



City Council Meeting Schedule June 2017

June 6, 2017
Tuesday, 6:30 p.m. REGULAR COUNCIL MEETING

June 13, 2017
Tuesday, 6:30 p.m. WORKSHOP MEETING
1. Golf Course Update
2. Committee Updates

June 20, 2017
Tuesday, 6:30 p.m. REGULAR COUNCIL MEETING

June 27, 2017
Tuesday, 6:30 p.m. WORKSHOP MEETING
1. Gesa Carousel Update
2. Storm Water Rate Study
3. Code Enforcement Update

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 Taped

June 2017
Updated 5/30/17



CITY COUNCIL REGULAR MEETING AGENDA

Tuesday, June 6, 2017 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

- Marineland Plaza

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.

- Minutes of Regular Meeting of May 16, 2017.
- (1) Motion to approve Claims Roster for May 12, 2017.
(2) Motion to approve Claims Roster for May 26, 2017.
(3) Claims Roster for Columbia Park Golf Course Account for April 2017.
- Motion to approve Payroll Roster for May 15, 2017.
- Motion to accept the work of Premier Excavation, Inc. for Contract P1208-14, Steptoe Street Extension and Hildebrand Blvd. Extension Phase 3A & 3B Interim, in the amount of \$6,614,158.16.
- Motion to accept the work of Columbia Pumping & Construction, Inc. for Contract P1611-17, SR397 Storm Line Repair, in the amount of \$75,838.00.
- Motion to authorize the Mayor to sign the Local Agency Federal Aid Project Prospectus and the Local Agency Agreement for the City Arterial Pavement Preservation project with Washington State Department of Transportation.
- Motion to authorize the Mayor (or in his absence Mayor Pro Tem) to sign the final plat of Olympia Estates Phase 1 contingent upon payment of fees and bonding for incomplete street and landscape work.
- Motion to authorize the Mayor (or in his absence Mayor Pro Tem) to sign the final plat of Southridge Phase 4 contingent upon bonding for incomplete street and landscape work.
- Motion to authorize the Mayor (or in his absence Mayor Pro Tem) to sign the final plat of South Hill Estates Phase 1 contingent upon payment of fees and bonding for incomplete street and landscape work.

4. VISITORS

5. ORDINANCES/RESOLUTIONS

- Ordinance 5698: Change of Zone 17-02, 4086 W. 10th Ave, from Residential, Suburban (RS) to Residential, Manufactured Home (RMH.)
- Ordinance 5695: Adoption of Comprehensive Plan.

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CITY COUNCIL REGULAR MEETING AGENDA
Tuesday, June 6, 2017 at 6:30 p.m.
City Hall Council Chambers | 210 W. 6th Ave

6. PUBLIC HEARINGS/MEETINGS

- a. Resolution 17-13: Vacation of a 10' sanitary sewer easement located within Lots 9, 10 & 11 of Beverly Meadows Phase 2.

7. NEW BUSINESS

8. UNFINISHED BUSINESS

9. COUNCIL COMMENTS/DISCUSSION

10. ADJOURNMENT

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Proclamation

WHEREAS, the hallmark of a great community is its vibrant variety of businesses; and

WHEREAS, the City Council of the City of Kennewick through its policies and actions supports and encourages economic development as a top priority and encourages development and redevelopment; and

WHEREAS, the citizens of this entire region will benefit from the renovation and beautification of Marineland Plaza by Clearwater Professional Suites LLC in Kennewick; and

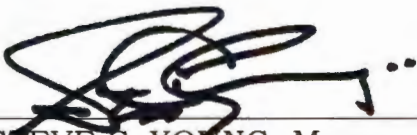
WHEREAS, through perseverance and dedication this commercial property can make a positive contribution to Kennewick and the entire Tri-Cities; NOW, THEREFORE,

I, STEVE C. YOUNG, Mayor of the City of Kennewick, do hereby proclaim the week of June 6, 2017 through June 13, 2017 as

MARINELAND PLAZA WEEK

in the City of Kennewick, and I congratulate Manuel Chavallo, Mel Duong, Dave Fritch and Franco Vellejos and wish all associated with the newly renovated Marineland Plaza much success. I urge everyone to join in celebrating the accomplishments of providing new opportunities for business growth in our community, and to contribute to its success throughout the years to come.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Kennewick to be hereunto affixed this 6th Day of June 2017.


STEVE C. YOUNG, Mayor

Attest:


TERRI L. WRIGHT, City Clerk



CITY OF KENNEWICK
CITY COUNCIL
Regular Meeting
May 16, 2016

1. CALL TO ORDER

Mayor Steve Young called the meeting to order at 6:30 pm.

City Council and Staff Present:

Mayor Pro Tem Don Britain	Greg McCormick	Ken Hohenberg	Tod Kreutz
Matt Boehnke	Lisa Beaton	Evelyn Lusignan	Bruce Beauchene
Greg Jones	Cary Roe	John Deskins	Mikal Barnett
Paul Parish	Terri Wright	Jeremy Lustig	Neil Hines
Bob Parks	Dan Legard	Eury Wise	Kevin Crowley
Mayor Steve Young	Terry Walsh	Chris Espinoza	Scott Child
Marie Mosley	Vince Beasley	Steve Plummer	Several Fire Department Personnel

Excused absences: Councilmember John Trumbo.

Conner Hunting from Boy Scout Troop No. 148 led the Pledge of Allegiance.

HONORS & RECOGNITIONS

Yard of the Season

Resident: James & Karen Meade, 3803 S. Green St, joined the Mayor at the podium as he presented the certificate.

Commercial: Anderson Law, 5861 W. Clearwater Ave, Attorney Brian Anderson joined the Mayor at the podium as he presented the certificate.

Motorcycle Awareness Month – Kathi Bolton accepting on behalf of the Christian Motorcycle Organization and the Motorcycle Rights Organization, ABATE, joined the Mayor at the podium as he presented the proclamation.

National Public Works Week Proclamation – Cary Roes, Public Works Director and several Public Works personnel joined the Mayor at the podium as he presented the proclamation.

National Emergency Medical Service Proclamation – Eury Gallegos, Fire Department Administrative Assistant, Vince Beasley, Fire Chief and several Fire Department personnel joined the Mayor at the podium as he presented the proclamation.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF CONSENT AGENDA

- a. Minutes of Regular Meeting of May 2, 2017.
- b. (1) Motion to approve Claims Roster for April 28, 2017.
(2) Claims Roster for Toyota Operations Account for March 2017.
(3) Claims Roster for Toyota Center Box Office Account for March 2017.
- c. Motion to approve Payroll Roster for April 30, 2017.
- d. Motion to authorize the Mayor to sign the Kennewick/Elliott Lake Water System Consolidation Completion Amendment with the Department of Commerce.
- e. Motion to authorize staff to apply for grants through the 2017 NHS Asset Management Program.
- f. Motion to authorize the Mayor to sign the 2017 TRIDEC agreement.

- g. Motion to award Contract P1711-17, Transportation System Plan Update to Transpo Group USA, Inc. for an amount not to exceed \$173,233.00.
- h. Motion to authorize the Mayor to sign the Metro Interlocal Agreement between the cities of Kennewick, Pasco, Richland and West Richland the Counties of Benton and Franklin.
- i. Motion to award Contract P1704-17 to Inland Asphalt Company in the amount of \$1,605,850.

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

4. VISITORS

Patrick Goble, 4701 S. Jean St, Kennewick

5. ORDINANCE/RESOLUTIONS - None

6. PUBLIC HEARINGS/MEETINGS

- a. Resolution 17-11: Vacation of a 10' water easement located at 6011 W. 10th Ave. Cary Roe, Public Works Director reported.

Public hearing was opened and closed at 6:56 p.m. No public testimony was provided.

RESOLUTION NO. 17-11

A RESOLUTION OF THE CITY OF KENNEWICK DECLARING SURPLUS A PORTION OF CERTAIN WATER EASEMENT LYING WITHIN 6011 WEST 10TH AVENUE.

Mr. Parish moved, seconded by Mr. Boehnke to adopt Resolution No. 17-11. The motion passed unanimously.

- b. Resolution 17-12: Vacation of 30' drainage easement at 3124 & 3128 S. Olympia St. Cary Roe, Public Works Director reported.

Public hearing was opened and closed at 6:59 p.m. No public testimony was provided.

RESOLUTION NO. 17-12

A RESOLUTION OF THE CITY OF KENNEWICK DECLARING SURPLUS A PORTION OF CERTAIN DRAINAGE EASEMENT LYING WITHIN 3124 SOUTH OLYMPIA STREET AND 3128 SOUTH OLYMPIA STREET.

Mr. Boehnke moved, seconded by Mr. Parks to adopt Resolution No. 17-12. The motion passed unanimously.

7. NEW BUSINESS - None

8. UNFINISHED BUSINESS - None

9. COUNCIL COMMENTS/DISCUSSION

Council members reported on their respective activities.

10. AJOURNMENT

Meeting was adjourned at 7:04 p.m.

Terri L. Wright, CMC
City Clerk

Council Agenda Coversheet



Agenda Item Number	3.b.(1)	Council Date	06/06/2017
Agenda Item Type	General Business Item		
Subject	Claims Roster		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

Consent Agenda	☒
Ordinance/Reso	☐
Public Mtg / Hrg	☐
Other	☐
Quasi-Judicial	☐

Recommendation

That Council approve the Claims Roster.

Motion for Consideration

I move to approve the Claims Roster dated 05/12/17, in the amount of \$2,118,429.02, and comprised of check numbers 135908 through 136134.

Summary

The payments on this Claims Roster are comprised of the following issued 04/29/17 - 05/12/17:

Check numbers 135908 through 136134	\$ 2,118,429.02

Total	\$ 2,118,429.02

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

Alternatives

None.

Fiscal Impact

\$2,118,429.02.

Through	Lynne Brown May 31, 11:17:12 GMT-0700 2017
Dept Head Approval	Dan Legard May 31, 16:34:14 GMT-0700 2017
City Mgr Approval	Marie Mosley Jun 01, 20:18:30 GMT-0700 2017

Attachments: Claims Roster

☐ Recording
Required?

City of Kennewick
Claims Roster

4/29/2017 - 5/12/2017

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
001 GENERAL FUND						
020 CITY MANAGER						
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	83.90
Total amount by Department						\$ 83.90
032 SUPPORT SERVICES-FINANCE						
136032	05/12/2017	00202	LEGARD DAN	in	TRAVEL EXPENSES	491.55
136060	05/12/2017	04458	OFFICE MAX CONTRACT INC.	in	YELLOW PADS - FINANCE	24.00
136060	05/12/2017	04458	OFFICE MAX CONTRACT INC.	in	SHEET PROTECTORS - FIN	72.82
136077	05/12/2017	01314	REHN & ASSOCIATES, INC.	in	COBRA NOTIFICATIONS	66.00
Total amount by Department						\$ 654.37
034 SUPPORT SERVICES - INFO SYSTEMS						
136004	05/12/2017	05471	FRONTIER COMMUNICATIONS NW INC	in	SWIM POOL PAY PHONE	73.90
136004	05/12/2017	05471	FRONTIER COMMUNICATIONS NW INC	in	PHONE LINE SERVICE	74.85
136047	05/12/2017	08210	MOBILEGUARD INC	in	NET GUARD	600.00
136074	05/12/2017	01817	RADIO SERVICE COMPANY INC	in	SITE RENTAL CHARGES	150.00
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	745.90
Total amount by Department						\$ 1,644.65
035 SUPPORT SERVICES-CUSTOMER SERVICE						
135984	05/12/2017	03530	DATAPROSE INC	in	MAILINGS AND POSTAGE	4,673.39
135984	05/12/2017	03530	DATAPROSE INC	in	MAIL SERVICE/POSTAGE	5,173.02
136013	05/12/2017	00006	IMPREST PETTY CASH FUND	in	PETTY CASH FUND	0.30
136059	05/12/2017	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES	21.01
136059	05/12/2017	03700	OFFICE DEPOT INC	in	RECEIPT PAPER	45.01
136123	05/12/2017	04479	WEBCHECK INC	in	LIEN SEARCH FEES	925.27
Total amount by Department						\$ 10,838.00
041 CITY CLERK						
136054	05/12/2017	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH FUND	74.00
136103	05/12/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	PUBLICATION	42.02
Total amount by Department						\$ 116.02
042 LEGAL SERVICES						
135924	05/12/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	830.95
135967	05/12/2017	02481	CI INFORMATION MANAGEMENT CI SUP.	in	SHREDDING SERVICES	40.69
136013	05/12/2017	00006	IMPREST PETTY CASH FUND	in	PETTY CASH FUND	89.88
136053	05/12/2017	02438	MRSC ROSTERS	in	PROSECUTOR BOOT CAMP	100.00

City of Kennewick

Claims Roster

4/29/2017 - 5/12/2017

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
136060	05/12/2017	04458	OFFICE MAX CONTRACT INC.	in	RETURNED ITEM	-27.00
136060	05/12/2017	04458	OFFICE MAX CONTRACT INC.	in	OFFICE SUPPLIES	226.38
136073	05/12/2017	03467	PRONTO PROCESS SERVICE, INC	in	APRIL MESSENGER SERVICE	40.00
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	221.85
136125	05/12/2017	00853	WEST GROUP PAYMENT CENTER	in	WESTLAW CHARGES FOR APRIL 2017	2,793.21
Total amount by Department						\$ 4,315.96
061 CODE ENFORCEMENT						
136015	05/12/2017	05158	INSIDE TRADER LLC CARTRIDGE WORLI	in	CARTRIDGE REFILL	91.21
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	139.86
Total amount by Department						\$ 231.07
062 LONG RANGE PLANNING						
135924	05/12/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	297.68
136013	05/12/2017	00006	IMPREST PETTY CASH FUND	in	PETTY CASH FUND	15.00
136103	05/12/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	LEGAL AD	217.34
136103	05/12/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	LEGAL PUBLICATION - NOPH PP 16-08	244.37
136103	05/12/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	COZ 17-02 NOPH	108.76
136103	05/12/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	CRITICAL AREAS & SHORELINES - NOPH	111.23
136104	05/12/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	NEWSPAPER SUBSCRIPTION	213.20
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	40.01
Total amount by Department						\$ 1,247.59
063 ECONOMIC & BUSINESS DEVELOPMENT						
135924	05/12/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	143.50
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	68.36
136120	05/12/2017	07201	WALSH TERRY	in	TRAVEL EXPENSES	256.20
Total amount by Department						\$ 468.06
071 POLICE DEPT. - ADMINISTRATION						
135967	05/12/2017	02481	CI INFORMATION MANAGEMENT CI SUP.	in	DOCUMENT SHRED	219.39
136111	05/12/2017	04764	UNITED PARCEL SERVICE	in	SHIPPING	26.91
136111	05/12/2017	04764	UNITED PARCEL SERVICE	in	SHIPPING	32.57
Total amount by Department						\$ 278.87
072 POLICE DEPT.- CRIMINAL INVESTIGATION						
135924	05/12/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	2,960.51
135937	05/12/2017	00362	AUTOSHADES INC	in	WINDOW TINTING	108.60
135944	05/12/2017	03331	BENTON COUNTY DISTRICT COURT	in	WEAPONS FORFEITURE #17-12021	83.00
136042	05/12/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25

City of Kennewick

Claims Roster

4/29/2017 - 5/12/2017

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
136042	05/12/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
136042	05/12/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
136057	05/12/2017	04055	NET TRANSCRIPTS INC	in	TRANSCRIPTS	311.63
Total amount by Department						\$ 3,626.49
073 POLICE DEPT. - PATROL						
135971	05/12/2017	04542	COCA-COLA BOTTLING COMPANY OF TR	in	OPERATING SUPPLIES	120.00
135986	05/12/2017	09827	DAY WIRELESS SYSTEMS	in	RADAR CALIBRATIONS	3,987.79
136042	05/12/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
136042	05/12/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
136042	05/12/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
136042	05/12/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
136042	05/12/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
136042	05/12/2017	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
136052	05/12/2017	06624	MOUNT'S LOCK, KEY & ENGRAVING INC	in	KEYS	13.14
136075	05/12/2017	00957	RANCH & HOME INC	in	K-9 SUPPLIES	119.44
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	2,147.13
Total amount by Department						\$ 6,713.00
074 POLICE DEPT. - STAFF SERVICES						
135924	05/12/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	192.00
135951	05/12/2017	04965	BETTENDORF'S PRINTING & DESIGN	in	BUSINESS CARDS	54.30
135951	05/12/2017	04965	BETTENDORF'S PRINTING & DESIGN	in	BUSINESS CARDS	54.30
135993	05/12/2017	06376	ESPRIT GRAPHIC COMMUNICATIONS	in	FIELD CONTACT CARDS	486.53
136030	05/12/2017	00191	L E I R A	in	LEIRA TRAINING - PSS KAPAONA	50.00
136030	05/12/2017	00191	L E I R A	in	LEIRA TRAINING - PSS NELSON	100.00
136093	05/12/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	311.05
136093	05/12/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	243.84
136093	05/12/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	154.84
136093	05/12/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	271.49
136093	05/12/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	103.17
136093	05/12/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	538.36
136093	05/12/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	65.12
Total amount by Department						\$ 2,625.00
075 POLICE DEPT. - INTERGOVERNMENTAL						
135945	05/12/2017	01517	BENTON COUNTY PROSECUTOR	in	KIDS HAVEN	4,178.84
135946	05/12/2017	03000	BENTON COUNTY SHERIFF	in	CUSTODY/WORK CREW/MEDICAL	159,167.67
135969	05/12/2017	00100	CITY OF RICHLAND	in	BCES ANNUAL FEEA	40,083.00

City of Kennewick

Claims Roster

4/29/2017 - 5/12/2017

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
135969	05/12/2017	00100	CITY OF RICHLAND	in	QUARTERLY 800 MHZ USAGE FEE	8,164.53
136026	05/12/2017	02608	KENNEWICK EMERGENCY PHYSICIANS I	in	PRISONER MEDICAL	268.00
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	2,147.34
Total amount by Department						\$ 214,009.38
076 POLICE DEPT. - PROFESSIONAL STANDARDS						
135974	05/12/2017	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	69.50
136083	05/12/2017	01549	SAN DIEGO POLICE EQUIPMENT CO INC	in	AMMO	1,300.49
136097	05/12/2017	03630	SYMBOLARTS,LLC	in	CHIEFS CHALLENGE COINS	1,645.00
136133	05/12/2017	00084	BENTON PUD NO. 1	in	WATER BOOSTERS	35.52
Total amount by Department						\$ 3,050.51
081 FIRE DEPT. - ADMINISTRATION						
135931	05/12/2017	05681	AMERIGAS PROPANE LP	in	PROPANE - STATION 5	27.27
135931	05/12/2017	05681	AMERIGAS PROPANE LP	in	OVERCHARGE-PROPANE	-13.74
135967	05/12/2017	02481	CI INFORMATION MANAGEMENT CI SUP.	in	ONSITE SHRED SERVICE	118.97
135974	05/12/2017	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	BAGGED ICE - STATION 1	33.36
135974	05/12/2017	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	BAGGED ICE - STATION 2	52.13
135974	05/12/2017	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	BAGGED ICE - STATION 3	35.45
Total amount by Department						\$ 253.44
082 FIRE DEPT. - SUPPRESSION						
135920	05/12/2017	00552	10TH AVENUE CLEANERS	in	SEW PATCHES & MEND JACKET	23.08
135920	05/12/2017	00552	10TH AVENUE CLEANERS	in	SEW PATCHES ON JACKETS	16.29
135920	05/12/2017	00552	10TH AVENUE CLEANERS	in	SEW PATCHES ON JACKET	8.15
135920	05/12/2017	00552	10TH AVENUE CLEANERS	in	SEW PATCHES ON JACKETS	12.22
135920	05/12/2017	00552	10TH AVENUE CLEANERS	in	SEW PATCH ON JACKET	5.16
135920	05/12/2017	00552	10TH AVENUE CLEANERS	in	TAILOR & SEW PATCHES- SHIRTS	33.40
135920	05/12/2017	00552	10TH AVENUE CLEANERS	in	SEW PATCH ON JACKET	4.08
135963	05/12/2017	00321	CASCADE FIRE EQUIPMENT CORP	in	2017 SCBA AIR SAMPLES	608.16
135964	05/12/2017	08885	CDNEUMANN'S TRAINING & CONSULTING	in	PROFESSIONAL DEV. WORKSHOP	75.00
136064	05/12/2017	00917	OXARC, INC.	in	EXTINGUISHER MAINTENANCE	61.25
136064	05/12/2017	00917	OXARC, INC.	in	EXTINGUISHER MAINTENANCE	236.48
136085	05/12/2017	07872	SEA WESTERN INC	in	CREDIT ON INV 194232	-8.96
136085	05/12/2017	07872	SEA WESTERN INC	in	PRO PLUS COATS	3,333.88
136112	05/12/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	57.02
136112	05/12/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	46.16
136112	05/12/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	55.11
136112	05/12/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	49.96

City of Kennewick

Claims Roster

4/29/2017 - 5/12/2017

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
136112	05/12/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	62.71
136112	05/12/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	41.54
136112	05/12/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	68.01
136112	05/12/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	59.59
136112	05/12/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	95.57
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	607.50
Total amount by Department						\$ 5,551.36
090 ENGINEERING						
135924	05/12/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	156.20
135947	05/12/2017	00014	BENTON COUNTY TREASURER	in	GIS IMAGES	7.00
135974	05/12/2017	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	17.24
136054	05/12/2017	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH FUND	83.58
136093	05/12/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	409.04
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	381.89
Total amount by Department						\$ 1,054.95
101 CORPORATE & COMMUNITY SERVICES						
135924	05/12/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	411.00
135959	05/12/2017	05827	CALIPER MANAGEMENT INC	in	CALIPER ADVISOR	295.00
135959	05/12/2017	05827	CALIPER MANAGEMENT INC	in	CALIPER PRE-EMPLOY TESTING	590.00
135959	05/12/2017	05827	CALIPER MANAGEMENT INC	in	CALIPER PRE-EMPLOY TESTING	295.00
135959	05/12/2017	05827	CALIPER MANAGEMENT INC	in	CALIPER - PRE-EMPLOYMENT TEST	295.00
135967	05/12/2017	02481	CI INFORMATION MANAGEMENT CI SUP.	in	SHREDDING SVCS HR	81.37
136013	05/12/2017	00006	IMPREST PETTY CASH FUND	in	PETTY CASH FUND	28.00
136034	05/12/2017	09277	LOURDES OCCUPATIONAL HEALTH	in	MEDICAL SERVICES	76.00
136034	05/12/2017	09277	LOURDES OCCUPATIONAL HEALTH	in	MEDICAL SERVICES	76.00
136034	05/12/2017	09277	LOURDES OCCUPATIONAL HEALTH	in	MEDICAL SERVICES	76.00
136090	05/12/2017	02075	SOGGIE LAYNE	in	CDL & HAZMAT REIMB.	120.00
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	68.36
136124	05/12/2017	07879	WESLEY GROUP, THE.	in	PROFESSIONAL SERVICES	375.00
Total amount by Department						\$ 2,786.73
113 PARKS DEPT.-RECREATION SERVICES						
135929	05/12/2017	04510	AMERICAN RED CROSS	in	LIFEGUARD TRAINING	975.00
136045	05/12/2017	03729	MILESTONES ATHLETIC SUPPLY	in	T-BALL HELMETS	136.84
136051	05/12/2017	08250	MOSES LAKE MENS SOFTBALL	in	MENS SOFTBALL LEAGUE	1,500.00
136056	05/12/2017	08438	NAPIER IAN	in	MILEAGE REIMB	84.56
136103	05/12/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	REQUEST FOR BIDS -JANITORIAL	138.29

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136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	141.82
Total amount by Department						\$ 2,976.51
114 PARKS DEPT.-FACILITIES MAINT.						
135932	05/12/2017	03088	APOLLO MECHANICAL CONTRACTORS A	in	KPD HVAC	344.50
135932	05/12/2017	03088	APOLLO MECHANICAL CONTRACTORS A	in	KPD HVAC	78.19
135940	05/12/2017	01726	BAVCO APPARATUS & VALVE CO	in	BACK FLOW PREVENTER	290.99
135940	05/12/2017	01726	BAVCO APPARATUS & VALVE CO	in	IRRIGATION BACKFLOW	36.82
135956	05/12/2017	00080	BRUTZMAN'S INC	in	ONE STOP CUBICLE REMODEL	541.64
135958	05/12/2017	00749	BUILDERS HARDWARE & SUPPLY CO	in	ELECTRIC STRIKER	377.40
135974	05/12/2017	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	8.62
135995	05/12/2017	05426	EWING IRRIGATION PRODUCTS, INC	in	IRRIGATION VALVE REPAIR	230.80
135996	05/12/2017	00166	FARMERS EXCHANGE	in	MIX FOR CHAINSAW	9.76
135996	05/12/2017	00166	FARMERS EXCHANGE	in	WEED EATER STRING	65.15
135996	05/12/2017	00166	FARMERS EXCHANGE	in	SPRAYER REPAIR	14.11
135996	05/12/2017	00166	FARMERS EXCHANGE	in	CHAIN FOR SAW	335.92
135998	05/12/2017	07587	FAST SIGNS	in	KAC ADDRESS NUMBERS	223.72
135998	05/12/2017	07587	FAST SIGNS	in	CITY HALL ADDRESS	425.71
135999	05/12/2017	08774	FASTENAL COMPANY	in	COPING FASTENER'S	33.77
136002	05/12/2017	00086	FERGUSON ENTERPRISES INC	in	PUMP HOUSE PLUMBING REPAIR	60.04
136002	05/12/2017	00086	FERGUSON ENTERPRISES INC	in	FLANGE FOR PIPING	293.94
136003	05/12/2017	09237	FIKES NORTHWEST CORP	in	AIR FRESHNER SVC	152.45
136009	05/12/2017	00865	H D FOWLER COMPANY INC	in	BACK UP IRR. MODULE	668.46
136022	05/12/2017	00296	JOB'S NURSERY, LLC	in	ARBOR DAY TREES	881.77
136027	05/12/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	PLUMBING REPAIR- PARKADE RESTROOM	50.68
136027	05/12/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR	4.69
136027	05/12/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRR REPAIR VALVE REPAIR	87.77
136027	05/12/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION VALVE REPAIR	219.43
136027	05/12/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRR EXTENSION PROJECT	114.94
136027	05/12/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	WATER PUMP- IRR REPAIRS	42.86
136027	05/12/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION SUPPLIES	163.15
136027	05/12/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR	120.73
136027	05/12/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION VALVE REPAIR	52.43
136035	05/12/2017	03154	M & M BOLT COMPANY, LLC	in	HARD WARE FOR DOCK REPAIR	112.54
136035	05/12/2017	03154	M & M BOLT COMPANY, LLC	in	SCREWS FOR DOCK BUMPERS	132.49
136035	05/12/2017	03154	M & M BOLT COMPANY, LLC	in	HARDWARE FOR DOCK REPAIR	50.53
136050	05/12/2017	05112	MOON SECURITY SERVICES, INC	in	CITY HALL FIRE MONITORING	38.00
136050	05/12/2017	05112	MOON SECURITY SERVICES, INC	in	KPD SECURITY	73.50

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136050	05/12/2017	05112	MOON SECURITY SERVICES, INC	in	FROST-FIRE MONITORING	35.00
136050	05/12/2017	05112	MOON SECURITY SERVICES, INC	in	SOUTHRIDGE SECURITY	38.00
136050	05/12/2017	05112	MOON SECURITY SERVICES, INC	in	FIRE MONITORING	38.00
136063	05/12/2017	05262	OVERHEAD DOOR COMPANY OF TRI-CIT	in	FROST WATER SHOP DOOR OPENER	2,313.18
136066	05/12/2017	00276	PACIFIC STEEL & RECYCLING	in	BBQ REPAIR	166.44
136067	05/12/2017	00708	PARK & RECREATION DEPT	in	P&R PETTY CASH	30.00
136072	05/12/2017	00310	PROBUILD COMPANY LLC	in	DOCK REPAIR	75.06
136075	05/12/2017	00957	RANCH & HOME INC	in	TAPE MEASURE	11.94
136087	05/12/2017	07555	SHERWIN-WILLIAMS COMPANY	in	LACROSSE FIELD PAINT	329.03
136087	05/12/2017	07555	SHERWIN-WILLIAMS COMPANY	in	GRAFFITI COVER-UP	30.29
136095	05/12/2017	01812	SUNBELT RENTALS	in	SOD CUTTER RENTAL	97.22
136100	05/12/2017	05945	THYSSENKRUPP ELEVATOR CORP	in	ELEVATOR MAINTENANCE	45.79
136111	05/12/2017	04764	UNITED PARCEL SERVICE	in	SHIPPING	5.35
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	599.72
136121	05/12/2017	01035	WASHINGTON HARDWARE AND FURNITI	in	BATTERIES	26.03
136121	05/12/2017	01035	WASHINGTON HARDWARE AND FURNITI	in	STAINLESS BOLTS FOR IRRIGATION	9.56
136121	05/12/2017	01035	WASHINGTON HARDWARE AND FURNITI	in	CLEANER-IRRIG. PUMP BOARDS	6.49
136121	05/12/2017	01035	WASHINGTON HARDWARE AND FURNITI	in	PAINT FOR GRAFFITI	16.79
136121	05/12/2017	01035	WASHINGTON HARDWARE AND FURNITI	in	CAULK FOR POOL DRAINS	7.59
136133	05/12/2017	00084	BENTON PUD NO. 1	in	ELECTRICITY	22.13
136133	05/12/2017	00084	BENTON PUD NO. 1	in	COLUMBIA PARK	1,522.08
136133	05/12/2017	00084	BENTON PUD NO. 1	in	COLUMBIA PARK	147.75
136133	05/12/2017	00084	BENTON PUD NO. 1	in	CITY PARKS	6,343.06
136133	05/12/2017	00084	BENTON PUD NO. 1	in	ELECTRICITY	78.03
136133	05/12/2017	00084	BENTON PUD NO. 1	in	CITY PARKS	268.04
136133	05/12/2017	00084	BENTON PUD NO. 1	in	CITY FACILITIES	11,683.75
Total amount by Department						\$ 30,283.82
120 NON-DEPARTMENTAL						
135932	05/12/2017	03088	APOLLO MECHANICAL CONTRACTORS A	in	MID COLUMBIA LIBRARY HVAC	2,825.02
135940	05/12/2017	01726	BAVCO APPARATUS & VALVE CO	in	IRRIGATION BACKFLOW	117.21
135943	05/12/2017	08297	BENTON CO COMMISSIONERS	in	DIST COURT/OPD BILLINGS	76,796.46
135943	05/12/2017	08297	BENTON CO COMMISSIONERS	in	DIST COURT/OPD BILLINGS	72,862.00
135949	05/12/2017	03095	BENTON FRANKLIN HUMAN SERVICES	in	LIQUOR TAXES & PROFITS	5,434.94
135968	05/12/2017	00435	CITY OF PASCO	in	ANIMAL CONTROL	20,806.38
136039	05/12/2017	08208	MCBRIDE PUBLIC AFFAIRS LLC THOMAS	in	LOBBYIST EXPENSES	4,000.00
136050	05/12/2017	05112	MOON SECURITY SERVICES, INC	in	MCL-FIRE MONITORING	41.00
136133	05/12/2017	00084	BENTON PUD NO. 1	in	CITY FACILITIES	4,103.35

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Total amount by Department						\$ 186,986.36
Total amount by Fund						\$ 479,796.04
101 STREET FUND						
010 STREETS						
135928	05/12/2017	00514	ALPINE PRODUCTS INC	in	COLD MIX-POT HOLES & FROST DAMAGE	2,082.47
135933	05/12/2017	02181	ARROW CONSTRUCTION SUPPLY INC	in	CRACK SEALER PARTS	228.47
135966	05/12/2017	05050	CENTRAL HOSE & FITTINGS INC	in	CRACK SEALER PARTS	14.05
135994	05/12/2017	06054	EVERGREEN SAFETY COUNCIL	in	FLAGGER CERT. TRAINING	198.26
136024	05/12/2017	05148	KELLEY'S TELE-COMMUNICATIONS	in	TELE ANS SVC	48.71
136044	05/12/2017	01955	MID-AMERICAN RESEARCH CHEMICAL	in	RELEASE FOR HOT MIX TOOLS	636.75
136052	05/12/2017	06624	MOUNT'S LOCK, KEY & ENGRAVING INC	in	EXTRA KEY	6.41
136054	05/12/2017	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH FUND	24.00
136055	05/12/2017	08875	NAPA PASCO AUTO PARTS	in	FLOOR DRY-SPILLS & ACCIDENTS	531.38
136075	05/12/2017	00957	RANCH & HOME INC	in	STRAPS-DE-ICER TANKS	32.56
136075	05/12/2017	00957	RANCH & HOME INC	in	CRACK SEALING SPRAYER	39.07
136076	05/12/2017	03569	RAY POLAND AND SONS INC	in	SNOW REMOVAL FOR DOWNTOWN	3,366.60
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	101.47
Total amount by Department						\$ 7,310.20
020 TRAFFIC						
135928	05/12/2017	00514	ALPINE PRODUCTS INC	in	GLASS TRAFFIC BEADS	17,302.85
135939	05/12/2017	00316	B & B EXPRESS PRINTING, INC	in	TRAFFIC MANUALS	47.89
135974	05/12/2017	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	30.16
136011	05/12/2017	03604	HAWORTH C/O BRUTZMAN'S INC.	in	INSTALL SETUP OF FURNITURE	6,817.13
136024	05/12/2017	05148	KELLEY'S TELE-COMMUNICATIONS	in	TELE ANS SVC	48.71
136035	05/12/2017	03154	M & M BOLT COMPANY, LLC	in	SCREWS & CUTTING OIL	18.24
136035	05/12/2017	03154	M & M BOLT COMPANY, LLC	in	SUPPLIES	27.79
136054	05/12/2017	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH FUND	13.59
136074	05/12/2017	01817	RADIO SERVICE COMPANY INC	in	MAINTENANCE CHARGES	55.19
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	501.52
136133	05/12/2017	00084	BENTON PUD NO. 1	in	ELECTRICITY	144.00
136133	05/12/2017	00084	BENTON PUD NO. 1	in	SIGNALS	3,756.45
136133	05/12/2017	00084	BENTON PUD NO. 1	in	CITY FACILITIES	31.54
136133	05/12/2017	00084	BENTON PUD NO. 1	in	FLASHERS	229.71
136133	05/12/2017	00084	BENTON PUD NO. 1	in	STREET LIGHTS	16,369.88
Total amount by Department						\$ 45,394.65

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Total amount by Fund						\$ 52,704.85
103 URBAN ARTERIAL STREET FUND						
010 URBAN ARTERIAL DEPARTMENT						
135927	05/12/2017	09403	ALLSTAR CONSTRUCTION GROUP,INC	in	CONTRACT P1214-7 PHASE 3	8,750.20
135985	05/12/2017	00867	DAVID EVANS & ASSOCIATES, INC.	in	CONSULTANT AGREEMENT	18,483.40
135987	05/12/2017	07767	DBA 2F ENTERPRISES FAMILY FARMS	in	COLUMBIA DR STREETScape	5,257.20
136014	05/12/2017	00113	INLAND ASPHALT COMPANY	in	CONT P1601-16	308,122.44
136065	05/12/2017	00415	P.O.W. CONTRACTING	in	P1515-16	108,115.00
136070	05/12/2017	01479	PPI GROUP INC	in	STAKING SUPPLIES	263.04
136071	05/12/2017	04920	PREMIER EXCAVATION INC	in	CONTRACT P1208-14	2,400.00
136113	05/12/2017	00157	VANHORN & WATSON CO	in	SURVEY LATH & HUBS	1,002.89
Total amount by Department						\$ 452,394.17
Total amount by Fund						\$ 452,394.17
106 BI-PIN OPERATIONS FUND						
010 BI-PIN OPERATIONS FUND						
136016	05/12/2017	09739	INSIGHT PUBLIC SECTOR INC	in	VERITAS TECH SUPPORT	954.32
Total amount by Department						\$ 954.32
Total amount by Fund						\$ 954.32
107 COMMUNITY DEVELOPMENT FUND						
040 HOME						
Total amount by Department						
330 INTERGOVERNMENTAL REVENUE						
135969	05/12/2017	00100	CITY OF RICHLAND	in	HOME PAYOFF	10,000.00
135969	05/12/2017	00100	CITY OF RICHLAND	in	HOME PAYOFF	10,000.00
Total amount by Department						\$ 20,000.00
Total amount by Fund						\$ 20,000.00
111 ASSET FORFEITURE FUND						
010 ASSET FORFEITURE FUND						
136017	05/12/2017	09758	ISAKSON KIRK	in	CAT REIMBURSEMENT	100.00
136017	05/12/2017	09758	ISAKSON KIRK	in	CAT FUNDS	150.00
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	285.02

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Total amount by Department					\$ 535.02
Total amount by Fund					\$ 535.02
116 LODGING TAX FUND					
010 LODGING TAX FUND					
136101	05/12/2017	00176	TRI-CITIES VISITOR & CONVENTION BUF	in APRIL 2017 DUES	19,369.00
Total amount by Department					\$ 19,369.00
Total amount by Fund					\$ 19,369.00
117 CRIMINAL JUSTICE SALES TAX FUND					
010 CRIMINAL JUSTICE SALES TAX FUND					
135953	05/12/2017	03035	BI-STATE OCCUPATIONAL SAFETY & HEA	in MEDICAL SERVICES	800.00
135954	05/12/2017	05823	BLUMENTHAL UNIFORM & EQUIPMENT	in UNIFORM SUPPLIES	82.64
136031	05/12/2017	02719	LARSEN FIREARMS	in GUN SLINGS	1,355.33
136031	05/12/2017	02719	LARSEN FIREARMS	in PELICAN CASES	2,736.72
136031	05/12/2017	02719	LARSEN FIREARMS	in AMMO	710.24
136092	05/12/2017	07685	SPECIAL CONSULTING SERVICES LLC	in SPECIAL INVESTIGATIONS	1,516.75
Total amount by Department					\$ 7,201.68
Total amount by Fund					\$ 7,201.68
300 CAPITAL IMPROVEMENTS FUND					
010 STREET IMPROVEMENTS					
136099	05/12/2017	02817	THREE RIVERS CONVENTION CTR	in SEMI-ANNUAL CONTRIBUTION	185,320.42
Total amount by Department					\$ 185,320.42
040 PARK RESERVE					
135930	05/12/2017	02396	AMERICAN ROCK PRODUCTS INC.	in GRAVEL FOR EXERCISE EQUIPMENT	1,142.42
Total amount by Department					\$ 1,142.42
055 GO BOND 2015A					
135978	05/12/2017	06375	COMPUNET INC	in PHYSICAL SECURITY	1,591.38
Total amount by Department					\$ 1,591.38
900 CAPITAL PURCHASES					
135978	05/12/2017	06375	COMPUNET INC	in SMARTNET HARDWARE	26,373.22
135978	05/12/2017	06375	COMPUNET INC	in PHYSICAL SECURITY PROJECT	1,153.82
136122	05/12/2017	05985	WAT INC	in SOFTWARE	4,644.06

