZOA 19-06 closed at 7:04 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report ZOA 19-0 and forward a recommendation to City Council APPROVAL of the request as modified by staff; Commissioner Stolle seconded the motion.

Planning Commission discussion included: None

The motion was approved on a unanimous roll call vote.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. **City Council Action Updates** – The rezone for Carlton Cadwell for the Tri-City Court Club, went to City Council at last meeting and was approved.

NEW BUSINESS:

- a. None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Vice Chairman Morris will be absent for both October 2019 Planning Commission meetings.

ADJOURNMENT:

The meeting was adjourned at 7:07 p.m.

Council Agenda Coversheet	Agenda Item Number	5.c.	Council Date	10/01/2019	Consent Agenda	<input type="checkbox"/>
	Agenda Item Type	Ordinance			Ordinance/Reso	<input checked="" type="checkbox"/>
	Subject	KMC 18.66 - Flood Damage Protection			Public Mtg / Hrg	<input type="checkbox"/>
	Ordinance/Reso #	5824	Contract #		Other	<input type="checkbox"/>
	Project #	ZOA 19-06	Permit #	AMD-2019-02457	Quasi-Judicial	<input type="checkbox"/>
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council approve the proposed amendments to KMC 18.66 - Flood Damage Prevention by adopting Ordinance 5824.

Motion for Consideration

I move to adopt Ordinance 5824.

Summary

The Community Planning Department met with staff from the Washington State Department of Ecology in the spring of 2019 as part of a regularly scheduled Community Assistance Visit. At that meeting Ecology staff presented a review of the City's flood protection regulations and offered "housekeeping" suggestions to bring the regulations into closer alignment with Federal Emergency Management Agency (FEMA) regulations and the state model ordinance. The proposed amendments contained in ZOA 19-06 are a result of that meeting.

The proposed amendments do not change the requirements for flood protection within the City, but they do clarify existing regulations and certain wording has been altered to match the state model ordinance and to align with federal regulations. Included in this amendment are updates to sections regarding:

- Best available science;
- Base flood elevations and certification;
- Interpretations and appeals; and
- Encroachments into special flood hazard areas.

No new regulations are proposed as a part of this amendment.

Staff is of the opinion that the proposed amendments bring KMC Chapter 18.66 into alignment with the Washington State model ordinance for flood damage protection and with FEMA regulations.

Alternatives

None

Fiscal Impact

None

Through	Anthony Muai Sep 24, 12:59:22 GMT-0700 2019	Attachments: presentation Public Hearing minutes Ordinance Staff Report
Dept Head Approval	Gregory McCormick Sep 24, 14:43:38 GMT-0700 2019	
City Mgr Approval	Marie Mosley Sep 27, 09:51:08 GMT-0700 2019	

Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5824

AN ORDINANCE RELATING TO FLOOD DAMAGE PREVENTION AND
AMENDING SECTIONS 18.66.020, 18.66.030, 18.66.040 AND 18.66.060 OF
THE KENNEWICK MUNICIPAL CODE

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

Section 1. Section 18.66.020 of the Kennewick Municipal Code, be, and the same hereby is,
amended to read as follows:

18.66.020: - Definitions.

- (1) *Accessory Structure* means nonresidential structures such as garages, sheds, garden buildings, pole buildings, grain bins, and barns, which are considered normal for farming or ranching activities.
- (2) *Appeal* means it requires a review of the interpretation of any provision of this Chapter, or a request for a variance.
- (3) *Area of Shallow Flooding* is designated AO or AH Zone on the Flood Insurance Rate Map (FIRM), has a base flood depth ranging from one to three feet, no clearly defined channel, an unpredictable and indeterminate path and evidence of velocity flow. AO is characterized as sheet flow and AH indicates ponding.
- (4) *Area of Special Flood Hazard* is land with a one-percent or greater chance of flooding in any given year. Designation on maps always includes the letters A or V.
- (5) *Base Flood* is the flood with a one-percent chance of being equaled or exceeded in any given year, also referred to as the "100-Year Flood." Designation on maps always includes the letters A or V.
- (6) *Basement* means any area of the building having its floor sub-grade (below ground level) on all sides.
- (7) *Best Available Information* means information from Federal, State or other sources that has been generated using technically defensible methods or is based on reasonable historical analysis and experience in the absence of official Flood Insurance Rate Map data.
- (8) *Breakaway Wall* means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.
- (9) *Critical Facility* means a facility for which even a slight chance of flooding would be too great. Critical facilities include, but are not limited to, schools, hospitals, police, fire and emergency response installations, nursing homes, installations which produce, use or store hazardous materials or hazardous waste.

- (10) *Development* is any manmade change to real estate such as buildings, mining, dredging, filling, grading, paving, excavating or drilling operations or storage of equipment and materials located within the area of special flood hazard.
- (11) *Development Permit* means a floodprone area development permit, as established in Section 18.66.040(1).
- (12) *Elevated Building* means for insurance purposes, a non-basement building, which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.
- (13) *Existing Manufactured Home Park or Subdivision* means a manufactured home park subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the adopted flood plain management regulations.
- (14) *Expansion to an existing Manufactured Home Park or Subdivision* means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
- (15) *Flood or Flooding* is a general and temporary, partial or complete inundation of normally dry land caused by overflowing inland waters or the unusual and rapid accumulating of runoff of surface waters from any source.
- (16) *Flood Insurance Rate Map (FIRM)* is the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones for the community.
- (17) *Flood Insurance Study* is the official report of the Federal Insurance Administration that includes floodprofiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.
- (18) *Floodprotection Elevation* means to or above the base flood elevation.
- (19) *Floodway* is the area that has been established in effective Federal Emergency Management Agency (FEMA) flood insurance rate maps or floodway maps. The floodway does not include lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state or a political subdivision of the state, channel of a river or other watercourse and the adjacent land necessary to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.
- (20) *Lowest Floor* is the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure used only for parking of vehicles, building access or storage in an area other than a basement is not considered a building's lowest floor provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements found in Section 18.66.060(2)(a).
- (21) *Manufactured Home* is a structure, transportable in one or more sections, which is built on a permanent chassis and is designated for use with or without a permanent foundation

when connected to the required utilities. The term "manufactured home" does not include a recreational vehicle.