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Total amount by Department						\$ 32,171.10
Total amount by Fund						\$ 220,225.32
401 WATER AND SEWER FUND						
136009	05/12/2017	00865	H D FOWLER COMPANY INC	in	METER BOXES	14,579.56
Total amount by Department						\$ 14,579.56
010 WATER/SEWER OPERATIONS						
135935	05/12/2017	03537	ASSOCIATION WASHINGTON CITIES	in	6 MONTHS COBRA-DECKER	4,239.30
135936	05/12/2017	01568	ATOMIC SCREEN PRINT & EMBROIDERY	in	PERSONALIZATION	32.58
135936	05/12/2017	01568	ATOMIC SCREEN PRINT & EMBROIDERY	in	PERSONALIZATION	16.29
135940	05/12/2017	01726	BAVCO APPARATUS & VALVE CO	in	IRRIGATION BACKFLOW	136.15
135948	05/12/2017	00093	BENTON FRANKLIN DISTRICT HEALTH	in	DRINKING WATER TESTS	2,720.00
135951	05/12/2017	04965	BETTENDORF'S PRINTING & DESIGN	in	WATER QUALITY CCR BROCHURE	314.40
135952	05/12/2017	06149	BIG D'S CONSTRUCTION OF TRI-CITIES II	in	CONTRACT P1610-17	200,684.96
135962	05/12/2017	00555	CASCADE COLUMBIA DISTRIBUTION CO	in	ALUMINUM SULFATE FOR WWTP	4,531.80
135974	05/12/2017	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	30.16
135975	05/12/2017	06389	COLUMBIA ELECTRIC SUPPLY	in	LED PARTS	2,541.24
135980	05/12/2017	04226	CONCRETE SPECIAL TIES	in	STAKES FOR CONCRETE FORMS	59.73
135980	05/12/2017	04226	CONCRETE SPECIAL TIES	in	STAKES FOR CONCRETE FORMS	75.80
135981	05/12/2017	04853	CONNELL OIL INC DBA 76 DISTRIBUTINC	in	OIL	292.26
135981	05/12/2017	04853	CONNELL OIL INC DBA 76 DISTRIBUTINC	in	OIL	255.41
135983	05/12/2017	02966	CULBERT CONSTRUCTION INC	in	CONTRACT P1335-17	249,735.18
135994	05/12/2017	06054	EVERGREEN SAFETY COUNCIL	in	FLAGGER CERT. TRAINING	198.26
136001	05/12/2017	04147	FEDEX	in	SHIPPING	104.25
136002	05/12/2017	00086	FERGUSON ENTERPRISES INC	in	TAPPING COMPETITION PARTS	355.62
136002	05/12/2017	00086	FERGUSON ENTERPRISES INC	in	HYDRANT REPAIR	127.89
136002	05/12/2017	00086	FERGUSON ENTERPRISES INC	in	REPLACEMENT CUTTING WHEELS	77.42
136003	05/12/2017	09237	FIKES NORTHWEST CORP	in	AIR FRESHNER SVC	19.17
136005	05/12/2017	03016	GC SYSTEMS, INC	in	PRV VALVE	4,887.00
136008	05/12/2017	01775	GRAINGER	in	CAPACITORS FOR COL. PARK BOAT LAUN	41.53
136010	05/12/2017	01482	HACH COMPANY	in	CHLORINE ANALYZERS FOR WTP	498.69
136019	05/12/2017	04624	JCI JONES CHEMICALS INC	in	SODIUM HYPOCHLORITE	4,897.65
136024	05/12/2017	05148	KELLEY'S TELE-COMMUNICATIONS	in	TELE ANS SVC	48.58
136027	05/12/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	PVC FITTINGS	16.93
136027	05/12/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	VACCUM BREAKERS- WTP	47.44

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136027	05/12/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	PVC FITTINGS	2.43
136027	05/12/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR	65.53
136035	05/12/2017	03154	M & M BOLT COMPANY, LLC	in	BOLTS TO REPAIR VENT	17.55
136035	05/12/2017	03154	M & M BOLT COMPANY, LLC	in	BOLTS TO REPAIR VENTS	18.38
136050	05/12/2017	05112	MOON SECURITY SERVICES, INC	in	SECURITY SERVICE	29.00
136054	05/12/2017	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH FUND	60.96
136064	05/12/2017	00917	OXARC, INC.	in	CO2 BOTTLES FOR FREEZE KIT	68.02
136064	05/12/2017	00917	OXARC, INC.	in	HI PRESS/SMALL CYLINDER RENTAL	36.82
136065	05/12/2017	00415	P.O.W. CONTRACTING	in	P1515-16	26,429.68
136074	05/12/2017	01817	RADIO SERVICE COMPANY INC	in	MAINTENANCE CHARGES	56.86
136075	05/12/2017	00957	RANCH & HOME INC	in	TAPE MEASURE FOR VACTOR	9.76
136075	05/12/2017	00957	RANCH & HOME INC	in	KNEELING PAD	27.14
136079	05/12/2017	06065	RH2 ENGINEERING INC	in	CONSULTANT AGREEMENT	8,623.61
136088	05/12/2017	00680	SIERRA ELECTRIC, INC.	in	CONTRACT ELECTRICAL WORK	791.69
136094	05/12/2017	04402	SUN RENTAL CENTER DM BUILDING CO	in	MOWER RENTAL FOR LAGOON AREA	492.14
136096	05/12/2017	03697	SUNWEST SPORTSWEAR A DIVISION OF I	in	OE UNIFORMS	199.28
136096	05/12/2017	03697	SUNWEST SPORTSWEAR A DIVISION OF I	in	OE UNIFORMS	268.24
136096	05/12/2017	03697	SUNWEST SPORTSWEAR A DIVISION OF I	in	OE UNIFORMS	156.38
136096	05/12/2017	03697	SUNWEST SPORTSWEAR A DIVISION OF I	in	OE UNIFORMS	186.43
136096	05/12/2017	03697	SUNWEST SPORTSWEAR A DIVISION OF I	in	OE UNIFORMS	130.32
136105	05/12/2017	06270	TRI-CITY SIGN & BARRICADE CONSTRU	in	LOCATE PAINT	55.65
136109	05/12/2017	00017	TWIN CITY METALS INC	in	METAL FOR VACTOR PIT	42.35
136109	05/12/2017	00017	TWIN CITY METALS INC	in	METAL FOR VACTOR PIT	24.00
136110	05/12/2017	03883	U R M CASH & CARRY	in	CHLORINE ANALYZERS CALIBRATION	16.58
136111	05/12/2017	04764	UNITED PARCEL SERVICE	in	SHIPPING	37.78
136111	05/12/2017	04764	UNITED PARCEL SERVICE	in	SHIPPING	3.93
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	2,527.00
136116	05/12/2017	00030	VERIZON NORTHWEST	in	AIR CARD FOR CAMERA PROJECT	112.46
136118	05/12/2017	01090	WA STATE DEPT TRANSPORTATION SOUT	in	INSPECTION	659.13
136121	05/12/2017	01035	WASHINGTON HARDWARE AND FURNITI	in	WEATHER STRIPPING FOR RESERVOIR H/	15.18
136121	05/12/2017	01035	WASHINGTON HARDWARE AND FURNITI	in	MATERIALS TO REPAIR RESERVOIR HATC	7.58
136121	05/12/2017	01035	WASHINGTON HARDWARE AND FURNITI	in	STRAP WRENCH-WTP	60.77
136121	05/12/2017	01035	WASHINGTON HARDWARE AND FURNITI	in	EXTENSION CORD FOR WTP	29.30
136126	05/12/2017	05380	WESTERN SYSTEMS FABRICATION INC	in	TV CAMERA REPAIR	1,907.87
136133	05/12/2017	00084	BENTON PUD NO. 1	in	ELECTRICITY	39,517.40
136133	05/12/2017	00084	BENTON PUD NO. 1	in	SEWER LIFT STATIONS	4,533.14
136133	05/12/2017	00084	BENTON PUD NO. 1	in	WATER BOOSTERS	24,264.10

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136133	05/12/2017	00084	BENTON PUD NO. 1	in	CITY PARKS	11,489.14
136133	05/12/2017	00084	BENTON PUD NO. 1	in	ELECTRICITY	1,100.48
136133	05/12/2017	00084	BENTON PUD NO. 1	in	WATER FILTRATION	16,285.88
Total amount by Department						\$ 617,345.63
030 SEWER AREA CHARGE						
135992	05/12/2017	08886	ELEMENT MATERIALS TECHNOLOGY DA	in	LAB TEST ON BIOSOLIDS	480.00
Total amount by Department						\$ 480.00
Total amount by Fund						\$ 632,405.19
402 MEDICAL SERVICES FUND						
010 MEDICAL SERVICES						
135920	05/12/2017	00552	10TH AVENUE CLEANERS	in	SEW PATCHES & MEND JACKET	23.08
135920	05/12/2017	00552	10TH AVENUE CLEANERS	in	SEW PATCHES ON JACKETS	16.29
135920	05/12/2017	00552	10TH AVENUE CLEANERS	in	SEW PATCHES ON JACKET	8.14
135920	05/12/2017	00552	10TH AVENUE CLEANERS	in	SEW PATCHES ON JACKETS	12.22
135920	05/12/2017	00552	10TH AVENUE CLEANERS	in	SEW PATCH ON JACKET	5.16
135920	05/12/2017	00552	10TH AVENUE CLEANERS	in	TAILOR & SEW PATCHES- SHIRTS	33.39
135920	05/12/2017	00552	10TH AVENUE CLEANERS	in	SEW PATCH ON JACKET	4.07
135931	05/12/2017	05681	AMERIGAS PROPANE LP	in	PROPANE - STATION 5	27.25
135931	05/12/2017	05681	AMERIGAS PROPANE LP	in	OVERCHARGE-PROPANE	-13.73
135955	05/12/2017	03495	BOUND TREE MEDICAL LLC	in	MEDICATION	56.98
135961	05/12/2017	07715	CARDINAL HEALTH 411, INC	in	CREDIT-PRICING ADJUSTMENT	-191.24
135961	05/12/2017	07715	CARDINAL HEALTH 411, INC	in	MEDICATION	126.87
135961	05/12/2017	07715	CARDINAL HEALTH 411, INC	in	MEDICATION	499.73
135967	05/12/2017	02481	CI INFORMATION MANAGEMENT CI SUP	in	ONSITE SHRED SERVICE	118.96
135973	05/12/2017	00695	COLUMBIA BASIN COLLEGE	in	SPRING 2017 ALS/OTEP CLASSES	1,176.00
135973	05/12/2017	00695	COLUMBIA BASIN COLLEGE	in	SPRING 2017 ALS/OTEP CLASSES	252.00
135974	05/12/2017	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	BAGGED ICE - STATION 1	33.36
135974	05/12/2017	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	BAGGED ICE - STATION 2	52.12
135974	05/12/2017	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	BAGGED ICE - STATION 3	35.44
136033	05/12/2017	08868	LIFE-ASSIST	in	IV & GENERAL MEDICAL SUPPLIES	353.43
136033	05/12/2017	08868	LIFE-ASSIST	in	GENERAL MEDICAL SUPPLIES	197.52
136033	05/12/2017	08868	LIFE-ASSIST	in	IV SUPPLIES	211.55
136033	05/12/2017	08868	LIFE-ASSIST	in	GENERAL MEDICAL SUPPLIES	3.91
136033	05/12/2017	08868	LIFE-ASSIST	in	GENERAL MEDICAL SUPPLIES	603.38
136064	05/12/2017	00917	OXARC, INC.	in	OXYGEN	65.41

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136064	05/12/2017	00917	OXARC, INC.	in	OXYGEN	76.54
136064	05/12/2017	00917	OXARC, INC.	in	OXYGEN	61.01
136064	05/12/2017	00917	OXARC, INC.	in	OXYGEN	93.24
136064	05/12/2017	00917	OXARC, INC.	in	OXYGEN CYLINDER RENTAL	116.38
136085	05/12/2017	07872	SEA WESTERN INC	in	CREDIT ON INV 194232	-8.96
136112	05/12/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	57.01
136112	05/12/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	46.15
136112	05/12/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	55.12
136112	05/12/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	49.95
136112	05/12/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	62.72
136112	05/12/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	41.53
136112	05/12/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	68.01
136112	05/12/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	59.59
136112	05/12/2017	05807	UPTOWN CLEANERS	in	2017-18 UNIFORM LAUNDRY	95.57
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	929.17
136115	05/12/2017	00030	VERIZON NORTHWEST	in	LIFE PACK AIR CARDS	144.67
Total amount by Department						\$ 5,658.99
Total amount by Fund						\$ 5,658.99
403 BUILDING SAFETY FUND						
010 BUILDING SAFETY						
135924	05/12/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	61.00
136013	05/12/2017	00006	IMPREST PETTY CASH FUND	in	PETTY CASH FUND	25.82
136038	05/12/2017	03842	MARTIN BUSINESS SYSTEMS	in	BLDG DEPT FORMS	446.22
136098	05/12/2017	06977	THE BUILDING DEPARTMENT INC	in	APR 2017 INSPECTION HRS	393.75
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	279.72
Total amount by Department						\$ 1,206.51
Total amount by Fund						\$ 1,206.51
405 STORMWATER UTILITY FUND						
010 STORMWATER						
135924	05/12/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	122.00
135976	05/12/2017	00498	COLUMBIA PUMPING/CONSTRUCTION	in	CONTRACT P16-11-17	75,838.00
136046	05/12/2017	08887	MILLS BRUCE	in	TRAVEL EXPENSES	99.00
136074	05/12/2017	01817	RADIO SERVICE COMPANY INC	in	MAINTENANCE CHARGES	55.19
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	170.35

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Total amount by Department						\$ 76,284.54
Total amount by Fund						\$ 76,284.54
406 COLUMBIA PARK GOLF COURSE FUND						
010 COLUMBIA PARK GOLF COURSE						
136128	05/12/2017	05761	WILLIAMS SCOTSMAN INC	in	CPGC ADA RAMP	281.27
Total amount by Department						\$ 281.27
Total amount by Fund						\$ 281.27
501 EQUIPMENT RENTAL FUND						
135981	05/12/2017	04853	CONNELL OIL INC DBA 76 DISTRIBUTINC	in	OIL - ENGINE 15W-40	1,546.68
135986	05/12/2017	09827	DAY WIRELESS SYSTEMS	in	LAMP -LED SPOTLIGHT	132.49
135996	05/12/2017	00166	FARMERS EXCHANGE	in	BELT -V TORO	119.44
135996	05/12/2017	00166	FARMERS EXCHANGE	in	BELT -V-TORO	59.72
136021	05/12/2017	03363	JIM'S PACIFIC GARAGES INC	in	INTERNAL TIRE SENSOR	63.53
136040	05/12/2017	00195	MCLOUGHLIN & EARDLEY, INC SIRENNE	in	ARROWBOARD BULBS	64.71
136055	05/12/2017	08875	NAPA PASCO AUTO PARTS	in	INVENTOROY	69.91
136055	05/12/2017	08875	NAPA PASCO AUTO PARTS	in	LAMP - HIGH/LOW BEAM	37.99
136055	05/12/2017	08875	NAPA PASCO AUTO PARTS	in	INVENTORY	80.32
136068	05/12/2017	06241	PASCO TIRE FACTORY INC	in	TIRES	1,566.02
136080	05/12/2017	03691	RMT EQUIPMENT	in	INVENTORY-PARTS/SUPPLIES	853.31
Total amount by Department						\$ 4,594.12
010 EQUIPMENT RENTAL						
135925	05/12/2017	02890	ALL CITY TRANSMISSION INC	in	AUTOMATIC TRANSMISSION REPAIR	4,351.01
135926	05/12/2017	07305	ALL POINTS LOCKSMITH COMPANY	in	REKEY VEHS 7918, 7921	388.89
135931	05/12/2017	05681	AMERIGAS PROPANE LP	in	PROPANE FOR VEH. 401	19.45
135938	05/12/2017	04247	AUTOZONE	in	AC PARTS FOR VEH. 7920	9.62
135938	05/12/2017	04247	AUTOZONE	in	FREON 134A FOR FLEET	434.36
135941	05/12/2017	03707	BAXTER AUTO PARTS	in	PARTS FOR VEH. 2105	5.76
135941	05/12/2017	03707	BAXTER AUTO PARTS	in	BATTERY TERM. DISC. FOR VEH. 7920	26.32
135965	05/12/2017	05061	CEDAR RAPIDS TIRE CO	in	TURF TAMER TIRE-VEH. 0434	87.63
135972	05/12/2017	01310	COLEMAN OIL COMPANY	in	COLUMBIA PARK MOWER FUEL	123.30
135972	05/12/2017	01310	COLEMAN OIL COMPANY	in	FLEETWIDE FUEL ACCT #0870469	16,908.33
135977	05/12/2017	08852	COMMERCIAL TIRE	in	TIRES-VEHICLE 3001	238.51
135982	05/12/2017	07868	CORWIN FORD - TRI CITIES	in	SOLENOID-VEHICLE 7368	96.17

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135982	05/12/2017	07868	CORWIN FORD - TRI CITIES	in	SELECTOR SHAFT-VEHICLE 7368	131.17
135986	05/12/2017	09827	DAY WIRELESS SYSTEMS	in	KPD EQUIP DEINSTALL	304.08
135986	05/12/2017	09827	DAY WIRELESS SYSTEMS	in	VEHICLE UPFIT	5,438.69
135986	05/12/2017	09827	DAY WIRELESS SYSTEMS	in	VEHICLE UPFIT	6,127.75
135996	05/12/2017	00166	FARMERS EXCHANGE	in	BELT FOR VEHICLE 3523	166.59
136018	05/12/2017	03313	J & L HYDRAULICS	in	HYD ADP FOR VEH. 4612	13.84
136020	05/12/2017	02285	JIFFY CAR WASH, INC.	in	FLEET CAR WASHES	649.80
136021	05/12/2017	03363	JIM'S PACIFIC GARAGES INC	in	ENGINE REPAIR-VEHICLE 2801	1,306.59
136021	05/12/2017	03363	JIM'S PACIFIC GARAGES INC	in	ENGINE DIAGNOSIS-VEH 0228	155.41
136021	05/12/2017	03363	JIM'S PACIFIC GARAGES INC	in	R/R RADIATOR -VEHICLE 2004	2,166.29
136025	05/12/2017	07723	KENNEWICK AUTO BODY	in	REPAINT & DEINSTALL-VEH 7918 & 7921	2,606.40
136041	05/12/2017	05382	MEDRANO'S UPHOLSTERY	in	PAD FOR VEH. 7352	38.01
136048	05/12/2017	01086	MONARCH MACHINE & TOOL CO INC	in	REPAIR PLOW MOUNT-VEH. 0150	297.02
136055	05/12/2017	08875	NAPA PASCO AUTO PARTS	in	WIRE CONNECTORS-VEH. 4206	4.02
136055	05/12/2017	08875	NAPA PASCO AUTO PARTS	in	HALOGEN LAMP FOR VEH. 2206	18.99
136055	05/12/2017	08875	NAPA PASCO AUTO PARTS	in	OIL FILTER-VEHICLE 4206	9.99
136055	05/12/2017	08875	NAPA PASCO AUTO PARTS	in	BATTERY-VEHICLE 6203	127.05
136062	05/12/2017	04217	O'REILLY AUTO PARTS	in	TIRE PRESSURE SENSOR-VEH 7362	52.89
136068	05/12/2017	06241	PASCO TIRE FACTORY INC	in	TIRES FOR VEHICLE 0214	783.01
136068	05/12/2017	06241	PASCO TIRE FACTORY INC	in	TIRES FOR VEH. 2004	895.10
136080	05/12/2017	03691	RMT EQUIPMENT	in	FRONT FENDER-VEH. 3314	141.29
136081	05/12/2017	06603	ROWAND MACHINERY COMPANY	in	COMPACT EXCAVATOR	42,654.03
136107	05/12/2017	09405	TRUCK PRO LLC SIX STATES	in	LED FOR VEH. 4206	61.41
136108	05/12/2017	04283	TURF STAR INC	in	BELT FOR VEHICLE 3732	177.00
136108	05/12/2017	04283	TURF STAR INC	in	THROTTLE LEVER-VEHICLE 0396	61.59
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	20.00
136131	05/12/2017	06382	XYLEM WATER SOLUTIONS USA INC	in	DISCHARGE HOSE	5,810.10
136133	05/12/2017	00084	BENTON PUD NO. 1	in	CITY FACILITIES	470.99

Total amount by Department	\$ 93,378.45
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Total amount by Fund	\$ 97,972.57
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502 CENTRAL STORES FUND

135934	05/12/2017	00037	ART CARPENTER HARDWARE	in	BROOMS	447.74
135936	05/12/2017	01568	ATOMIC SCREEN PRINT & EMBROIDERY	in	BALL CAPS	547.34
135936	05/12/2017	01568	ATOMIC SCREEN PRINT & EMBROIDERY	in	CAPS-KNIT	459.38
135960	05/12/2017	05727	CAPITAL ONE COMMERCIAL (COSTCO)	in	INVENTORY	525.26

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135995	05/12/2017	05426	EWING IRRIGATION PRODUCTS, INC	in	INVENTORY-WATER	192.78
135995	05/12/2017	05426	EWING IRRIGATION PRODUCTS, INC	in	INVENTORY-IRRIGATION	193.18
135995	05/12/2017	05426	EWING IRRIGATION PRODUCTS, INC	in	INVENTORY-IRRIGATION	1,043.97
136008	05/12/2017	01775	GRAINGER	in	BROOM HANDLES	139.66
136027	05/12/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	NOZZLE METAL - HN 10C	86.50
136058	05/12/2017	02904	NORTHERN SAFETY CO., INC.	in	FIRST AID KITS	142.83
136093	05/12/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	HOUSEHOLD TOWELS	188.53
136093	05/12/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	SAFETY GLASSES	482.93
136132	05/12/2017	04578	ZUMAR INDUSTRIES INC	in	INVENTORY-STREETS	2,017.25
Total amount by Department						\$ 6,467.35
010 CENTRAL STORES						
135921	05/12/2017	01526	ABADAN	in	MYLAR PAPER-KIP 860 - FROST	814.50
135921	05/12/2017	01526	ABADAN	in	COPIER MAINTENANCE	766.00
136028	05/12/2017	06231	KONICA MINOLTA BUSINESS SOLUTIONS	in	BIZHUB C364 - PLANNING	422.85
136028	05/12/2017	06231	KONICA MINOLTA BUSINESS SOLUTIONS	in	BIZHUB 552 - CITY HALL	437.04
136028	05/12/2017	06231	KONICA MINOLTA BUSINESS SOLUTIONS	in	BIZHUB C284 - ENGINEERING	433.62
136028	05/12/2017	06231	KONICA MINOLTA BUSINESS SOLUTIONS	in	BIZHUB C35 - SR CTR	96.01
136130	05/12/2017	06353	XEROX CORPORATION	in	W7855PT FINANCE COPIER	257.67
136130	05/12/2017	06353	XEROX CORPORATION	in	5855APT POLICE PATROL COPIER	207.78
136130	05/12/2017	06353	XEROX CORPORATION	in	W7845PT POLICE DETECTIVES COPIER	330.98
Total amount by Department						\$ 3,766.45
Total amount by Fund						\$ 10,233.80
503 RISK MANAGEMENT FUND						
010 RISK MANAGEMENT						
135909	05/03/2017	04226	CONCRETE SPECIAL TIES	in	6820 W CLEARWATER-RELEASE AGREEMI	9,231.00
135922	05/12/2017	08874	ADEN MASONRY INC	in	MASONRY REPAIR	4,555.77
135942	05/12/2017	06303	BEDROCK SPECIALTY STONE PRODUCTS	in	LANDSCAPE REPAIR	541.50
136013	05/12/2017	00006	IMPREST PETTY CASH FUND	in	PETTY CASH FUND	28.00
136114	05/12/2017	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	36.95
136134	05/12/2017	08896	WASHINGTON CIVIL & DISABILITY ADVOC	in	SETTLEMENT	20,000.00
Total amount by Department						\$ 34,393.22
Total amount by Fund						\$ 34,393.22
612 OPEB TRUST FUND						
010 OPEB TRUST FUND						

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135908	05/02/2017	00052	MAPLETHORPE, JOHN G., JR	in MEDICAL & PRESCRIPTIONS	2,798.75
135923	05/12/2017	00024	ADKINS WILLIAM	in MEDICARE PART B	108.00
135957	05/12/2017	00185	BUCK, GARY E	in MEDICARE PART B	110.00
135970	05/12/2017	00127	CLEAVENGER, BUDDY L	in MEDICARE PART B	108.00
135979	05/12/2017	00128	COMSTOCK, WILLIAM J	in MEDICARE PART B	107.00
135988	05/12/2017	00121	DEINES, JAMES I	in MEDICARE PART B	333.80
135990	05/12/2017	00324	DUNCAN LARRY	in MEDICARE PART B	112.00
135991	05/12/2017	01894	EASLING, CONNIE	in MEDICARE PART B	109.00
135997	05/12/2017	00041	FARNKOFF, ROBERT C	in MEDICARE PART B	110.00
136000	05/12/2017	00058	FEARING, DOUG	in MEDICARE PART B	109.00
136006	05/12/2017	00181	GIER, CHARLES W.	in MEDICARE PART B	107.00
136007	05/12/2017	00134	GONDERMAN, DAVID A	in MEDICARE PART B	108.00
136012	05/12/2017	06744	HIRSCHEL ARTHUR D	in MEDICARE PART B	104.90
136023	05/12/2017	00065	JUERGENS, CURT	in MEDICARE PART B	111.00
136029	05/12/2017	00060	KRAFT, JAMES	in MEDICARE PART B	352.00
136036	05/12/2017	00050	MACE, BILL	in MEDICARE PART B	110.00
136037	05/12/2017	00052	MAPLETHORPE, JOHN G., JR	in MEDICARE PART B	108.00
136043	05/12/2017	00055	MERCER, BILL	in MEDICARE PART B	134.00
136049	05/12/2017	00139	MONTGOMERY, DAN	in MEDICAL & PRESC	32.50
136061	05/12/2017	00142	O'HAIR, RONALD L	in MEDICARE PART B	108.00
136069	05/12/2017	05554	PENNEY MICHAEL	in MEDICARE PART B	104.90
136078	05/12/2017	00145	REMUS, LARRY J	in MEDICARE PART B	106.00
136082	05/12/2017	00147	RUMLEY, LARRY M	in MEDICARE PART B	105.00
136084	05/12/2017	01821	SCHARNHORST, DEAN	in MEDICARE PART B	104.90
136086	05/12/2017	00148	SHAW, LEONARD	in MEDICARE PART B	107.00
136089	05/12/2017	00150	SLEATER, LARRY L	in MEDICARE PART B	109.00
136091	05/12/2017	00066	SOUTHWICK, JOHN J., JR.	in MEDICARE PART B	127.00
136106	05/12/2017	01318	TRIPP, GREG	in MEDICAL & PRESC	131.50
136117	05/12/2017	00152	VICKERMAN THOMAS	in MEDICARE PART B	104.90
136119	05/12/2017	08584	WAGNER BRIAN	in MEDICARE PART B	123.00
136127	05/12/2017	00154	WILLEBY, DONALD R	in MEDICARE PART B	106.00
136129	05/12/2017	01415	WILLIAMS, KEN	in MEDICARE PART B	134.00
Total amount by Department					\$ 6,644.15
Total amount by Fund					\$ 6,644.15

642 METRO DRUG FORFEITURE FUND

010 NONE

City of Kennewick

Claims Roster

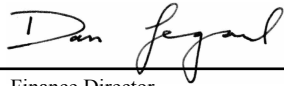
4/29/2017 - 5/12/2017

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
135967	05/12/2017	02481	CI INFORMATION MANAGEMENT CI SUP.	in ON-SITE SHREDDING	77.25
135989	05/12/2017	04009	DINA P NAVEJAR INTER-CITY PROCESSIN	in APRIL MESSENGER SERVICE	50.00
136102	05/12/2017	02010	TRI-CITIES WATER STORE, INC.	in DRINKING WATER FOR OFFICE	41.13
Total amount by Department					<u>\$ 168.38</u>
Total amount by Fund					<u>\$ 168.38</u>
Grand Total:					<u><u>\$ 2,118,429.02</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 135908 through 136134 \$ 2,118,429.02

Total \$ 2,118,429.02

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

Exceptions:

Council Agenda Coversheet



Agenda Item Number	3.b.(2)	Council Date	06/06/2017
Agenda Item Type	General Business Item		
Subject	Claims Roster		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

Consent Agenda	☒
Ordinance/Reso	☐
Public Mtg / Hrg	☐
Other	☐
Quasi-Judicial	☐

Recommendation

That Council approve the Claims Roster.

Motion for Consideration

I move to approve the Claims Roster dated May 26, 2017, in the amount of \$ 438,698.91, and comprised of check numbers 136135 through 136323 and wire transfer numbers 300290 through 300292.

Summary

The payments on this Claims Roster are comprised of the following issued 05/13/17- 05/26/17:

Check numbers 136135 through 136323	\$ 333,944.52
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Wire transfer number 300290	217.00
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Wire transfer number 300291	70,390.09
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Wire transfer number 300292	34,147.30
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Total	\$ 438,698.91
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The above total excludes checks written for payment of refunds and collected amounts due to other entities.

Alternatives

None.

Fiscal Impact

\$ 438,698.91.

Through

Lynne Brown
May 31, 14:53:14 GMT-0700 2017

Dept Head Approval

Dan Legard
May 31, 16:25:03 GMT-0700 2017

City Mgr Approval

Marie Mosley
Jun 01, 20:23:06 GMT-0700 2017

Attachments: Claims Roster

☐ Recording
Required?

City of Kennewick

Claims Roster

5/13/2017 - 5/26/2017

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
001 GENERAL FUND					
010 CITY COUNCIL					
	136315	05/26/2017	01713	WA STATE GOOD ROADS AND TRANSPOR	200.00
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	2.23
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	50.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	44.05
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	17.96
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	400.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	49.83
Total amount by Department					\$ 764.07
020 CITY MANAGER					
	136233	05/26/2017	03185	G F O A	198.33
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	6.62
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	31.28
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	31.18
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	58.70
Total amount by Department					\$ 326.11
032 SUPPORT SERVICES-FINANCE					
	136233	05/26/2017	03185	G F O A	198.34
	136255	05/26/2017	00202	LEGARD DAN	150.87
	136313	05/26/2017	00976	WA STATE AUDITOR'S OFFICE	4,185.00
Total amount by Department					\$ 4,534.21
033 SUPPORT SERVICES-PURCHASING					
	136242	05/26/2017	00006	IMPREST PETTY CASH FUND	63.00
	136282	05/26/2017	00310	PROBUILD COMPANY LLC	170.31
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	41.28
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	300.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	350.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	80.00
Total amount by Department					\$ 1,004.59
034 SUPPORT SERVICES - INFO SYSTEMS					
	136176	05/26/2017	00730	ADVANCE TRAVEL EXPENSE	106.80
	136208	05/26/2017	08295	CENTURYLINK	7.18
	136218	05/26/2017	03344	CONSOLIDATED TECHNOLOGY SVCS	393.13
	136231	05/26/2017	05471	FRONTIER COMMUNICATIONS NW INC	6,962.15

City of Kennewick

Claims Roster

5/13/2017 - 5/26/2017

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
136231	05/26/2017	05471	FRONTIER COMMUNICATIONS NW INC	in TELEPHONE SERVICE	637.25
136295	05/26/2017	07970	SOFTWAREONE INC	in MAINTENANCE AGREEMENT	2,298.28
136307	05/26/2017	04764	UNITED PARCEL SERVICE	in SHIPPING	4.03
T 300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in EXCISE TAX	1,906.51
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 30' HDMI CABLE FOR COMPUTER TRAINI	28.55
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SPIRAL NOTEBOOKS FOR IT	12.84
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in ADD 3 DOMAIN SERVER NAMES FOR OUF	225.00
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STOOL FOR ID CARD PICTURE TAKING	12.53
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in AMAZON PRIME MEMBERSHIP	107.51
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in DVI - HDMI VIDEO ADAPTER FOR COMPU	7.99
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in GOLD AND SILVER PERMANENT MARKEF	9.21
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in MONTHLY CREDIT CARD PROCESSING	369.95
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in HOTEL ACCIS CONFERENCE BARADA	410.76
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in ANNUAL MAINTENANCE SUBSCRIPTION	1,483.20
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 2 WIRELESS ACCESS POINTS AIR-LAP1142	287.44
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 3 PHONE CORD DETANGLERS	19.21
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SOLAR WINDS DAMEWARE REMOTE CON	821.25
Total amount by Department					\$ 16,110.77
035 SUPPORT SERVICES-CUSTOMER SERVICE					
T 300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in EXCISE TAX	283.92
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FLOOR MAT FOR FUHER IN CUSTOMER S'	46.19
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in BUSINESS CARDS FOR FRAME AND LUSK	52.72
Total amount by Department					\$ 382.83
041 CITY CLERK					
136176	05/26/2017	00730	ADVANCE TRAVEL EXPENSE	in REIMBURSE ADVANCE TRAVEL	461.73
136233	05/26/2017	03185	G F O A	in 2017 GFOA DUES	198.33
136242	05/26/2017	00006	IMPREST PETTY CASH FUND	in PETTY CASH FUND	16.00
136265	05/26/2017	03962	MUNICIPAL SVCS PETTY CASH	in PETTY CASH FUND	147.00
136302	05/26/2017	00172	TRI-CITY HERALD LEGALS - 450496	in PUBLICATION	59.32
136302	05/26/2017	00172	TRI-CITY HERALD LEGALS - 450496	in PUBLICATION	61.80
136302	05/26/2017	00172	TRI-CITY HERALD LEGALS - 450496	in PUBLICATION	59.32
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PROCLAMATION FOLDERS, GOLD SEALS	103.25
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in WMCA MEMBERSHIP RENEWAL	75.00
Total amount by Department					\$ 1,181.75
042 LEGAL SERVICES					
136274	05/26/2017	08800	OGDEN MURPHY WALLACE, PLLC	in MOBILITIE CONSORTIUM	550.00

City of Kennewick

Claims Roster

5/13/2017 - 5/26/2017

Accounting Period

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	Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
	136314	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	LICENSE RENEWAL & ANNUAL REPORT	71.00
	136318	05/26/2017	00853	WEST GROUP PAYMENT CENTER	in	LIBRARY PLAN CHARGES	49.40
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	58.88
Total amount by Department							\$ 729.28
061 CODE ENFORCEMENT							
	136195	05/26/2017	09813	B-F JUVENILE JUSTICE CTR	in	GRAFFITI ABATEMENT PROGRAM	3,040.00
	136260	05/26/2017	05382	MEDRANO'S UPHOLSTERY	in	REUPHOLSTER CHAIR	103.17
	136271	05/26/2017	04435	NORTHWEST UNDERGROUND UTILITIES	in	BOARD UP-1321 W 3RD AVE	162.90
	136272	05/26/2017	04435	NORTHWEST UNDERGROUND UTILITIES	in	SECURE DOOR AT 523 N ELY ST	108.60
Total amount by Department							\$ 3,414.67
062 LONG RANGE PLANNING							
	136176	05/26/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	366.84
	136246	05/26/2017	05850	JAMES M DRISCOLL PS	in	APRIL - PP 17-01	4,456.75
	136302	05/26/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	LEGAL PUBLICATON	185.95
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	2.14
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DELLINGER - LODGING, 2017 WSAPT SPRI	202.74
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DIDIER - LODGING, WSAPT 2017 SPRING I	202.74
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DIDIER - VARIDESK EXEC 40 ADJUSTABLI	610.00
Total amount by Department							\$ 6,027.16
063 ECONOMIC & BUSINESS DEVELOPMENT							
	136176	05/26/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	228.60
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	16.50
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	UNITED WAY LUNCHEON ESTES-CROSS	20.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	LODGING R CARMICHAEL	134.92
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	LODGING E ESTES-CROSS	134.92
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	LODGING T WALSH	236.96
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FOLDING OF BUSINESS LETTERS	4.30
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MEMBERSHIP RENEWAL T WALSH	185.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MEMBERSHIP RENEWAL - E ESTES-CROSS	185.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	E ESTES-CROSS MEMBERSHIP RENEWAL	50.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BADGE FOR ICSC	12.10
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BROCHURES	402.27
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE SUPPLIES	8.54
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DATA BASE SERVICE	9.78
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MONORAIL PASSES FOR T. WALSH, R. CAI	92.00

City of Kennewick

Claims Roster

5/13/2017 - 5/26/2017

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
Total amount by Department					\$ 1,720.89
071 POLICE DEPT. - ADMINISTRATION					
136231	05/26/2017	05471	FRONTIER COMMUNICATIONS NW INC	in TELEPHONE SVC	246.18
136251	05/26/2017	01931	KENNEWICK POLICE DEPARTMENT	in PETTY CASH	34.00
136307	05/26/2017	04764	UNITED PARCEL SERVICE	in SHIPPING	64.39
136307	05/26/2017	04764	UNITED PARCEL SERVICE	in SHIPPING	37.66
T 300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in EXCISE TAX	6.64
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in BASIC CABLE SERVICE	225.04
Total amount by Department					\$ 613.91
072 POLICE DEPT.- CRIMINAL INVESTIGATION					
136176	05/26/2017	00730	ADVANCE TRAVEL EXPENSE	in REIMBURSE ADVANCE TRAVEL	1,542.11
136251	05/26/2017	01931	KENNEWICK POLICE DEPARTMENT	in PETTY CASH	198.55
136261	05/26/2017	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
136261	05/26/2017	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
136261	05/26/2017	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
136261	05/26/2017	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
136261	05/26/2017	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
136269	05/26/2017	04055	NET TRANSCRIPTS INC	in TRANSCRIPTS	758.25
136301	05/26/2017	07228	TRANSUNION RISK ALTERNATIVE DATA	in PEOPLE SEARCH	111.00
T 300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in EXCISE TAX	24.57
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in TRAINING REGISTRATIONS K20, K70	798.00
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in TRAINING REGISTRATION K24	275.00
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in TRAINING REGISTRATION K70	275.00
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in DRUG FIELD TEST KITS	477.84
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in 2 - 24" COMPUTER MONITORS - KPD	259.98
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in ICAC HARD DRIVE STORAGE	912.18
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in EVIDENCE PACKAGING	271.50
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in TRAINING REGISTRATION - STREET CRIM	249.00
Total amount by Department					\$ 6,424.23
073 POLICE DEPT. - PATROL					
136176	05/26/2017	00730	ADVANCE TRAVEL EXPENSE	in REIMBURSE ADVANCE TRAVEL	1,220.59
136196	05/26/2017	07920	BLUE LINE CONSULTANTS LLC	in BIG BANG EXPLOSIVE	499.00
136220	05/26/2017	09827	DAY WIRELESS SYSTEMS	in RADAR INSTALLATION	559.30
136261	05/26/2017	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
136270	05/26/2017	05459	NORMED	in BIO HAZARDOUS SUPPLIES	574.28
136311	05/26/2017	03997	VISTA VETERINARY HOSPITAL INC	in K-9 MEDICAL CARE - AXEL	83.34

City of Kennewick

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	Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
	136311	05/26/2017	03997	VISTA VETERINARY HOSPITAL INC	in	K-9 MEDICAL CARE - BEAR	63.68
	136312	05/26/2017	00971	W A C J T C	in	BLEA	15,935.00
	136312	05/26/2017	00971	W A C J T C	in	1ST LEVEL TRNG-BRAKEBILL	200.00
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	21.24
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	TRAINING REGISTRATION- STREET CRIM	349.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	WATER	150.76
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	PRIME MEMBERSHIP - CREDIT PENDING	107.51
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	GRAFFITI CAMERA(S) MONTHLY MODEM	39.98
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	PRIME MEMBERSHIP CANCELATION	-107.51
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	PEACEKEEPER REPAIRS	296.13
Total amount by Department							\$ 20,046.55
074 POLICE DEPT. - STAFF SERVICES							
	136225	05/26/2017	06376	ESPRIT GRAPHIC COMMUNICATIONS	in	RUNAWAY FORMS	885.09
	136225	05/26/2017	06376	ESPRIT GRAPHIC COMMUNICATIONS	in	PDR POST CARDS	258.47
	136225	05/26/2017	06376	ESPRIT GRAPHIC COMMUNICATIONS	in	2016 ANNUAL REPORTS	1,455.24
	136251	05/26/2017	01931	KENNEWICK POLICE DEPARTMENT	in	PETTY CASH	18.21
	136262	05/26/2017	03359	MICRO DATA BUSINESS FORMS	in	CRIMINAL CITATION FORMS	1,054.46
	136298	05/26/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	509.15
	136298	05/26/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	39.96
	136298	05/26/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	27.14
	136298	05/26/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	76.33
	136298	05/26/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	26.45
	136298	05/26/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	CREDIT	-30.32
	136298	05/26/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	OFFICE SUPPLIES	30.32
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	31.82
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	DISPLAY CASE RELAMP	171.81
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	DATE STAMPS	61.80
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	DISPLAY CASE RELAMP	170.39
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	OFFICE SUPPLIES	31.84
Total amount by Department							\$ 4,818.16
075 POLICE DEPT. - INTERGOVERNMENTAL							
	136231	05/26/2017	05471	FRONTIER COMMUNICATIONS NW INC	in	TELEPHONE SVC	15.17
	136249	05/26/2017	02608	KENNEWICK EMERGENCY PHYSICIANS I	in	PRISONER MEDICAL BILLING	7,730.00
	136252	05/26/2017	05291	KENNEWICK RADIOLOGY GROUP PC	in	PRISONER MEDICAL	890.00
	136303	05/26/2017	00249	TRIOS HOSPITAL	in	PRISONER MEDICAL	8,522.63
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	10.11

City of Kennewick

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	Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PRISONER MEDICAL	21.00
Total amount by Department							\$ 17,188.91
076 POLICE DEPT - PROFESSIONAL STANDARDS							
	136175	05/26/2017	08623	ACE SALES & SERVICE INC	in	PORTABLE TOILET - FIRING RANGE	65.00
	136186	05/26/2017	01568	ATOMIC SCREEN PRINT & EMBROIDERY	in	QUARTERMASTER - PSS WALTERS	10.86
	136251	05/26/2017	01931	KENNEWICK POLICE DEPARTMENT	in	PETTY CASH	44.50
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	256.73
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	NAMEPLATE - CADETS	12.22
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PARKING IN SPOKANE	5.44
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TRAFFIC UNIFORMS - K21	577.24
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BOOTS E	120.43
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ISCPP MEMBERSHIP FOR MIKE BLATMAN	35.00
Total amount by Department							\$ 1,127.42
081 FIRE DEPT. - ADMINISTRATION							
	136181	05/26/2017	05681	AMERIGAS PROPANE LP	in	PROPANE - STATION 4	13.06
	136285	05/26/2017	00957	RANCH & HOME INC	in	PROPANE - STATION 3	2.50
	136307	05/26/2017	04764	UNITED PARCEL SERVICE	in	SHIPPING	3.80
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	1.89
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: CLOROX	44.14
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: BRIGHTC	90.76
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IMPACT PLASTIC SPRAY BOTTLES W/TRIC	2.57
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: ANTI-SLI	132.48
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES & OFFICE	94.46
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: COTTON	24.61
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: AA-BATT	153.58
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: BRIGHTC	8.96
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES & BOTTLI	199.16
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: JET-DRY	6.73
Total amount by Department							\$ 778.70
082 FIRE DEPT. - SUPPRESSION							
	136197	05/26/2017	05823	BLUMENTHAL UNIFORM & EQUIPMENT	in	SOFTSHELL CORE JACKET	48.62
	136204	05/26/2017	08885	CDNEUMANN'S TRAINING & CONSULTIN	in	MINDSET WORKSHOP	75.00
	136277	05/26/2017	00917	OXARC, INC.	in	EXTINGUISHER MAINTENANCE	436.03
	136316	05/26/2017	01033	WASHINGTON STATE PATROL	in	FIRE INSTRUCTOR 1 TRAINING	330.00
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	20.06
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HEADLIGHT BULBS FOR BC RIG, 214 (NOI	49.83

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T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PLASTIC CLEANER, WAX APPLICATORS, V	33.62
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SURVEY PROGRAM FOR LIVE FIRE TRAIN	26.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	KFD ONLINE LIBRARY SUBSCRIPTION	6.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MONTHLY SUBSCRIPTION/ONLINE MEETI	18.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REPORT PURCHASE FOR TRAINING LIBR/	32.53
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TRAINING LIBRARY REPORT PURCHASE	99.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CREDIT - RETURNED SCREW EXTRACTOR	-21.69
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CREDIT - RETURNED HEADLIGHT BULBS	-49.83
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TRAINING BOOKS PURCHASE FOR LIBRA	226.76
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BOTTLED DRINKING WATER, 25 CASES	102.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	10' ARSON-TRASH HOOK, FIBERGLASS, W	522.17
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FIREDFND FR SS SHIRTS (QTY.4); SIZES L/	95.04
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BOTTLED DRINKING WATER, QTY.20 CASI	81.60
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION BOOTS - BRIAN COLE	112.40
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES & OFFICE	42.95
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TARPS, 2PK (QTY.4)	95.52
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TRAINING LIBRARY BOOK PURCHASE	34.20
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SHOCKWAVE DRILL BIT SET, SHOCKWAVI	64.29
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BOTTLED DRINKING WATER, 20 CASES	81.60
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES & BOTTLI	81.60
Total amount by Department							\$ 2,643.30
083 FIRE PREVENTION & INVESTIGATION							
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	30.96
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE SUPPLIES - MISC	38.19
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	NFPA 25 CODE BOOKS	120.65
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BISHOP NICET LEVEL 1 INSPECTION & TI	160.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BISHOP NICET FIRE ALARM SYSTEM LEV	215.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BISHOP NICET FIRE ALARM SYSTEM LEV	275.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	NFPA 25 CODE BOOK TABS	24.99
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BISHOP NICET EXAM FEE I&T LEVEL 1 W	160.00
Total amount by Department							\$ 1,024.79
090 ENGINEERING							
	136244	05/26/2017	00529	INTERMOUNTAIN MATERIAL TESTING	in	TESTING SERVICES	363.50
	136244	05/26/2017	00529	INTERMOUNTAIN MATERIAL TESTING	in	TESTING SERVICES	427.00
	136244	05/26/2017	00529	INTERMOUNTAIN MATERIAL TESTING	in	TESTING SERVICES	213.50
	136244	05/26/2017	00529	INTERMOUNTAIN MATERIAL TESTING	in	TESTING SERVICES	92.50

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	136265	05/26/2017	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH FUND	51.63
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	7.06
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HOTEL FOR K STOWE - PERMIT CLASS	202.74
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ANNUAL LEARNING SUBSCRIPTION WEB	325.67
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BRUCE MILLS RENEWAL FOR APWA MEM	215.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	LUNCH/WEBINAR DECISION MAKING ST	44.02
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	LUNCH/WEBINAR DECISION MAKING STI	12.04
Total amount by Department							\$ 1,954.66
101 CORPORATE & COMMUNITY SERVICES							
	136242	05/26/2017	00006	IMPREST PETTY CASH FUND	in	PETTY CASH FUND	33.39
	136268	05/26/2017	01030	NAVIA BENEFIT SOLUTIONS	in	FLEX PLAN	327.85
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	36.21
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	RT AIRFARE FOR S DEWEY	283.60
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	AIRFARE PROTECTION FEE	17.25
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	AWC LABOR RELATIONS TRAINING - J. DO	215.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CONF REGISTRATION T WALSH 0	215.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CONF REG J DOMAROTSKY S DEWEY C O	645.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE SUPPLIES	84.07
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REFRESHMENTS SATURDAY ARTS COMM	35.41
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TAX ON ONE ITEM OF STAPLES ORDER	0.97
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE SUPPLIES	61.50
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BUSINESS CARDS FOR WHITTON	25.93
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HOTEL FOR LABOR ARBITRATION TRAIN	257.64
Total amount by Department							\$ 2,238.82
113 PARKS DEPT.-RECREATION SERVICES							
	136179	05/26/2017	04447	AMATEUR SOFTBALL ASSC #3	in	CO-ED SOFTBALL TEAMS	1,088.00
	136179	05/26/2017	04447	AMATEUR SOFTBALL ASSC #3	in	REGISTRATION FEES	288.00
	136180	05/26/2017	05911	AMERICAN BUILDING MAINTENANCE	in	AFTER RENTAL JANITORIAL	350.00
	136186	05/26/2017	01568	ATOMIC SCREEN PRINT & EMBROIDERY	in	SOFTBALL JERZEES	2,825.72
	136186	05/26/2017	01568	ATOMIC SCREEN PRINT & EMBROIDERY	in	SOFTBALL JERZEES	165.62
	136253	05/26/2017	07335	KIDS OUTDOOR EDUCATION	in	KIDS FISHING EVENT	7,930.00
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	140.54
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TC HISPANIC CHAMBER DINNER - BOLIN	50.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	NAME PLATES FOR NEW COMMISSIONER	26.49
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WRPA CONFERENCE REG HILL	279.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SKILL PATH - STAR 12 WEBINAR/SEMINAR	541.91

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T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SENIOR EXPO SUPPLIES	40.41
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BINDERS, CLEANING SUPPLIES, PENS	52.52
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	INVOICE STAMP	91.20
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BUSINESS CARDS FOR TOMASINO & ALLI	44.64
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PROGRAM BOOST POST	26.77
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	40 SOCCER BALLS	263.70
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SUMMER MAILER, WATER BILL	860.66
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PANDORA FOR SR PAVILION	29.27
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SUMMER FLYER TO SCHOOL	585.64
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	NAME BADGE, NEW COMMISSIONER FAL	8.69
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MENU BOARD FOR SR CONCESSION STAN	503.36
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BANNERS-SIGNS	764.54
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PROGRAM BOOST POST	100.08
Total amount by Department							\$ 17,056.76
114 PARKS DEPT.-FACILITIES MAINT.							
	136180	05/26/2017	05911	AMERICAN BUILDING MAINTENANCE	in	JANITORIAL SVC	8,407.84
	136180	05/26/2017	05911	AMERICAN BUILDING MAINTENANCE	in	SOUTHRDIGE COURT FLOOR	255.00
	136183	05/26/2017	03088	APOLLO MECHANICAL CONTRACTORS A	in	KPD HVAC REPAIRS	5,857.19
	136183	05/26/2017	03088	APOLLO MECHANICAL CONTRACTORS A	in	DAYTON BLDG. HVAC	2,104.72
	136185	05/26/2017	00037	ART CARPENTER HARDWARE	in	DRILL BIT	16.62
	136189	05/26/2017	04052	BATTERIES PLUS	in	IRRIGATION TIMER BATTERIES	17.35
	136189	05/26/2017	04052	BATTERIES PLUS	in	BATTERIES FOR SENSORS	21.67
	136193	05/26/2017	00084	BENTON PUD NO. 1	in	ELECTRICITY	15.11
	136193	05/26/2017	00084	BENTON PUD NO. 1	in	ELECTRICITY	2,835.94
	136193	05/26/2017	00084	BENTON PUD NO. 1	in	ELECTRICITY	129.78
	136193	05/26/2017	00084	BENTON PUD NO. 1	in	ELECTRICITY	69.13
	136193	05/26/2017	00084	BENTON PUD NO. 1	in	ELECTRICITY	14.82
	136203	05/26/2017	00083	CASCADE NATURAL GAS	in	NATURAL GAS	4,168.09
	136227	05/26/2017	05426	EWING IRRIGATION PRODUCTS, INC	in	IRRIGATION REPAIR	538.78
	136228	05/26/2017	00166	FARMERS EXCHANGE	in	WEED EATER STRING	54.29
	136228	05/26/2017	00166	FARMERS EXCHANGE	in	WEED EATER HEADS	67.74
	136228	05/26/2017	00166	FARMERS EXCHANGE	in	WEED EATER STRING	65.15
	136228	05/26/2017	00166	FARMERS EXCHANGE	in	WEED EATER STRING	65.15
	136228	05/26/2017	00166	FARMERS EXCHANGE	in	WEED EATER STRING RETURN	-65.15
	136228	05/26/2017	00166	FARMERS EXCHANGE	in	WEED EATER REPLACEMENT	608.14
	136228	05/26/2017	00166	FARMERS EXCHANGE	in	TREE SEAL	17.35
	136232	05/26/2017	09431	G & R AG PRODUCTS INC	in	SPRAYER REPAIR	18.80

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136235	05/26/2017	01775	GRAINGER	in TEST METER	173.79
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in PLUMBING REPAIR	96.45
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in PUMP REPLUMBING	229.86
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in PVC BUSHING	-29.17
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in SPLASH PLAYGROUND	228.46
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in PLUMBING REPAIR	23.37
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in MUSHROOM POOL REPAIR	6.04
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in PUMP REPAIR	13.46
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in IRRIGATION REPAIR	69.23
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in TIMER REPAIR	38.44
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in IRRIGATION REPAIR	16.68
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in IRRIGATION REPAIR	54.02
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in MARKING FLAGS FOR IRRIGATION	117.35
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in PLUMBING REPAIR	15.29
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in PLUMBING REPAIR	13.50
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in IRRIGATION TIMER	99.51
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in LOCATE MARKING FLAGS	21.90
136258	05/26/2017	03154	M & M BOLT COMPANY, LLC	in BOLTS FOR FLANGE	12.43
136265	05/26/2017	03962	MUNICIPAL SVCS PETTY CASH	in PETTY CASH FUND	16.51
136276	05/26/2017	05262	OVERHEAD DOOR COMPANY OF TRI-CIT	in FS #2 MIDDLE DOOR	130.32
136278	05/26/2017	00112	PALLIS POOL & PATIO INC	in O-RING LUBE	10.84
136282	05/26/2017	00310	PROBUILD COMPANY LLC	in NAILS FOR GROOMER	16.28
136282	05/26/2017	00310	PROBUILD COMPANY LLC	in LUMBER FOR DOCK REPAIR	64.26
136284	05/26/2017	01817	RADIO SERVICE COMPANY INC	in IRRIGATION RADIO REPAIR	91.42
136285	05/26/2017	00957	RANCH & HOME INC	in FERTILIZER	32.56
136287	05/26/2017	02188	RICHARDSON'S GARAGE DOORS INC	in FS#1 PREVENTATIVE MAINTENANCE	456.12
136293	05/26/2017	07555	SHERWIN-WILLIAMS COMPANY	in GRAFITTI COVER UP PAINT	351.21
136306	05/26/2017	00017	TWIN CITY METALS INC	in CUTTING DISCS FOR GRINDER	16.29
136308	05/26/2017	03564	US LINEN AND UNIFORM	in LINEN SERVICE	525.91
136319	05/26/2017	01755	WILBUR-ELLIS COMPANY	in FERTILIZER	3,692.29
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in NAME PLATES FOR NEW COMMISSIONER	50.83
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in BINDERS, CLEANING SUPPLIES, PENS	21.44
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SCREEN POLISH FOR PUMP MONITOR BO	26.31
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in REFUND WRPA CONFERENCE REGISTRAT	-565.00
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in BUSINESS CARDS FOR DUFFY AND GONZ	44.64
Total amount by Department					\$ 31,466.35

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	136180	05/26/2017	05911	AMERICAN BUILDING MAINTENANCE	in	JANITORIAL SVC	4,023.49
	136183	05/26/2017	03088	APOLLO MECHANICAL CONTRACTORS A	in	MID COL. LIB HVAC	1,136.78
	136203	05/26/2017	00083	CASCADE NATURAL GAS	in	NATURAL GAS	1,598.48
	136263	05/26/2017	05112	MOON SECURITY SERVICES, INC	in	MCL SECURITY REPAIR	218.99
T	300290	05/20/2017	00511	WA STATE DEPT OF RETIREMENT SYSTEI	in	PRIOR SERVICE CONTRIBUTION	217.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	23 ATTENDEES UNITED WAY LUNCHEON	460.00
Total amount by Department							\$ 7,654.74
360 MISCELLANEOUS REVENUE							
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	19.20
Total amount by Department							\$ 19.20
Total amount by Fund							\$ 151,252.83
101 STREET FUND							
010 STREETS							
	136181	05/26/2017	05681	AMERIGAS PROPANE LP	in	PROPANE FOR CRACK SEALER	77.11
	136206	05/26/2017	05050	CENTRAL HOSE & FITTINGS INC	in	CRACK SEALER PARTS	6.85
	136207	05/26/2017	07002	CENTRAL WASHINGTON ASPHALT INC	in	HOT MIX FOR STREET CUTS	524.84
	136223	05/26/2017	02160	ENVIROTECH SERVICES INC.	in	DE-ICER	4,926.22
	136229	05/26/2017	08774	FASTENAL COMPANY	in	PARTS FOR CRACK SEALER	0.99
	136234	05/26/2017	01413	GOODMAN & MEHLENBACHER, INC.	in	SNOW REMOVAL DOWN TOWN	480.00
	136235	05/26/2017	01775	GRAINGER	in	COOLER & SUPPLIES	95.21
	136243	05/26/2017	00113	INLAND ASPHALT COMPANY	in	COLD MIX FOR POT HOLES	1,207.58
	136243	05/26/2017	00113	INLAND ASPHALT COMPANY	in	HOT MIX FOR STREET CUTS	491.31
	136243	05/26/2017	00113	INLAND ASPHALT COMPANY	in	HOT MIX FOR STREET CUTS	493.42
	136265	05/26/2017	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH FUND	3.30
	136285	05/26/2017	00957	RANCH & HOME INC	in	TARP REPAIR	20.13
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	172.00
Total amount by Department							\$ 8,498.96
020 TRAFFIC							
	136193	05/26/2017	00084	BENTON PUD NO. 1	in	ELECTRICITY	36.08
	136193	05/26/2017	00084	BENTON PUD NO. 1	in	ELECTRICITY	297.97
	136193	05/26/2017	00084	BENTON PUD NO. 1	in	METER # 160356	73.67
	136193	05/26/2017	00084	BENTON PUD NO. 1	in	ELECTRICITY	586.00
	136193	05/26/2017	00084	BENTON PUD NO. 1	in	ELECTRICITY	1,171.01
	136193	05/26/2017	00084	BENTON PUD NO. 1	in	ELECTRICITY	57.55
	136193	05/26/2017	00084	BENTON PUD NO. 1	in	ELECTRICITY	56.82

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	136206	05/26/2017	05050	CENTRAL HOSE & FITTINGS INC	in	PARTS FOR PAINT TRUCK	153.39
	136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	INSULATOR FOR ELETRICAL WIRES	40.32
	136265	05/26/2017	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH FUND	6.63
	136279	05/26/2017	03458	PARAMOUNT COMMUNICATIONS INC	in	CABLE WORK AT FROST	949.16
	136281	05/26/2017	00329	PLATT ELECTRIC SUPPLY COMPANY	in	SEC FUSE KITS INSTALLED	395.83
	136285	05/26/2017	00957	RANCH & HOME INC	in	VACUUM/BAGS	111.83
	136293	05/26/2017	07555	SHERWIN-WILLIAMS COMPANY	in	PAINT & WIRE BRUSHES	89.74
	136300	05/26/2017	06135	TRAFFIC & PARKING CONTROL CO INC	in	MUTCD SIGN	85.91
	136307	05/26/2017	04764	UNITED PARCEL SERVICE	in	SHIPPING	5.21
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	763.65
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	4 - 8GB RAM SIMMS DESKINS	269.28
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SOFTWARE TOR SIGN SHOP SIGN PLOTTE	5,000.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2 DISPLAYPORT TO HDMI ADAPTERS, 2 10	73.36
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HOTEL - JOE SEET SPOKANE, WA 4-17 - 4-	225.98
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HOTEL - TRAINING IN SPOKANE, WA 4-17	225.98
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	USB BLUETOOTH ADAPTER DESKINS	14.05
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CABLES FOR SIGN PLOTTERS	113.99
Total amount by Department							\$ 10,803.41
360 MISCELLANEOUS REVENUES							
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	2.29
Total amount by Department							\$ 2.29
Total amount by Fund							\$ 19,304.66
102 ARTERIAL STREET FUND							
010 ARTERIAL STREET FUND							
	136302	05/26/2017	00172	TRI-CITY HERALD LEGALS - 450496	in	PUBLICATION	230.48
Total amount by Department							\$ 230.48
Total amount by Fund							\$ 230.48
103 URBAN ARTERIAL STREET FUND							
010 URBAN ARTERIAL DEPARTMENT							
	136224	05/26/2017	08310	EPIC LAND SOLUTIONS, INC	in	CONSULTANT AGREEMENT	2,609.21
	136244	05/26/2017	00529	INTERMOUNTAIN MATERIAL TESTING	in	TESTING SERVICES	811.50
	136244	05/26/2017	00529	INTERMOUNTAIN MATERIAL TESTING	in	TESTING SERVICES	213.50
	136244	05/26/2017	00529	INTERMOUNTAIN MATERIAL TESTING	in	TESTING SERVICES	1,903.50
	136299	05/26/2017	01288	STATEWIDE RENT-A-FENCE, INC.	in	FENCE RENTAL	515.86

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Total amount by Department					\$ 6,053.57
Total amount by Fund					\$ 6,053.57
106 BI-PIN OPERATIONS FUND					
010 BI-PIN OPERATIONS FUND					
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE in EXCISE TAX	0.95
Total amount by Department					\$ 0.95
Total amount by Fund					\$ 0.95
107 COMMUNITY DEVELOPMENT FUND					
030 CURRENT PROGRAM YEAR					
	136242	05/26/2017	00006	IMPREST PETTY CASH FUND in PETTY CASH FUND	71.88
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF in OFFICE SUPPLIES	21.17
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF in OFFICE SUPPLIES	3.25
Total amount by Department					\$ 96.30
Total amount by Fund					\$ 96.30
111 ASSET FORFEITURE FUND					
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE in EXCISE TAX	283.80
Total amount by Department					\$ 283.80
010 ASSET FORFEITURE FUND					
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE in EXCISE TAX	3.72
Total amount by Department					\$ 3.72
Total amount by Fund					\$ 287.52
117 CRIMINAL JUSTICE SALES TAX FUND					
010 CRIMINAL JUSTICE SALES TAX FUND					
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE in EXCISE TAX	169.59
Total amount by Department					\$ 169.59
Total amount by Fund					\$ 169.59
300 CAPITAL IMPROVEMENTS FUND					
010 STREET IMPROVEMENTS					
	136259	05/26/2017	03083	MACKAY SPOSITO INC in CONSULTANT AGREEMENT	222.00

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136259	05/26/2017	03083	MACKAY SPOSITO INC	in	CONSULTANT AGREEMENT	333.00
Total amount by Department						\$ 555.00
020 LAND AND FACILITIES						
136193	05/26/2017	00084	BENTON PUD NO. 1	in	ELECTRICITY	102.92
136291	05/26/2017	00817	SENSKE LAWN & TREE CARE INC	in	CONTRACT P1702-17	2,937.63
136291	05/26/2017	00817	SENSKE LAWN & TREE CARE INC	in	TREE REMOVAL	537.57
136291	05/26/2017	00817	SENSKE LAWN & TREE CARE INC	in	STUMP REMOVAL	211.77
136297	05/26/2017	08883	SPECIALTY ENVIRONMENTAL GROUP SP	in	HAZ MAT MITIGATION	5,174.82
Total amount by Department						\$ 8,964.71
040 PARK RESERVE						
136188	05/26/2017	06553	BASIN SOD INC	in	SOD-SUNSET PARK FITNESS STN	434.96
136188	05/26/2017	06553	BASIN SOD INC	in	SOD FOR SUNSET PK	7.80
136188	05/26/2017	06553	BASIN SOD INC	in	PALLET RETURN	-44.00
Total amount by Department						\$ 398.76
900 CAPITAL PURCHASES						
136215	05/26/2017	06375	COMPUNET INC	in	KPD & C.H. DOOR BUTTONS	237.81
136215	05/26/2017	06375	COMPUNET INC	in	ADDITIONAL CAMERA	469.68
136215	05/26/2017	06375	COMPUNET INC	in	CAMERA	341.21
136317	05/26/2017	05985	WAT INC	in	COMPUTER HARDWARE	9,248.44
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SOLARWINDS NETWORK PERFORMANCE	2,190.00
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SIGNS "VIDEO SURVEILLANCE IN USE"	64.50
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	EMPLOYEE ID BADGE BACKGROUND	269.65
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	4 - 10GB SFP'S FOR DATA DOMAIN PROJE	208.00
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FIBER PATCH CABLES FOR DATA DOMAIN	50.03
Total amount by Department						\$ 13,079.32
Total amount by Fund						\$ 22,997.79
401 WATER AND SEWER FUND						
136241	05/26/2017	00013	HD SUPPLY WATERWORKS, LTD	in	2" ANGLE BALL METER	1,034.44
Total amount by Department						\$ 1,034.44
010 WATER/SEWER OPERATIONS						
136177	05/26/2017	04327	ADVANCED ANALYTICAL SOLUTIONS LI	in	PERFORMANCE SAMPLE	59.00
136180	05/26/2017	05911	AMERICAN BUILDING MAINTENANCE	in	JANITORIAL SVC	564.41
136182	05/26/2017	00799	APEX CONTRACTING	in	PATCHING ASPHALT	1,275.00

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136182	05/26/2017	00799	APEX CONTRACTING	in	ASPHALT ON BEECH ST	1,275.00
136187	05/26/2017	00214	BASIN DEPARTMENT STORE	in	RUBBER BOOTS	18.45
136189	05/26/2017	04052	BATTERIES PLUS	in	BATTERIES	10.62
136191	05/26/2017	08246	BEAVER BARK & ROCK PRODUCTS	in	CONCRETE FOR SIDEWALK	177.95
136193	05/26/2017	00084	BENTON PUD NO. 1	in	ELECTRICITY	2,819.94
136193	05/26/2017	00084	BENTON PUD NO. 1	in	ELECTRICITY	26.68
136200	05/26/2017	00751	C H DIAGNOSTIC & CONSULTING SERVIC	in	LT 2 SAMPLES	750.00
136200	05/26/2017	00751	C H DIAGNOSTIC & CONSULTING SERVIC	in	LT2 SAMPLES	750.00
136200	05/26/2017	00751	C H DIAGNOSTIC & CONSULTING SERVIC	in	RC5 SPORE SAMPLES	170.00
136200	05/26/2017	00751	C H DIAGNOSTIC & CONSULTING SERVIC	in	RC5 SPORE SAMPLES	190.00
136203	05/26/2017	00083	CASCADE NATURAL GAS	in	GAS SERVICE	648.56
136206	05/26/2017	05050	CENTRAL HOSE & FITTINGS INC	in	PRV REPAIR PARTS	30.32
136206	05/26/2017	05050	CENTRAL HOSE & FITTINGS INC	in	PARTS RETURNED	-106.58
136206	05/26/2017	05050	CENTRAL HOSE & FITTINGS INC	in	RETURNED PARTS	-58.73
136206	05/26/2017	05050	CENTRAL HOSE & FITTINGS INC	in	TUBING FOR TURBITY METER	49.96
136207	05/26/2017	07002	CENTRAL WASHINGTON ASPHALT INC	in	WATER MAIN REPAIR	569.85
136210	05/26/2017	01310	COLEMAN OIL COMPANY	in	OIL PUMP	50.72
136210	05/26/2017	01310	COLEMAN OIL COMPANY	in	OIL FOR FLOCCULATORS	267.46
136213	05/26/2017	06389	COLUMBIA ELECTRIC SUPPLY	in	LED LIGHTING	108.11
136217	05/26/2017	04853	CONNELL OIL INC DBA 76 DISTRIBUTINC	in	OIL FOR CLARIFIERS	272.36
136226	05/26/2017	06964	EVOQUA WATER TECHNOLOGIES LLC	in	MEMBRANE FILTER RACK BRACKETS	1,086.00
136231	05/26/2017	05471	FRONTIER COMMUNICATIONS NW INC	in	TELEPHONE SVC	109.41
136238	05/26/2017	07234	GROUNDWATER SOLUTIONS INC DBA GS	in	CONSULTANT AGREEMENT	10,421.96
136239	05/26/2017	00865	H D FOWLER COMPANY INC	in	PUMPS FOR COL. PARK BOAT LAUNCH	3,115.06
136239	05/26/2017	00865	H D FOWLER COMPANY INC	in	METER BOX REPLACEMENT	246.44
136240	05/26/2017	01482	HACH COMPANY	in	LAB SUPPLIES	133.24
136241	05/26/2017	00013	HD SUPPLY WATERWORKS, LTD	in	FIRE HYDRANT REPAIR PARTS	313.29
136248	05/26/2017	04713	J-U-B ENGINEERS INC	in	CONSULTANT AGREEMENT	3,948.37
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	LIGHTING WIRE	53.03
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	BACK FLOW-LESLIE LIFT STATIONS	64.73
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	LIGHT SWITCH COVERS	18.31
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	SAW AND BLADE	27.22
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	LIGHTING UPGRADE	36.34
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	PART RETURN	-4.71
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR	25.36
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	WIRE NUTS FOR LIGHTING UPGRADE	22.19
136258	05/26/2017	03154	M & M BOLT COMPANY, LLC	in	BOLTS FOR BOOSTER STATIONS	4.59

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136258	05/26/2017	03154	M & M BOLT COMPANY, LLC	in	BOLTS FOR PUMP	17.85
136263	05/26/2017	05112	MOON SECURITY SERVICES, INC	in	WFP-FIRE MONITORING	38.00
136265	05/26/2017	03962	MUNICIPAL SVCS PETTY CASH	in	PETTY CASH FUND	23.50
136266	05/26/2017	01290	N C L OF WISCONSIN, INC.	in	LAB SUPPLIES	276.22
136266	05/26/2017	01290	N C L OF WISCONSIN, INC.	in	LAB SUPPLIES	162.36
136273	05/26/2017	06196	NSI SOLUTIONS INC	in	LAB SUPPLIES	196.00
136280	05/26/2017	01040	PARAMOUNT SUPPLY COMPANY	in	PVC FITTINGS	1.76
136280	05/26/2017	01040	PARAMOUNT SUPPLY COMPANY	in	AIR FILTERS	65.16
136304	05/26/2017	09405	TRUCK PRO LLC SIX STATES	in	LED MINI LIGHTBAR	279.94
136306	05/26/2017	00017	TWIN CITY METALS INC	in	METAL FOR TOOL RACK	67.51
136306	05/26/2017	00017	TWIN CITY METALS INC	in	METAL FOR TOOL RACK	81.45
136307	05/26/2017	04764	UNITED PARCEL SERVICE	in	SHIPPING	6.95
136308	05/26/2017	03564	US LINEN AND UNIFORM	in	LINEN SERVICE	120.68
136309	05/26/2017	03881	UTILITIES UNDERGROUND LOCATION CI	in	UTILITY LOCATES	426.99
T 300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	56,865.80
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CREDIT FOR RETURNED SOLAR PANEL CI	-86.87
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PCI NETWORK ADAPTER - WATER PLANT	20.00
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TOOL BOX FOR PRV PARTS	52.63
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CREDIT FOR RETURN OF 2 LAPTOPS - E65	-2,975.84
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CREDIT FOR RETURNED LAPTOP - E6540 -	-1,677.27
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REFUND FOR RETURNED DEFECTIVE COI	-29.17
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SMALL FOLDING TABLE & CHAIR FOR PR	60.78
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CREDIT FOR RETURNED KEYPAD FOR IN	-37.14
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STAKES FOR TAPPING TEAM	10.82
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CAR RENTAL FOR VACTOR REPAIR	53.77
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REPLACEMENT BATTERIES FOR CORDLE	171.58
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SOD FOR HYDRANT REPAIRS	16.29
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	KEYPAD FOR INTRUSION ALARMS AT RES	36.93
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DELL 7040 DESKTOP FOR WATER - BOB BI	1,237.84
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DELL LATITUDE E5570 - BOB BEPPLE/WAS	2,055.73
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REPLACEMENT COMPUTER LAPTOP CAR	32.88
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SOLAR PANEL CHARGER	86.87
Total amount by Department						\$ 87,199.91
030 SEWER AREA CHARGE						
136192	05/26/2017	00093	BENTON FRANKLIN DISTRICT HEALTH	in	BIOSOLIDS SAMPLING	177.00
136322	05/26/2017	06382	XYLEM WATER SOLUTIONS USA INC	in	PUMP RENTAL RETURN	868.80

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Total amount by Department					\$ 1,045.80
Total amount by Fund					\$ 89,280.15
402 MEDICAL SERVICES FUND					
010 MEDICAL SERVICES					
136181	05/26/2017	05681	AMERIGAS PROPANE LP	in PROPANE - STATION 4	13.03
136184	05/26/2017	07618	ARROW INTERNATIONAL	in IV SUPPLIES	1,694.73
136197	05/26/2017	05823	BLUMENTHAL UNIFORM & EQUIPMENT	in SOFTSHELL CORE JACKET	48.61
136198	05/26/2017	03495	BOUND TREE MEDICAL LLC	in GENERAL MEDICAL SUPPLIES	111.07
136198	05/26/2017	03495	BOUND TREE MEDICAL LLC	in IV SUPPLIES	431.58
136198	05/26/2017	03495	BOUND TREE MEDICAL LLC	in IV & GENERAL MEDICAL SUPPLIES	246.21
136198	05/26/2017	03495	BOUND TREE MEDICAL LLC	in MEDICATION	91.44
136199	05/26/2017	00026	BUDGET PRINT CENTER INC	in BENEFITS FORMS	314.03
136201	05/26/2017	07715	CARDINAL HEALTH 411, INC	in MEDICATION	15.42
136201	05/26/2017	07715	CARDINAL HEALTH 411, INC	in MEDICATION	464.67
136201	05/26/2017	07715	CARDINAL HEALTH 411, INC	in MEDICATION	34.59
136201	05/26/2017	07715	CARDINAL HEALTH 411, INC	in MEDICATION	122.10
136201	05/26/2017	07715	CARDINAL HEALTH 411, INC	in MEDICATION	133.99
136201	05/26/2017	07715	CARDINAL HEALTH 411, INC	in MEDICATION	40.62
136211	05/26/2017	00695	COLUMBIA BASIN COLLEGE	in SPRING 2017 ALS/OTEP CLASSES	84.00
136257	05/26/2017	08868	LIFE-ASSIST	in IV & GENERAL MEDICAL SUPPLIES	503.69
136257	05/26/2017	08868	LIFE-ASSIST	in GENERAL MEDICAL SUPPLIES	13.21
136277	05/26/2017	00917	OXARC, INC.	in OXYGEN	94.93
136277	05/26/2017	00917	OXARC, INC.	in OXYGEN	59.33
136285	05/26/2017	00957	RANCH & HOME INC	in PROPANE - STATION 3	2.50
T 300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in EXCISE TAX	7,330.26
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STATION OPERATING SUPPLIES: CLOROX	44.14
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in HIPAA TRAINING DVD	275.00
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STATION OPERATING SUPPLIES: BRIGHTC	90.76
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in IMPACT PLASTIC SPRAY BOTTLES W/TRIC	2.57
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in EMS SUPPLY. EMS VELCRO (1 YRD) ROLL	37.16
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STATION OPERATING SUPPLIES: ANTI-SLI	132.48
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FIREFDND FR SS SHIRTS (QTY.4); SIZES L/	95.04
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STATION BOOTS - BRIAN COLE	112.39
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STATION OPERATING SUPPLIES & OFFICE	94.46
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STATION OPERATING SUPPLIES: COTTON	24.60
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in STATION OPERATING SUPPLIES: AA-BATT	153.58

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T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: BRIGHTC	8.95
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES & BOTTLI	199.16
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: JET-DRY	6.73
Total amount by Department							\$ 13,127.03
Total amount by Fund							\$ 13,127.03

403 BUILDING SAFETY FUND**010 BUILDING SAFETY**

T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	51.60
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REYNA - LODGING, 2017 WSAPT SPRING I	202.74
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FUHER - DYMO LABEL MANAGER WIREL	97.73
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FUHER - DYMO LABEL MANAGER WIREL	12.35
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REYNA - REGISTRATION FEE WSAPT	150.00
T	300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FUHER - SINGLE POCKET FILE	42.03
Total amount by Department							\$ 556.45
Total amount by Fund							\$ 556.45

405 STORMWATER UTILITY FUND**010 STORMWATER**

	136176	05/26/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	122.00
	136230	05/26/2017	05736	FCS GROUP	in	CONSULTANT AGREEMENT	3,646.25
	136230	05/26/2017	05736	FCS GROUP	in	CONSULTANT AGREEMENT	1,146.25
	136237	05/26/2017	08407	GRAY AND OSBORNE INC	in	CONSULTANT AGREEMENT	879.06
	136244	05/26/2017	00529	INTERMOUNTAIN MATERIAL TESTING	in	TESTING SERVICES	686.50
	136285	05/26/2017	00957	RANCH & HOME INC	in	VAC CON SUPPLIES	40.15
	136296	05/26/2017	05320	SOLID WASTE SYSTEMS INC	in	PARTS FOR VAC CON	435.54
	136296	05/26/2017	05320	SOLID WASTE SYSTEMS INC	in	TIGER TAIL FOR VAC CON	134.00
T	300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	1,607.70
Total amount by Department							\$ 8,697.45
Total amount by Fund							\$ 8,697.45

501 EQUIPMENT RENTAL FUND

	136189	05/26/2017	04052	BATTERIES PLUS	in	BATTERY - SL131AGM	412.66
	136205	05/26/2017	05061	CEDAR RAPIDS TIRE CO	in	TIRES - 29-14.00-15 ULTRA TRAC	302.06
	136214	05/26/2017	08852	COMMERCIAL TIRE	in	TIRE - FIRESTONE	2,225.02