- (22) *Manufactured Home Park or Subdivision* is a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.
- (23) *New Construction* means structures for which the "start of construction" commenced on or after the effective date of this ordinance.
- (24) *New Manufactured Home Park or Subdivision* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations.
- (25) *Recreational Vehicle* means a vehicle which is built on a single chassis; 400 square feet or less when measured at the largest horizontal projection; designed to be self-propelled or permanently towable by a light duty truck; and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
- (26) *Special Flood Hazard Area* is an area subject to a base or 100-year flood; areas of special flood hazard are shown on a flood hazard boundary map or flood insurance rate map as Zone A, AO, A1-30, AE, A99, AH, VO, VI-30, VE, or V.
- (27) *Start of Construction* is the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement within 180 days after the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; the installation of streets or walkways; excavations for basements, footings, piers, or foundations or the erection of temporary forms; nor the installation of accessory buildings, such as the garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.
- (28) *Structure* is a walled and roofed building including a gas or liquid storage tank that is principally above ground.
- (29) *Substantial Damage* means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
- (30) *Substantial Improvement* is any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the improvement or repair is started or if the structure has been damaged and is being restored, before the damage occurred. A "substantial improvement" occurs when the first alteration of any wall, ceiling, floor, or other structural part of the building

commences, whether or not it affects the external dimensions of the structure. A "substantial improvement" does not include an improvement to comply with health, sanitary, or safety codes that have been identified by the local code enforcement official and which are the minimum necessary to assure safe living or to a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

- (31) *Variance* means a grant of relief from the requirements of this Chapter, which permits construction in a manner that would otherwise be prohibited by this Chapter.
- (32) *Water Dependent* means a structure for commerce or industry, which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operation.

(Ord. 5824 Sec. 1, 2019; Ord. 5309 Sec. 17, 2010; Ord. 5180 Sec. 1, 2007)

Section 2. Section 18.66.030 of the Kennewick Municipal Code, be, and the same hereby is, amended to read as follows:

18.66.030: - General Provisions.

- (1) Lands to which this Chapter Applies. This Chapter applies to all areas of special flood hazards within the City. It is an overlay zone imposed in addition to the provisions of the Zoning districts in which it is located.
- (2) Basis for Establishing the Areas of Special Flood Hazard. The areas of special flood hazard identified by the Federal Insurance Administration in a report entitled "Flood Insurance Study - City of Kennewick, Washington," ~~dated completed in~~ May 5, 1981, and revised June 15, 1994, in September of 1989, and any revisions thereto, with accompanying Flood Insurance Rate Maps, and any revision thereto, is hereby adopted by reference. The Flood Insurance Study and the FIRM Maps are on file at the Department of Planning. The best available information for flood hazard area identification as outlined in Section 18.66.040(4)(c) shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under Section 18.66.040(4)(c). Areas within Benton County which are annexed into the City, are within such areas, if shown upon studies and maps prepared by the Federal Insurance Administration for Benton County. Areas of special flood hazard will be shown on the Kennewick Zoning Map.
- (3) Compliance. No structure or land may be constructed, located, extended, converted, or altered without full compliance with the terms of this Chapter. Violations of the provisions of this Chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this Chapter or fails to comply with any of its requirements shall, upon conviction, be punished in accord with KMC 18.54. Nothing herein contained shall prevent the City of Kennewick from taking such other lawful action as is necessary to prevent or remedy any violation.
- (4) Greater Restriction Applies. This Chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. If this Chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, the more stringent prevails.

- (5) Interpretation. In the interpretation and application of this Chapter, all provisions are minimum standards and liberally construed in favor of the City's regulatory powers; and deemed neither to limit or repeal any other powers granted under State statutes.
- (6) Warning and Disclaimer of Liability. The degree of floodprotection established by this Chapter is reasonable for regulatory purposes and based on scientific and engineering research. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This Chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This Chapter does not create liability on the part of the City of Kennewick, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this Chapter or any administrative decision, or variance made thereunder.

(Ord. 5824 Sec. 2, 2019; Ord. 5309 Sec. 18, 2010; Ord. 5180 Sec. 1, 2007)

Section 3. Section 18.66.040 of the Kennewick Municipal Code, be, and the same hereby is, amended to read as follows:

18.66.040: - Administration.

- (1) Development Permit Required. A Floodprone Area Development Permit must be obtained before construction or development begins within any area of special flood hazard established in Section 18.66.030(2). The permit will be for all structures, including manufactured homes, as set forth in Section 18.66.020 and all other development including filling and other activities, also as set forth in Section 18.66.020.
- (2) Application. Application for a development permit must be made on forms furnished by the Planning Director and include all information required for any other development application with which it may be filed. The application must include a copy of the construction drawings and elevations, in duplicate, of a site plan (one copy, if no larger than 8½" x 14") drawn to scale and showing lot lines and dimensions of existing and proposed structures, landscaping, fences or walls, ground elevations of the area, proposed fill or grading, storage of materials, drainage facilities, and any other information deemed necessary by the Director. Specific information must show precisely the elevation, in relation to mean sea level, of the lowest floor (including a basement) of existing and proposed structures, the elevation, in relation to mean sea level to which any non-residential structure has been floodproofed. A certificate by a professional engineer registered in the State of Washington that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Section 18.66.060, and a description of the extent to which any watercourse will be altered or relocated is required.
- (3) Designation of the Director. The Planning Director shall administer and implement this Chapter. He or she may require proof that conditions of approval and the standards of this Chapter have been met or that certification be provided and, if not forthcoming, may revoke the development permit and require that development discontinue or the structure be vacated. When the first floor of a residential structure is required to be elevated, as provided in Section 18.66.060, the Planning Director will require that the applicant

submit a statement from a professional surveyor indicating the elevation to which the first floor was actually constructed.

- (4) Review. Duties and responsibilities of the Planning Director shall include, but not be limited to:
- (a) Review all development permits to determine that the permit requirements of this Chapter have been satisfied. If they are located in the floodway, assure that the encroachment provisions of Section 18.66.060(2)(f) are met and that all necessary permits have been obtained;
 - (b) Review all development permits to determine that all necessary permits have been obtained from those Federal, State, or local government agencies from which prior approval is required (i.e. Section 404 wetlands permits from the U.S. Army Corps of Engineers);
 - (c) ~~If~~When base flood elevation data has not been provided (in A or V Zones) by the Flood Insurance Administration, in accordance with Section 18.66.030(2) Basis for Establishing the Areas of Special Flood Hazard, the Planning Director shall obtain, review and ~~reasonably utilize~~use any base flood elevation and floodway data available from a Federal, State or other source, in order to administer Section 18.66.060(2) Specific Standards, and Section 18.66.060(2)(c) Floodways;
 - (d) Where base flood elevation is provided through the Flood Insurance Study or is required by this Chapter, obtain, record, and maintain the records of the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, whether or not the structure contains a basement; and the floodproofing certification required in Section 18.66.060(2)(a) and (b), including the actual elevation in relation to mean sea level;
 - (e) For all new or substantially improved ~~nonresidential~~-floodproofed nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or as required in Section 18.66.040(4)(c):
 - (i) ~~Verify~~Obtain and record the ~~actual~~ elevation (in relation to mean sea level) to which the structure was floodproofed, ~~and~~
 - (ii) ~~m~~Maintain the floodproofing certifications required in Section 18.66.040(2);
 - (f) Alteration of Watercourses. Notify adjacent communities and the Department of Ecology, prior to any alteration or relocation of a watercourse, submit evidence of such notification to the Federal Insurance Administration, and require that the watercourse be maintained so that its flood carrying capacity is not diminished;
 - (g) Make interpretations where needed, ~~as to of the~~ exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions); The person contesting the location of the boundary shall be given reasonable opportunity to appeal the interpretation. Such appeals shall be granted consistent with the standards of Section 60.6 of the Rules and Regulations of the National Flood Insurance Program;

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- (h) If the conditions of this Chapter or any permit are not met, revoke the permit and cause the vacation or demolition of any nonconforming structure; and
- (i) Maintain for public inspection all records pertaining to the provision of this Chapter.