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136219	05/26/2017	07868	CORWIN FORD - TRI CITIES	in	INVENTORY	96.77
136219	05/26/2017	07868	CORWIN FORD - TRI CITIES	in	BRAKE PAD	57.88
136267	05/26/2017	08875	NAPA PASCO AUTO PARTS	in	INVENTORY	83.52
136267	05/26/2017	08875	NAPA PASCO AUTO PARTS	in	INVENTORY-FLEET	109.15
Total amount by Department						\$ 3,287.06
010 EQUIPMENT RENTAL						
136178	05/26/2017	02504	AFFORDABLE WINDSHIELDS & MORE IN	in	WINDOW SHADING VEH. 7129	244.35
136190	05/26/2017	03707	BAXTER AUTO PARTS	in	XTREME VISION-VEH. 2105	63.19
136190	05/26/2017	03707	BAXTER AUTO PARTS	in	STARTER-VEH. 0500	156.55
136202	05/26/2017	03527	CASADAY BEE-LINE SERVICE & TOWING	in	WHEEL ALIGNMENT-VEH. 7360	61.40
136203	05/26/2017	00083	CASCADE NATURAL GAS	in	GAS SERVICE	13.99
136205	05/26/2017	05061	CEDAR RAPIDS TIRE CO	in	TURF SAVER TIRE-VEH. 0381	33.06
136210	05/26/2017	01310	COLEMAN OIL COMPANY	in	DIESE-COLUMBIA PARK MOWERS	512.16
136210	05/26/2017	01310	COLEMAN OIL COMPANY	in	COLUMBIA PARK MOWER FUEL	576.50
136210	05/26/2017	01310	COLEMAN OIL COMPANY	in	FLEETWIDE FUEL ACCT #0870469	17,152.79
136214	05/26/2017	08852	COMMERCIAL TIRE	in	TIRES-VEH. 0150	1,684.41
136214	05/26/2017	08852	COMMERCIAL TIRE	in	FLAT REPAIR FOR VEH. 0045	36.92
136214	05/26/2017	08852	COMMERCIAL TIRE	in	FLAT REPAIR-VEH. 0401	56.46
136214	05/26/2017	08852	COMMERCIAL TIRE	in	FLAT REPAIR-VEHICLE 0094	150.41
136219	05/26/2017	07868	CORWIN FORD - TRI CITIES	in	2017 FORD ESCAPE	20,406.85
136219	05/26/2017	07868	CORWIN FORD - TRI CITIES	in	FUEL PUMP RELAY-VEH. 7357	53.80
136219	05/26/2017	07868	CORWIN FORD - TRI CITIES	in	WIRING ASSEMBLY-VEH. 3002	148.89
136219	05/26/2017	07868	CORWIN FORD - TRI CITIES	in	TPMS KIT-VEH. 2310	78.21
136219	05/26/2017	07868	CORWIN FORD - TRI CITIES	in	TUBE ASSEMBLY-VEH 7371	70.69
136219	05/26/2017	07868	CORWIN FORD - TRI CITIES	in	ROTORS-VEH. 7371	126.93
136219	05/26/2017	07868	CORWIN FORD - TRI CITIES	in	CREDIT-VEH. 3002	-212.56
136247	05/26/2017	03363	JIM'S PACIFIC GARAGES INC	in	TIRE PRESSURE REPEATERS	327.41
136256	05/26/2017	06819	LIFE LINE EMERGENCY VEHICLE INC	in	BLOWER MOTOR-VEH 2004	175.76
136256	05/26/2017	06819	LIFE LINE EMERGENCY VEHICLE INC	in	SWITCH-VEHICLE 2105	25.57
136264	05/26/2017	06624	MOUNT'S LOCK, KEY & ENGRAVING INC	in	KEYS FOR FLEET	13.85
136267	05/26/2017	08875	NAPA PASCO AUTO PARTS	in	LENS FOR VEH.W076	3.93
136267	05/26/2017	08875	NAPA PASCO AUTO PARTS	in	LENS FOR FLEET (RETURNED)	1.97
136267	05/26/2017	08875	NAPA PASCO AUTO PARTS	in	LENS FOR FLEET (CREDIT)	-1.97
136267	05/26/2017	08875	NAPA PASCO AUTO PARTS	in	HYDRAULIC FILTER-VEH. 0155	18.70
136267	05/26/2017	08875	NAPA PASCO AUTO PARTS	in	BELT FOR VEH. 2003	39.17
136267	05/26/2017	08875	NAPA PASCO AUTO PARTS	in	WINDSHIELD FLUID/SUPPLIES-FLEET	32.40
136267	05/26/2017	08875	NAPA PASCO AUTO PARTS	in	COMBO SWITCH-VEH. 0152	101.71

City of Kennewick

Claims Roster

5/13/2017 - 5/26/2017

Accounting Period

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Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
136267	05/26/2017	08875	NAPA PASCO AUTO PARTS	in	BELT-VEH. 0223	37.29
136267	05/26/2017	08875	NAPA PASCO AUTO PARTS	in	CORE DEPOST RETURN	-19.55
136267	05/26/2017	08875	NAPA PASCO AUTO PARTS	in	ROTORS FOR VEH. 7367	164.40
136267	05/26/2017	08875	NAPA PASCO AUTO PARTS	in	BULBS FOR FLEET	14.01
136267	05/26/2017	08875	NAPA PASCO AUTO PARTS	in	ANTIFREEZE FOR SHOP	19.48
136267	05/26/2017	08875	NAPA PASCO AUTO PARTS	in	OIL FILTER-VEHICLE 3736	5.42
136275	05/26/2017	04217	O'REILLY AUTO PARTS	in	CAPSULE-VEH. 7338	9.76
136275	05/26/2017	04217	O'REILLY AUTO PARTS	in	FLASHER-VEH. 0152	16.50
136275	05/26/2017	04217	O'REILLY AUTO PARTS	in	PART-VEH. 0500	19.56
136277	05/26/2017	00917	OXARC, INC.	in	FIRE EXTINGUISHER MAINT-FLEET	43.66
136288	05/26/2017	03691	RMT EQUIPMENT	in	MOTOR SHAFT SEAL KIT-VEH 0393	146.97
136289	05/26/2017	00294	ROCK-IT RADIO	in	SOUND SYS INSTALL-VEH. 0049	244.35
136290	05/26/2017	06603	ROWAND MACHINERY COMPANY	in	OIL FILTERS-VEH 0094	146.25
136304	05/26/2017	09405	TRUCK PRO LLC SIX STATES	in	GLADHAND FOR VEH. 0150	8.76
136304	05/26/2017	09405	TRUCK PRO LLC SIX STATES	in	TWIN COMPRESSOR-VEH 2206	635.93
136308	05/26/2017	03564	US LINEN AND UNIFORM	in	LINEN SERVICE	112.89
136322	05/26/2017	06382	XYLEM WATER SOLUTIONS USA INC	in	TRLR MNTD DEBRIS PUMP	55,148.17
T 300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	196.86
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CARD PROCESSING FEE FOR LICENSE AN	3.00
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	LICENSE AND REGISTRATION FOR VEHIC	95.50
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	LICENSE & REGISTRATION SERVICE FEE I	2.00
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	LICENSE & REGISTRATION FOR VEHICLE	47.75
Total amount by Department						\$ 99,252.46
Total amount by Fund						\$ 102,539.52
502 CENTRAL STORES FUND						
136212	05/26/2017	00175	COLUMBIA BASIN PAPER & SUPPLY	in	SEAT COVERS - TOILET SHIELD	345.35
136235	05/26/2017	01775	GRAINGER	in	SIMPLE GREEN DISINFECTANT	853.96
136235	05/26/2017	01775	GRAINGER	in	MOP HEADS	38.06
136235	05/26/2017	01775	GRAINGER	in	SHOVELS	192.81
136250	05/26/2017	00078	KENNEWICK INDUSTRIAL & ELEC	in	VALVE BALL - 2" BRASS	111.10
136298	05/26/2017	02536	STAPLES BUSINESS ADVANTAGE STAPLE	in	TISSUE - BATH	1,672.82
136305	05/26/2017	04283	TURF STAR INC	in	CONVERSION ASSY	903.82
T 300291	05/26/2017	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	16.76
Total amount by Department						\$ 4,134.68

City of Kennewick

Claims Roster

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Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
010 CENTRAL STORES						
136174	05/26/2017	01526	ABADAN	in	COPIER MAINTENANCE	685.42
136174	05/26/2017	01526	ABADAN	in	KIP 860 WIDE FORMATS	294.33
136174	05/26/2017	01526	ABADAN	in	COPIER MAINT - CITY ATTORNEY	66.08
136174	05/26/2017	01526	ABADAN	in	BIZHUB C3110 STATION 5	67.44
136174	05/26/2017	01526	ABADAN	in	COPIER MAINTENANCE	147.28
136235	05/26/2017	01775	GRAINGER	in	SQUEEGEE HANDLES	25.22
136254	05/26/2017	06743	LEAF CAPITAL FUNDING LLC	in	COPIERS FIN C458 & KPD 654E	373.58
136254	05/26/2017	06743	LEAF CAPITAL FUNDING LLC	in	COPIER RENTAL - CITY HALL	207.29
136254	05/26/2017	06743	LEAF CAPITAL FUNDING LLC	in	COPIER RENTAL - CITY ATTORNEY	166.17
136321	05/26/2017	06353	XEROX CORPORATION	in	W7855PT POLICE ADMIN COPIER	421.18
Total amount by Department						\$ 2,453.99
Total amount by Fund						\$ 6,588.67
503 RISK MANAGEMENT FUND						
010 RISK MANAGEMENT						
136242	05/26/2017	00006	IMPREST PETTY CASH FUND	in	PETTY CASH FUND	47.04
136245	05/26/2017	01205	JACK'S SUPERIOR AUTO BODY,LLC	in	REPAIR KPD #7365	1,055.78
136245	05/26/2017	01205	JACK'S SUPERIOR AUTO BODY,LLC	in	REPAIR-KPD 7789	1,454.13
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SAFETY OFFICE SUPPLIES	15.18
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CONFERENCE REGISTRATION - D LEMIEU	99.00
Total amount by Department						\$ 2,671.13
Total amount by Fund						\$ 2,671.13
611 FIREMEN'S PENSION FUND						
010 FIREMEN'S PENSION						
136176	05/26/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	875.16
136194	05/26/2017	04065	BERNA LETA	in	LEOFF 1 PENSION	282.48
136209	05/26/2017	00127	CLEAVENGER, BUDDY L	in	LEOFF 1 PENSION	772.52
136216	05/26/2017	00128	COMSTOCK, WILLIAM J	in	LEOFF 1 PENSION	620.41
136221	05/26/2017	00121	DEINES, JAMES I	in	LEOFF 1 PENSION	2,823.55
136222	05/26/2017	05685	ECKERT NANCY	in	LEOFF 1 PENSION	1,259.97
136236	05/26/2017	00122	GRAVES MARJORIE	in	LEOFF 1 PENSION	2,581.62
136283	05/26/2017	06700	PURDY PAULA	in	LEOFF 1 PENSION	804.41
136286	05/26/2017	00145	REMUS, LARRY J	in	LEOFF 1 PENSION	740.69
136292	05/26/2017	00148	SHAW, LEONARD	in	LEOFF 1 PENSION	525.24

City of Kennewick

Claims Roster

5/13/2017 - 5/26/2017

Accounting Period

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Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
136294	05/26/2017	00150	SLEATER, LARRY L	in	LEOFF 1 PENSION	1,188.23
136310	05/26/2017	00152	VICKERMAN THOMAS	in	LEOFF 1 PENSION	385.45
136320	05/26/2017	00154	WILLEBY, DONALD R	in	LEOFF 1 PENSION	593.53
Total amount by Department						\$ 13,453.26
Total amount by Fund						\$ 13,453.26
612 OPEB TRUST FUND						
010 OPEB TRUST FUND						
136135	05/16/2017	00050	MACE, BILL	in	MEDICARE PART B	104.90
136136	05/16/2017	00050	MACE, BILL	in	MEDICARE PART B	104.90
136176	05/26/2017	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	875.16
Total amount by Department						\$ 1,084.96
Total amount by Fund						\$ 1,084.96
642 METRO DRUG FORFEITURE FUND						
010 NONE						
136231	05/26/2017	05471	FRONTIER COMMUNICATIONS NW INC	in	TELEPHONE SVC	158.93
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MONTHLY SERVICE FEE	15.99
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE SUPPLIES	120.96
T 300292	05/23/2017	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE SUPPLIES	10.72
Total amount by Department						\$ 306.60
Total amount by Fund						\$ 306.60

City of Kennewick

Claims Roster

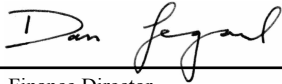
5/13/2017 - 5/26/2017

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
Grand Total:					<u><u>\$ 438,698.91</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 136135 through 136323	\$ 333,944.52
Wire transfer number 300290	217.00
Wire transfer number 300291	70,390.09
Wire transfer number 300292	34,147.30

Total	<u><u>\$ 438,698.91</u></u>
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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.(3)	Council Date	06/06/2017
Agenda Item Type	General Business Item		
Subject	Columbia Park Golf Course Account		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

Consent Agenda	☒
Ordinance/Reso	☐
Public Mtg / Hrg	☐
Other	☐
Quasi-Judicial	☐

Recommendation

That Council approve the Claims Roster for the Columbia Park Golf Course Account for April 2017.

Motion for Consideration

I move to approve the Claims Roster for the Columbia Park Golf Course Account for April 2017 in the amount of \$45,722.08, comprised of check numbers 199-202, 2326-2336 in the amount of \$38,465.69 and electronic transfers in the amount of \$7,256.39.

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 \$45,722.08.

Through

Denise Winters
May 23, 12:48:04 GMT-0700 2017

Dept Head Approval

Dan Legard
May 31, 08:18:57 GMT-0700 2017

City Mgr Approval

Marie Mosley
Jun 01, 20:25:40 GMT-0700 2017

Attachments: Roster

☐ Recording
Required?

COLUMBIA PARK GOLF COURSE FUND
CHECK REGISTER
APRIL 2017

Check Number	Vendor Check Name	Check Date	Amount	Type
2326	WILLIAMS SCOTSMAN	4/7/2017	\$485.16	Check
2327	QUEST DIAGNOSTICS	4/14/2017	31.95	Check
2328	TREASURE VALLEY COFFEE	4/14/2017	37.71	Check
2329	YELP	4/14/2017	34.00	Check
*2330	MANUAL PAY CHECK	4/18/2017	Void	Check
2331	LEE ANN MARCOTTE	4/18/2017	1,044.71	Check
2332	DEPARTMENT OF REVENUE	4/21/2017	34,624.00	Check
2333	DEPARTMENT OF REVENUE	4/21/2017	83.78	Check
2334	CAPITAL INSURANCE GROUP	4/28/2017	926.85	Check
2335	WILLIAMS SCOTSMAN	4/28/2017	474.38	Check
2336	COLUMBIA POINT GOLF COURSE	4/28/2017	422.00	Check
199	KING BEVERAGE	4/6/2017	50.74	Check
200	KING BEVERAGE	4/13/2017	76.11	Check
201	KING BEVERAGE	4/20/2017	86.53	Check
202	KING BEVERAGE	4/27/2017	87.77	Check
ADP LLC	ADP, LLC	4/28/2017	95.03	EFT
ADP TOTAL SOURCE	ADP TOTAL SOURCE (AUTOPAY)	4/1/2017	2,856.62	EFT
87247	WESTERN EQUIPMENT DIST INC.	4/5/2017	0.14	EFT
87263	PEPSI COLA BOTTLING CO.	4/5/2017	64.37	EFT
87263	PEPSI COLA BOTTLING CO.	4/5/2017	9.00	EFT
87263	PEPSI COLA BOTTLING CO.	4/5/2017	9.44	EFT
88898	1-2-1 MARKETING	4/13/2017	447.00	EFT
90827	CENTRAL VENDING-PASCO	4/19/2017	34.55	EFT
90828	COLEMAN OIL COMPANY	4/19/2017	221.20	EFT
90829	ECS NORTHWEST LLC	4/19/2017	417.02	EFT
90835	US LINEN & UNIFORM	4/19/2017	38.01	EFT
90861	PEPSI COLA BOTTLING CO.	4/19/2017	25.75	EFT
90861	PEPSI COLA BOTTLING CO.	4/19/2017	10.88	EFT
90861	PEPSI COLA BOTTLING CO.	4/19/2017	20.75	EFT
90861	PEPSI COLA BOTTLING CO.	4/19/2017	24.77	EFT
90861	PEPSI COLA BOTTLING CO.	4/19/2017	81.05	EFT
90861	PEPSI COLA BOTTLING CO.	4/19/2017	17.89	EFT
90871	FRONTIER COMMUNICATIONS	4/19/2017	266.21	EFT
90895	BLUE ROOM	4/19/2017	319.00	EFT
93449	R&R PRODUCTS INC	4/28/2017	275.75	EFT
93449	R&R PRODUCTS INC	4/28/2017	162.36	EFT
93449	R&R PRODUCTS INC	4/28/2017	132.93	EFT
93449	R&R PRODUCTS INC	4/28/2017	244.39	EFT
93530	DESERT GREEN TURF	4/28/2017	745.17	EFT
93540	SIMPLOT PARTNERS	4/28/2017	589.69	EFT
93544	US LINEN & UNIFORM	4/28/2017	38.01	EFT
93602	PEPSI COLA BOTTLING CO.	4/28/2017	62.20	EFT
93602	PEPSI COLA BOTTLING CO.	4/28/2017	47.21	EFT
			<u>\$45,722.08</u>	

* Void Checks

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 199-202,2326-2336	\$	38,465.69
Electronic transfers		7,256.39
Total	<u>\$</u>	<u>45,722.08</u>

Exceptions:

Check	Vendor	Date	Amount	Debit	Credit
2326	WILLIAMS SCOTSMAN	4/7/2017	\$485.16		
	PAY	20005-000-244-00	Accounts Payable	\$	485.16
	PURCH	54450-080-244-00	Building Rent	\$ 485.16	
2327	QUEST DIAGNOSTICS	4/14/2017	\$31.95		
	PAY	20005-000-244-00	Accounts Payable	\$	31.95
	PURCH	51800-080-244-00	Professional Services	\$ 31.95	
2328	TREASURE VALLEY COFFEE	4/14/2017	\$37.71		
	PAY	20005-000-244-00	Accounts Payable	\$	37.71
	PURCH	52400-080-244-00	Janitorial Supplies	\$ 37.71	
2329	YELP	4/14/2017	\$34.00		
	PAY	20005-000-244-00	Accounts Payable	\$	34.00
	PURCH	53100-080-244-00	Advertising & Marketing	\$ 34.00	
2331	LEE ANN MARCOTTE	4/18/2017	\$1,044.71		
	PAY	20005-000-244-00	Accounts Payable	\$	1,044.71
	PURCH	50000-000-244-00	Temporary Account	\$ 1,044.71	
2332	DEPARTMENT OF REVENUE	4/21/2017	\$34,624.00		
	PAY	20005-000-244-00	Accounts Payable	\$	34,624.00
	PURCH	92000-000-244-00	Misc Expense	\$ 34,624.00	
2333	DEPARTMENT OF REVENUE	4/21/2017	\$83.78		
	PAY	20005-000-244-00	Accounts Payable	\$	83.78
	PURCH	92000-000-244-00	Misc Expense	\$ 83.78	
2334	CAPITAL INSURANCE GROUP	4/28/2017	\$926.85		
	PAY	20005-000-244-00	Accounts Payable	\$	926.85
	PURCH	18400-000-244-00	Prepaid Gen Liab Ins	\$ 926.85	
2335	WILLIAMS SCOTSMAN	4/28/2017	\$474.38		
	PAY	20005-000-244-00	Accounts Payable	\$	474.38
	PURCH	54450-080-244-00	Building Rent	\$ 474.38	
2336	COLUMBIA POINT GOLF COURSE	4/28/2017	\$422.00		
	PAY	20005-000-244-00	Accounts Payable	\$	422.00
	PURCH	50100-060-244-00	Salaries	\$ 192.30	
	PURCH	50100-080-244-00	Salaries	\$ 192.30	
	PURCH	50200-060-244-00	Hourly Wages	\$ 37.40	
199	KING BEVERAGE	4/6/2017	\$50.74		
	PAY	20005-000-244-00	Accounts Payable		\$50.74
	PURCH	49300-070-244-00	COGS- Beer	\$50.74	
200	KING BEVERAGE	4/13/2017	\$76.11		
	PAY	20005-000-244-00	Accounts Payable		\$76.11
	PURCH	49300-070-244-00	COGS- Beer	\$76.11	
201	KING BEVERAGE	4/20/2017	\$86.53		
	PAY	20005-000-244-00	Accounts Payable		\$86.53
	PURCH	49300-070-244-00	COGS- Beer	\$86.53	
202	KING BEVERAGE	4/27/2017	\$87.77		
	PAY	20005-000-244-00	Accounts Payable		\$87.77
	PURCH	49300-070-244-00	COGS- Beer	\$87.77	
ADP LLC	ADP, LLC	4/28/2017	\$95.03		
	PAY	20005-000-244-00	Accounts Payable	\$	95.03
	PURCH	51900-080-244-00	Contract Services	\$ 95.03	
ADP TOTAL SOURCE	ADP TOTAL SOURCE (AUTOPAY)	4/1/2017	\$2,856.62		
	PAY	20005-000-244-00	Accounts Payable	\$	2,856.62
	PURCH	50800-050-244-00	Health Benefits	\$ 1,427.81	
	PURCH	50800-060-244-00	Health Benefits	\$ 1,428.81	
87247	WESTERN EQUIPMENT DIST INC.	4/5/2017	\$0.14		
	PAY	20006-000-244-00	Accounts Payable		\$0.14
	PURCH	58100-060-244-00	Equipment Parts	\$0.14	
87263	PEPSI COLA BOTTLING CO.	4/5/2017	\$64.37		
	PAY	20006-000-244-00	Accounts Payable	\$	64.37
	PURCH	49150-070-244-00	COGS- Packaged Food	\$ 12.46	
	PURCH	49200-070-244-00	COGS- Soft Beverage	\$ 57.00	
	PURCH	49200-070-244-00	COGS- Soft Beverage	\$	5.09
87263	PEPSI COLA BOTTLING CO.	4/5/2017	\$9.00		
	PAY	20006-000-244-00	Accounts Payable	\$	9.00
	PURCH	49150-070-244-00	COGS- Soft Beverage	\$ 9.00	

Check	Vendor	Date	Amount	Debit	Credit
87263	PEPSI COLA BOTTLING CO.	4/5/2017	\$9.44		
	PAY	20006-000-244-00	Accounts Payable	\$	9.44
	PURCH	49150-070-244-00	COGS- Packaged Food	\$ 9.44	
88898	1-2-1 MARKETING	4/13/2017	\$447.00		
	PAY	20006-000-244-00	Accounts Payable	\$	447.00
	PURCH	51900-050-244-00	Contract Services	\$ 447.00	
90827	CENTRAL VENDING-PASCO	4/19/2017	\$34.55		
	PAY	20006-000-244-00	Accounts Payable	\$	34.55
	PURCH	49200-070-244-00	COGS- Soft Beverage	\$ 34.55	
90828	COLEMAN OIL COMPANY	4/19/2017	\$221.20		
	PAY	20006-000-244-00	Accounts Payable	\$	221.20
	PURCH	58300-050-244-00	Fuel & Oil Golf	\$ 44.94	
	PURCH	58300-060-244-00	Fuel & Oil Maintenance	\$ 176.26	
90829	ECS NORTHWEST LLC	4/19/2017	\$417.02		
	PAY	20006-000-244-00	Accounts Payable	\$	417.02
	PURCH	59400-060-244-00	Irrigation Outside Repairs	\$ 417.02	
90835	US LINEN & UNIFORM	4/19/2017	\$38.01		
	PAY	20006-000-244-00	Accounts Payable	\$	38.01
	PURCH	51900-080-244-00	Contract Services	\$ 19.85	
	PURCH	51900-060-244-00	Contract Services	\$ 18.16	
90861	PEPSI COLA BOTTLING CO.	4/19/2017	\$25.75		
	PAY	20006-000-244-00	Accounts Payable	\$	25.75
	PURCH	49150-070-244-00	COGS- Packaged Food	\$ 25.75	
90861	PEPSI COLA BOTTLING CO.	4/19/2017	\$10.88		
	PAY	20006-000-244-00	Accounts Payable	\$	10.88
	PURCH	49150-070-244-00	COGS- Packaged Food	\$ 10.88	
90861	PEPSI COLA BOTTLING CO.	4/19/2017	\$20.75		
	PAY	20006-000-244-00	Accounts Payable	\$	20.75
	PURCH	49200-070-244-00	COGS- Soft Beverage	\$ 20.75	
90861	PEPSI COLA BOTTLING CO.	4/19/2017	\$24.77		
	PAY	20006-000-244-00	Accounts Payable	\$	24.77
	PURCH	49150-070-244-00	COGS- Packaged Food	\$ 24.77	
90861	PEPSI COLA BOTTLING CO.	4/19/2017	\$81.05		
	PAY	20006-000-244-00	Accounts Payable	\$	81.05
	PURCH	49200-070-244-00	COGS- Soft Beverage	\$ 81.05	
90861	PEPSI COLA BOTTLING CO.	4/19/2017	\$17.89		
	PAY	20006-000-244-00	Accounts Payable		\$17.89
	PURCH	49150-070-244-00	COGS- Packaged Food	\$17.89	
90871	FRONTIER COMMUNICATIONS	4/19/2017	\$266.21		
	PAY	20006-000-244-00	Accounts Payable	\$	266.21
	PURCH	52100-080-244-00	Telecommunications	\$ 266.21	
90895	BLUE ROOM	4/19/2017	\$319.00		
	PAY	20006-000-244-00	Accounts Payable	\$	319.00
	PURCH	52300-050-244-00	Garbage & Debris Removal	\$ 238.00	
	PURCH	52300-060-244-00	Garbage & Debris Removal	\$ 81.00	
93449	R&R PRODUCTS INC	4/28/2017	\$275.75		
	PAY	20006-000-244-00	Accounts Payable	\$	275.75
	PURCH	55850-060-244-00	Course Accessories Maint	\$ 137.87	
	PURCH	55850-050-244-00	Course Accessories Golf	\$ 137.88	
93449	R&R PRODUCTS INC	4/28/2017	\$162.36		
	PAY	20006-000-244-00	Accounts Payable	\$	162.36
	PURCH	55850-060-244-00	Course Accessories Maint	\$ 162.36	
93449	R&R PRODUCTS INC	4/28/2017	\$132.93		
	PAY	20006-000-244-00	Accounts Payable	\$	132.93
	PURCH	55850-060-244-00	Course Accessories Maint	\$ 132.93	
93449	R&R PRODUCTS INC	4/28/2017	\$244.39		
	PAY	20006-000-244-00	Accounts Payable	\$	244.39
	PURCH	55850-060-244-00	Course Accessories Maint	\$ 129.27	
	PURCH	55850-050-244-00	Course Accessories Golf	\$ 115.12	
93530	DESERT GREEN TURF	4/28/2017	\$745.17		
	PAY	20006-000-244-00	Accounts Payable	\$	745.17
	PURCH	56200-060-244-00	Materials- Sand (TD Greens)	\$ 745.17	

Check	Vendor	Date		Amount	Debit	Credit
93540	SIMPLOT PARTNERS	4/28/2017		\$589.69		
	PAY	20006-000-244-00	Accounts Payable		\$	589.69
	PURCH	57000-060-244-00	Chemicals- Fertilizer	\$	589.69	
93544	US LINEN & UNIFORM	4/28/2017		\$38.01		
	PAY	20006-000-244-00	Accounts Payable		\$	38.01
	PURCH	51900-080-244-00	Contract Services	\$	19.22	
	PURCH	51900-060-244-00	Contract Services	\$	18.79	
93602	PEPSI COLA BOTTLING CO.	4/28/2017		\$62.20		
	PAY	20006-000-244-00	Accounts Payable		\$	62.20
	PURCH	49200-070-244-00	COGS- Soft Beverage	\$	41.50	
	PURCH	51900-080-244-00	Contract Services	\$	20.70	
93602	PEPSI COLA BOTTLING CO.	4/28/2017		\$47.21		
	PAY	20006-000-244-00	Accounts Payable		\$	47.21
	PURCH	49150-070-244-00	COGS- Packaged Food	\$	47.21	

Council Agenda Coversheet



Agenda Item Number	3.c.	Council Date	06/06/2017
Agenda Item Type	General Business Item		
Subject	Payroll Roster (PPE 5/15/2017)		
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 for the period ended 5/15/2017, in the amount of \$2,308,135.95, comprised of check numbers 71149 through 71177 and direct deposit numbers 148749 through 149195.

Summary

None.

Alternatives

None.

Fiscal Impact

Total \$2,308,135.95.

Through

Phil Bleazard
May 18, 08:08:21 GMT-0700 2017

Dept Head Approval

Dan Legard
May 18, 08:12:38 GMT-0700 2017

City Mgr Approval

Marie Mosley
Jun 01, 20:26:40 GMT-0700 2017

Attachments: Roster

☐ Recording
Required?

June 6, 2017

All Departments:

May 15, 2017

ADMINISTRATIVE TEAM	2,920.50
CITY COUNCIL	3,621.00
CITY MANAGER	11,601.11
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT	36,347.85
EMPLOYEE & COMMUNITY RELATIONS	50,462.03
ENGINEERING	56,663.77
FACILITIES & GROUNDS	78,468.55
FINANCE	42,412.38
FIRE	215,121.20
LEGAL SERVICES	21,440.61
MANAGEMENT SERVICES	74,209.52
POLICE	401,370.79
Subtotal General Fund	994,639.31
STREETS	16,310.98
TRAFFIC	25,131.97
Subtotal Street Fund	41,442.95
BI-PIN	6,004.91
BUILDING SAFETY	35,543.22
COMMUNITY DEVELOPMENT	3,846.48
CRIMINAL JUSTICE	65,699.50
EQUIPMENT RENTAL	11,389.12
MEDICAL SERVICES	133,529.19
RISK MANAGEMENT	3,263.68
STORMWATER UTILITY	15,065.39
WATER & SEWER	126,631.52
Subtotal Other Funds	400,973.01
Total Salaries and Wages	1,437,055.27
<u>Benefits:</u>	
Dental Insurance	40,871.98
Industrial Insurance	27,616.15
Life Insurance	3,351.84
Long Term Disability Insurance	4,263.55
Medical Insurance	587,703.74
Medical Retirement Account	2,925.00
Retirement	113,183.49
Social Security (FICA)	83,726.31
Vision Insurance	7,438.62
Total Benefits	871,080.68
Grand Total	<u>\$2,308,135.95</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 \$2,308,135.95 comprised of check numbers 71149 through 71177 and direct deposit numbers 148749 through 149195.

Approved for payment:



Dan Legard, Finance Director

Council Agenda Coversheet 	Agenda Item Number	3.d.	Council Date	06/06/2017	Consent Agenda	☒	
	Agenda Item Type	Contract/Agreement/Lease				Ordinance/Reso	☐
	Subject	Steptoe/Hildebrand Phase 3A & 3B Interim				Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐	
	Project #	P1208-14	Permit #		Quasi-Judicial	☐	
	Department	Public Works					

Recommendation

Staff recommends that council accept the work of Premier Excavation, Inc. for Contract P1208-14, Steptoe Street Extension and Hildebrand Blvd. Extension Phase 3A and Steptoe Street Extension and Hildebrand Blvd. Extension Phase 3B Interim.

Motion for Consideration

I move to accept the work of Premier Excavation, Inc. for Contract P1208-14, Steptoe Street Extension and Hildebrand Blvd. Extension Phase 3A and Steptoe Street Extension and Hildebrand Blvd. Extension Phase 3B Interim, in the amount of \$6,614,158.16.

Summary

Original Contract	\$ 6,053,872.17
Change Orders	+ \$ 558,247.96
Quantity Changes	+ \$ 2,038.03
Total	\$ 6,614,158.16

The Steptoe Street Extension & Hildebrand Blvd. Extension Ph 3A project provided improvement to Steptoe, from 4th Ave. to a temporary connection at 10th Ave. South of Amon Wasteway to a four lane roadway with center left turn provisions & included a new roundabout at the intersection of 10th Ave. north of Amon Wasteway & improvements of 10th Ave. to Montana St.

The project had 11 change orders that resulted in 37 change order items for various additions & changes in project scope. Significant cost changes included the adding back of Ph 3B, Grp 3 into Sch. D & E after ROW acquisition, compensation to the contractor for lost production time due to changed conditions in the install of sewer & storm utility along the O&M road, landscape changes including basalt landscape rock, and preparation of the connection road from the new Clodfelter (15th Pl) to old Clodfelter in partnership with the KSD for the new Desert Hills Middle School opening prior to completion of Bob Olson.

Quantity changes included increased quantities in Ph 3A concrete driveway, curb & gutter removal, sidewalk asphalt ramp, flaggers & spotters, signs and gravel backfill for walls.

Alternatives

None recommended.

Fiscal Impact

103.010.595.30.63.47	\$ 3,575,809	103.010.595.30.63.15	\$ 1,651,316
401.010.594.34.65.05	\$ 352,578	401.010.594.35.65.04	\$ 1,034,455

Partially funded by Transportation Improvement Board Urban Corridor Program (UCP) \$ 3,129,000

Through	Bruce Beauchene May 30, 11:01:51 GMT-0700 2017	Attachments: Change Order Listing ☐ Recording Required?
Dept Head Approval	Cary Roe May 31, 07:51:04 GMT-0700 2017	
City Mgr Approval	Marie Mosley Jun 01, 20:29:14 GMT-0700 2017	

**P1208-14 - STEPTOE / HILDEBRAND PHASE 3A & 3B INTERIM
CHANGE ORDER LISTING**

SCH A 1-1	Repair of KID 8" Irrigation line behind the gravity block wall. To be reimbursed by KID.
SCH B 1-2	Labor and material to construct the pour-in-place manhole that replaced manhole HB1.
SCH A 1-3	Additional labor and material to construct manhole in sections and compact the gravity block wall as its being constructed.
SCH A 2-1	Digging of 1145 ft. of 4ft deep & 4 ft. wide trench for the new PUD Conduit and vaults. No bid item was included in the contract for PUD trenching
SCH A 2-2	Removal of basalt rock due to Hansen Park HOA change from basalt rock to sod/trees behind the gravity block retaining wall on E. side of Steptoe.
SCH A 2-3	Additional rock excavation not included in Schedule A due to uncovering of large boulders on 10th Ave.
SCH A 3-1	Grade prep for south concrete apron for the 1st box culvert
SCH D 3-2	Grade prep for the north and south concrete aprons for the 2nd box culvert
SCH A 3-3	Pouring of the south concrete apron for the 1st box culvert
SCH D 3-4	Pouring of the north and south concrete aprons for the 2nd box culvert
SCH D 4-1	Adding back Group 3 under Schedule D & Schedule E at current line item pricing.
SCH A 5-1	Cost increase to change the 5' sidewalk width to 6' when adjacent to the gravity block wall on Steptoe & on 10th Avenue
SCH A 5-2	Cost to lower the rim elevation by .5' on the pour-in-place sewer manhole MH-HB1 due to revisions of the Steptoe/4th Avenue intersection grades.
SCH A 5-3	Cost to contractor to knock down the vertical edge and blend in to the surrounding ground at 10th Avenue at the SE corner of the Steptoe/10th intersection
SCH A 5-4	Installation of 5/8" top rock behind the sidewalk to restore Pro-Tint's property located at 616 S. Clodfelter to its previous state.
SCH A 6-1	Material Cost for Chevron Signs Installed @ Roundabout
SCH A 6-2	Striping both plastic (inlay) and paint line required on the project but not included in bid items.
SCH A 6-3	Buy back of street light pole that was deleted
SCH E 7-1	Compensation for lost production time due to changes in condition during installation of sewer utility along O&M road.
SCH D 7-2	Compensation for lost production time due to changes in condition during installation of storm utility along O&M road.
SCH A 8-1	Removal and haul of weeds behind retaining wall in preparation to install rock, trees & irrigation
SCH A 8-2	Provide and install thirteen (13) October Glory 2" caliper Red Maples, including root barrier, tree stakes & three way soil blend.
SCH A 8-3	Provide and install irrigation system blubbers for trees.
SCH A 8-4	Provide and spread 4" depth of basalt landscape rock 2"-4" diameter behind retaining wall to cover the surveyed area of approx. 1,015 SY
SCH A 9-1	Excavation, Haul, Prep & Installation of Concrete pads (footings) required within the roundabout for the planned artwork to be installed.
SCH D 9-2	Additional clearing & grubbing in association with the intersection changes that were proposed where "new" Clodfelter & Hildebrand come together
SCH D 9-3	Digging and removing buried debris on Clodfelter from Sta. 29+00 to 30+25 and separating the garbage for removal
SCH E 9-4	Lowering of previously installed sewer manhole due to grade changes at the intersection of "new" Clodfelter with Hildebrand (Bob Olson Parkway)
SCH D 9-5	Additional trenching for PUD utility in consideration of the adjacent new middle school project. Pricing was agreed to a \$12/LF for PUD Trenching.
SCH D 9-6	Additional trenching for the street light utility in consideration of the adjacent new middle school project. Pricing was agreed to \$400 each
SCH D 9-7	Additional trenching for the street light utility in consideration of the adjacent new middle school project. Pricing was agreed to \$4/LF
SCH D 9-8	Installation of street light conduit and (3) J-boxes in consideration of the adjacent middle school project.
SCH D 10-1	Additional cost for catch basin with standard grates called for in the storm design on Hildebrand/Clodfelter.
SCH E 10-2	Install of 6" sewer service with end cap on Clodfelter (15th Place) at STA 36+29 for Mahaffey Enterprises. There was no bid item for sewer in Sch. E
SCH C 10-3	Install of 8" water stub and fire hydrant assembly on Clodfelter (15th Place) at STA 34+50 for Mahaffey Enterprises
SCH D 10-4	Install of connection road from new Clodfelter (15th Place) to old Clodfelter.
SCH A 11-1	Landscape restoration at the area fronting the Clean Air Authority per agreement. Includes irrigation, mow strip, river rock, fabric, hydroseed & sod.

Council Agenda Coversheet



Agenda Item Number	3.e.	Council Date	06/06/2017
Agenda Item Type	Contract/Agreement/Lease		
Subject	SR397 Storm Line Repair		
Ordinance/Reso #		Contract #	
Project #	P1611-17	Permit #	
Department	Public Works		

Consent Agenda	☒
Ordinance/Reso	☐
Public Mtg / Hrg	☐
Other	☐
Quasi-Judicial	☐

Recommendation

Staff recommends that Council accept the work of Columbia Pumping & Construction, Inc. for contract P1611-17, SR397 Storm Line Repair.

Motion for Consideration

I move to accept the work of Columbia Pumping & Construction, Inc. for contract P1611-17, SR397 Storm Line Repair, in the amount of \$75,838.00.

Summary

Original Contract	\$ 79,278.00
Change Orders	\$ 10,003.96
Quantity Changes	- \$ 13,443.96
Total	\$ 75,838.00

This project was for the installation of a cured in place liner to repair 122 linear feet of 36 inch diameter storm pipe which drains a large portion of east Kennewick's storm system. The bottom of the existing corrugated metal pipe has corroded away and is allowing water to flow outside the pipe, causing settlements in SR397. The project also included the removal of one tree and the removal & replacement of 40 feet of fencing.

The project had one change order. The change order included pressure grouting the inside of the northeastern manhole and the void in the pipe & median between the north and south bound lanes and the installation of (2) 6-Inch manhole risers to the southeast manhole. The change order also addressed bid proposal errors including units of measure and the contract calling for sales tax. Storm is a non-taxable item. To remedy the error, the city paid use tax on materials purchased that was omitted on the contractors proposal due to this error.

The decrease in quantities was due to the elimination of sales tax from the contract and omitting bid items #5, catch basin protection and bid item #7, install and maintain 5-foot temp chain link fence.

Alternatives

None recommended.

Fiscal Impact

405.010.595.31.63.04 \$75,838.00

Through

Gary Deardorff
May 30, 10:06:46 GMT-0700 2017

Dept Head Approval

Cary Roe
May 31, 07:52:29 GMT-0700 2017

City Mgr Approval

Marie Mosley
Jun 01, 20:39:41 GMT-0700 2017

Attachments:

☐ Recording
Required?

Council Agenda Coversheet 	Agenda Item Number	3.f.	Council Date	06/06/2017	Consent Agenda	☒
	Agenda Item Type	Contract/Agreement/Lease			Ordinance/Reso	☐
	Subject	Surface Transportation Program Block Grant			Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐
	Project #	P1712	Permit #		Quasi-Judicial	☐
	Department	Public Works				

Recommendation

Staff recommends that Council authorize the Mayor to sign the Local Agency Federal Aid Project Prospectus and the Local Agency Agreement for the City Arterial Pavement Preservation project with Washington State Dept. of Transportation.

Motion for Consideration

I move Council authorize the Mayor to sign the Local Agency Federal Aid Project Prospectus and the Local Agency Agreement for the City Arterial Pavement Preservation project with Washington State Dept. of Transportation.

Summary

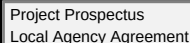
At the April 4, 2017 City Council meeting, Council authorized staff to apply for three Surface Transportation Program Block Grants. Staff was successful with all three applications. One of the applications is for the City Arterial Pavement Preservation project, which will provide for the Hot Mix Asphalt overlay of Columbia Drive - Kent Street to Fruitland Street, 27th Avenue - Ely Street to Olympia Street and Union Street - 27th Avenue to 10th Avenue. Project design for this project is nearing completion and the Local Agency Federal Aid Project Prospectus and the Local Agency Agreement must be signed in order to obligate the federal funds for the project.

Alternatives

None recommended.

Fiscal Impact

Surface Transportation Program Block Grant \$1,600,000.00
City of Kennewick Arterial Street Fund \$ 249,711.00

Through	Steve Plummer May 31, 11:22:43 GMT-0700 2017	Attachments:  ☐ Recording Required?
Dept Head Approval	Cary Roe May 31, 11:56:30 GMT-0700 2017	
City Mgr Approval	Marie Mosley Jun 01, 20:52:36 GMT-0700 2017	



**Washington State
Department of Transportation**

Agency

Address

Local Agency Agreement

CFDA No. 20.205

(Catalog or Federal Domestic Assistance)

Project No.

Agreement No.

For OSC WSDOT Use Only

The Local Agency having complied, or hereby agreeing to comply, with the terms and conditions set forth in (1) Title 23, U.S. Code Highways, (2) the regulations issued pursuant thereto, (3) 2 CFR Part 200, (4) the policies and procedures promulgated by the Washington State Department of Transportation, and (5) the federal aid project agreement entered into between the State and Federal Government, relative to the above project, the Washington State Department of Transportation will authorize the Local Agency to proceed on the project by a separate notification. Federal funds which are to be obligated for the project may not exceed the amount shown herein on line r, column 3, without written authority by the State, subject to the approval of the Federal Highway Administration. All project costs not reimbursed by the Federal Government shall be the responsibility of the Local Agency.

Project Description

Name

Length

Termini

Description of Work

Project Agreement End Date

Proposed Advertisement Date

Claiming Indirect Cost Rate

Yes No

Type of Work	Estimate of Funding		
	(1) Estimated Total Project Funds	(2) Estimated Agency Funds	(3) Estimated Federal Funds
PE			
% a. Agency			
% b. Other			
Federal Aid Participation Ratio for PE			
c. Other			
d. State			
e. Total PE Cost Estimate (a+b+c+d)			
Right of Way			
% f. Agency			
% g. Other			
Federal Aid Participation Ratio for RW			
h. Other			
i. State			
j. Total R/W Cost Estimate (f+g+h+i)			
Construction			
% k. Contract			
% l. Other			
m. Other			
Federal Aid Participation Ratio for CN			
n. Other			
o. Agency			
p. State			
q. Total CN Cost Estimate (k+l+m+n+o+p)			
r. Total Project Cost Estimate (e+j+q)			

Agency Official

By

Title

Washington State Department of Transportation

By

Director, Local Programs

Date Executed

Construction Method of Financing (Check Method Selected)

State Ad and Award

Method A - Advance Payment - Agency Share of total construction cost (based on contract award)

Method B - Withhold from gas tax the Agency's share of total construction coast (line 5, column 2) in the amount of

\$ _____ at \$ _____ per month for _____ months.

Local Force or Local Ad and Award

Method C - Agency cost incurred with partial reimbursement

The Local Agency further stipulates that pursuant to said Title 23, regulations and policies and procedures, and as a condition to payment of the federal funds obligated, it accepts and will comply with the applicable provisions set forth below. Adopted by official action on _____, _____, Resolution/Ordinance No. _____.

Provisions

I. Scope of Work

The Agency shall provide all the work, labor, materials, and services necessary to perform the project which is described and set forth in detail in the "Project Description" and "Type of Work."

When the State acts for and on behalf of the Agency, the State shall be deemed an agent of the Agency and shall perform the services described and indicated in "Type of Work" on the face of this agreement, in accordance with plans and specifications as proposed by the Agency and approved by the State and the Federal Highway Administration.

When the State acts for the Agency but is not subject to the right of control by the Agency, the State shall have the right to perform the work subject to the ordinary procedures of the State and Federal Highway Administration.

II. Delegation of Authority

The State is willing to fulfill the responsibilities to the Federal Government by the administration of this project. The Agency agrees that the State shall have the full authority to carry out this administration. The State shall review, process, and approve documents required for federal aid reimbursement in accordance with federal requirements. If the State advertises and awards the contract, the State will further act for the Agency in all matters concerning the project as requested by the Agency. If the Local Agency advertises and awards the project, the State shall review the work to ensure conformity with the approved plans and specifications.

III. Project Administration

Certain types of work and services shall be provided by the State on this project as requested by the Agency and described in the Type of Work above. In addition, the State will furnish qualified personnel for the supervision and inspection of the work in progress. On Local Agency advertised and awarded projects, the supervision and inspection shall be limited to ensuring all work is in conformance with approved plans, specifications, and federal aid requirements. The salary of such engineer or other supervisor and all other salaries and costs incurred by State forces upon the project will be considered a cost thereof. All costs related to this project incurred by employees of the State in the customary manner on highway payrolls and vouchers shall be charged as costs of the project.

IV. Availability of Records

All project records in support of all costs incurred and actual expenditures kept by the Agency are to be maintained in accordance with local government accounting procedures prescribed by the Washington State Auditor's Office, the U.S. Department of Transportation, and the Washington State Department of Transportation. The records shall be open to inspection by the State and Federal Government at all reasonable times and shall be retained and made available for such inspection for a period of not less than three years from the final payment of any federal aid funds to the Agency. Copies of said records shall be furnished to the State and/or Federal Government upon request.

V. Compliance with Provisions

The Agency shall not incur any federal aid participation costs on any classification of work on this project until authorized in writing by the State for each classification. The classifications of work for projects are:

1. Preliminary engineering.
2. Right of way acquisition.
3. Project construction.

Once written authorization is given, the Agency agrees to show continuous progress through monthly billings. Failure to show continuous progress may result the Agency's project becoming inactive, as described in 23 CFR 630, and subject to de-obligation of federal aid funds and/or agreement closure.

If right of way acquisition, or actual construction of the road for which preliminary engineering is undertaken is not started by the close of the tenth fiscal year following the fiscal year in which preliminary engineering phase was authorized, the Agency will repay to the State the sum or sums of federal funds paid to the Agency under the terms of this agreement (see Section IX).

If actual construction of the road for which right of way has been purchased is not started by the close of the tenth fiscal year following the fiscal year in which the right of way phase was authorized, the Agency will repay to the State the sum or sums of federal funds paid to the Agency under the terms of this agreement (see Section IX).

The Agency agrees that all stages of construction necessary to provide the initially planned complete facility within the limits of this project will conform to at least the minimum values set by approved statewide design standards applicable to this class of highways, even though such additional work is financed without federal aid participation.

The Agency agrees that on federal aid highway construction projects, the current federal aid regulations which apply to liquidated damages relative to the basis of federal participation in the project cost shall be applicable in the event the contractor fails to complete the contract within the contract time.

VI. Payment and Partial Reimbursement

The total cost of the project, including all review and engineering costs and other expenses of the State, is to be paid by the Agency and by the Federal Government. Federal funding shall be in accordance with the Federal Transportation Act, as amended, 2 CFR Part 200. The State shall not be ultimately responsible for any of the costs of the project. The Agency shall be ultimately responsible for all costs associated with the project which are not reimbursed by the Federal Government. Nothing in this agreement shall be construed as a promise by the State as to the amount or nature of federal participation in this project.

The Agency shall bill the state for federal aid project costs incurred in conformity with applicable federal and state laws. The agency shall minimize the time elapsed between receipt of federal aid funds and subsequent payment of incurred costs. Expenditures by the Local Agency for maintenance, general administration, supervision, and other overhead shall not be eligible for federal participation unless a current indirect cost plan has been prepared in accordance with the regulations outlined in 2 CFR Part 200 - Uniform Admin Requirements, Cost Principles and Audit Requirements for Federal Awards, and retained for audit.

The State will pay for State incurred costs on the project. Following payment, the State shall bill the Federal Government for reimbursement of those costs eligible for federal participation to the extent that such costs are attributable and properly allocable to this project. The State shall bill the Agency for that portion of State costs which were not reimbursed by the Federal Government (see Section IX).

1. Project Construction Costs

Project construction financing will be accomplished by one of the three methods as indicated in this agreement.

Method A – The Agency will place with the State, within (20) days after the execution of the construction contract, an advance in the amount of the Agency's share of the total construction cost based on the contract award. The State will notify the Agency of the exact amount to be deposited with the State. The State will pay all costs incurred under the contract upon presentation of progress billings from the contractor. Following such payments, the State will submit a billing to the Federal Government for the federal aid participation share of the cost. When the project is substantially completed and final actual costs of the project can be determined, the State will present the Agency with a final billing showing the amount due the State or the amount due the Agency. This billing will be cleared by either a payment from the Agency to the State or by a refund from the State to the Agency.

Method B – The Agency's share of the total construction cost as shown on the face of this agreement shall be withheld from its monthly fuel tax allotments. The face of this agreement establishes the months in which the withholding shall take place and the exact amount to be withheld each month. The extent of withholding will be confirmed by letter from the State at the time of contract award. Upon receipt of progress billings from the contractor, the State will submit such billings to the Federal Government for payment of its participating portion of such billings.

Method C – The Agency may submit vouchers to the State in the format prescribed by the State, in duplicate, not more than once per month for those costs eligible for Federal participation to the extent that such costs are directly attributable and properly allocable to this project. Expenditures by the Local Agency for maintenance, general administration, supervision, and other overhead shall not be eligible for Federal participation unless claimed under a previously approved indirect cost plan.

The State shall reimburse the Agency for the Federal share of eligible project costs up to the amount shown on the face of this agreement. At the time of audit, the Agency will provide documentation of all costs incurred on the project. The State shall bill the Agency for all costs incurred by the State relative to the project. The State shall also bill the Agency for the federal funds paid by the State to the Agency for project costs which are subsequently determined to be ineligible for federal participation (see Section IX).

VII. Audit of Federal Consultant Contracts

The Agency, if services of a consultant are required, shall be responsible for audit of the consultant's records to determine eligible federal aid costs on the project. The report of said audit shall be in the Agency's files and made available to the State and the Federal Government.

An audit shall be conducted by the WSDOT Internal Audit Office in accordance with generally accepted governmental auditing standards as issued by the United States General Accounting Office by the Comptroller General of the United States; WSDOT Manual M 27-50, Consultant Authorization, Selection, and Agreement Administration; memoranda of understanding between WSDOT and FHWA; and 2 CFR Part 200.501 - Audit Requirements.

If upon audit it is found that overpayment or participation of federal money in ineligible items of cost has occurred, the Agency shall reimburse the State for the amount of such overpayment or excess participation (see Section IX).

VIII. Single Audit Act

The Agency, as a subrecipient of federal funds, shall adhere to the federal regulations outlined in 2 CFR Part 200.501 as well as all applicable federal and state statutes and regulations. A subrecipient who expends \$750,000 or more in federal awards from all sources during a given fiscal year shall have a single or program-specific audit performed for that year in accordance with the provisions of 2 CFR Part 200.501. Upon conclusion of the audit, the Agency shall be responsible for ensuring that a copy of the report is transmitted promptly to the State.

IX. Payment of Billing

The Agency agrees that if payment or arrangement for payment of any of the State's billing relative to the project (e.g., State force work, project cancellation, overpayment, cost ineligible for federal participation, etc.) is not made to the State within 45 days after the Agency has been billed, the State shall effect reimbursement of the total sum due from the regular monthly fuel tax allotments to the Agency from the Motor Vehicle Fund. No additional Federal project funding will be approved until full payment is received unless otherwise directed by the Director, Local Programs.

Project Agreement End Date - This date is based on your projects Period of Performance (2 CFR Part 200.309).

Any costs incurred after the Project Agreement End Date are NOT eligible for federal reimbursement. All eligible costs incurred prior to the Project Agreement End Date must be submitted for reimbursement within 90 days after the Project Agreement End Date or they become ineligible for federal reimbursement.

X. Traffic Control, Signing, Marking, and Roadway Maintenance

The Agency will not permit any changes to be made in the provisions for parking regulations and traffic control on this project without prior approval of the State and Federal Highway Administration. The Agency will not install or permit to be installed any signs, signals, or markings not in conformance with the standards approved by the Federal Highway Administration and MUTCD. The Agency will, at its own expense, maintain the improvement covered by this agreement.

XI. Indemnity

The Agency shall hold the Federal Government and the State harmless from and shall process and defend at its own expense all claims, demands, or suits, whether at law or equity brought against the Agency, State, or Federal Government, arising from the Agency's execution, performance, or failure to perform any of the provisions of this agreement, or of any other agreement or contract connected with this agreement, or arising by reason of the participation of the State or Federal Government in the project, PROVIDED, nothing herein shall require the Agency to reimburse the State or the Federal Government for damages arising out of bodily injury to persons or damage to property caused by or resulting from the sole negligence of the Federal Government or the State.

XII. Nondiscrimination Provision

No liability shall attach to the State or Federal Government except as expressly provided herein.

The Agency shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any USDOT-assisted contract and/or agreement or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Agency shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure nondiscrimination in the award and administration of USDOT-assisted contracts and agreements. The WSDOT's DBE program, as required by 49 CFR Part 26 and as approved by USDOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the Agency of its failure to carry out its approved program, the Department may impose sanctions as provided for under Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.).

The Agency hereby agrees that it will incorporate or cause to be incorporated into any contract for construction work, or modification thereof, as defined in the rules and regulations of the Secretary of Labor in 41 CFR Chapter 60, which is paid for in whole or in part with funds obtained from the Federal Government or borrowed on the credit of the Federal Government pursuant to a grant, contract, loan, insurance, or guarantee or understanding pursuant to any federal program involving such grant, contract, loan, insurance, or guarantee, the required contract provisions for Federal-Aid Contracts (FHWA 1273), located in Chapter 44 of the Local Agency Guidelines.

The Agency further agrees that it will be bound by the above equal opportunity clause with respect to its own employment practices when it participates in federally assisted construction work: Provided, that if the applicant so participating is a State or Local Government, the above equal opportunity clause is not applicable to any agency, instrumentality, or subdivision of such government which does not participate in work on or under the contract.

The Agency also agrees:

- (1) To assist and cooperate actively with the State in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and rules, regulations, and relevant orders of the Secretary of Labor.
- (2) To furnish the State such information as it may require for the supervision of such compliance and that it will otherwise assist the State in the discharge of its primary responsibility for securing compliance.
- (3) To refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, government contracts and federally assisted construction contracts pursuant to the Executive Order.
- (4) To carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the State, Federal Highway Administration, or the Secretary of Labor pursuant to Part II, subpart D of the Executive Order.

In addition, the Agency agrees that if it fails or refuses to comply with these undertakings, the State may take any or all of the following actions:

- (a) Cancel, terminate, or suspend this agreement in whole or in part;
- (b) Refrain from extending any further assistance to the Agency under the program with respect to which the failure or refusal occurred until satisfactory assurance of future compliance has been received from the Agency; and
- (c) Refer the case to the Department of Justice for appropriate legal proceedings.

XIII. Liquidated Damages

The Agency hereby agrees that the liquidated damages provisions of 23 CFR Part 635, Subpart 127, as supplemented, relative to the amount of Federal participation in the project cost, shall be applicable in the event the contractor fails to complete the contract within the contract time. Failure to include liquidated damages provision will not relieve the Agency from reduction of federal participation in accordance with this paragraph.

XIV. Termination for Public Convenience

The Secretary of the Washington State Department of Transportation may terminate the contract in whole, or from time to time in part, whenever:

- (1) The requisite federal funding becomes unavailable through failure of appropriation or otherwise.
- (2) The contractor is prevented from proceeding with the work as a direct result of an Executive Order of the President with respect to the prosecution of war or in the interest of national defense, or an Executive Order of the President or Governor of the State with respect to the preservation of energy resources.
- (3) The contractor is prevented from proceeding with the work by reason of a preliminary, special, or permanent restraining order of a court of competent jurisdiction where the issuance of such order is primarily caused by the acts or omissions of persons or agencies other than the contractor.
- (4) The Secretary is notified by the Federal Highway Administration that the project is inactive.
- (5) The Secretary determines that such termination is in the best interests of the State.

XV. Venue for Claims and/or Causes of Action

For the convenience of the parties to this contract, it is agreed that any claims and/or causes of action which the Local Agency has against the State of Washington, growing out of this contract or the project with which it is concerned, shall be brought only in the Superior Court for Thurston County.

XVI. Certification Regarding the Restrictions of the Use of Federal Funds for Lobbying

The approving authority certifies, to the best of his or her knowledge and belief, that:

- (1) No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit the Standard Form - LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subgrants, and contracts and subcontracts under grants, subgrants, loans, and cooperative agreements) which exceed \$100,000, and that all such subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification as a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

XVII. Assurances

Local agencies receiving Federal funding from the USDOT or its operating administrations (i.e., Federal Highway Administration, Federal Transit Administration, Federal Aviation Administration) are required to submit a written policy statement, signed by the Agency Executive and addressed to the State, documenting that all programs, activities, and services will be conducted in compliance with Section 504 and the Americans with Disabilities Act (ADA).

Additional Provisions



Local Agency Federal Aid Project Prospectus

	Prefix	Route	()	Date	
Federal Aid Project Number				DUNS Number	
Local Agency Project Number		(WSDOT Use Only)		Federal Employer Tax ID Number	
Agency		CA Agency Yes No	Federal Program Title 20.205 Other		
Project Title		Start Latitude N End Latitude N		Start Longitude W End Longitude W	
Project Termini From-To		Nearest City Name			Project Zip Code (+4)
Begin Mile Post	End Mile Post	Length of Project		Award Type Local Local Forces State Railroad	
Route ID	Begin Mile Point	End Mile Point	City Number	County Number	County Name
WSDOT Region	Legislative District(s)		Congressional District(s)		Urban Area Number
Phase	Total Estimated Cost (Nearest Hundred Dollar)	Local Agency Funding (Nearest Hundred Dollar)	Federal Funds (Nearest Hundred Dollar)	Phase Start Date Month Year	
P.E.					
R/W					
Const.					
Total					
Description of Existing Facility (Existing Design and Present Condition)					
Roadway Width			Number of Lanes		
Description of Proposed Work					
Description of Proposed Work (Attach additional sheet(s) if necessary)					
Local Agency Contact Person		Title		Phone	
Mailing Address		City		State	Zip Code
Project Prospectus	By _____ Approving Authority				
	Title				Date

Agency	Project Title	Date
--------	---------------	------

Type of Proposed Work				
Project Type (Check all that Apply)			Roadway Width	Number of Lanes
New Construction	Path / Trail	3-R		
Reconstruction	Pedestrian / Facilities	2-R		
Railroad	Parking	Other		
Bridge				

Geometric Design Data						
Description	Through Route			Crossroad		
Federal Functional Classification			Principal Arterial			Principal Arterial
			Minor Arterial			Minor Arterial
	Urban		Collector	Urban		Collector
	Rural		Major Collector	Rural		Major Collector
	NHS		Minor Collector	NHS		Minor Collector
			Local Access			Local Access
Terrain	Flat	Roll	Mountain	Flat	Roll	Mountain
Posted Speed						
Design Speed						
Existing ADT						
Design Year ADT						
Design Year						
Design Hourly Volume (DHV)						

Performance of Work		
Preliminary Engineering Will Be Performed By	Others %	Agency %
Construction Will Be Performed By	Contract %	Agency %

Environmental Classification	
Class I - Environmental Impact Statement (EIS) Project Involves NEPA/SEPA Section 404 Interagency Agreement Class III - Environmental Assessment (EA) Project Involves NEPA/SEPA Section 404 Interagency Agreements	Class III - Categorically Excluded (CE) Projects Requiring Documentation (Documented CE)

Environmental Considerations

Agency	Project Title	Date
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Right of Way

No Right of Way Needed * All construction required by the contract can be accomplished within the exiting right of way.	Right of Way Needed	
	No Relocation	Relocation Required

Utilities

Railroad

No utility work required All utility work will be completed prior to the start of the construction contract All utility work will be completed in coordination with the construction contract	No railroad work required All railroad work will be completed prior to the start of the construction contract All the railroad work will be completed in coordination with the construction contract
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Description of Utility Relocation or Adjustments and Existing Major Structures Involved in the Project

FAA Involvement

Is any airport located within 3.2 kilometers (2 miles) of the proposed project? Yes No

Remarks

This project has been reviewed by the legislative body of the administration agency or agencies, or it's designee, and is not inconsistent with the agency's comprehensive plan for community development.

Agency

Date

By

Mayor/Chairperson

Council Agenda Coversheet 	Agenda Item Number	3.g.	Council Date	06/06/2017	Consent Agenda	☒
	Agenda Item Type	Final Plat			Ordinance/Reso	☐
	Subject	Olympia Estates Phase 1			Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐
	Project #	FP 17-03	Permit #	PLN-2017-01001	Quasi-Judicial	☐
	Department	Planning				

Recommendation

That City Council authorize the Mayor (or in his absence Mayor Pro Tem) to sign the final plat of Olympia Estates Phase 1 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 Olympia Estates Phase 1 contingent upon payment of fees and bonding for incomplete street and landscape work.

Summary

An application has been submitted by Dan Swanson of KDS Development for the final plat of Olympia Estates Phase 1. The final plat consists of 23 Lots and 2 Tracts of land on 12.75 acres located generally at 3124 S Olympia Street. The site is zoned Residential, Low Density which allows a minimum lot size of 7,500 square feet. The average lot size is 8,496 square feet. The Preliminary Plat of Olympia Estates (PP 15-05), a total of 47 lots, was approved by the Hearing Examiner's Final Decision on September 13, 2016.

Staff has reviewed the final plat application and 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. Prior to signing the final plat mylar the outstanding conditions will be met. 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.

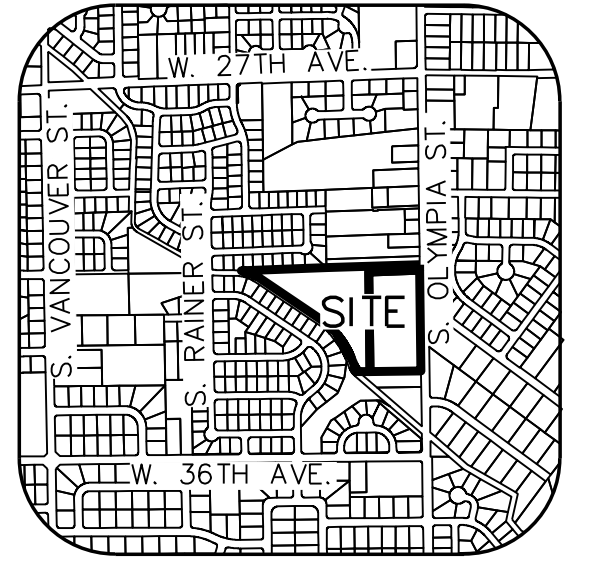
Fiscal Impact

None.

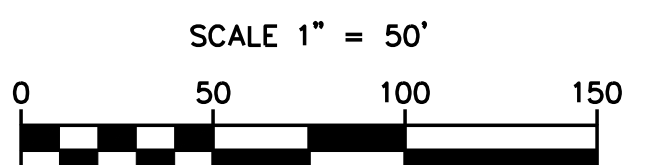
Through	Steve Donovan May 25, 10:19:11 GMT-0700 2017	Attachments: 
Dept Head Approval	Gregory McCormick May 25, 15:59:57 GMT-0700 2017	
City Mgr Approval	Marie Mosley Jun 01, 20:53:57 GMT-0700 2017	
		☐ Recording Required?

THE FINAL PLAT OF
OLYMPIA ESTATES PHASE 1

S.E. 1/4 OF THE N.E. 1/4 OF SEC. 14, T.08N., R.29E., W.M.,
CITY OF KENNEWICK,
BENTON COUNTY, WASHINGTON



VICINITY SKETCH
NOT TO SCALE



BASIS OF BEARING
NAD 83 PER RS#1-1540
HELD POINTS 0843 & 0842
DISTANCES SHOWN ARE GROUND

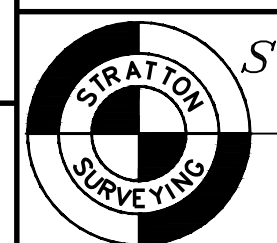
EQUIPMENT USED
A THREE-SECOND TOTAL STATION
SPECTRA PRECISION RTK GPS

LEGEND

- = SET 5/8" REBAR W/ ORANGE PLASTIC CAP MARKED "STRATTON AAD 38021"
- = SET Cased BRASS CAP MARKED "38021"
- = FOUND AS INDICATED
- W = FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "WORLEY 13352"
- B.O.B. = BASIS OF BEARING
- = FOUND Cased BRASS CAP
- [] = ADDRESSES
- - - = EASEMENT
- - - = OLD LOT LINES
- - - = PROPERTY BOUNDARY

FINAL PLAT FOR

KDS DEVELOPMENT



STRATTON SURVEYING & MAPPING, PC

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

5006FP1.DWG

© 2017

DATE: 05/22/17

SHT. 1 OF 2

DRAWN BY: DCI

JOB # 5006

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2017 AT _____ MINUTES PAST _____, AND RECORDED IN VOLUME _____ OF PLATS PAGE _____, AT THE REQUEST OF AARON A. DYCK, P.L.S.

BENTON COUNTY AUDITOR

DEPUTY

FEE NO.

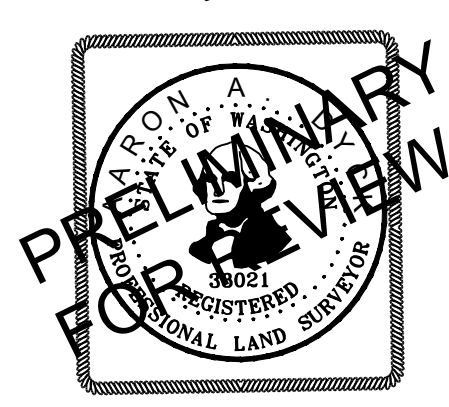
INDEX

1/4	SEC	T.	R.
14	08N	29E	

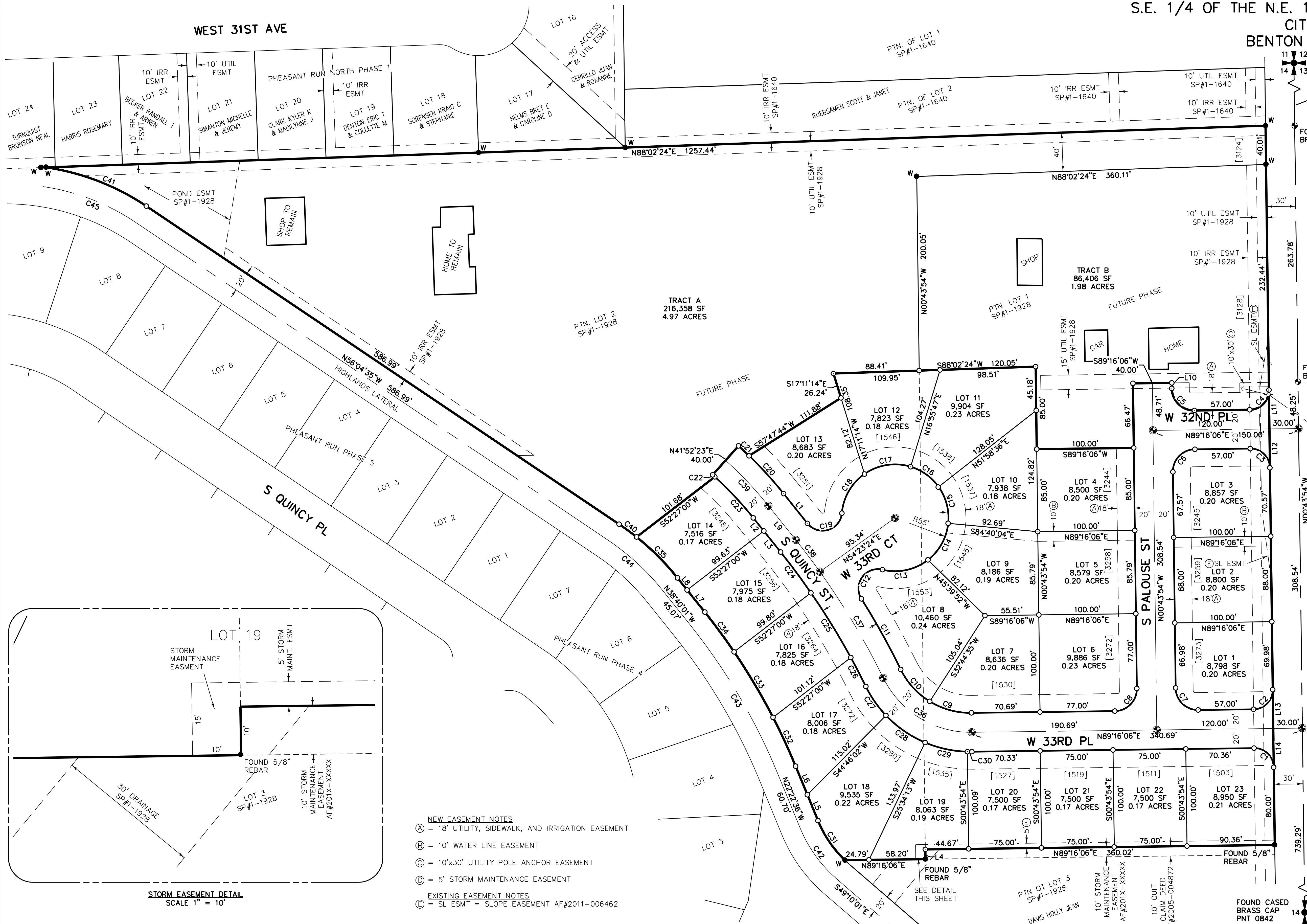
SURVEYOR'S CERTIFICATE:

I, AARON A. DYCK, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF "OLYMPIA ESTATES PHASE 1", AS SHOWN HEREON, IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN, AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

DATE



WEST 31ST AVE



STORM EASEMENT DETAIL
SCALE 1" = 10'

NEW EASEMENT NOTES

- (A) = 18" UTILITY, SIDEWALK, AND IRRIGATION EASEMENT
- (B) = 10" WATER LINE EASEMENT
- (C) = 10"x30" UTILITY POLE ANCHOR EASEMENT
- (D) = 5' STORM MAINTENANCE EASEMENT

EXISTING EASEMENT NOTES

- (E) = SL ESMT = SLOPE EASEMENT AF#2011-006462

THE FINAL PLAT OF
OLYMPIA ESTATES PHASE 1
S.E. 1/4 OF THE N.E. 1/4 OF SEC. 14, T.08N., R.29E., W.M.,
CITY OF KENNEWICK,
BENTON COUNTY, WASHINGTON

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C1	31.42	20.00	90°00'00"	N45°43'54"W	28.28
C2	31.42	20.00	90°00'00"	N44°16'06"E	28.28
C3	31.42	20.00	90°00'00"	N45°43'54"W	28.28
C4	31.42	20.00	90°00'00"	N44°16'06"E	28.28
C5	36.13	23.00	90°00'00"	S45°43'54"E	32.53
C6	36.13	23.00	90°00'00"	S44°16'06"W	32.53
C7	36.13	23.00	90°00'00"	S45°43'54"E	32.53
C8	36.13	23.00	90°00'00"	N44°16'06"E	32.53
C9	45.11	80.00	32°18'33"	S74°34'37"E	44.52
C10	45.11	80.00	32°18'33"	S42°16'04"E	44.52
C11	83.17	790.00	6°01'56"	N29°07'46"W	83.13
C12	47.40	20.00	135°47'33"	S35°45'03"W	37.06
C13	49.57	55.00	51°38'08"	N77°49'46"E	47.91
C14	44.28	55.00	46°07'59"	N28°56'42"E	43.10
C15	39.65	55.00	41°18'22"	N14°46'29"W	38.80
C16	36.13	55.00	37°38'32"	N54°14'56"W	35.49
C17	49.78	55.00	51°51'18"	S81°00'08"W	48.10
C18	48.08	55.00	50°05'17"	S30°01'50"W	46.56
C19	47.54	20.00	136°10'41"	N73°14'40"E	37.11
C20	52.83	410.00	7°22'56"	N42°21'28"W	52.79
C21	14.87	410.00	2°04'41"	N47°05'17"W	14.87
C22	3.05	370.00	0°28'20"	N47°53'27"W	3.05
C23	58.04	370.00	8°59'16"	N43°09'39"W	57.98

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C24	52.29	750.00	3°59'42"	N36°40'07"W	52.28
C25	78.43	750.00	5°59'30"	N31°40'32"W	78.39
C26	33.60	750.00	2°33'59"	N27°23'47"W	33.59
C27	36.42	120.00	17°23'24"	S34°48'30"E	36.28
C28	49.34	120.00	23°33'23"	S55°16'54"E	48.99
C29	44.91	120.00	21°26'34"	S77°46'52"E	44.65
C30	4.67	120.00	2°13'44"	S89°37'02"E	4.67
C31	49.56	120.00	23°39'47"	S34°12'29"E	49.21
C32	55.35	650.00	4°52'46"	N24°48'58"W	55.34
C33	78.59	650.00	6°55'38"	N30°43'10"W	78.54
C34	50.86	650.00	4°29'00"	N36°25'29"W	50.85
C35	59.77	270.00	12°41'00"	N45°00'30"W	59.65
C36	112.78	100.00	64°37'06"	S58°25'21"E	106.90
C37	127.63	770.00	9°29'49"	N30°51'42"W	127.48
C38	41.07	770.00	3°03'22"	N37°08'17"W	41.07
C39	64.39	390.00	9°27'37"	N43°23'49"W	64.32
C40	22.27	270.00	4°43'35"	N53°42'48"W	22.27
C41	112.01	250.00	25°40'16"	N68°54'43"W	111.08
C42	65.46	140.00	26°47'25"	S35°46'18"E	64.87
C43	179.12	630.00	16°17'24"	N30°31'18"W	178.52
C44	75.96	250.00	17°24'35"	N47°22'18"W	75.67
C45	103.05	230.00	25°40'16"	N68°54'43"W	102.19

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	39.28	S38°40'01"E
L2	17.32	N38°40'01"W
L3	27.75	N38°40'01"W
L4	10.00	S00°43'54"E
L5	28.88	N22°22'36"W
L6	31.82	N22°22'36"W
L7	29.19	N38°40'01"W
L8	15.88	N38°40'01"W
L9	45.07	N38°40'01"W
L10	5.71	N00°43'54"W
L11	40.00	S00°43'54"E
L12	40.00	S00°43'54"E
L13	40.00	S00°43'54"E
L14	40.00	S00°43'54"E

IRRIGATION

THE PROPERTY DESCRIBED HEREIN IS LOCATED WHOLLY WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT. I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHT-OF-WAY SHOWN ON THIS SHORT PLAT ARE ADEQUATE TO SERVE THE LOTS LOCATED WITHIN THIS SHORT PLAT WHICH ARE OTHERWISE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT, AND THAT ALL OTHER IRRIGATION DISTRICT REQUIREMENTS AS SPECIFIED BY ROW 58.17.310 HAVE BEEN PAID THROUGH THE YEAR 20____ A.D., AND HAS BEEN INSTALLED.

KENNEWICK IRRIGATION DISTRICT _____ DATE _____

APPROVALS

THE PLAT "OLYMPIA ESTATES PHASE 1" IS HEREBY APPROVED BY AND FOR THE CITY OF KENNEWICK, STATE OF WASHINGTON.

CITY OF KENNEWICK PLAT ADMINISTRATOR _____ DATE _____
FILE NO. FP 17-03 / PLN-2017-01001, PARCEL NO. 114891011928001 & 114891011928002.

KENNEWICK CITY ENGINEER _____ DATE _____

MAYOR, CITY OF KENNEWICK _____ DATE _____

CITY CLERK _____ DATE _____

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY CASCADE NATURAL GAS.

CASCADE NATURAL GAS _____ TITLE _____ DATE _____

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY FRONTIER.

FRONTIER _____ TITLE _____ DATE _____

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY CHARTER CABLEVISION.

CHARTER CABLEVISION _____ TITLE _____ DATE _____

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY BENTON P.U.D. No. 1

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

TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR ____ A.D. PARCEL NO. 114891011928001 & 114891011928002.

BENTON COUNTY TREASURER _____ DATE _____

BENTON COUNTY ASSESSOR _____ DATE _____

DESCRIPTION

LOT 2 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 1928, RECORDS OF BENTON COUNTY, WASHINGTON.

LOT 1 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 1928, RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THE SOUTH 10.00 FEET.

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

DEDICATION

WE, THE UNDERSIGNED, 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 PLATTED INTO LOTS AND TRACTS AND THAT ALL STREETS, ROAD RIGHTS-OF-WAY, UTILITY EASEMENTS, SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC AND THAT THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME OLYMPIA ESTATES PHASE 1.

KDS DEVELOPMENT, LLC

SIGNED _____ TITLE _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF _____ TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____

NOTARY STAMP
BLACK INK ONLY

NOTARY PUBLIC _____ MY APPOINTMENT EXPIRES _____



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2017 AT _____ MINUTES PAST _____, AND RECORDED IN VOLUME _____ OF PLATS PAGE _____, AT THE REQUEST OF AARON A. DYCK, P.L.S.