(Ord. 5824 Sec. 3, 2019; Ord. 5204 Sec. 17, 2007; Ord. 5180 Sec. 1, 2007)

Section 4. Section 18.66.060 of the Kennewick Municipal Code, be, and the same hereby is, amended to read as follows:

18.66.060: - Standards for Flood Hazard Reduction.

- (1) General Standards. In all areas of special flood hazards the following standards apply:
 - (a) Anchoring.
 - (i) All new construction and substantial improvements must be anchored to prevent flotation, collapse, or lateral movement.
 - (ii) All manufactured homes must be anchored to prevent flotation, collapse, or lateral movement by providing the over-the-top and frame ties to ground anchors. Over-the-top ties must be provided at each of the four corners of the mobile home with two additional ties per side at intermediate locations, but mobile homes less than 50 feet long need have only one additional tie per side. Frame ties must be provided at each corner of the home with five additional ties per side. All components of the anchoring system must be capable of carrying a force of 4,800 pounds. Any additions to the mobile home must be similarly anchored.
 - (iii) An alternative method of anchoring may be used provided it complies with the standards contained in FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook; incorporated herein by reference.
 - (b) Construction Materials and Methods. All new construction and substantial improvements must be constructed with materials and utility equipment and by methods and practices that resist and minimize flood damage.
 - (c) Mechanical Equipment and Utilities.
 - (i) Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
 - (ii) All new and replacement water supply systems must be designed to eliminate or minimize the infiltration of floodwaters into the system;
 - (iii) All new and replacement sanitary sewage systems must be designed to minimize or eliminate infiltration from and discharge into floodwaters;
 - (iv) On-site waste disposal systems must be located and designed to avoid impairment or contamination during flooding; and
 - (v) Water wells shall be located on high ground that is not in the floodway.
 - (d) Subdivision Proposals.
 - (i) All subdivision proposals shall be consistent with the need to minimize

flood damage:

(ii) ~~All the subdivision proposals shall must have public utilities and facilities such as sewer, gas, electrical, and water systems, located and constructed to minimize or eliminate flood damage; and adequate drainage located and constructed which will minimize flood damage.;~~

(iii) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage;

(iv) Base flood elevation data must be provided for subdivision proposals and other proposed developments which contain at least 50 lots or five acres (whichever is less).

- (e) Review of Building Permits. The Planning Director shall obtain, review and reasonably utilize the best available information as criteria for requiring that new construction, substantial improvements, or other development in Zone "A" conform to applicable provisions of this Chapter. Where elevation data is not available either through the Flood Insurance Study or from another authoritative source (Section 18.66.040(4)(c)), applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Residential and commercial structures in unnumbered "A" Flood Hazard Zones must be elevated with their lowest floor at least two feet above grade. Failure to elevate at least two feet above grade in unnumbered "A" Zones may result in higher insurance rates. All applicants for building permits within special flood hazard areas are encouraged to elevate the lowest floor at least one foot above the base flood level. Elevating to at least one foot above the base flood will further substantially reduce the damage potential in the event of a 100-year flood; and, will have a lessening effect on the fees or rates for required flood insurance.
- (2) Specific Standards. In all areas of special flood hazards where base flood elevation data has been provided, as set forth in Section 18.66.030(2) or 18.66.040(4)(d), the following standards apply:
- (a) Residential Construction.
- (i) New Construction and substantial improvement of any residential structure must have the lowest floor, including basement, elevated one foot above the base flood elevation. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must be certified by a registered professional engineer or must meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided; the bottom of all openings shall be no higher than one foot above grade; and openings may be equipped with screens, louvers, or other coverings or devices, provided that they permit automatic entry and exit of floodwaters.
- (ii) Manufactured Homes. All manufactured homes to be placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM

on sites: Outside of a manufactured home park or subdivision in an expansion to an existing manufactured home park or subdivision, in a new manufactured home park or subdivision, or in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot above the base flood elevation and be securely anchored to an adequately designed foundation system to resist flotation collapse and lateral movement. Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision with A1-30, AH, and AE on the community's FIRM that are not subject to the above manufactured home provisions be elevated so that either: the lowest floor of the manufactured home is elevated one foot above the base flood elevation, or the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately designed foundation system to resist flotation, collapse, and lateral movement.

(iii) Residential structures that contain fully enclosed areas below the base flood level must meet the same standards for such areas as described in 18.66.060(2)(b)(i).

- (b) Nonresidential Construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structure must either have the lowest floor, including basement, and attendant utility and sanitary facilities, elevated one foot above the base flood elevation; or floodproofed so that below one foot above the base flood level the structure is watertight with walls substantially impermeable to the passage of water, has structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy, be certified by a registered professional engineer that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications, and plans. Such certifications shall be provided to the official as set forth in Section 18.66.040(2).

(i) Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in Section 18.66.060(2)(a)(i).

(ii) Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (a building floodproofed to the base flood level will be rated as one foot below that level).

- (c) Floodways. Located within areas of special flood hazard established in Section 18.66.030(2) are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that can carry debris, and increase erosion potential, the following provision apply:

(i) Encroachments are prohibited, including fill, new construction, substantial improvements and other development; unless certification by a registered,

professional civil engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice ~~certifies~~ that the proposed encroachments will not increase flood levels during the occurrence of the base flood discharge.

(ii) Construction or reconstruction of residential structures is prohibited within designated floodways except for (1) repairs, reconstruction, or improvements to a structure which do not increase the ground flood area; and (2) repairs, reconstruction or improvements to a structure, the cost of which does not exceed 50 percent of the market value of the structure either before the repair, or reconstruction is started, or if the structure has been damaged and is being restored, before the damaged occurred. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or to structures identified as historic places, may be excluded in the 50 percent.

(iii) If Subsection (c)(i) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this section.