BENTON COUNTY AUDITOR _____
DEPUTY _____ FEE NO. _____

FINAL PLAT FOR KDS DEVELOPMENT	
 STRATTON SURVEYING & MAPPING, PC 313 NORTH MORAIN STREET KENNEWICK, WA 99336 (509) 735-7364 FAX: (509) 735-6560 stratton@strattonsurvey.com	
5006FP1.DWG	© 2017
DATE: 05/22/17	SHT. 2 OF 2
DRAWN BY: DCI	JOB # 5006

Council Agenda Coversheet 	Agenda Item Number	3.h.	Council Date	06/06/2017	Consent Agenda	☒	
	Agenda Item Type	Final Plat				Ordinance/Reso	☐
	Subject	Southridge Phase 4				Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐	
	Project #	FP 17-01	Permit #	PLN-2017-00479	Quasi-Judicial	☐	
	Department	Planning					

Recommendation

That City Council authorize the Mayor (or in his absence Mayor Pro Tem) to sign the final plat of Southridge Phase 4 contingent upon bonding for incomplete street and landscape work.

Motion for Consideration

I move to authorize the Mayor (or in his absence Mayor Pro Tem) to sign the final plat of Southridge Phase 4 contingent upon 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 Phase 4. The plat consists of 14 lots on approximately 3.62 acres located north of W. Hildebrand Boulevard and west of Southridge Boulevard at S. Harrison Street. The Comprehensive Plan Land Use Designation is Low Density Residential and the property is zoned Residential Low Density (RL). The preliminary plat of Southridge was approved by City Council on July 5, 2005 (Res. 05-26). A Development Agreement was approved and recorded on January 5, 2006, and the Development Agreement was amended September 12, 2011.

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 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 can be sold to individual owners.

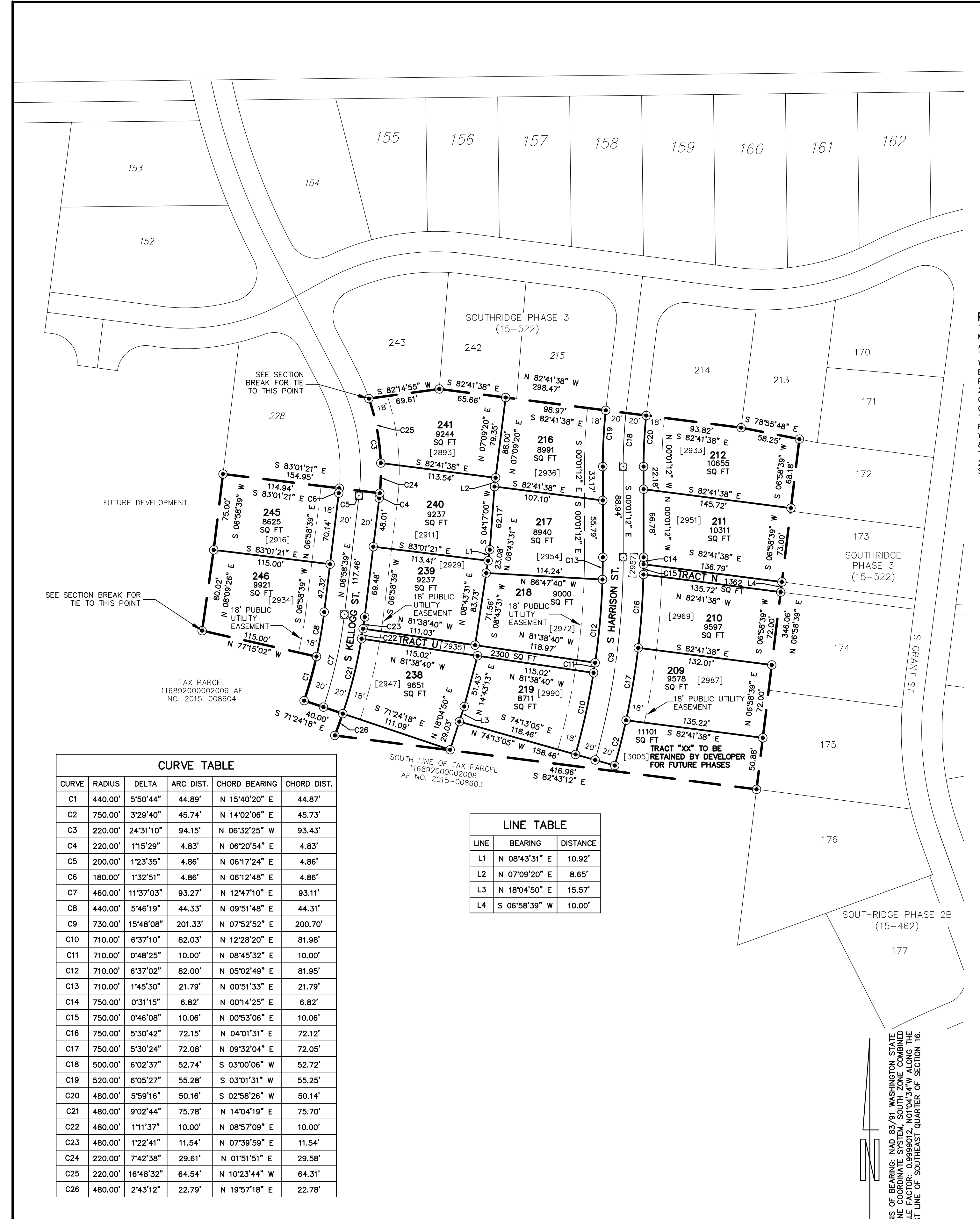
Alternatives

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

Fiscal Impact

None

Through	Wes Romine May 30, 13:21:50 GMT-0700 2017	Attachments: 
Dept Head Approval	Gregory McCormick May 30, 14:42:49 GMT-0700 2017	
City Mgr Approval	Marie Mosley Jun 01, 20:55:55 GMT-0700 2017	
		☐ Recording Required?



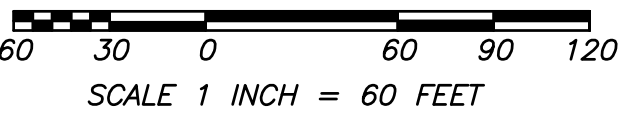
CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	440.00'	5°50'44"	44.89'	N 15°40'20" E	44.87'
C2	750.00'	3°29'40"	45.74'	N 14°02'06" E	45.73'
C3	220.00'	24°31'10"	94.15'	N 06°32'25" W	93.43'
C4	220.00'	1°15'29"	4.83'	N 06°20'54" E	4.83'
C5	200.00'	1°23'35"	4.86'	N 06°17'24" E	4.86'
C6	180.00'	1°32'51"	4.86'	N 06°12'48" E	4.86'
C7	460.00'	11°37'03"	93.27'	N 12°47'10" E	93.11'
C8	440.00'	5°46'19"	44.33'	N 09°51'48" E	44.31'
C9	730.00'	15°48'08"	201.33'	N 07°52'52" E	200.70'
C10	710.00'	6°37'10"	82.03'	N 12°28'20" E	81.98'
C11	710.00'	0°48'25"	10.00'	N 08°45'32" E	10.00'
C12	710.00'	6°37'02"	82.00'	N 05°02'49" E	81.95'
C13	710.00'	1°45'30"	21.79'	N 00°51'33" E	21.79'
C14	750.00'	0°31'15"	6.82'	N 00°14'25" E	6.82'
C15	750.00'	0°46'08"	10.06'	N 00°53'06" E	10.06'
C16	750.00'	5°30'42"	72.15'	N 04°01'31" E	72.12'
C17	750.00'	5°30'24"	72.08'	N 09°32'04" E	72.05'
C18	500.00'	6°02'37"	52.74'	S 03°00'06" W	52.72'
C19	520.00'	6°05'27"	55.28'	S 03°01'31" W	55.25'
C20	480.00'	5°59'16"	50.16'	S 02°58'26" W	50.14'
C21	480.00'	9°02'44"	75.78'	N 14°04'19" E	75.70'
C22	480.00'	1°11'37"	10.00'	N 08°57'09" E	10.00'
C23	480.00'	1°22'41"	11.54'	N 07°39'59" E	11.54'
C24	220.00'	7°42'38"	29.61'	N 01°51'51" E	29.58'
C25	220.00'	16°48'32"	64.54'	N 10°23'44" W	64.31'
C26	480.00'	2°43'12"	22.79'	N 19°57'18" E	22.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 08°43'31" E	10.92'
L2	N 07°09'20" E	8.65'
L3	N 18°04'50" E	15.57'
L4	S 06°58'39" W	10.00'

AUDITOR'S CERTIFICATE
FILED FOR RECORD AT _____ MINUTES PAST _____ THIS _____
DAY OF _____, 2017 AND RECORDED IN VOLUME _____
OF PLATS, PAGE _____, RECORDS OF BENTON COUNTY, WASHINGTON
AT THE REQUEST OF MINISTER-GLAESER SURVEYING INC.

BENTON COUNTY AUDITOR
BY DEPUTY COUNTY AUDITOR
FEE NO. INDEX No.

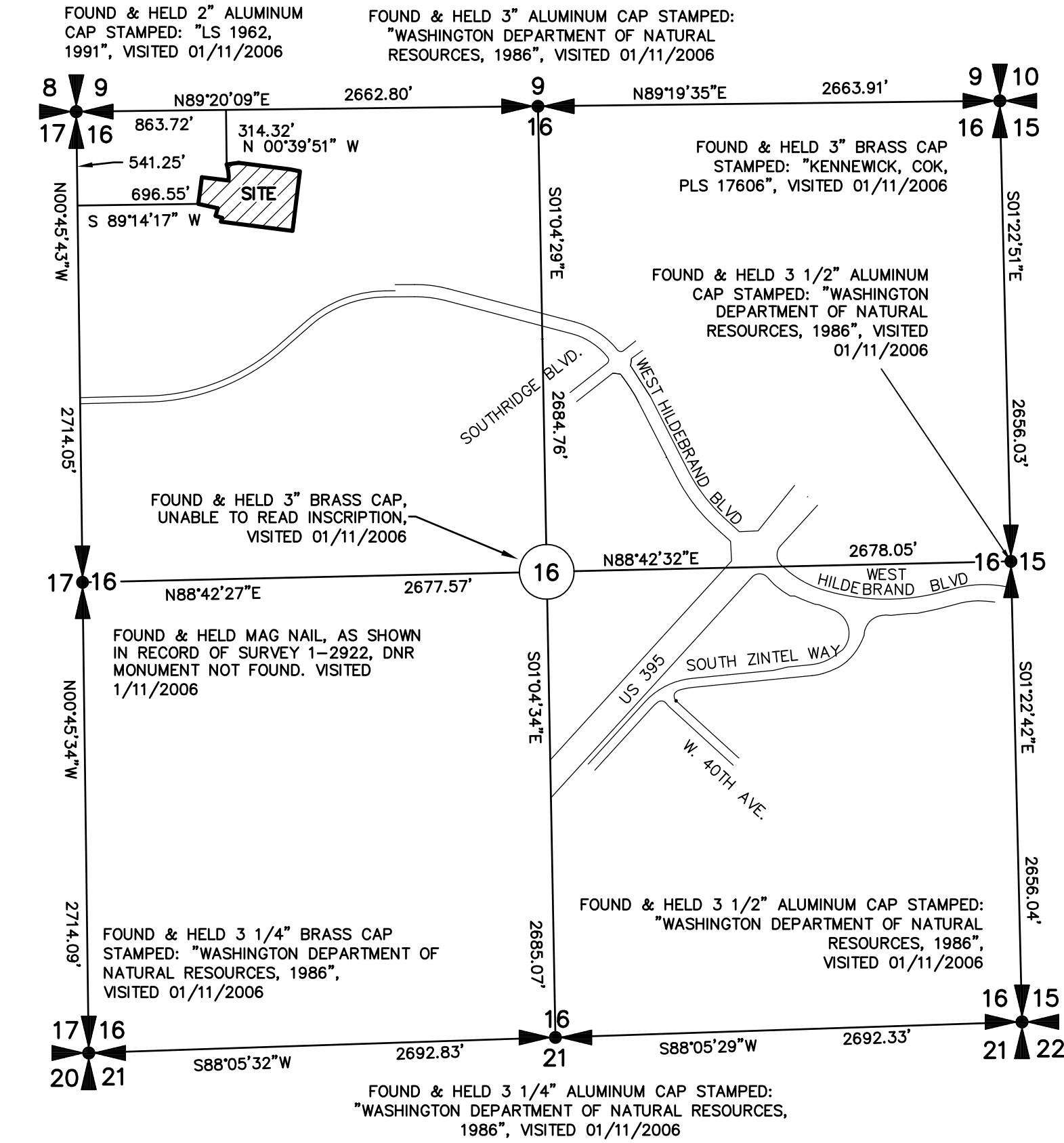
PARENT PARCEL NUMBER
1-1689-200-0002-008
OWNER: SOUTHRIDGE TRI-CITIES DEVELOPMENT, LLC
ADDRESS: 8205 NORTH DIVISION STREET, SPOKANE, WA 99208
BENCH MARK:
CITY OF KENNEWICK GPS CONTROL POINT "00900"
3" DNR BRASS CAP IN CONCRETE (BOXED) @ THE
SOUTHWEST CORNER OF SECTION 16
ELEVATION = 884.74 NGVD 29



- LEGEND
- INDICATES FOUND 5/8" IRON REBAR WITH YPC STAMPED: "BETHJE 38490" AS SET IN SURVEY REFERENCE NO. 11
 - 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
 - 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
- WASHINGTON DEPARTMENT OF NATURAL RESOURCES SURVEY, BOOK 1, PAGE 1037, DATED 1986
 - SHORT PLAT VOLUME 1, PAGE 1772, DATED 1992
 - WASHINGTON DEPARTMENT OF TRANSPORTATION, SR 82 "GOOSE GAP ROAD VICINITY TO JCT 14" RIGHT-OF-WAY & LIMITED ACCESS PLAN, SHEET 28 & 34, DATED 01-18-1980
 - MUNNELL SURVEY VOLUME 1, PAGE 10, DATED 1985
 - GALVIN SURVEY VOLUME 1, PAGE 3944, DATED 2008
 - GALVIN SURVEY VOLUME 1, PAGE 3945, DATED 2008
 - AMENDED SHORT PLAT VOLUME 1, PAGE 3188, DATED 2009
 - AMENDED SHORT PLAT VOLUME 1, PAGE 3085, DATED 2008
 - BINDING SITE PLAN RECORD OF SURVEY VOLUME 1, PAGE 3984, DATED 2009
 - BINDING SITE PLAN RECORD OF SURVEY VOLUME 1, PAGE 3984, DATED 2009
 - "SOUTHRIDGE PHASE 1" VOLUME 15, PAGE 325
 - "SOUTHRIDGE PHASE 2A" VOLUME 15, PAGE 445
 - "SOUTHRIDGE PHASE 2B" VOLUME 15, PAGE 462
 - "SOUTHRIDGE PHASE 3" VOLUME 15, PAGE 522

PERIMETER DESCRIPTION
THAT PARCEL OF LAND LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89°20'09" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, 863.72 FEET; THENCE SOUTH 00°39'51" EAST, 314.32 FEET TO THE PERIMETER OF "SOUTHRIDGE PHASE 3" ACCORDING TO THE PLAT THEREOF RECORDED UNDER VOLUME 15 OF PLATS AT PAGE 522 RECORDS OF BENTON COUNTY, WASHINGTON AND BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 82°14'55" EAST ALONG SAID PLAT, 69.61 FEET; THENCE SOUTH 82°41'38" EAST ALONG SAID PLAT, 298.47 FEET; THENCE SOUTH 78°55'48" EAST ALONG SAID PLAT, 58.25 FEET; THENCE SOUTH 06°58'39" WEST ALONG SAID PLAT, 346.06 FEET TO THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED PER DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2015-008603; THENCE NORTH 82°43'12" WEST ALONG SAID SOUTH LINE, 416.96 FEET; THENCE ALONG SAID 2015-008603 PARCEL ALONG THE ARC OF A 480.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 19°57'18" EAST FOR A CHORD DISTANCE OF 22.78 FEET THROUGH A CENTRAL ANGLE OF 02°43'12" FOR AN ARC DISTANCE OF 22.79 FEET; THENCE NORTH 71°24'18" WEST, 40.00 FEET; THENCE ALONG THE ARC OF A 440.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 15°40'20" EAST FOR A CHORD DISTANCE OF 44.87 FEET THROUGH A CENTRAL ANGLE OF 5°50'44" FOR AN ARC DISTANCE OF 44.89 FEET; THENCE NORTH 77°15'02" WEST, 115.00 FEET; THENCE NORTH 08°09'26" EAST, 80.02 FEET; THENCE NORTH 06°58'39" EAST, 75.00 FEET TO SAID PLAT; THENCE SOUTH 83°01'21" EAST ALONG SAID PLAT, 154.95 FEET; THENCE ALONG SAID PLAT ALONG THE ARC OF A 220.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THE LONG CHORD OF WHICH BEARS NORTH 06°32'25" WEST FOR A CHORD DISTANCE OF 93.43 FEET THROUGH A CENTRAL ANGLE OF 24°31'10" FOR AN ARC DISTANCE OF 94.15 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING 3.88 ACRES MORE OR LESS, TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPARENT OR OF RECORD.



NOTES:
1) TRACTS "N", and "U" ARE FOR NON-RESIDENTIAL USE AND WILL ALSO SERVE AS PEDESTRIAN AND UTILITIES EASMENTS.

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 JANUARY 2017.
KEVIN L. BETHJE, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 38490
DATE



SOUTHRIDGE PHASE 4

A SUBDIVISION OF A PORTION OF
THE NW 1/4 OF OF SECTION 16
T8N, R29E, W.M.,
CITY OF KENNEWICK
BENTON COUNTY, WASHINGTON

JOB NO. 16-528 MARCH 28, 2017

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 FP 17-01/PLN-2017-00479-1-1689-200-0002-008	DATE	
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

DEDICATION:

WE, SOUTHRIDGE TRI-CITIES DEVELOPEMENT 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 PLATTED 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 PHASE 4".

BEN KRUSE MANAGING PARTNER DATE

ACKNOWLEDGMENT

STATE OF WASHINGTON SS. }

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: _____

MINISTER AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPLE, ETC.

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

Council Agenda Coversheet 	Agenda Item Number	3.i.	Council Date	06/06/2017	Consent Agenda	☒	
	Agenda Item Type	Final Plat				Ordinance/Reso	☐
	Subject	South Hill Estates Phase 1				Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐	
	Project #	FP 17-02	Permit #	PLN-2017-00959	Quasi-Judicial	☐	
	Department	Planning					

Recommendation

That City Council authorize the Mayor (or in his absence Mayor Pro Tem) to sign the final plat of South Hill Estates Phase 1 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 Mayor Pro Tem) to sign the final plat of South Hill Estates Phase 1 contingent upon payment of fees and bonding for incomplete street and landscape work.

Summary

A final plat application has been submitted by Ron Asmus (2810 W. Clearwater Avenue, #102, Kennewick, WA 99336) for the final plat of South Hill Estates Phase 1. The plat consists of 21 lots and 2 tracts on approximately 9.19 acres located south of W. 48th Avenue between S. Morain and S. Olson Streets. The site is currently zoned Residential Low Density (RL). The preliminary plat of South Hill Estates was approved by the November 3, 2015 Hearing Examiner decision.

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.

Alternatives

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

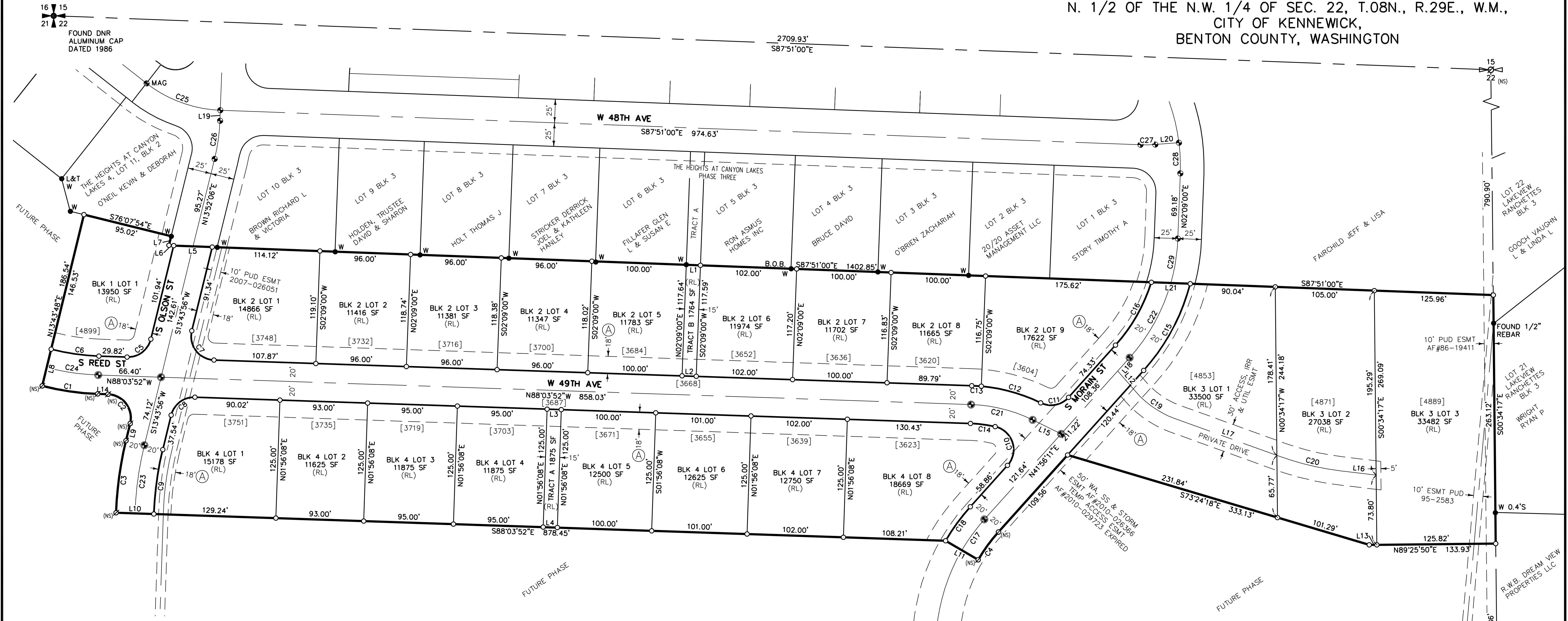
Fiscal Impact

None

Through	Wes Romine May 30, 13:22:44 GMT-0700 2017	Attachments: 
Dept Head Approval	Gregory McCormick May 30, 14:39:48 GMT-0700 2017	
City Mgr Approval	Marie Mosley Jun 01, 20:58:00 GMT-0700 2017	
		☐ Recording Required?

THE FINAL PLAT OF
SOUTH HILL ESTATES PHASE 1

N. 1/2 OF THE N.W. 1/4 OF SEC. 22, T.08N., R.29E., W.M.,
CITY OF KENNEWICK,
BENTON COUNTY, WASHINGTON



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	15.00	N87°51'00\"W
L2	15.00	N88°03'52\"W
L3	15.00	N88°03'52\"W
L4	15.00	N88°03'52\"W
L5	40.83	S87°51'00\"E
L6	5.11	S87°51'00\"E
L7	10.00	S13°52'06\"W
L8	40.00	S13°43'48\"W
L9	18.75	S13°43'48\"W
L10	40.00	S88°03'52\"E
L11	40.00	N59°40'33\"W
L12	29.05	S40°57'24\"E
L13	8.11	S89°25'50\"W
L14	11.03	S88°03'52\"E
L15	33.70	N63°52'22\"W
L16	37.95	S83°04'56\"E
L17	116.41	S70°07'37\"E
L18	18.78	N41°56'11\"E
L19	11.10	N02°09'00\"E
L20	25.19	N85°42'41\"E
L21	41.18	S87°51'00\"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C1	59.48	270.00	12°37'22\"	S81°45'11\"E	59.36
C2	44.42	25.00	101°47'40\"	N37°10'02\"W	38.80
C3	77.08	375.00	11°46'39\"	S07°50'29\"W	76.95
C4	36.48	180.00	11°36'44\"	S36°07'49\"W	36.42
C5	34.12	25.00	78°12'20\"	N52°49'58\"E	31.54
C6	51.25	230.00	12°46'01\"	S81°40'52\"E	51.14
C7	44.42	25.00	101°47'40\"	S37°10'02\"E	38.80
C8	34.12	25.00	78°12'20\"	S52°49'58\"W	31.54
C9	68.85	335.00	11°46'31\"	S07°50'32\"W	68.73
C10	52.02	25.00	119°13'32\"	N17°40'35\"W	43.13
C11	32.33	25.00	74°05'57\"	N78°59'09\"E	30.13
C12	65.50	180.00	20°50'56\"	N74°23'20\"W	65.14
C13	10.21	180.00	3°15'05\"	N86°26'20\"W	10.21
C14	26.31	140.00	10°46'05\"	N82°40'50\"W	26.27
C15	105.14	220.00	27°22'54\"	N28°14'44\"E	104.14
C16	77.17	180.00	24°33'53\"	N29°39'14\"E	76.58
C17	40.53	200.00	11°36'44\"	S36°07'49\"W	40.46
C18	44.59	220.00	11°36'44\"	S36°07'49\"W	44.51
C19	50.91	100.00	29°10'13\"	S55°32'31\"E	50.36
C20	67.83	300.00	12°57'18\"	S76°36'16\"E	67.69

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C21	67.56	160.00	24°11'31\"	N75°58'07\"W	67.06
C22	91.17	200.00	26°07'05\"	N28°52'38\"E	90.38
C23	73.08	355.00	11°47'40\"	S07°49'58\"W	72.95
C24	55.71	250.00	12°46'01\"	S81°40'52\"E	55.59
C25	84.58	135.60	35°44'22\"	S69°58'49\"E	83.22
C26	40.90	200.00	11°43'06\"	N08°00'33\"E	40.83
C27	15.73	140.00	6°26'19\"	N88°55'51\"E	15.72
C28	32.40	200.00	9°16'59\"	N02°29'30\"W	32.37
C29	47.71	200.00	13°40'05\"	N08°59'03\"E	47.60

(A) = 18' SIDEWALK, UTILITY, AND IRRIGATION EASEMENT

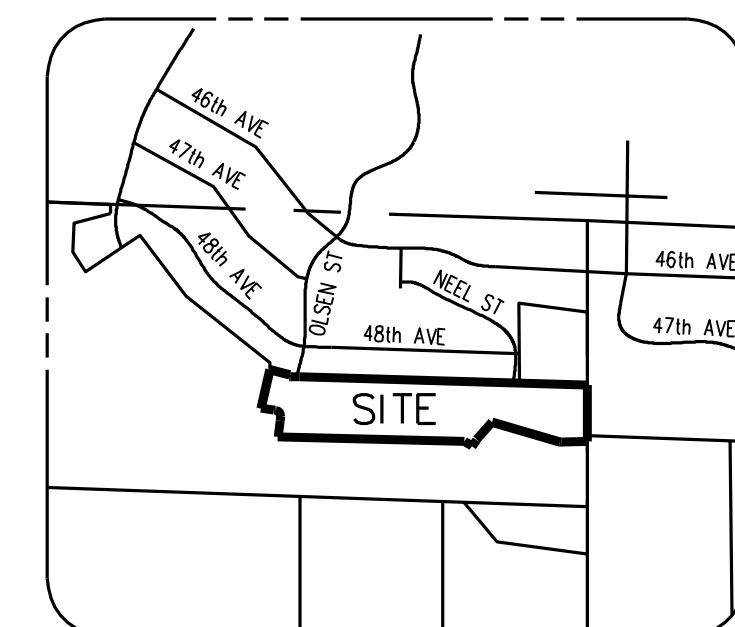
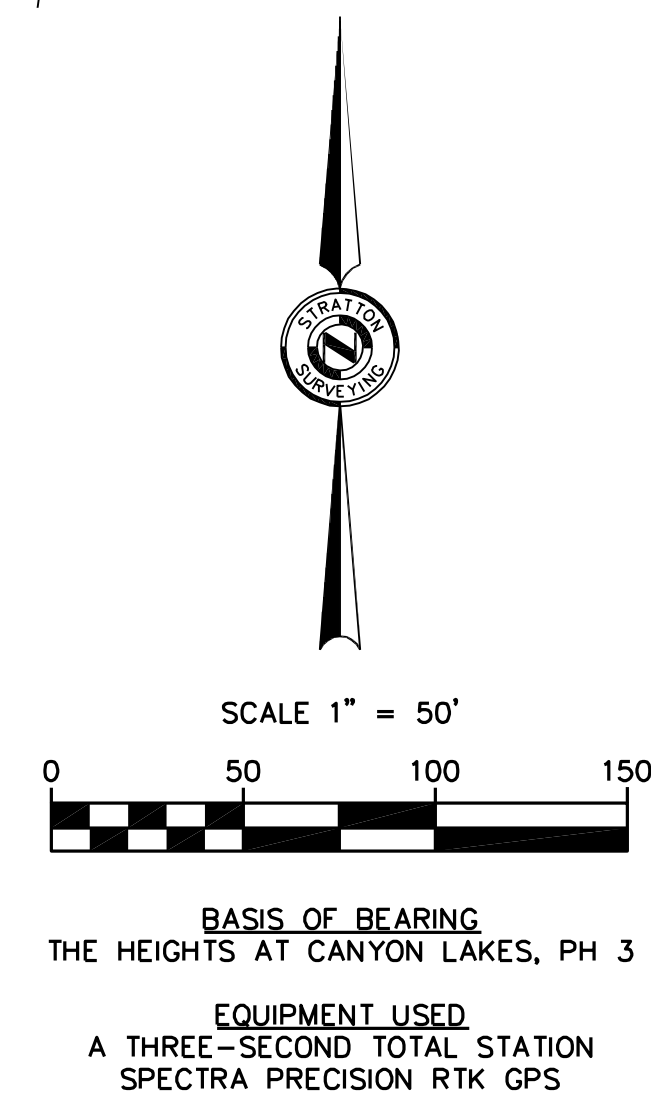
LEGEND

- = SET 5/8\" REBAR W/ ORANGE PLASTIC CAP OR LEAD AND TACK MARKED \"STRATTON AAD 38021\"
- ⊙ = SET Cased BRASS CAP MARKED \"38021\"
- W = FOUND 5/8\" REBAR MARKED \"WORLEY\"
- = FOUND AS INDICATED
- L&T = LEAD AND TACK
- MAG = FOUND MAG NAIL
- B.O.B. = BASIS OF BEARING
- (NS)∅ = NOT FOUND OR SET
- ⊙ = FOUND Cased BRASS CAP
- (RL) = ZONING
- [XXXX] = ADDRESS

SURVEYOR'S CERTIFICATE:

I, AARON A. DYCK, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THE PLAT OF \"SOUTH HILL ESTATES PHASE 1\", AS SHOWN HEREON, IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED, AND THAT ALL COURSES AND DISTANCES ARE CORRECTLY SHOWN, AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

AARON A. DYCK LS38021 DATE



VICINITY SKETCH
NOT TO SCALE

AUDITOR'S CERTIFICATE

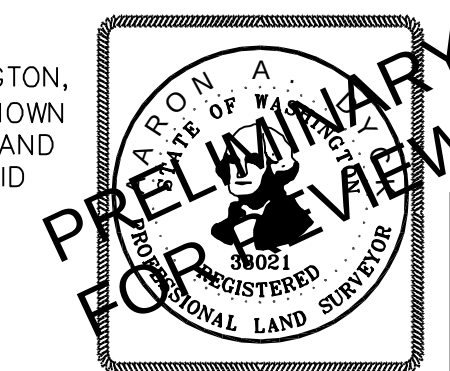
FILED FOR RECORD THIS _____ DAY OF _____, 2017 AT _____ MINUTES PAST _____, M. AND RECORDED IN VOLUME _____ OF PLATS PAGE _____, AT THE REQUEST OF AARON A. DYCK, P.L.S.

BENTON COUNTY AUDITOR
DEPUTY _____ FEE NO. _____

**FINAL PLAT FOR
RON ASMUS HOMES**

STRATTON SURVEYING & MAPPING, PC
313 NORTH MORIAN STREET
KENNEWICK, WA 99336
(509) 735-7364
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stratton@strattonsurvey.com

4722FP1.DWG © 2017
DATE: 05/19/17 SHT. 1 OF 2
DRAWN BY: DCI JOB # 4722



INDEX

1/4	SEC	T.	R.
1/4	22	08N	29E

THE FINAL PLAT OF
SOUTH HILL ESTATES PHASE 1
N. 1/2 OF THE N.W. 1/4 OF SEC. 22, T.08N., R.29E., W.M.,
CITY OF KENNEWICK,
BENTON COUNTY, WASHINGTON

DESCRIPTION

THAT PORTION OF LOT 9, SHORT PLAT NO. 3468, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 2015-019645, RECORDS OF BENTON COUNTY, WASHINGTON LYING WITHIN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 08 NORTH, RANGE 29 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 00°34'17ø WEST ALONG THE EASTERLY LINE OF SAID NORTHEAST QUARTER 307.86 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00°34'17ø WEST ALONG SAID LINE 263.12 FEET TO THE PROJECTED SOUTHERLY LINE OF THE PLAT OF THE HEIGHTS AT CANYON LAKES PHASE 3; THENCE NORTH 87°51'00ø WEST ALONG SAID LINE 1402.85 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH OLSON STREET; THENCE NORTH 13°52'06ø EAST ALONG SAID RIGHT-OF-WAY LINE 10.00 FEET TO THE SOUTHEAST CORNER OF LOT 11, BLOCK 2, OF THE PLAT OF THE HEIGHTS AT CANYON LAKES PHASE 4;
THENCE NORTH 76°07'54ø WEST ALONG THE SOUTHERLY LINE OF SAID LOT 95.02 FEET;
THENCE SOUTH 13°43'48ø WEST 186.54 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 14°33'30ø EAST 270.00 FEET; THENCE EASTERLY ALONG SAID CURVE 59.48 FEET THROUGH A DELTA ANGLE OF 12°37'22ø
THENCE SOUTH 88°03'52ø EAST 11.03 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 01°56'08ø WEST 25.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 44.42 FEET THROUGH A DELTA ANGLE OF 101°47'40ø
THENCE SOUTH 13°43'48ø WEST 18.75 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS SOUTH 76°16'12ø EAST 375.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE 77.08 FEET THROUGH A DELTA ANGLE OF 11°46'39ø
THENCE SOUTH 88°03'52ø EAST 878.45 FEET;
THENCE SOUTH 59°40'33ø EAST 40.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 59°40'33ø EAST 180.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 36.48 FEET THROUGH A DELTA ANGLE OF 11°36'44ø
THENCE NORTH 41°56'11ø EAST 109.56 FEET;
THENCE SOUTH 73°24'18ø EAST 333.13 FEET;
THENCE NORTH 89°25'50ø EAST 133.93 FEET TO THE SAID TRUE POINT OF BEGINNING.

CONTAINS 9.19 ACRES

DEDICATION

WE, THE UNDERSIGNED, 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 PLATTED INTO LOTS AND TRACTS AND THAT ALL STREETS, ROAD RIGHTS-OF-WAY, UTILITY EASEMENTS, SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC AND THAT THIS SUBDIVISION SHALL HEREAFTER BE KNOWN AND DESIGNATED BY THE NAME SOUTH HILL ESTATES PHASE 1.

RONALD E. ASMUS AND TRACEY L. ASMUS

RONALD E. ASMUS _____ DATE _____

TRACEY L. ASMUS _____ DATE _____

ACKNOWLEDGEMENT

STATE OF _____

COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RONALD E. ASMUS AND TRACEY L. ASMUS, HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED ON THIS INSTRUMENT.

DATE: _____

NOTARY PUBLIC _____ MY APPOINTMENT EXPIRES _____

NOTARY STAMP
BLACK INK ONLY

		PLAT CLOSURE			
BEARING	DISTANCE	NORTH	SOUTH	EAST	WEST
N87°51'00"W	1402.85	52.6308	0.0000	0.0000	1401.8624
N13°52'06"E	10.00	9.7085	0.0000	2.3969	0.0000
N76°07'54"W	95.02	22.7756	0.0000	0.0000	92.2501
S13°43'48"W	186.54	0.0000	181.2096	0.0000	44.2746
S81°45'11"E	59.36	0.0000	8.5147	58.7462	0.0000
S88°03'52"E	11.03	0.0000	0.3726	11.0237	0.0000
S37°10'02"E	38.80	0.0000	30.9188	23.4407	0.0000
S13°43'48"W	18.75	0.0000	18.2142	0.0000	4.4502
S07°50'29"W	76.95	0.0000	76.2305	0.0000	10.4984
S88°03'52"E	878.45	0.0000	29.6711	877.9488	0.0000
S59°40'33"E	40.00	0.0000	20.1957	34.5273	0.0000
N36°07'49"E	36.42	29.4157	0.0000	21.4741	0.0000
N41°56'11"E	109.56	81.5003	0.0000	73.2195	0.0000
S73°24'18"E	333.13	0.0000	95.1439	319.2542	0.0000
N89°25'50"E	133.93	1.3312	0.0000	133.9234	0.0000
N00°34'17"W	263.12	263.1069	0.0000	0.0000	2.6239
		460.4690	460.4710	1555.9547	1555.9596

IRRIGATION

THE PROPERTY DESCRIBED HEREIN IS LOCATED WHOLLY WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT. I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHT-OF-WAY SHOWN ON THIS SHORT PLAT ARE ADEQUATE TO SERVE THE LOTS LOCATED WITHIN THIS SHORT PLAT WHICH ARE OTHERWISE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT, AND THAT ALL OTHER IRRIGATION DISTRICT REQUIREMENTS AS SPECIFIED BY RCW 58.17.310 HAVE BEEN PAID THROUGH THE YEAR 20____ A.D., AND HAS BEEN INSTALLED.

KENNEWICK IRRIGATION DISTRICT _____ DATE _____

APPROVALS

THE PLAT "SOUTH HILL ESTATES PHASE 1" IS HEREBY APPROVED BY AND FOR THE CITY OF KENNEWICK, STATE OF WASHINGTON.

CITY OF KENNEWICK PLAT ADMINISTRATOR _____ DATE _____
FILE NO. FP 17-02/ PLN-2017-00959, PARCEL NO. 123892013468010

KENNEWICK CITY ENGINEER _____ DATE _____

MAYOR, CITY OF KENNEWICK _____ DATE _____

CITY CLERK _____ DATE _____

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY CASCADE NATURAL GAS.

CASCADE NATURAL GAS _____ TITLE _____ DATE _____

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY FRONTIER.

FRONTIER _____ TITLE _____ DATE _____

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY CHARTER CABLEVISION.

CHARTER CABLEVISION _____ TITLE _____ DATE _____

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY BENTON P.U.D. No. 1

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

TREASURERS CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR ____ A.D. PARCEL NO. 123892013468010

BENTON COUNTY TREASURER _____ DATE _____

BENTON COUNTY ASSESSOR _____ DATE _____



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2017 AT _____ MINUTES PAST _____, AND RECORDED IN VOLUME _____ OF PLATS PAGE _____, AT THE REQUEST OF AARON A. DYCK, P.L.S.

BENTON COUNTY AUDITOR _____

DEPUTY _____ FEE NO. _____

FINAL PLAT FOR
RON ASMUS HOMES

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

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Council Agenda Coversheet 	Agenda Item Number	5.a.	Council Date	06/06/2017	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	Change of Zone - 4086 W. 10th Avenue			Public Mtg / Hrg	☐
	Ordinance/Reso #	5698	Contract #		Other	☐
	Project #	COZ 17-02	Permit #	PLN-2017-00283	Quasi-Judicial	☒
	Department	Planning				

Recommendation

The Planning Commission recommends that City Council concur with the findings and conclusions contained in staff report COZ 17-02 by adopting Ordinance 5698.

Motion for Consideration

I move adoption of Ordinance 5698.

Summary

Adam and Amy Hunkapillar have applied to change the zone of a 2.9 acre parcel from Residential Suburban (RS) to Residential Manufactured Home (RMH). The Comprehensive Plan Land Use designation is Low Density Residential. The RMH zone is an implementing zone of the Low Density Residential Comprehensive Plan land use designation, and the request is consistent with the Comprehensive Plan.

The subject parcel is located east of S. Union Street at 4086 W. 10th Avenue. The site is currently vacant pasture land, and the nearest City sewer is approximately 1,000 feet away at S. Union Street. Property directly to the north, east, and west is zoned Residential Suburban. Property to the south across W. 10th Avenue is also zoned Residential Suburban and occupied by the Desert Lawn Memorial Park cemetery. Development Standards for RS and RMH zones are similar however RS allows a minimum lot size 10,500 square feet and RMH allows a minimum lot size of 7,500 square feet. Farm animals are allowed in RS but not RMH, and a mini-storage is allowed in RMH but not RS.

The Planning Commission held a public hearing on April 17, 2017, however there was a malfunction with the recording equipment and we did not have a complete record so a 2nd public hearing was required. At the May 15, 2017 Planning Commission public hearing there were two people who spoke against the proposal with concerns of existing Russian Olive trees and traffic that might be generated from a mini-storage. The Planning Commission voted unanimously to recommend City Council approve the change of zone.

Alternatives

None Recommended

Fiscal Impact

None

Through	Wes Romine May 25, 15:23:03 GMT-0700 2017	Attachments: 
Dept Head Approval	Gregory McCormick May 25, 16:02:35 GMT-0700 2017	
City Mgr Approval	Marie Mosley Jun 01, 21:05:31 GMT-0700 2017	
		☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5698

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF
CERTAIN REAL PROPERTY WITHIN THE CITY OF KENNEWICK
LOCATED AT 4086 WEST 10TH AVENUE FROM RESIDENTIAL
SUBURBAN (RS) TO RESIDENTIAL MANUFACTURED HOME (RMH)
(COZ 17-02, HUNKAPILLAR)

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

Section 1. Ordinance No. 3001, as amended, the zoning ordinance of the City of Kennewick and the accompanying zoning map of the City of Kennewick being part of said ordinance shall be and hereby is changed from Residential Suburban (RS) to Residential Manufactured Home (RMH) for the real property described as follows:

Section 3, Township 8 North, Range 29 East, Quarter SW, Short Plat #3451, Lot 3.
Recorded in Volume 1 of Short Plats, at Page 3451. Records of Benton County,
Washington. AF #2014-033032, 12/23/2014.

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

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

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

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

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 6th
day of June, 2017, and signed in authentication of its passage this 6th day of June, 2017.

Attest:

STEVE C. YOUNG, Mayor

TERRI L. WRIGHT, City Clerk

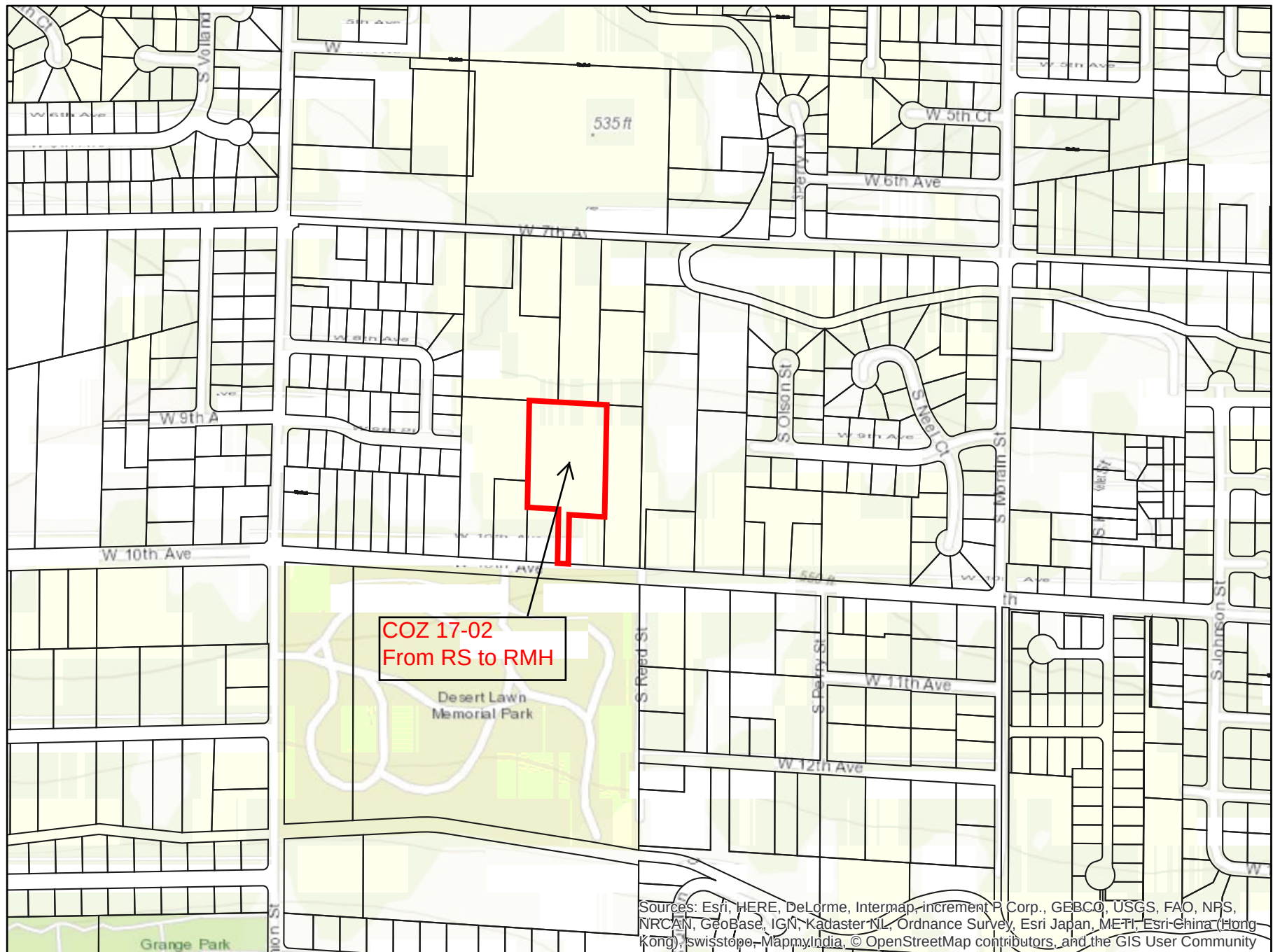
ORDINANCE NO. 5698 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 7th day of
June, 2017.

Approved as to form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION_____



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



**ECONOMIC DEVELOPMENT AND
COMMUNITY PLANNING DEPARTMENT**

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

FILE No: COZ 17-02/PLN-2017-00283

Staff Report Date: May 8, 2017

Public Hearing Meeting Date and Location:

May 15, 2017, Kennewick City Hall

Report Prepared By: Wes Romine
Development Services Manager

Report Reviewed By: Gregory McCormick, AICP
Planning Director

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS that Change of Zone 17-02 be APPROVED.

Summary of Proposal: A Change of Zone from Residential Suburban (RS) to Residential Manufactured Home (RMH) for one parcel of land 2.9 acres in size.

Proposal Location: The north side of W. 10th Avenue east of S. Union Street at 4086 W. 10th Avenue.

Legal Description:

Section 3, Township 8 North, Range 29 East, Quarter SW, Short Plat #3451, Lot 3, Recorded in Volume 1 of Short Plats, at Page 3451, Records of Benton County, Washington. AF #2014-033032, 12/23/2914.

Containing 2.9 acres
Parcel No. 1-0389-301-3451-003

Property Owner: Adam and Amy Hunkapillar
4008 W. 19th Avenue
Kennewick, WA 99338

Applicant: Same as Property Owner

Engineer: NA

Approval Criteria:

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

COZ Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	February 13, 2017
Determination of Completeness Issued	February 13, 2017
Notice of Application Mailed	February 23, 2017
SEPA Threshold Determination Issued	March 15, 2017
Property Posting Sign for SEPA Determination	March 15, 2017
Date of Mailed Notice of Public Hearing	April 30, 2017
Property Posting Sign for Public Hearing	April 25, 2017
Date of Published Notice of Public Hearing	April 27, 2017
SEPA Appeal Period Ends	March 29, 2017
Planning Commission Public Hearing	May 15, 2017
City Council Decision Date	June 5, 2017

Exhibits:

- 1 Staff Report
- 2 Application/Supplemental Information
- 3 Notice of Application/Mailing List
- 4 Vicinity Map
- 5 Change of Zone Map
- 6 SEPA Determination
- 7 KID Comments
- 8 Neighborhood Comments

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ 17-02) is a request to change the zone of one parcel of land, approximately 2.9 acres in size, from Residential Suburban (RS) to Residential Manufactured Home (RMH). The subject parcel is located at 4086 W. 10th Avenue, east of S. Union Street. The applicant has requested the change of zone for future development plans. The closest City sewer available is to the west at S. Union Street which makes it difficult to develop a residential subdivision on the property.

Residential Manufactured Home (RMH) zoning has similar development standards as Residential Suburban (RS), however RMH has a maximum density of 4 units per acre and RMH also has a minimum lot size of 7,500 square feet rather than 10,500 square feet for RS zoned property. Farm animals are allowed in RS zoning and not allowed in RMH. RMH also allows a mini-storage use which is not allowed in RS zoning. Per the applicants SEPA checklist he states that a mini-storage facility may be constructed if the change of zone is approved. However, the current application is to consider the change of zone rather than a mini-storage application that has not been submitted.

The Comprehensive Plan Land Use Designation for the subject property is Low Density Residential. Both Residential Suburban (RS) and Residential Manufactured Home (RMH)

are zoning designations that can be implemented in the Comprehensive Plan Low Density Residential Land Use designation. A change of zone to RMH would be consistent with the City's Comprehensive Plan.

Per KMC 18.03.040 (1 & 5), the purpose of RS and RMH zoning districts are as follows:

RS – “The purpose of the RS district is to establish areas for low density single-family residential buildings, to stabilize and protect residential districts, and to promote and encourage a suitable environment for family life in a semi-rural setting”.

RMH – “The purpose of the RMH district is to establish areas for low density, single-family life, protect residential districts, and to promote and encourage a suitable environment for family life in an urban setting”.

Staff Comment: The RMH zone was initially placed in the zoning code specifically for the placement of Manufactured Homes, however the State of Washington passed a law approximately 15 years ago that allows a manufactured home anywhere a stick built home can be placed. Both RS and RMH are single-family zoning districts with similar purposes. The subject property is surrounded by RS zoning.

By approving this change of zone all the findings can be made that are required to approve a change of zone that are listed in KMC 18.51.070 (2):

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

The above required findings to approve a change of zone have been listed below under the staff recommended findings.

Surrounding Zoning:

North: Residential Suburban (RS).

East: Residential Suburban (RS).

South: Directly to the south and across W. 10 Avenue is property zoned Residential Suburban (RS) and occupied by a cemetery.

West: Residential Suburban (RS).

Applicable Goals and Policies of the Comprehensive Plan:

Residential Goal 1: *Guide the design of new residential developments to be compatible with adjacent residential areas.*

Staff Comment: A zone change to RMH would allow single-family homes to be built which would be compatible with the surrounding RS single-family homes.

Residential Policy 1: *Maintain residential zoning regulations that offer a similar graduation in building scale and bulk.*

Staff Comment: Per the Residential Site Development Standards (KMC 18.12.010A.2) both RS and RMH have a maximum building height of 30 feet. Building setbacks from lot lines are also the same, however RMH requires a 20-foot front yard setback rather than a 15-foot front yard setback allowed in RS.

Residential Policy 3: *Incorporate residential design standards into new residential developments.*

Staff Comment: Both RS and RMH zoning would require a development to comply with the City's Single-Family Design Standards.

Land Use Implementation by Zoning: Per the land use zoning implementation table on page 5 of the City's Comprehensive Plan, both Residential Suburban (RS) and Residential Manufactured Home (RMH) zoning can be implemented in the Low Density Land Use category.

Findings:

1. The applicant and property owner is Adam & Amy Hunkapillar (4008 W. 19th Avenue, Kennewick, WA 99338).
2. The proposed change of zone is for parcel number 1-0389-301-3451-003 (4086 W. 10th Avenue).
3. The request is to change the zoning from Residential Suburban (RS) to Residential Manufactured Home (RMH).
4. The City's Comprehensive Plan Land Use Designation for the subject property is Low Density Residential.
5. The Residential Manufactured Home (RMH) zoning district is an implementing zone of the Low Density Comprehensive Plan Land Use Map designation.
6. The Property Posting sign for the public hearing was posted on site March 27, 2017.
7. The application was submitted on February 13, 2017 and declared complete for processing.
8. The application was routed for review to City Departments and outside agencies for comment on February 23, 2017.

9. Access to the site is currently provided from W. 10th Avenue.
10. An Environmental Determination of Non-Significance (ED 17-02) was issued on March 15, 2017 for this application. The appeal period for the determination ended on March 29, 2017. No appeals were filed.
11. Notice of the public hearing for this application was published in the Tri-City Herald on April 30, 2017. Notices were also mailed to property owners within 300 feet of the site on April 27, 2017.
12. The proposed amendment conforms with the comprehensive plan; and
13. Promotes the public necessity, convenience and general welfare; and
14. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and
15. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and
16. Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.

Conclusions:

1. Approval will change the zoning for the subject parcel from Residential Suburban (RS) to Residential Manufactured Home (RMH).
2. Approval will implement Residential Goal 1, and Residential Policies 1 & 3 of the City of Kennewick Comprehensive Plan.
3. Approval will result in the public necessity, convenience or general welfare.
4. Approval will not result in any adverse environmental impacts.

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 17-02 and recommend approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 17-02 and recommend to City Council approval of the request.

Report Prepared By and Contact Person:

Wes Romine

Development Services Manager

wes.romine@ci.kennewick.wa.us

509-585-4558

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

PROJECT # COZ - 17-02 PLN- 2017-00283

FEE \$ 1268-

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

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

Site Plan Tier I Tier II Tier III Binding Site Plan Short Plat Conditional Use Add Animals _____

Other Change of Zone from Residential Suburban (RS) to Residential Manufactured Home (RMH)

Name: Adam and Amy Hunkapillar

Address: 4008 W. 19th Ave, Kennewick, WA 99338

Telephone: _____ Cell Phone: 509-438-7867 Fax: 509-783-7263 E-mail: adam@sandhollowhomes.com

Property Owner (if other than applicant): Same

Address: _____

Telephone: _____ Cell Phone: _____ Fax: _____ E-mail: _____

SITE INFORMATION

Parent Parcel No. 1-0389-301-3451-003 Zoning: RS

Area of Parcel 126,324 sq ft Acres 2.9 Parcel No. (if assigned) _____

Address of property: 4086 W. 10th Ave, Kennewick

Legal description of property: Section 3, Township 8 North, Range 29 East, Quarter SW, Short Plat 3451, Lot 3, Recorded in Volume 1 of Short Plats, At Page 3451. Records of Benton County WA. AF #2014-033032, 12/31/2014

No. of Parking Spaces N/A Present use of property: Vacant Land

Does the proposal meet the conditions of the present zoning? _____yes _____X no

Size of existing structure: _____ N/A _____ sq. ft. Size of proposed addition: _____ N/A _____ sq. ft.

Height of building: _____ N/A _____ Cubic feet of excavation: _____ N/A _____

Current assessed value: \$55,500.00 Cost of new construction: \$0.00

Proposal requested: Change of Zone Application from Residential Suburban (RS) to Residential Manufactured Home (RMH)

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

Adam Hunkapillar
Applicant's Signature

Date: 2-13-2017

Adam Hunkapillar
Signature of owner or owner's authorized representative

Change-of-Zone Supplemental Information

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

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

Yes. The applicant is requesting a zoning change from RS to RMH which will maintain the current Comprehensive Plan Land Use Designation of Low Density Residential. The proposed zoning of RMH is more development friendly than the current zoning of RS without affecting the general welfare of the surrounding properties.

2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized:

There are currently no properties presently on the market that are zoned RMH that the applicant is aware of. There are properties zoned RMH, but they are either developed or not for sale.

3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain.

Yes, the proposed amendment is consistent with existing land use with neighboring properties. The properties adjacent to the subject parcel are zoned RS and subdivisions to both the east (523') and west (252') are zoned RL. All zoning designations are considered Low Density Residential.

4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:

Yes. The property is currently zoned for residential use as are the neighboring properties and all are considered Low Density Residential within the City of Kennewick's Comprehensive Land Use Designation. Directly across the street is Desert Lawn Memorial Park, which while zoned RS it is utilized as a cemetery. However, it is still allowed as a non-residential use with a conditional use permit.

5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.

No, this proposal will not create an isolated district. The current zoning of RS allows for a maximum of 4 lots per acre based on lot size ($10,500/43,560 = 4.15$ lots/acre) and the requested zoning of RMH is limited to 4 lots per acre per current 18.12.010, even though the minimum lot size is 7,500 sq. ft. Therefore, the density remains the same.

6. Does the existing zoning prohibit reasonable use of the property? Please explain.

Yes. Large parcels of land within City limits are difficult to develop without sewer access and this parcel in particular only has street frontage of 40', which is not wide enough for a City standard street even if sewer was available. The Change of Zone to RMH will allow for the feasibility of a mini-storage facility to be pursued without changing the Comprehensive Plan Land Use

Designation or residential densities.

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

No. Both the existing and proposed zoning are low density residential and there are multiple manufactured homes in the immediate area. Therefore, changing the zone to Residential Manufactured Home will maintain the character of the immediate area.

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

Possibly. Simply changing the zoning will likely not affect surrounding property values, but if the change in zone results in a mini-storage facility being built, it will likely increase surrounding property values.

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

No. There are very few larger residential properties that would be good candidates for a zoning change to RMH. Most larger residential tracts, such as this, are better suited for residential development. However, because of the narrow entrance to the property and lack of city sewer, this property is very limited in its ability to be further developed as a residential neighborhood.

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

Yes. If a mini-storage facility were to be built on the subject property it would create a large investment in an area of older homes, some of which are in disrepair. This may encourage homes to be fixed up or multiple properties to be purchased by single investors with the intention of further development.

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

No.

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

No. The Change of Zone from RS to RMH will not change current traffic patterns. Based on the 2016 Traffic Volume Map there are currently 13,040 vehicle trips per-day on 10th Ave between Union and Morain. Even if a mini-storage facility were eventually built it would have a minimal impact on traffic patterns or safety concerns.

Summary of City forms required:

Application – General Form
Change of Zone Supplemental Information
Environmental and Salmonids Checklist (SEPA)



NOTIFICATION OF MAILING

I, Melinda Didier, on 4/27, 2017

Mailed 18 copies of NOPH

for COZ 17-02

to Applicant, property owner, & prop. owner w/in 30'

as shown on the attached list.

Melinda Didier
Signature

COZ 17-02
PLN-2017-00283
4086 W 10TH AVE
FROM RS TO RMH
ADAM HUNKAPILLAR
SANDHOLLOW HOMES

IL

CITY OF KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

May 15, 2017 - 6:30 p.m.

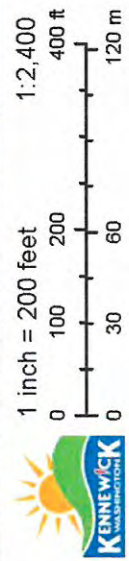
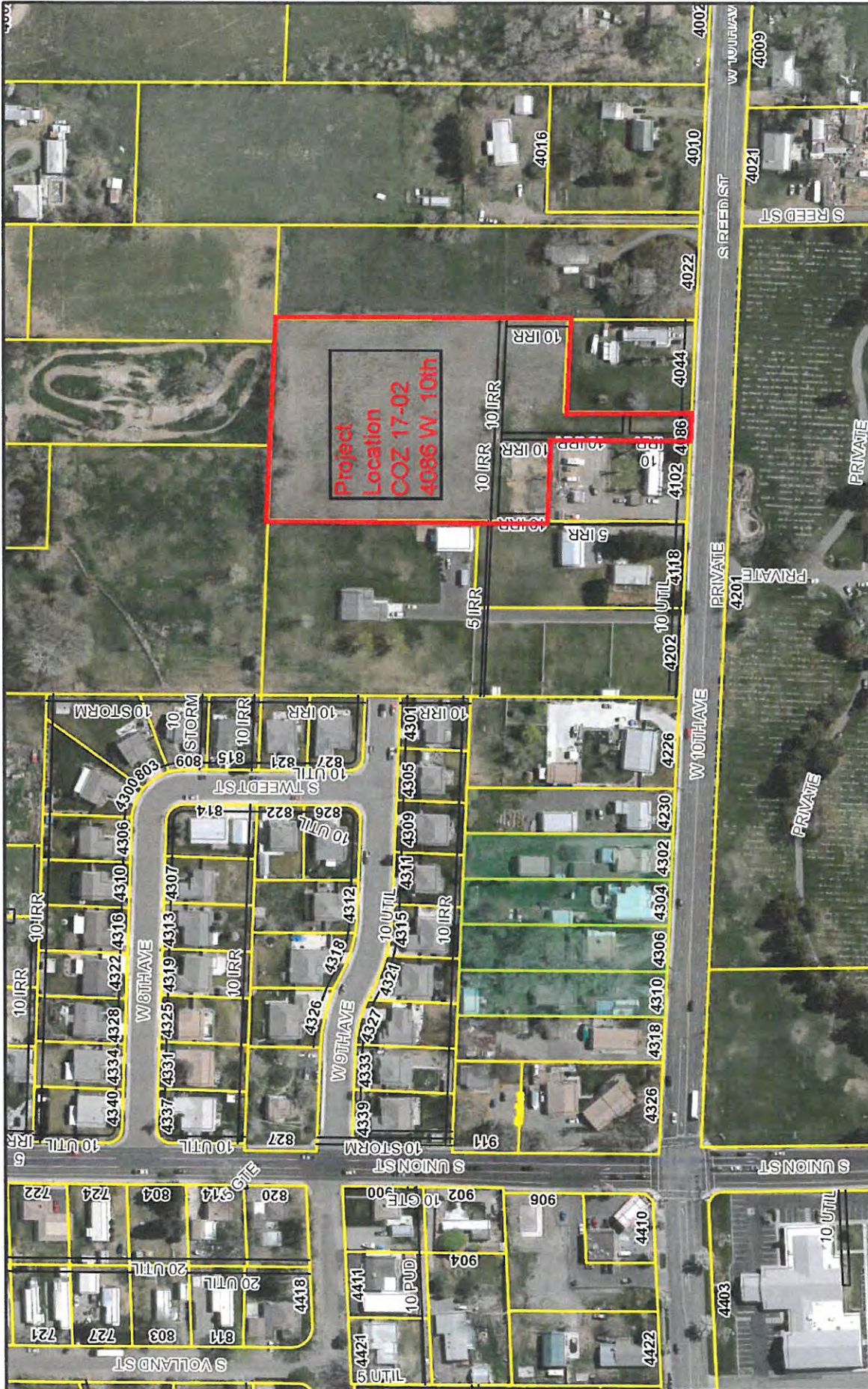
The City of Kennewick Planning Commission will hold a Public Hearing on Monday, May 15, 2017, at City Hall Council Chambers, 210 West 6th Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed change of zoning. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item.

Project# COZ 17-02 – Proposes to change approximately 2.9 acres of land from Residential Suburban (RS) to Residential Manufactured Home (RMH), located at 4086 W. 10th Avenue, east of S. Union Street.

Written comments may be addressed to Wes Romine and submitted to wes.romine@ci.kennewick.wa.us or mailed to PO Box 6108, Kennewick, WA 99336 no later than 4:30 p.m., May 4, 2017 to be included in the staff report. Comments after May 4, 2017 can be submitted at the Public Hearing on May 15, 2017. For questions, please call Wes Romine at (509) 585-4558.

The City of Kennewick welcomes full participation in public meeting by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Wes Romine at (509) 585-4558 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.

Permitting Map



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

AcGIS WebApp Builder
City of Kennewick

February 23, 2017 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

- | | | | |
|--------------------|-----------|------------------------|----------------|
| StreetName | Apartment | Mobile Home | SurveyEasement |
| SurveyAddressPoint | Building | Parcel | |
| <all other values> | Condo | SurveyAddressPointSupp | |

EXHIBIT 3

COZ 17-02
PLN-2017-00283
4086 W 10TH AVE
FROM RS TO RMH
ADAM HUNKAPILLAR
SANDHOLLOW HOMES

37
MULLINS ENTERPRISES LLC
1416 W AINSWORTH ST
PASCO, WA 99301

37
JOHN BENBOW
4022 W 10TH AVE
KENNEWICK, WA 99336

37
DESERT LAWN MEMORIAL PARK
INC
1401 S UNION ST
KENNEWICK, WA 99338

37
MICHAEL & LINDA PORTER
4202 W 10TH AVE
KENNEWICK, WA 99336

37
RYAN & SHARON WILLIAMS
827 S TWEEDT ST
KENNEWICK, WA 99336

37
KYLE CARDINAL
552 N COLORADO ST #101
KENNEWICK, WA 99336

37
ADAM & AMY HUNKAPILLAR
4008 W 19TH AVE
KENNEWICK, WA 99338

37
TERYL & BILLIE JO
WATTENBURGER
4105 W 7TH AVE
KENNEWICK, WA 99336

37
ROGER VERDUZCO
4010 W 10TH AVE
KENNEWICK, WA 99336

37
ROBERT BENBOW
4044 W 10TH AVE
KENNEWICK, WA 99336

37
JARRYD & SHANNON HAMMETT
4230 W 10TH AVE
KENNEWICK, WA 99336

37
LESLIE & ASHLEE CHAFFEE
821 S TWEEDT ST
KENNEWICK, WA 99336

37
PAUL & SHERYL GARELLO
4129 W 7TH AVE
KENNEWICK, WA 99336

37
JOHN D CRANDALL TRUSTEE
4016 W 10TH AVE
KENNEWICK, WA 99336

37
FAHRUDIN & MIRSA SARAJLIC
4021 W 10TH AVE
KENNEWICK, WA 99336

37
JIMMY BENBOW
4118 W 10TH AVE
KENNEWICK, WA 99336

37
AMANDA GAIL GEORGE
4203 W KENNEWICK AVE #52
KENNEWICK, WA 99336

37
MICHAEL & MARILYN CRUME
815 S TWEEDT ST
KENNEWICK, WA 99336

Permitting Map

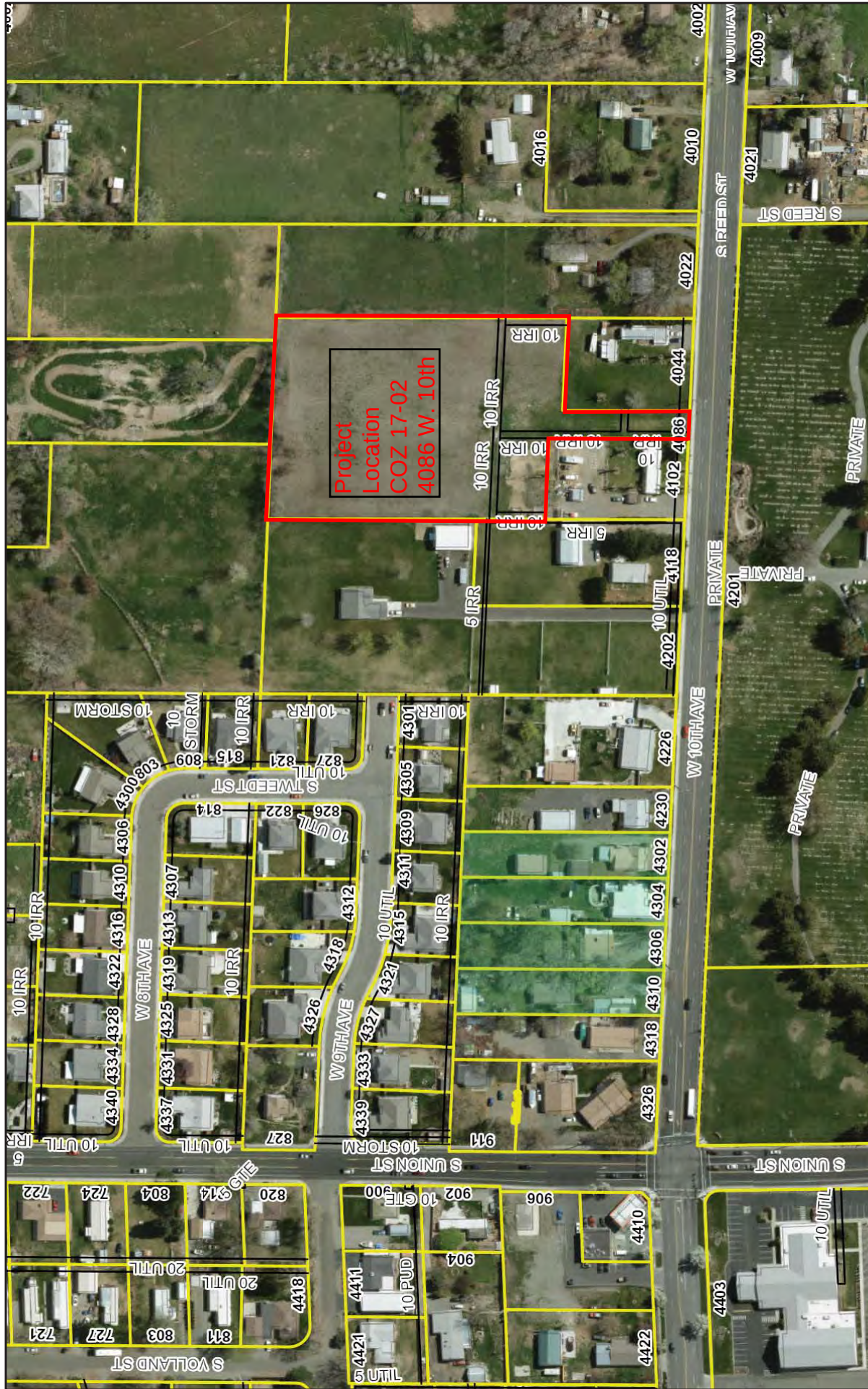


EXHIBIT 4



1 inch = 200 feet
 0 100 200 400 ft
 0 30 60 120 m

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

ArcGIS WebApp Builder
 City of Kennewick

February 23, 2017 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

- | | | | |
|--------------------|-----------|------------------------|----------------|
| StreetName | Apartment | Mobile Home | SurveyEasement |
| SurveyAddressPoint | Building | Parcel | |
| <all other values> | Condo | SurveyAddressPointSupp | |

Permitting Map

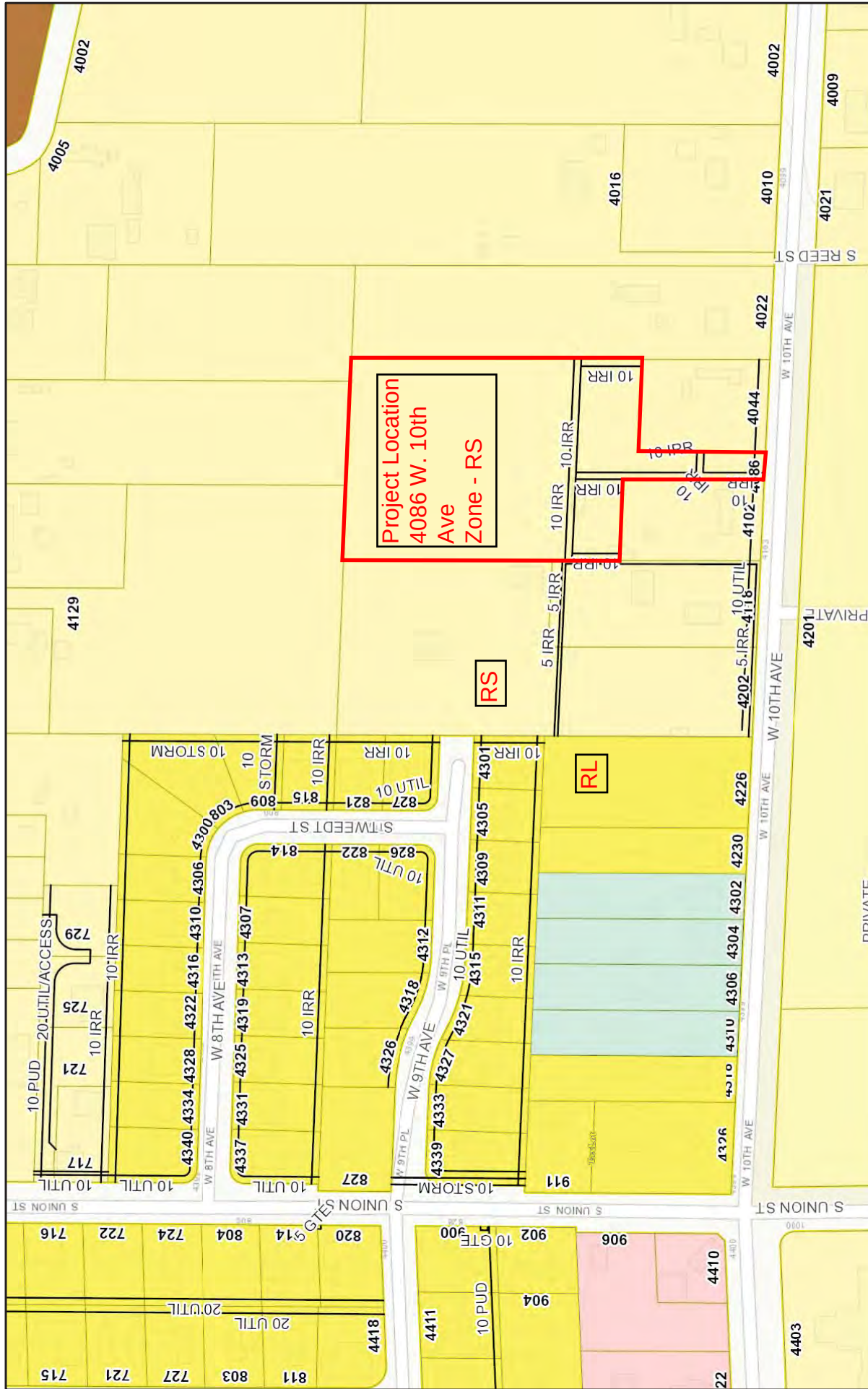
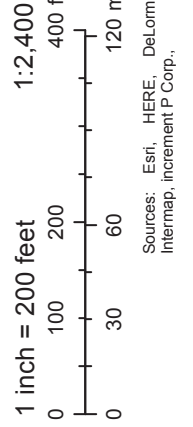


EXHIBIT 5



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

ArcGIS WebApp Builder
City of Kennewick

February 23, 2017 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

- StreetName
- SurveyAddressPoint
- Apartment
- Building
- Condo
- Mobile Home
- Parcel
- SurveyEasement
- SurveyAddressPointSupp



ED #17-02

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

FILE/PROJECT NUMBER: ED 17-02 FOR COZ 17-02

DESCRIPTION OF PROPOSAL: CHANGE OF ZONE FROM RESIDENTIAL SUBURBAN (RS) TO RESIDENTIAL MANUFACTURED HOME (RMH) AND 50,000 SQ. FT. OF NEW MINI-STORAGE.

PROPONENT: ADAM AND AMY HUNKAPILLAR

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: EAST OF S. UNION STREET AT 4086 W. 10TH AVENUE.

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: March 15, 2017

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 e-mailed to: Dept. of Ecology, WA Dept of Fish & Wildlife, WSDOT, Yakima Nation, CTUIR, & COZ 17-02 File

SEPA ENVIRONMENTAL CHECKLIST

ED 17-02 for COZ 17-02

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND**Evaluation for Agency Use Only**

1. Name of proposed project, if applicable:

4086 W. 10th Ave, Kennewick

2. Name of applicant:

Adam and Amy Hunkapillar

3. Address and phone number of applicant and contact person:

Adam Hunkapillar
4008 W. 19th Ave, Kennewick, WA 99338
509-438-7867
adam@sandhollowhomes.com

4. Date checklist prepared:

February 13, 2017

5. Agency requesting checklist:

City of Kennewick

6. Proposed timing or schedule (including phasing, if applicable):

The application is for a change of zone from Residential Suburban (RS) to Residential Manufactured Home (RMH) for a single parcel. The change of zone will take place once all criteria are met and approval is received from the City of Kennewick. The time frame for any potential development has not been determined, but would likely be spring/summer 2018.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

If a Change of Zone is approved a feasibility for a mini-storage facility will be conducted. If the project is deemed feasible construction will likely begin in spring/summer 2018 with the appropriate permits received by the City of Kennewick. The projected mini-storage would be approximately 45,000 - 50,000 square feet and the office would be approximately 2,000 square feet.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

No environmental information has been prepared on the parcel or will be prepared in relation to this proposal. The property is currently vacant land and there is no indication of environmentally sensitive areas on the property.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

A Change of Zone designation from the City of Kennewick.

The construction of a mini-storage would require applicable building permits and businesses licenses.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The application is for a Change of Zone from Residential Suburban (RS) to Residential Manufactured Home (RMH) for parcel number: 1-0389-301-3451-003.

A mini-storage facility may be constructed at the site if a Change of Zone is approved and all other City approvals are met.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

4086 W. 10th Avenue, Kennewick. The property is located between Union and Morain on the north side of 10th Avenue.

Section 3, Township 8 North, Range 29 East, Quarter SW, Short Plat 3451, Lot 3, Recorded in Volume 1 of Short Plats, At Page 3451. Records of Benton County WA. AF #2014-033032, 12/31/2014.

Parcel #: 1-0389-301-3451-003

Evaluation for Agency Use Only

B. ENVIRONMENTAL ELEMENTS**Evaluation for Agency Use Only****1. Earth**

- a. General description of the site
(check one): Flat, rolling, hilly, steep slopes,
mountainous, other _____

The site is flat.

- b. What is the steepest slope on the site (approximate percent slope)?

1-2%

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Type 1 as determined by the Benton County Health Department from a recent perk test.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None currently known.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Grading is not proposed with the Change of Zone application.

A mini-storage facility would require grading of a majority of the parcel for driveways and buildings. The majority of material is expected to stay on site and no fill is anticipated.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Construction is not being proposed with the Change of Zone Application.

The construction of a mini-storage facility could result in minimal erosion during the construction process. Onsite measures will be taken to ensure material stays on site.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

None with the Change of Zone Application.