- (d) Standards for Shallow Flooding Areas (AO Zones). Shallow flooding areas appear on Flood Insurance Rate Maps as AO zones with depth designations. The base flood depths in these zones range from one to three feet above ground where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In these areas, the following provisions apply:

(i) New construction and substantial improvements of residential structures and manufactured homes within AO zones shall have the lowest floor (including basement) elevated above the highest grade adjacent to the building, one foot or more above the depth number specified on the FIRM (at least two feet above the highest adjacent grade to the structure if no depth number is specified).

(ii) New construction and substantial improvements of nonresidential structures within AO zones shall either:

~~(A)~~ Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, one foot or more above the depth number specified on the FIRM (at least two feet if no depth number is specified); or

~~(B)~~ Together with attendant utility and sanitary facilities, be completely floodproofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer.

(iii) Require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

(iv) Recreational Vehicles. Recreational vehicles placed on sites within Zones A, AO, A1-30, and AE in the community's FIRM either must: be on site for fewer than 180 consecutive days, or be fully licensed and ready for highway use, be on

its wheels or jacking system, be attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or meet the requirements of Section 18.66.060(2)(a)(ii) and the elevation and anchoring requirements for manufactured homes.

- (e) Critical Facilities. Construction of new critical facilities shall be, to the extent possible, located outside the limits of the Special Flood Hazard Area (SFHA) (100-year flood plain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet or more above the level of the base flood elevation (100-year) at the site or to the height of the 500-year event, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Ingress and egress routs, elevated to or above the base flood elevation, shall be provided to all critical facilities to the extent possible.
- (f) Encroachments. In areas with base flood elevations (but a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of any proposed development, where combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood more than one foot at any point.

(Ord. 5824 Sec. 4, 2019; Ord. 5309 Sec. 20, 2010; Ord. 5180 Sec. 1, 2007)

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

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 1st day of October, 2019, and signed in authentication of its passage this 1st day of October, 2019.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5824 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 2nd day of
October, 2019.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION _____

Flood Damage Prevention Code Amendments

City Council

October 1, 2019

Summary of Amendments

⌘ Proposed amendments provide:

- × Clarification of the code

- × Organization of code

 - ☆ i.e. Turn paragraph listing elements to a bulleted list of elements

- × Alignment with WA State Model Code & FEMA regulations

⌘ No new regulations or policies

Proposed Changes

- ⌘ 18.66.020(19) Definition of *Floodway* is updated
- ⌘ 18.66.030(2) Clarification
- ⌘ 18.66.040(4)(c) Clarification
- ⌘ 18.66.040(4)(e) Identifying separate requirements
- ⌘ 18.66.040(4)(g) Clarification

Proposed Changes

- ⌘ 18.66.060(1)(c)(i) Clarification
- ⌘ 18.66.060(1)(d)(i-iv) Clarification, Identifying separate requirements
- ⌘ 18.66.060(2)(c)(i) Clarification
- ⌘ 18.66.060(2)(c)(ii) Correct typo
- ⌘ 18.66.060(2)(d)(i) Clarification
- ⌘ 18.66.060(2)(d)(iv) Include flood zone left out
- ⌘ 18.66.060(2)(f) Clarification

Recommendation

The Planning Commission recommends that the City Council approve the proposed amendments to KMC 18.66 – Flood Damage Prevention and adopt Ordinance 5824.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION

FILE No: ZOA 19-06/AMD-2019-02457

Public Hearing Date: September 16, 2019

Proposal: Amend Kennewick Municipal Code (KMC) Chapter 18.66 – Flood Damage Prevention to provide clarity to existing regulations and to more closely align existing regulations with state model ordinance and federal regulations.

Applicant: City of Kennewick, Community Planning Department

Staff Contact: Anthony Muai, Senior Planner

Background:

The Community Planning Department met with staff from the Washington State Department of Ecology in the spring of 2019 as part of a regularly scheduled Community Assistance Visit. At that meeting staff from both entities discussed current flood protection regulations as well as projects that were permitted in the Special Flood Hazard Areas as designated on the Federal Insurance Rate Maps (commonly referred to as flood maps). Ecology staff presented a review of the City's flood protection regulations and offered "housekeeping" suggestions to bring the regulations into closer alignment with Federal Emergency Management Agency (FEMA) regulations and the state model ordinance. The proposed amendments contained in ZOA 19-06 are a result of that meeting.

The City requested Expedited Review from the Department of Commerce on August 26, 2019 and was granted the request on September 9, 2019.

Discussion and Analysis:

The proposed amendments do not change the requirements for flood protection within the City, but they do clarify existing regulations and certain wording has been altered to match the state model ordinance and to align with federal regulations. Included in this amendment are updates to sections regarding:

- Best available science;
- Base flood elevations and certification;
- Interpretations and appeals; and
- Encroachments into special flood hazard areas.

No new regulations are proposed as a part of this amendment.

Staff is of the opinion that the proposed amendments bring KMC Chapter 18.66 into alignment with the Washington State model ordinance for flood damage protection and with FEMA regulations.

Regulatory Controls and Policies

- Kennewick Municipal Code Chapter 18.66
- Kennewick Comprehensive Plan

Findings of Fact:

1. The applicant is City of Kennewick Community Planning Department.
2. The City fulfilled the State Environmental Policy Act requirements by issuing a Determination of Non-significance (DNS) on September 10, 2019.
3. Notice of the proposed code revision (expedited review request) was sent to the Washington State Department of Commerce on August 26, 2019, consistent with the requirements of RCW 36.70A.106.
4. The City received confirmation of expedited review and notice that the City has met the Growth Management Act notice to state agency requirements from the Washington State Department of Commerce on September 9, 2019.

Conclusions of Law:

1. The staffs proposed amendments will promote the public health, safety, and general welfare by providing clarification to regulations intended to protect the public against damage created from flooding.
2. The staffs proposed amendments do not conflict with the goals and policies of the Comprehensive Plan.

Staff Recommendation:

Based on the above analysis of this request, staff recommends the Planning Commission forward a recommendation of APPROVAL to City Council for the following motion.

Motion:

I move that the Planning Commission concur with the findings and conclusions in the staff report ZOA 19-06 and recommend to City Council approval of the addition of KMC Chapter 18.66 as modified by City staff.

Exhibits:

1. Staff Report
2. Proposed amendment to KMC Chapter 18.66
3. Environmental Determination of Non-significance ED 19-25

CHAPTER 18.66 - FLOOD DAMAGE PREVENTION

18.66.010: - Purpose.

Floods are inimical to the public health, safety, and welfare. This Chapter is intended to prevent flood damage and maintain community eligibility in the National Flood Insurance Program. It is also intended to minimize public and private losses due to flood conditions in specific areas by provision designed: To protect human life and health; to minimize expenditure of public money and costly flood control projects; to minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public; to minimize prolonged business interruptions; to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in areas of special flood hazard; to help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas; to ensure that potential buyers are notified that property is in an area of special flood hazard; and to ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

(Ord. 5180 Sec. 1, 2007)

18.66.020: - Definitions.

- (1) *Accessory Structure* means nonresidential structures such as garages, sheds, garden buildings, pole buildings, grain bins, and barns, which are considered normal for farming or ranching activities.
- (2) *Appeal* means it requires a review of the interpretation of any provision of this Chapter, or a request for a variance.
- (3) *Area of Shallow Flooding* is designated AO or AH Zone on the Flood Insurance Rate Map (FIRM), has a base flood depth ranging from one to three feet, no clearly defined channel, an unpredictable and indeterminate path and evidence of velocity flow. AO is characterized as sheet flow and AH indicates ponding.
- (4) *Area of Special Flood Hazard* is land with a one-percent or greater chance of flooding in any given year. Designation on maps always includes the letters A or V.
- (5) *Base Flood* is the flood with a one-percent chance of being equaled or exceeded in any given year, also referred to as the "100-Year Flood." Designation on maps always includes the letters A or V.
- (6) *Basement* means any area of the building having its floor sub-grade (below ground level) on all sides.
- (7) *Best Available Information* means information from Federal, State or other sources that has been generated using technically defensible methods or is based on reasonable historical analysis and experience in the absence of official Flood Insurance Rate Map data.
- (8) *Breakaway Wall* means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.
- (9) *Critical Facility* means a facility for which even a slight chance of flooding would be too great. Critical facilities include, but are not limited to, schools, hospitals, police, fire and emergency response installations, nursing homes, installations which produce, use or store hazardous materials or hazardous waste.
- (10) *Development* is any manmade change to real estate such as buildings, mining, dredging, filling, grading, paving, excavating or drilling operations or storage of equipment and materials located within the area of special flood hazard.

- (11) *Development Permit* means a floodprone area development permit, as established in Section 18.66.040(1).
- (12) *Elevated Building* means for insurance purposes, a non-basement building, which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.
- (13) *Existing Manufactured Home Park or Subdivision* means a manufactured home park subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the adopted flood plain management regulations.
- (14) *Expansion to an existing Manufactured Home Park or Subdivision* means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
- (15) *Flood or Flooding* is a general and temporary, partial or complete inundation of normally dry land caused by overflowing inland waters or the unusual and rapid accumulating of runoff of surface waters from any source.
- (16) *Flood Insurance Rate Map (FIRM)* is the official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones for the community.
- (17) *Flood Insurance Study* is the official report of the Federal Insurance Administration that includes flood profiles, the Flood Boundary-Floodway Map, and the water surface elevation of the base flood.
- (18) *Flood Protection Elevation* means to or above the base flood elevation.
- (19) *Floodway* is the ~~channel of a river or other watercourse and the adjacent land necessary to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height~~area that has been established in effective Federal Emergency Management Agency (FEMA) flood insurance rate maps or floodway maps. The floodway does not include lands that can reasonably be expected to be protected from flood waters by flood control devices maintained by or maintained under license from the federal government, the state or a political subdivision of the state.
- (20) *Lowest Floor* is the lowest floor of the lowest enclosed area (including basement). An unfinished or flood-resistant enclosure used only for parking of vehicles, building access or storage in an area other than a basement is not considered a building's lowest floor provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements found in Section 18.66.060(2)(a).
- (21) *Manufactured Home* is a structure, transportable in one or more sections, which is built on a permanent chassis and is designated for use with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a recreational vehicle.
- (22) *Manufactured Home Park or Subdivision* is a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.
- (23) *New Construction* means structures for which the "start of construction" commenced on or after the effective date of this ordinance.
- (24) *New Manufactured Home Park or Subdivision* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of adopted floodplain management regulations.

- (25) *Recreational Vehicle* means a vehicle which is built on a single chassis; 400 square feet or less when measured at the largest horizontal projection; designed to be self-propelled or permanently towable by a light duty truck; and designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
- (26) *Special Flood Hazard Area* is an area subject to a base or 100-year flood; areas of special flood hazard are shown on a flood hazard boundary map or flood insurance rate map as Zone A, AO, A1-30, AE, A99, AH, VO, VI-30, VE, or V.
- (27) *Start of Construction* is the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement, or other improvement within 180 days after the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; the installation of streets or walkways; excavations for basements, footings, piers, or foundations or the erection of temporary forms; nor the installation of accessory buildings, such as the garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.
- (28) *Structure* is a walled and roofed building including a gas or liquid storage tank that is principally above ground.
- (29) *Substantial Damage* means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.
- (30) *Substantial Improvement* is any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the improvement or repair is started or if the structure has been damaged and is being restored, before the damage occurred. A "substantial improvement" occurs when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not it affects the external dimensions of the structure. A "substantial improvement" does not include an improvement to comply with health, sanitary, or safety codes that have been identified by the local code enforcement official and which are the minimum necessary to assure safe living or to a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.
- (31) *Variance* means a grant of relief from the requirements of this Chapter, which permits construction in a manner that would otherwise be prohibited by this Chapter.
- (32) *Water Dependent* means a structure for commerce or industry, which cannot exist in any other location and is dependent on the water by reason of the intrinsic nature of its operation.

(Ord. 5309 Sec. 17, 2010; Ord. 5180 Sec. 1, 2007)

18.66.030: - General Provisions.

- (1) Lands to which this Chapter Applies. This Chapter applies to all areas of special flood hazards within the City. It is an overlay zone imposed in addition to the provisions of the Zoning districts in which it is located.
- (2) Basis for Establishing the Areas of Special Flood Hazard. The areas of special flood hazard identified by the Federal Insurance Administration in a report entitled "Flood Insurance Study - City of Kennewick, Washington," ~~completed dated~~ in May 5, 1981, and revised ~~in September of June 15, 1989~~ 1994, and any revisions thereto, with accompanying Flood Insurance Rate Maps, and any revision thereto, is hereby adopted by reference. The [Flood Insurance Study](#) and [the](#)

FIRM Maps are on file at the Department of Planning. The best available information for flood hazard area identification as outlined in Section 18.66.040(4)(c) shall be the basis for regulation until a new FIRM is issued that incorporates data utilized under Section 18.66.040(4)(c). Areas within Benton County which are annexed into the City, are within such areas, if shown upon studies and maps prepared by the Federal Insurance Administration for Benton County. Areas of special flood hazard will be shown on the Kennewick Zoning Map.

- (3) Compliance. No structure or land may be constructed, located, extended, converted, or altered without full compliance with the terms of this Chapter. Violations of the provisions of this Chapter by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this Chapter or fails to comply with any of its requirements shall, upon conviction, be punished in accord with KMC 18.54. Nothing herein contained shall prevent the City of Kennewick from taking such other lawful action as is necessary to prevent or remedy any violation.
- (4) Greater Restriction Applies. This Chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. If this Chapter and another ordinance, easement, covenant, or deed restriction conflict or overlap, the more stringent prevails.
- (5) Interpretation. In the interpretation and application of this Chapter, all provisions are minimum standards and liberally construed in favor of the City's regulatory powers; and deemed neither to limit or repeal any other powers granted under State statutes.
- (6) Warning and Disclaimer of Liability. The degree of flood protection established by this Chapter is reasonable for regulatory purposes and based on scientific and engineering research. Larger floods can and will occur on rare occasions. Flood heights may be increased by manmade or natural causes. This Chapter does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages. This Chapter does not create liability on the part of the City of Kennewick, any officer or employee thereof, or the Federal Insurance Administration, for any flood damages that result from reliance on this Chapter or any administrative decision, or variance made thereunder.

(Ord. 5309 Sec. 18, 2010; Ord. 5180 Sec. 1, 2007)

18.66.040: - Administration.

- (1) Development Permit Required. A Floodprone Area Development Permit must be obtained before construction or development begins within any area of special flood hazard established in Section 18.66.030(2). The permit will be for all structures, including manufactured homes, as set forth in Section 18.66.020 and all other development including filling and other activities, also as set forth in Section 18.66.020.
- (2) Application. Application for a development permit must be made on forms furnished by the Planning Director and include all information required for any other development application with which it may be filed. The application must include a copy of the construction drawings and elevations, in duplicate, of a site plan (one copy, if no larger than 8½" x 14") drawn to scale and showing lot lines and dimensions of existing and proposed structures, landscaping, fences or walls, ground elevations of the area, proposed fill or grading, storage of materials, drainage facilities, and any other information deemed necessary by the Director. Specific information must show precisely the elevation, in relation to mean sea level, of the lowest floor (including a basement) of existing and proposed structures, the elevation, in relation to mean sea level to which any non-residential structure has been floodproofed. A certificate by a professional engineer registered in the State of Washington that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Section 18.66.060, and a description of the extent to which any watercourse will be altered or relocated is required.

- (3) Designation of the Director. The Planning Director shall administer and implement this Chapter. He or she may require proof that conditions of approval and the standards of this Chapter have been met or that certification be provided and, if not forthcoming, may revoke the development permit and require that development discontinue or the structure be vacated. When the first floor of a residential structure is required to be elevated, as provided in Section 18.66.060, the Planning Director will require that the applicant submit a statement from a professional surveyor indicating the elevation to which the first floor was actually constructed.
- (4) Review. Duties and responsibilities of the Planning Director shall include, but not be limited to:
- (a) Review all development permits to determine that the permit requirements of this Chapter have been satisfied. If they are located in the floodway, assure that the encroachment provisions of Section 18.66.060(2)(f) are met and that all necessary permits have been obtained;
 - (b) Review all development permits to determine that all necessary permits have been obtained from those Federal, State, or local government agencies from which prior approval is required (i.e. Section 404 wetlands permits from the U.S. Army Corps of Engineers);
 - (c) ~~If/When~~ base flood elevation data has not been provided ~~(in A or V Zones) by the Flood Insurance Administration,~~ in accordance with Section 18.66.030(2) ~~basis~~ Basis for ~~establishing~~ Establishing the ~~areas~~ Areas of ~~special~~ Special ~~flood~~ Flood ~~hazard~~ Hazard, the Planning Director shall obtain, review and reasonably use ~~utilize~~ any base flood elevation and floodway data available from a Federal, State or other source, in order to administer Section 18.66.060(2) Specific Standards, and Section 18.66.060(2)(c) Floodways;
 - (d) Where base flood elevation is provided through the Flood Insurance Study or is required by this Chapter, obtain, record, and maintain the records of the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, whether or not the structure contains a basement; and the floodproofing certification required in Section 18.66.060(2)(a) and (b), including the actual elevation in relation to mean sea level;
 - (e) For all new or substantially improved ~~nonresidential~~ floodproofed nonresidential structures where base flood elevation data is provided through the FIS, FIRM, or as required in 18.66.040(4)(c):
 - (i) Verify ~~Obtain~~ and record the ~~actual~~ elevation (in relation to mean sea level) to which the structure was floodproofed, and
 - (ii) maintain ~~Maintain~~ the floodproofing certifications required in Section 18.66.040(2);
 - (f) Alteration of Watercourses. Notify adjacent communities and the Department of Ecology, prior to any alteration or relocation of a watercourse, submit evidence of such notification to the Federal Insurance Administration, and require that the watercourse be maintained so that its flood carrying capacity is not diminished;
 - (g) Make interpretations where needed, as to ~~of the~~ exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given reasonable opportunity to appeal the interpretation. Such appeals shall be granted consistent with the standards of Section 60.6 of the Rules and Regulations of the National Flood Insurance Program;
 - (h) If the conditions of this Chapter or any permit are not met, revoke the permit and cause the vacation or demolition of any nonconforming structure; and
 - (i) Maintain for public inspection all records pertaining to the provision of this Chapter.

(Ord. 5204 Sec. 17, 2007; Ord. 5180 Sec. 1, 2007)

18.66.050: - Variance and Appeal Procedure.

- (1) Hearing Examiner. The Hearing Examiner shall hear and decide appeals from decisions of the Planning Director and requests for variances. The procedure and requirements for a variance or appeal shall be in accord with Chapters 18.51 and 18.54.
- (2) Consideration of the Hearing Examiner.
 - (a) In passing upon applications, the Hearing Examiner shall consider all technical evaluations, all relevant factors, and standards specified in other sections of this Chapter, and:
 - (i) The danger that materials may be swept onto other lands to the injury of others;
 - (ii) The danger to life and property due to flooding or erosion;
 - (iii) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the owner;
 - (iv) The importance of the services provided by the proposed facility to the community;
 - (v) The necessity of a waterfront location to the facility, where applicable;
 - (vi) The availability of alternative locations which are not subject to flooding or erosion damage;
 - (vii) The compatibility of the proposed use with existing and anticipated development;
 - (viii) The relationship of the proposed use to the Comprehensive Plan and floodplain management program;
 - (ix) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - (x) The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and
 - (xi) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
 - (b) Generally, variances may be issued for the new construction or substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the items in Section 18.66.050(2)(a) have been fully considered. As the lot size increases, the technical justification necessary for issuance of a variance increases.
 - (c) Variances shall not be issued within a designated floodway if any increase in flood levels during the base flood discharge would result.
 - (d) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 - (e) The Hearing Examiner may attach such conditions to a variance as it deems necessary to further the purposes of this chapter.
 - (f) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the remainder of this Section.
 - (g) Other variances may be approved by the Hearing Examiner upon:
 - (i) No increase in flood levels during the base flood discharge will result;
 - (ii) The variance is the minimum necessary, considering the flood hazard, to afford relief;

- (iii) There is good and sufficient cause for the granting of the variance;
 - (iv) A failure to grant the variance will result in exceptional hardship to the applicant;
 - (v) Granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing laws or ordinances;
 - (vi) Variances as interpreted in the National Flood Insurance Program are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants or their economic or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the Flood Hazard Regulations should be quite rare;
 - (vii) Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria except Section 18.66.050(2)(b), and otherwise complies with Section 18.66.060.
- (3) Responsibilities of the Director.
- (a) Any applicant to whom a variance is granted will be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the costs of flood insurance may be commensurate with the increased risk.
 - (b) The Planning Director will maintain records of all appeal actions and report any variances to the Federal Insurance Administration upon request.

(Ord. 5322 Sec. 63, 2010; Ord. 5309 Sec. 19, 2010; Ord. 5180 Sec. 1, 2007)

18.66.060: - Standards for Flood Hazard Reduction.

- (1) General Standards. In all areas of special flood hazards the following standards apply:
- (a) Anchoring.
 - (i) All new construction and substantial improvements must be anchored to prevent flotation, collapse, or lateral movement.
 - (ii) All manufactured homes must be anchored to prevent flotation, collapse, or lateral movement by providing the over-the-top and frame ties to ground anchors. Over-the-top ties must be provided at each of the four corners of the mobile home with two additional ties per side at intermediate locations, but mobile homes less than 50 feet long need have only one additional tie per side. Frame ties must be provided at each corner of the home with five additional ties per side. All components of the anchoring system must be capable of carrying a force of 4,800 pounds. Any additions to the mobile home must be similarly anchored.
 - (iii) An alternative method of anchoring may be used provided it complies with the standards contained in FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook; incorporated herein by reference.
 - (b) Construction Materials and Methods. All new construction and substantial improvements must be constructed with materials and utility equipment and by methods and practices that resist and minimize flood damage.
 - (c) Mechanical Equipment and Utilities.

- (i) Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
 - (ii) All new and replacement water supply systems must be designed to eliminate or minimize the infiltration of floodwaters into the system;
 - (iii) All new and replacement sanitary sewage systems must be designed to minimize or eliminate infiltration from and discharge into floodwaters;
 - (iv) On-site waste disposal systems must be located and designed to avoid impairment or contamination during flooding; and
 - (v) Water wells shall be located on high ground that is not in the floodway.
- (d) Subdivision Proposals.
- (i) All subdivision proposals shall be consistent with the need to minimize flood damage:
 - (ii) All ~~the~~ subdivision proposals ~~must~~ shall have public utilities and facilities such as sewer, gas, electrical, and water systems, located and constructed to minimize or eliminate flood damage; ~~and adequate drainage located and constructed which will minimize flood damage.~~
 - (iii) All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage;
 - (iv) Base flood elevation data must be provided for subdivision proposals and other proposed developments which contain at least 50 lots or five acres (whichever is less).
- (e) Review of Building Permits. The Planning Director shall obtain, review and reasonably utilize the best available information as criteria for requiring that new construction, substantial improvements, or other development in Zone "A" conform to applicable provisions of this Chapter. Where elevation data is not available either through the Flood Insurance Study or from another authoritative source (Section 18.66.040(4)(c)), applications for building permits shall be reviewed to assure that proposed construction will be reasonably safe from flooding. The test of reasonableness is a local judgment and includes use of historical data, high water marks, photographs of past flooding, etc., where available. Residential and commercial structures in unnumbered "A" Flood Hazard Zones must be elevated with their lowest floor at least two feet above grade. Failure to elevate at least two feet above grade in unnumbered "A" Zones may result in higher insurance rates. All applicants for building permits within special flood hazard areas are encouraged to elevate the lowest floor at least one foot above the base flood level. Elevating to at least one foot above the base flood will further substantially reduce the damage potential in the event of a 100-year flood; and, will have a lessening effect on the fees or rates for required flood insurance.
- (2) Specific Standards. In all areas of special flood hazards where base flood elevation data has been provided, as set forth in Section 18.66.030(2) or 18.66.040(4)(d), the following standards apply:
- (a) Residential Construction.
 - (i) New Construction and substantial improvement of any residential structure must have the lowest floor, including basement, elevated one foot above the base flood elevation. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must be certified by a registered professional engineer or must meet or exceed the following minimum criteria: A minimum of two openings having a total net

area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided; the bottom of all openings shall be no higher than one foot above grade; and openings may be equipped with screens, louvers, or other coverings or devices, provided that they permit automatic entry and exit of floodwaters.

- (ii) **Manufactured Homes.** All manufactured homes to be placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites: Outside of a manufactured home park or subdivision in an expansion to an existing manufactured home park or subdivision, in a new manufactured home park or subdivision, or in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot above the base flood elevation and be securely anchored to an adequately designed foundation system to resist flotation collapse and lateral movement. Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision with A1-30, AH, and AE on the community's FIRM that are not subject to the above manufactured home provisions be elevated so that either: the lowest floor of the manufactured home is elevated one foot above the base flood elevation, or the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately designed foundation system to resist flotation, collapse, and lateral movement.
 - (iii) Residential structures that contain fully enclosed areas below the base flood level must meet the same standards for such areas as described in 18.66.060(2)(b)(i).
- (b) **Nonresidential Construction.** New construction and substantial improvement of any commercial, industrial or other nonresidential structure must either have the lowest floor, including basement, and attendant utility and sanitary facilities, elevated one foot above the base flood elevation; or floodproofed so that below one foot above the base flood level the structure is watertight with walls substantially impermeable to the passage of water, has structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy, be certified by a registered professional engineer that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications, and plans. Such certifications shall be provided to the official as set forth in Section 18.66.040(2).
- (i) Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in Section 18.66.060(2)(a)(i).
 - (ii) Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level (a building floodproofed to the base flood level will be rated as one foot below that level).
- (c) **Floodways.** Located within areas of special flood hazard established in Section 18.66.030(2) are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that can carry debris, and increase erosion potential, the following provision apply:
- (i) Encroachments are prohibited, including fill, new construction, substantial improvements and other development; unless [certification by](#) a registered, professional civil engineer [is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice](#) ~~certifies~~ that the [proposed](#) encroachments will not increase flood levels during the occurrence of the base flood discharge.

- (ii) Construction or reconstruction of residential structures is prohibited within designated floodways except for (1) repairs, reconstruction, or improvements to a structure which do not increase the ground floor area; and (2) repairs, reconstruction or improvements to a structure, the cost of which does not exceed 50 percent of the market value of the structure either before the repair, or reconstruction is started, or if the structure has been damaged and is being restored, before the damaged occurred. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure ~~safe~~-safe living conditions, or to structures identified as historic places, may be excluded in the 50 percent.
- (iii) If Subsection (c)(i) is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of this section.
- (d) Standards for Shallow Flooding Areas (AO Zones). Shallow flooding areas appear on Flood Insurance Rate Maps as AO zones with depth designations. The base flood depths in these zones range from one to three feet above ground where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. In these areas, the following provisions apply:
 - (i) New construction and substantial improvements of residential structures and manufactured homes within AO zones shall have the lowest floor (including basement) elevated above the highest grade adjacent to the building, one foot or more above the depth number specified on the FIRM (at least two feet [above the highest adjacent grade to the structure](#) if no depth number is specified).
 - (ii) New construction and substantial improvements of nonresidential structures within AO zones shall either:
 - (I) Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, one foot or more above the depth number specified on the FIRM (at least two feet if no depth number is specified); or
 - (II) Together with attendant utility and sanitary facilities, be completely floodproofed to or above that level so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer.
 - (iii) Require adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.
 - (iv) Recreational Vehicles. Recreational vehicles placed on sites within Zones A, [AO](#), A1-30, and AE in the community's FIRM either must: be on site for fewer than 180 consecutive days, or be fully licensed and ready for highway use, be on its wheels or jacking system, be attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or meet the requirements of Section 18.66.060(2)(a)(ii) and the elevation and anchoring requirements for manufactured homes.
- (e) Critical Facilities. Construction of new critical facilities shall be, to the extent possible, located outside the limits of the Special Flood Hazard Area (SFHA) (100-year flood plain). Construction of new critical facilities shall be permissible within the SFHA if no feasible alternative site is available. Critical facilities constructed within the SFHA shall have the lowest floor elevated three feet or more above the level of the base flood elevation (100-year) at the site or to the height of the 500-year event, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing

and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Ingress and egress routs, elevated to or above the base flood elevation, shall be provided to all critical facilities to the extent possible.

- (f) Encroachments. In areas with base flood elevations (but a regulatory floodway has not been designated), no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of any proposed development, where combined with all other existing and anticipated development, shall not increase the water surface elevation of the base flood more than one foot at any point.

(Ord. 5309 Sec. 20, 2010; Ord. 5180 Sec. 1, 2007)



DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: ZOA 19-06/AMD-2019-02457

DESCRIPTION OF PROPOSAL: Amend KMC 18.66 – Flood Damage Protection to more closely align with Washington State model ordinance and with FEMA regulations.

PROPONENT: City of Kennewick Community Planning Department

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: N/A

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: September 10, 2019 Signature:  for Gregory McCormick

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 emailed to:

- Benton Clean Air Authority
- Confederated Tribes of Umatilla Indian Reservation
- Department of Ecology SEPA Register
- Department of Fish & Wildlife
- Department of Natural Resources
- Washington State Department of Transportation

the extra motion in the staff report. Staff recommends that the Planning Commission concur with the Findings and Conditions of Staff Report ZOA 19-05, and recommend to City Council APPROVAL of the request.

Planning Commission questions included: Commissioner Helgeson asked if there are setbacks and appearance rules for this amendment; Mr. Donovan said yes, the same development standards as before, setback requirements, etc. Mr. McCormick said these transportable units will be looked at the same as a structure is, can't be used for storage must be as another form of structure, same as building, to provide some flexibility in building. Vice Chair Morris referenced the email letter from Jeff Divilbiss, Exhibit 5, are there any comments on concerns; Mr. Donovan said staff looked at business license compliance and other items, took the property owner some time to get things setup, everything is in compliance with regard to the business license, he has rectified code violations; Mr. McCormick said that's a side issue with the business license and not within the scope of the zoning code amendment.

Testimony of Applicant/Applicant's Representative:

Michael Hillman
2614 W. 32nd Ct
Kennewick 99337

The property is currently zoned lower level of zoning; Jeff Divilbiss has invested a lot of money in our economy and community; it makes sense to have more flexibility in structures in the Industrial zones. In favor of the proposal.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments: None

Public Testimony for ZOA 19-05 closed at 6:57 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report ZOA 19-05 and forward a recommendation to City Council APPROVAL of the request; Commissioner Helgeson seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously on a roll call vote.

Vice Chairman Morris opened the public hearing at 6:58 p.m. for Zoning Ordinance Amendment (ZOA) No. 19-06 proposing to amend Kennewick Municipal Code (KMC) Chapter 18.66 – Flood Damage Prevention, to provide clarity to existing regulations and

to more closely align existing regulations with state model ordinance and federal regulations. Applicant is the City of Kennewick.

Mr. Donovan gave a brief overview of the staff report, and presented a Power Point of the staff report; Mr. McCormick said the he and Senior Planner Anthony Muai met with representatives from the Department of Ecology, who recommended the City make changes again and bring the City code more in line with the current State requirements; the required update to the Shoreline Master Plan is due in June of 2021, and Planning will start the process of updating the Shoreline Master Plan in 2020. Mr. McCormick said this zoning code amendment is a "housekeeping" item from the Department of Ecology, in advance of the SMP 2021 update.

Staff recommends that the Planning Commission concur with the Findings and Conditions of Staff Report ZOA 19-06, and recommend to City Council APPROVAL of the request.

Planning Commission questions included: Commissioner Helgeson commented that on page 8 of Exhibit A-2 on KMC Section 18.66.060(1)(d)(ii), asked staff to remove the comma after the word electrical and insert the word "and".

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments: None

Public Testimony for ZOA 19-06 closed at 7:04 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report ZOA 19-0 and forward a recommendation to City Council APPROVAL of the request as modified by staff; Commissioner Stolle seconded the motion.

Planning Commission discussion included: None

The motion was approved on a unanimous roll call vote.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. **City Council Action Updates** – The rezone for Carlton Cadwell for the Tri-City Court Club, went to City Council at last meeting and was approved.

NEW BUSINESS:



City Council Meeting Schedule November 2019

November 5, 2019
Tuesday, 6:30 p.m. REGULAR COUNCIL MEETING

November 12, 2019
Tuesday, 6:30 p.m. WORKSHOP MEETING
1. Property Tax Levy
2. Mid-Biennium Review
3. HB 1406 Housing Funds

November 19, 2019
Tuesday, 6:30 p.m. REGULAR COUNCIL MEETING

November 26, 2019
Tuesday, 6:30 p.m. WORKSHOP MEETING
1.

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