A mini-storage facility would likely cover 80-90% of the site with Impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not applicable for zoning change.

During construction common methods to control erosion are silt fence, dust control, and construction entrance.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None with Change of Zone.

During construction some emissions from construction equipment will occur. During operation and maintenance very little emissions would be generated as the site would be run on all electricity. Minimal emissions from lawn maintenance equipment would occur.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable with Change of Zone.

During construction dust control measures will be taken. Some emissions from construction equipment is to be expected.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

Evaluation for Agency Use Only

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number

of animals or humans the system(s) are expected to serve.

None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None with Change of Zone.

Runoff will occur from the buildings and driveways and be collected in onsite retention ponds if a mini-storage facility is built.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Not with a Change of Zone.

Onsite run-off will be collected in some sort of a retention pond.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None with Change of Zone Application.

With the construction of a mini-storage facility the onsite topography will be used to direct any runoff water into an onsite retention pond.

4. Plants

a. Check the types of vegetation found on the site:

deciduous tree:	alder	maple	aspen	other
evergreen tree:	fir	cedar	pine	other

shrubs

grass

pasture

crop or grain

bullrush

Orchards, vineyards or other permanent crops.

wet soil plants: cattail buttercup

skunk cabbage

other water plants: water lily eelgrass

milfoil

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

No vegetation will be removed with the Change of Zone Application.

The majority of the existing pasture grass and weeds will be removed to construct a mini-storage facility. City required landscape improvements will be made to the finished facility.

- c. List threatened and endangered species known to be on or near the site.

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable with Change of Zone.

For a mini-storage facility the landscape requirements pertinent to mini-storage facilities will be implemented.

- e. List all noxious weeds and invasive species known to be on or near the site.

None currently known.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, **songbirds**

other:

mammals: deer, bear, elk, beaver

other:

fish: bass, salmon, trout, herring, shellfish, other

Other small animals such as mice and other rodents are likely to be on the site, but have not been observed.

- b. List any threatened and endangered species known to be on or near the site.

None known.

- c. Is the site part of a migration route? If so, explain.

Yes. The Columbia Basin area is in a waterfowl and songbird migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:

None proposed at this time.

- e. List any invasive animal species known to be on or near the site.

None known at this time.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None for the Change of Zone.

A finished mini-storage facility would have minimal electrical needs for the operation of the office, onsite lighting and security systems.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable with the Change of Zone.

The mini-storage would require minimal energy use and the onsite office would be constructed to meet current energy codes.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

No.

- 1) Describe any known or possible contamination at the site from present or past uses.

The property is currently vacant land and to the knowledge of the applicant always has been and there are no known contaminants on the site.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known to applicant.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None for the Change of Zone Application.

During the operation of the mini-storage tenants will not be allowed to store or use toxic or hazardous chemicals on site.

- 4) Describe special emergency services that might be required.

None for the Change of Zone Application or for the mini-storage facility.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None for the Change of Zone Application.

During operation of the mini-storage tenants will not be allowed To store or use or store toxic or hazardous materials.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None for Change of Zone Application.

Mini-Storage - General construction noise would be present during City allowed construction hours. Minimal noise would be created during the operation of the facility.

- 3) Proposed measures to reduce or control noise impacts, if any:

Not applicable with the Change of Zone Application.

Mini-Storage – Construction would be limited to City allowed construction hours and during operation facility access would be limited to business hours, likely 7am to 9pm.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The property is currently zoned Residential Suburban (RS) and is vacant land. Neighboring properties are also zoned RS and used as such. There is a cemetery directly across the street that is also zoned RS. The proposal is not expected to affect land use on nearby or adjacent property.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?

To the applicants knowledge the property has not been used as working farmlands. The previous owner had horses on the property at one time, but it has been several years.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

There are not currently any structures on the site.

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?

Residential Suburban (RS).

f. What is the current comprehensive plan designation of the site?

Low Density Residential

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

Not applicable with the Change of Zone Application.

Mini-Storage - It is anticipated that 1-2 people would work on the site to manage the office and perform general maintenance.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

No displacements will occur.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Compliance with the zoning designation, Comprehensive Plan, and Kennewick City Code.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not Applicable.

May 2014

9. Housing

- a. Approximately how many units would be provided, if any?
Indicate whether high, middle, or low-income housing.

None. A single family residence could be provided on the parcel under both current and proposed zoning. A manager's house may be built to help manage the mini-storage.

- b. Approximately how many units, if any, would be eliminated?
Indicate whether high, middle, or low-income housing.

None. The property is currently bare land.

- c. Proposed measures to reduce or control housing impacts, if any:

No housing impacts will occur with the request.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures are proposed with the Change of Zone Application.

Mini-Storage – The tallest building is anticipated at 16-18' with most Buildings at 10-12'.

- b. What views in the immediate vicinity would be altered or obstructed?

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None with the Change of Zone Application.

Mini-Storage – Facility will be designed to City Mini-Storage Development Standards and the facility would sit approximately 190' from the property's main entrance on 10th Ave.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable with Change of Zone Application.

Mini-Storage – Non-reflective roofing material will be used.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable with Change of Zone.

New exterior lights will need to be shield to comply with the City's outdoor lighting ordinance, KMC 18.39

Mini-Storage – Because the project will be sited approximately 190' + from 10th Avenue no glare is expected to present a safety hazard or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Not Applicable.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Grange Park is approximately ½ mile south of the property.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No impacts on recreation are expected.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not applicable.

If historic artifacts are found on site, work to be stopped and the City of Kennewick and appropriate agencies notified.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The property is accessed from 10th Avenue.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes. The site is currently served by Ben-Franklin Transit on Route 48. A bus stop is located at the corner of 10th Avenue and Union which is approximately ¼ mile from the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Parking will not be affected with the proposal.

May 2014

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

None with the Change of Zone application.

Mini-Storage – The completed project is expected to add less than 20-30 vehicle trips per day to 10th Avenue. This is based on applicants previous experience operating a mini-storage facility. Current daily traffic counts based on the 2016 Traffic Volume map are 13,040.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

No transportation impacts are expected with this proposal.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Not with a Change of Zone Application.

Mini-Storage – Minimal fire and police protection would be required.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None with Change of Zone Application.

Mini-Storage – On-site security and a contract with a local security monitoring firm will be used to monitor activity at the site.

16. Utilities

- a. Check utilities currently available at the site:

electricity, natural gas, **water,** refuse service,
telephone, sanitary sewer, septic system,
other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None with the Change of Zone Application.

Mini-Storage – minimal electrical, water and phone use will be required to adequately operate the facility.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Adam Hunkapillar

Name of signee: Adam Hunkapillar

Position and Agency/Organization: Owner

Date Submitted: February 13, 2017

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Not applicable.

Proposed measures to avoid or reduce such increases are:

Not applicable.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Not applicable.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Not applicable.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed Change of Zone won't affect energy or natural resources.

Mini-Storage – The facility will have minimal energy and water usage needs.

Proposed measures to protect or conserve energy and natural resources are:

Not applicable.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No environmental impacts are expected with this application.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Not applicable.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal will not affect land or shoreline use.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Not applicable.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The current proposal will not have an effect on transportation, public services or utilities.

Proposed measures to reduce or respond to such demand(s) are:

Not Applicable.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal will not conflict with local, state, or federal laws or requirements for the protection of the environment.

ESA LISTED SALMONIDS CHECKLIST

The Listed Salmonids Checklist is provided in order that the City can identify a project's potential impacts (if any) on salmonids that have been listed as "threatened" or "endangered" under the Federal Endangered Species Act (ESA). A salmonid is any fish species that spends part of its life cycle in the ocean and returns to fresh water. Potential project impacts that may result in a "taking" of listed salmonids must be avoided, or mitigated to insignificant levels. Generally, under ESA, a "taking" is broadly defined as any action that causes the death of, or harm to, the listed species. Such actions include those that affect the environment in ways that interfere with or reduce the level of reproduction of the species.

If ESA listed species are present or ever were present in the watershed where your project will be located, your project has the potential for affecting them, and you need to comply with the ESA. The questions in this section will help determine if the ESA listing will impact your project. The Fish Program Manager at the appropriate Department of Fish and Wildlife (DFW) regional office can provide additional information. Please contact the Dept. of Fish and Wildlife at 1701 S. 24th, Yakima WA 98902-5720, Phone No. 509-575-2740.

1. Are ESA listed salmonids currently present in the watershed in which your project will be?

Yes X No

Please Describe.

2. Has there ever been an ESA listed salmonid stock present in this watershed?

Yes X No

Please Describe.

NOTE: Kennewick is located in the upper Mid-Columbia watershed. Salmonids are present in the watershed - questions no. 1 and no. 2 already answered "yes". Questions A-1 and A-2 are also answered.

PROJECT SPECIFIC: The questions in this section are specific to the project and vicinity.

A1. Name of watershed: Upper Mid-Columbia

A2. Name of nearest waterbody: Columbia River

A3. What is the distance from this project to the nearest body of water? 1.7 Miles

Often a buffer between the project and a stream can reduce the chance of a negative impact to fish.

EXHIBIT 6

A4. What is the current land use between the project and the potentially affected water body (parking lots, farmland, etc.)

Residential subdivisions, commercial development, roads, highways, parks

A5. What percentage of the project will be impervious surface (including pavement & roof area)?

1-2% with this application. If the mini-storage is constructed it will likely be 80-90%.

FISH MIGRATION: The following questions will help determine if this project could interfere with migration of adult and juvenile fish. Both increases and decreases in water flows can affect fish migration.

B1. Does the project require the withdrawal of

a. Surface water? Yes **No_**
Amount
Name of surface water body

b. Ground water? Yes **No_**
Amount
From Where
Depth of well

B2. Will any water be rerouted? Yes **No_**
If yes, will this require a channel change?

B3. Will there be retention ponds? **Yes** **No_**
If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

With the Change of Zone Application there will be no retention pond. With a mini-storage facility there will be some sort of retention facility, most likely a retention pond.

If to a surface water discharge, please give the name of the waterbody.

B4. Will this project require the building of new roads? (Increased road mileage may affect the timing of water reaching a stream and may, thus, impact fish habitat.)

No.

B5. Are culverts proposed as part of this project? Yes **No_**

B6. Are stormwater drywells proposed as part of this project? Yes **No_**

EXHIBIT 6

B7. Will topography changes affect the duration/direction of runoff flows? Yes **No_**

If yes describe the changes.

B8. Will the project involve any reduction of a floodway or floodplain by filling or other partial blockage of flows? Yes **No_**

If yes, how will the loss of flood storage be mitigated by your project?

WATER QUALITY: The following questions will help determine if this project could adversely impact water quality. Degraded water quality can affect listed species. Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.

C1. Will your project either reduce or increase shade along or over a waterbody?
Yes **No** (Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.)

C2. Will the project increase nutrient loading or have the potential to increase nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody?
Yes **No_**

C3. Will turbidity (dissolved or partially dissolved sediment load) be increased because of construction of the project or during operation of the project? (In-water or near water work will often increase turbidity.)
Yes **No_**

C4. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots?
Yes **No_**

Please Describe.

EXHIBIT 6

Vegetation: The following questions are designed to determine if the project will affect riparian vegetation, which can impact listed species.

D1. Will the project involve the removal of any vegetation from the stream banks?

YES **NO_**

If yes, please describe the existing conditions and the amount and type of vegetation to be removed.

D2. If any vegetation is removed, do you plan to re-plant? YES **NO_**

If yes, what types of plants will you use?

E. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand the City is relying on them to make its decision.

Signature Adam Hunkapillar

Date February 13, 2017



EXHIBIT 7
2015 South Ely Street
Kennewick, WA 99337
Phone 509-586-9111
FAX 509-586-7663
www.kid.org

March 1, 2017

Wes Romine
City of Kennewick/Development Services Manager
P.O. Box 6108
Kennewick, WA 99336

RECEIVED

MAR 1 2017

COMMUNITY PLANNING

Subject: COZ 17-02 Review Comments

Dear Mr. Romine:

This letter provides Kennewick Irrigation District (KID) review comments for COZ 17-02 submitted by Adam Hunkapillar, 4008 W. 19th Ave, Kennewick, WA. 99337, to change the zone of one parcel of land approximately 2.9 acres in size from Residential Suburban (RS) to Residential Manufactured Home (RMH). The property is located at 4086 W. 10th Ave, Kennewick, WA. 99336.

1. This parcel is within the Kennewick Irrigation District (KID) boundaries and is considered irrigable lands; therefore, it is assessed by the Kennewick Irrigation District.
2. Please note that no permanent structures are allowed within irrigation easements.

If you have any questions regarding these comments, please contact me at the address/phone number listed below.

Sincerely,

Rebecca S. Hiles
Staff Engineer

C: LB/correspondence/File: [3-8-29]

EXHIBIT 8
Jimmy E. Benbow

4118 West 10th Ave. • Kennewick, WA 99336
Phone: 509-521-8857 • E-Mail: benbowjim@gmail.com

Date: Mar. 22, 2017

Community Planning Department
Attn: Wes Romine
City of Kennewick
210 W 6th Avenue
Kennewick, WA 99336

RECEIVED

MAR 27 2017

COMMUNITY PLANNING

via mail

Subj: Public Notice: 4086 W. 10th Ave, Kennewick, WA 99336, File # ED 17-02, PLN-2017-00283,
Change of Zone from Residential Suburban (RS) to Residential Manufactured Home (RMH)

Dear Community Planning Department:

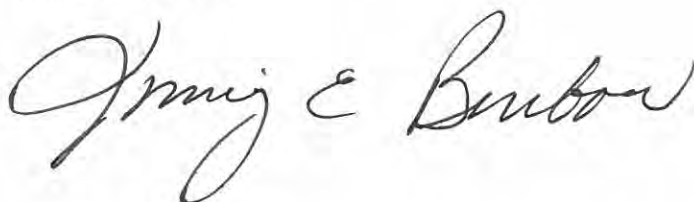
I recently became aware that Mr. Adam Hunkapiller wants to rezone 4086 W. 10th Ave. so that the residential property can be repurposed with mini-storage units. When my father originally sold the land to Mr. Hunkapillar, he intended to build a family residence on the property and later expand the number of residential properties on the land when the property could be further subdivided. There was no mention of developing this property with mini-storage units.

At this time, I strongly oppose development of mini-storage units at 4086 W. 10th Ave. It will devalue my property (4118 West 10th Ave.), which abuts 4086 W. 10th Ave. Before any action is taken to approve this request, an independent environmental study (noise, security, safety, etc.), an analysis of affected property values, and an analysis of changing traffic patterns need to be performed by the petitioner so all parties, including the City of Kennewick, are fully aware of the environmental and economic impact of this action would have on area residents and the impact of vehicles entering and exiting a commercial enterprise located in the midst of residential properties. As you know, West 10th Avenue is a major arterial road in our area. An average mini-storage facility (60,000 sq. ft.) can generate over 140 daily vehicle trips, further exacerbating traffic noise and eastbound and westbound traffic flow so we need exercise caution in this case.

Thank you for your consideration.

Sincerely,

Jimmy E. Benbow



Date: Mar. 27, 2017

Community Planning Department

Attn: Wes Romine

City of Kennewick

210 W 6th Avenue

Kennewick, WA 99336

Subj: Public Notice: 4086 W. 10th Ave, Kennewick, WA 99336, File # ED 17-02, PLN-2017-00283, Change of Zone from Residential Suburban (RS) to Residential Manufactured Home (RMH)

Dear Community Planning Department:

I recently became aware that Mr. Adam Hunkapiller wants to rezone 4086 W. 10th Avenue, effectively turning this property into a “commercial” property populated with mini-storage units. Before selling 4086 to Mr. Hunkapiller, I had owned this property since 1967 and sold it to Mr. Hunkapiller with the understanding that Mr. Hunkapiller would build a single-family residence on the property and later expand the number of residential properties on the land when the property could be further subdivided into either ½ acre lots or smaller. There was no mention of developing this property with mini-storage units.

I am strongly opposed to putting mini-storage units at 4086 W. 10th Ave. It will devalue my two properties (4102 and 4044 West 10th Ave.), which abut to 4086 W. 10th Ave. Before any action is taken to approve this request, an independent environmental study (noise, security, safety, etc.), analysis of affected property values, and an analysis of changing traffic patterns need to be performed by the City of Kennewick, so all parties are fully aware of the environmental and the economic impact this action has on local and area residents.

As you know, West 10th Avenue is a major arterial road in our area. An average mini-storage facility (60,000 sq. ft.) can generate over 140 vehicle-trips daily, further exacerbating traffic noise generated by vehicles entering and exiting a commercial enterprise located in the midst of residential properties. This can also negatively impact eastbound and westbound traffic flow on 10th Avenue. As a senior citizen, development of mini-storage units can lead to an increase in crime levels, which is a specific concern for my wife and me. Although studies are mixed regarding devaluation of properties located adjacent mini-storage units, those that result in devaluation of residential property are alarming to me.

Finally, if the City of Kennewick is considering dropping RMH zoning from its zoning codes, I ask that this be done before any rezoning action is taken on subject property. Economic activities associated with mini-storage units are commercial in nature and should be zoned as such.

Thank you for your consideration. Others may want to join me in voicing their immediate concerns. I have two sons who own property (4022 and 4118 W. 10th Ave.) that abut to 4086 W. 10th Ave. Additionally, three other properties on W. 7th Ave. also abut to the subject property. It is not clear these local residents are aware of the petition to rezone and build mini-storage units or the impact of building mini-storage units in the area. Consequently, before this matter is brought before the Planning Commission, an extension may be needed before any action is taken to rezone this property.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert C. Benbow". The signature is fluid and cursive, with a large, stylized initial 'R'.

Robert C. Benbow, Sr.

EXHIBIT 8

Johnny R. Benbow

4022 West 10th Ave. • Kennewick, WA 99336
Phone: 509-783-0392 • E-Mail: benbowr@gmail.com

Date: Mar. 27, 2017

Community Planning Department

Attn: Wes Romine

City of Kennewick

210 W 6th Avenue

Kennewick, WA 99336

Subj: Public Notice: 4086 W. 10th Ave, Kennewick, WA 99336, File # ED 17-02, PLN-2017-00283, Change of Zone from Residential Suburban (RS) to Residential Manufactured Home (RMH)

Mr. Romine:

Like my father and brother, I recently became aware that Mr. Adam Hunkapiller wants to rezone 4086 W. 10th Avenue, so he can put mini-storage units on this property and rent them to the public

I am opposed to this idea. It will devalue my property, increase human traffic (and potentially crime levels) in my immediate area, and negatively impact traffic flow on West 10th Avenue, which is already hazardous along West 10th Avenue between Moraine and Union.

Sincerely,



Johnny R. Benbow

Wes Romine

From: porter1931@frontier.com
Sent: Wednesday, April 05, 2017 10:10 AM
To: Wes Romine
Cc: porter1931@frontier.com
Subject: Project#coz 17-02

We are writing this letter to inform the City of Kennewick of our opposition of the proposed change of zoning for the property of 4086 West 10th Ave. for the following reasons:

The proposed property is a part of a large green belt area that is home to a vast number of animals. We have seen quail, porcupines, raccoons, coyotes, kestrel hawks, pheasants, geese and is the winter home for a golden eagle, he has returned here for the last six years.

During the winter months Canadian geese use the land to eat the greens for food. It is not uncommon to see at least 500 geese a day during the winter. The golden eagle uses the area to hunt for small rodents during the winter. This bird is well over 24 inches tall.

This is in the middle of a residential area. We do not need commercial development as there is no benefit to those neighboring 4086 West 10th. There are no huge tracks of homes being built in this area. This is going to add greater visibility to adjoining properties and add the potential risk of thief and crimes. We have had trouble with mail being stolen from our mail box. We do not need more strangers in our neighborhood.

There are almost 1000 storage units already built on Union Street. ABC Lockwood has 200 and Lincoln center has 737 units.

Traffic is very heavy on 10th Ave. There is no left hand turn lane and it is not unusual for us to wait for five minutes to make a left hand turn onto 10th. I have had one car totaled while making a left hand turn off of 10th into my driveway.

We have lived here for 16 years and love the open area around us, yet we are in the middle of the city. We do not want to go outside and see nothing but storage units. We realize this change of zoning will not effect you but it will change our environment.

Thanks for your consideration. Mike & Linda Porter

Wes Romine

From: Pat McDonough <ltmo_98@yahoo.com>
Sent: Thursday, April 06, 2017 10:50 AM
To: Wes Romine
Subject: Project# COZ 17-02

Wes,

This note pertains to the request for public comments on this project, which was published in the Tri-City Herald last Sunday.

A variety of questions come to mind when I read about this proposed zone change:

- What exactly would this change mean for the neighborhood?
- What are the current parameters concerning Residential Manufactured Homes in a proposed development like this?
- Are there limits on size and date of manufacture?
- That property was listed for sale last year and it stated on the info board that septic systems would be required. Is that still true if this goes through?
- How many RMHs would be allowed on the 2.9 acres?
- What about the new traffic flow on a very busy section of West 10th Ave?

When I think of a Residential Manufactured Home Park what comes to mind is the less than desirable Vincent Village on East 10th Avenue in Kennewick. Un-repaired fence boards on the perimeter, housing crammed in very tight and no landscaping beautification for passers-by. If that is the plan for Mr. Hunkapiller's development then I vote against allowing it. If the City has some fairly strict regulations about new RMH Parks, concerning allowing only newer model homes and requiring covenants and landscape maintenance, etc. then it would be more acceptable for the neighborhood. The approach onto West Tenth Avenue and the associated traffic, with no turn lane on 10th to access this acreage, is a huge concern. Has there been traffic studies completed already?

Thank you for allowing me to raise these questions. We live not far from there and it seems last year the proposed sale would have allowed just six lots on the property in question. If a RMH Park is allowed to put in, say, 10 units per acre and this equates to 29 units, with each residence factored in at two vehicles per household.....that adds an extra 58 vehicles coming in and out of an approach onto one of the busiest and fastest flowing traffic sections in town. Something to consider.

Best regards,
 Pat McDonough

Planning Commission Action Summary
COZ No. 17-02 (4086 W. 10th Avenue)

The Kennewick Planning Commission conducted a public hearing on May 15, 2017 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, Commissioner Torelli moved that the Planning Commission concur with the findings and conclusions in the staff report COZ No. 17-02 and recommend to City Council approval of the request.

Findings of Fact

1. The applicant and property owner is Adam & Amy Hunkapillar (4008 W. 19th Avenue, Kennewick, WA 99338).
2. The proposed change of zone is for parcel number 1-0389-301-3451-003 (4086 W. 10th Avenue).
3. The request is to change the zoning from Residential Suburban (RS) to Residential Manufactured Home (RMH).
4. The City's Comprehensive Plan Land Use Designation for the subject property is Low Density Residential.
5. The Residential Manufactured Home (RMH) zoning district is an implementing zone of the Low Density Comprehensive Plan Land Use Map designation.
6. The Property Posting sign for the public hearing was posted on site March 27, 2017.
7. The application was submitted on February 13, 2017 and declared complete for processing.
8. The application was routed for review to City Departments and outside agencies for comment on February 23, 2017.
9. Access to the site is currently provided from W. 10th Avenue.
10. An Environmental Determination of Non-Significance (ED 17-02) was issued on March 15, 2017 for this application. The appeal period for the determination ended on March 29, 2017. No appeals were filed.
11. Notice of the public hearing for this application was published in the Tri-City Herald on April 30, 2017. Notices were also mailed to property owners within 300 feet of the site on April 27, 2017.
12. The proposed amendment conforms with the comprehensive plan; and
13. Promotes the public necessity, convenience and general welfare; and
14. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and
15. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and
16. Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.

Conclusions of Law

1. Approval will change the zoning for the subject parcel(s) from Residential Suburban (RS) to Residential Manufactured Home (RMH).
2. Approval will implement Residential Goal 1, and Residential Policies 1 & 3 of the City of Kennewick Comprehensive Plan.
3. Approval will result in the public necessity, convenience or general welfare.
4. Approval will not result in any adverse environmental impacts.

The motion for COZ No. 17-02 was seconded by Commissioner Rettig. The motion passed unanimously with Commissioners Rettig, Hawley, Torelli, Stolle, and Chair Pacheco in favor. Commissioners Moore and Morris were absent.

**KENNEWICK PLANNING COMMISSION
MAY 15, 2017
MEETING MINUTES**

CALL TO ORDER

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

Commissioner Hawley led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, Fraser Hawley, Clark Stolle, Charles Torelli, and Chairman Ed Pacheco

Excused: Commissioner Anthony Moore and Vice Chairman Victor Morris

Unexcused: None

Staff Present: Greg McCormick, AICP Community Planning Director, Anthony Muai, Senior Planner, Wes Romine, Development Services Manager, and Melinda Didier, Administrative Assistant/Recorder.

CONSENT AGENDA

- a. Approval of Minutes dated April 17, 2017
- b. Approval of Agenda
- c. Motion to enter Staff Reports into the Record

Commissioner Stolle moved to accept the consent agenda. Commissioner Torelli seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Chairman Pacheco opened the public hearing at 6:33 p.m. for Change of Zone (COZ) #17-02, which proposes to change approximately 2.9 of land acres generally located at 4086 W. 10th Avenue from Residential, Suburban (RS) to Residential, Manufactured Home (RMH).

Mr. Romine gave a brief overview of the staff report and presented a Power Point of the staff report. Mr. Romine announced that the Planning Commission reviewed this Change of Zone at the April 17, 2017 Planning Commission meeting; the recording equipment malfunctioned, and the record was incomplete so that is the reason it is before the Planning Commission again tonight. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ #17-02 and recommend to City Council approval of the request.

Questions from Planning Commissioners of staff:

20'-width ingress/egress to the property is wide enough for emergency vehicle turn-around.

Testimony of Applicant or Applicant's Representative:

Adam Hunkapillar
4008 W. 19th Ave.
Kennewick 99338

Explored possibilities of RMH zoning during feasibility review meeting; address concerns, a traffic self-study showed 33 trips per day; self-storage facilities have lowest traffic trip counts; modern facilities are gated and secured; current zone would have higher usage and traffic counts than requested zone; only applying for a zone change at this time and meets criteria.

Testimony in favor:

None

Testimony neutral or against:

Paul Garelo
4219 W 7th Ave
Kennewick 99336

Questions about Russian olive trees on property line with 4" private irrigation line; wants concern addressed about KID line; has four horses, wants to maintain and keep horses; wants secure fence to protect people and horses; lived at this address for 23 years.

Linda Porter
4202 W. 10th Avenue
Kennewick

Still opposed to zone change; 20' wide entrance not sufficient; 1000 existing storage units on Union Street, 3-4 blocks away; RMH zone outdated zone, has lost its importance; when property is purchased look into how it's zoned; applicant tried to sell property for over 1 year; has not improved or maintained it; does middle income area need more storage units; rural area please consider carefully.

Staff final comments:

Regarding Russian olive trees and damage to irrigation pipes - applicant might be willing to work with property owner on that; we have commercial design standards for mini-storages; regarding Ms. Porter's comments – 20' needs radius so vehicles can turn in and out of; city doesn't get involved with buying/selling or price of properties.

Further questions from Planning Commissioners of staff:

None

Public Testimony for COZ #17-02 closed at 6:54 p.m.

Chairman Pacheco asked for a motion.

Commissioner Torelli moved to concur with the findings and conclusions in staff report COZ 17-02 and forward a recommendation to City Council of APPROVAL of the request. Commissioner Rettig seconded the motion.

Planning Commission discussion: questions included if the RMH zoning allows stick-built residential housing in addition to manufactured housing and mini-storages.

The motion passed unanimously on a roll call vote.

Chairman Pacheco opened the public hearing at 6:57 p.m. for proposed changes to the Critical Areas and Shorelines section of the Land Use Element in the Comprehensive Plan.

Mr. Muai gave a brief overview of the staff report and presented a Power Point of the staff report. He said that the Staff Report page 1 and 2 was excluded from the original packet, and entered it into record as Exhibit 1. Staff recommends that the Planning Commission concur with the findings and conclusions contained in the staff report and recommend to City Council approval of the request.

Questions from Planning Commissioners of staff: questions included if City maps including the Comprehensive Plan map are available to the public on-line as well as in person at City Hall.

Testimony of Applicant or Applicant's Representative:

City of Kennewick is applicant and testimony is staff report.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Further questions from Planning Commissioners of staff:

None

Public Testimony for changes to Critical Areas and Shorelines section of the Comprehensive Plan closed at 7:04 p.m.

Chairman Pacheco asked for a motion.

Commissioner Torelli moved to concur with the findings and conclusions in the staff report and forward a recommendation to City Council of APPROVAL of the request. Commissioner Stolle seconded the motion.

Planning Commission discussion:

None

The motion passed unanimously on a roll call vote.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Chairman Pacheco announced that he will not be present for the June 5th and June 19th Planning Commission meetings. Commissioner Hawley said he will not be present for the June 5th Planning Commission meeting.

ADJOURNMENT:

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

City Council

COZ 17-02
4086 W. 10th Avenue

June 6, 2017

Project Summary

- ▣ Applicant & Owner: Adam & Amy Hunkapillar
- ▣ Proposal: Change of Zone from Residential Suburban(RS) to Residential Manufactured Home(RMH).
- ▣ 2.9 acres in size.
- ▣ Location: East of S. Union Street at 4086 W. 10th Avenue.
- ▣ Comprehensive Plan Designation: Low Density Residential

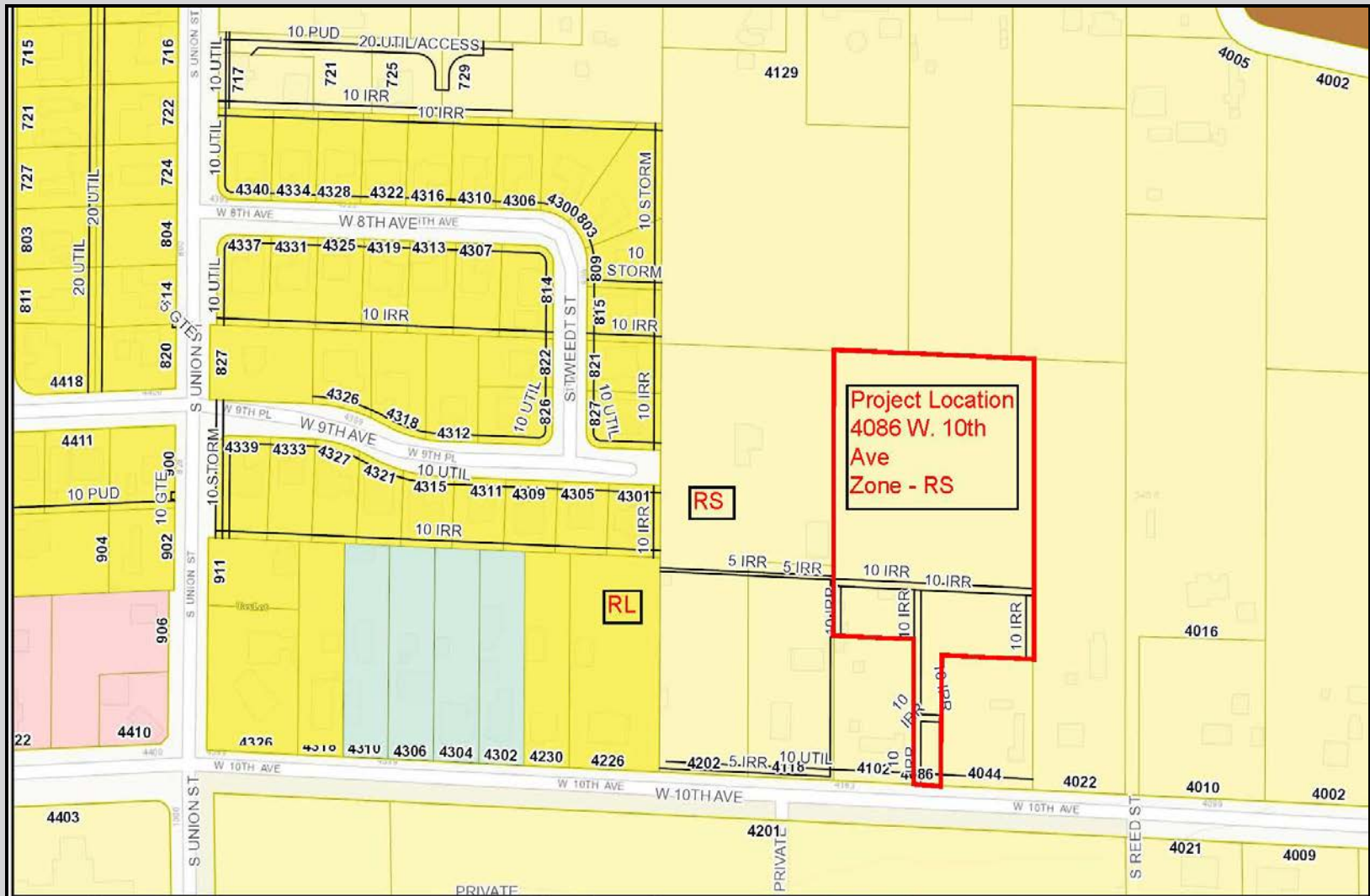
Vicinity Map



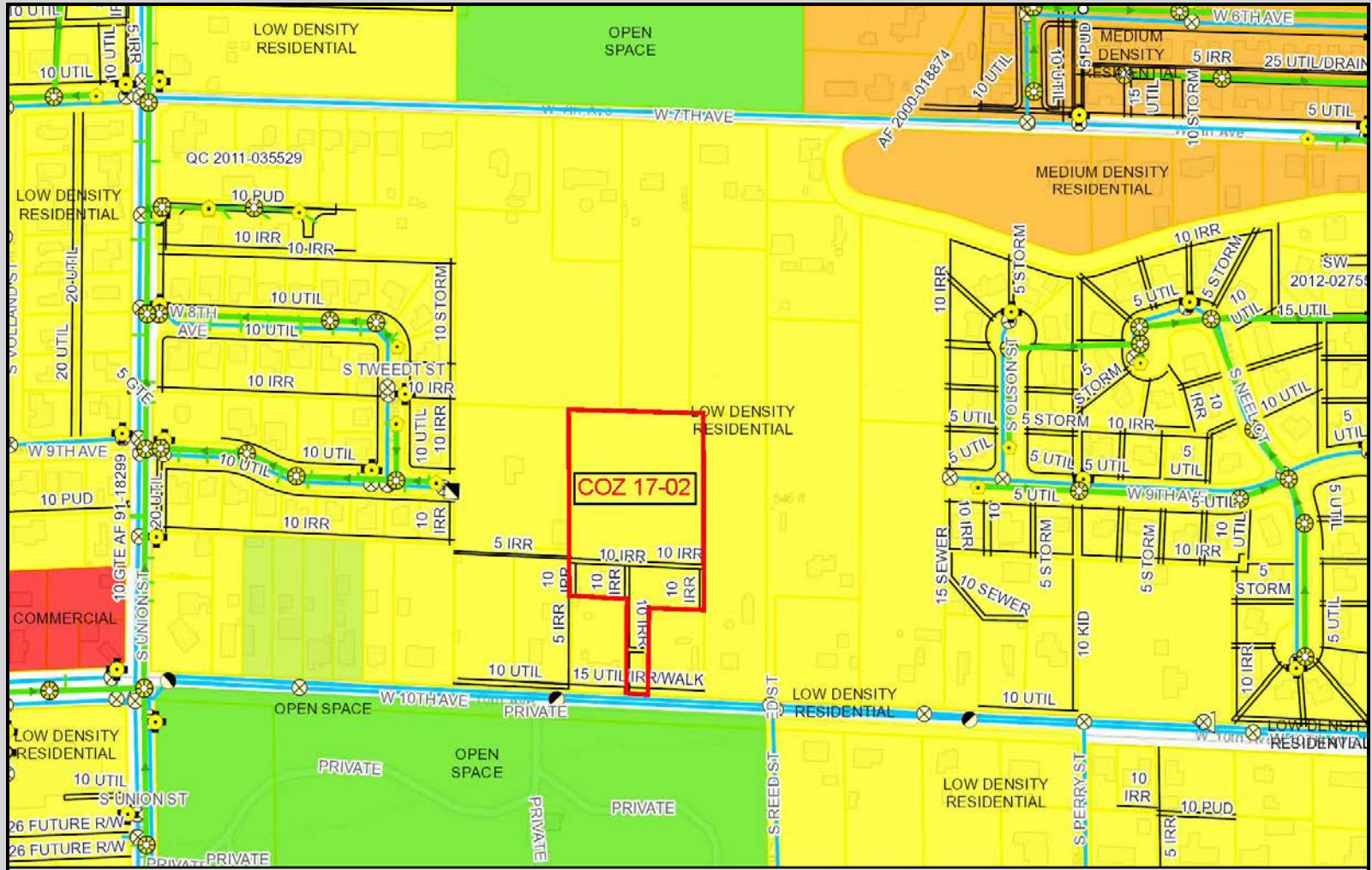
Site Photo



Zoning Map



Comp. Plan Land Use Map



Development Standards

- ▣ RS and RMH are both single-family home zones with similar development standards.
- ▣ RS minimum lot size is 10,500 sq. ft. and RMH allows minimum 7,500 sq. ft. lot size.
- ▣ RS allows farm animals - RMH allows mini-storage.
- ▣ RMH was initially put in our zoning code specifically for manufactured homes, but lost it's importance when a state law was passed allowing manufactured homes anywhere a stick built home can be placed.

Comprehensive Plan

- ▣ Comprehensive Plan Land Use designation is Low Density Residential.
- ▣ Both RS & RMH zoning are consistent with the City's Comprehensive Plan.
- ▣ Both RS & RMH can be implemented in the Low Density Residential Land Use Category.

Comments Received

- ▣ We received 3 comment letters from the Benbow family and comments from 2 other citizens.
- ▣ One concern was about losing open space and wildlife habitat.
- ▣ Other concerns were about mini-storage and traffic created from mini-storage.

Findings for Approval

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

Recommendation

The Planning Commission recommended that City Council approve COZ 17-02.

Council Agenda Coversheet 	Agenda Item Number	5.b.	Council Date	06/06/2017	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	Comprehensive Plan Update			Public Mtg / Hrg	☐
	Ordinance/Reso #	5695	Contract #		Other	☐
	Project #		Permit #		Quasi-Judicial	☐
	Department	Planning				

Recommendation

It is recommended that the City Council adopt the proposed Comprehensive Plan by adopting Ordinance 5695.

Motion for Consideration

I move adoption of Ordinance 5695.

Summary

The Washington State Growth Management Act (GMA) requires Kennewick to review and update, if necessary, its comprehensive plan and associated development regulations by June 30, 2017. Kennewick contracted with BERK Consulting to assist with public outreach and participation and to aid city staff with reviewing the comprehensive plan for consistency with existing plans, development regulations, countywide planning policies and changes to state law and to address changes in land use and population growth.

Public participation was a key component of the comprehensive plan update process. This was an opportunity to inform residents, stakeholders and community partners about the update process. It was also an opportunity to learn from the community and to receive their feedback and input on planning issues in Kennewick. The feedback received has been used to update and strengthen the comprehensive plan. Outreach included a joint City Council-Planning Commission workshop, two open houses, two internet surveys, several meetings with community stakeholders and multiple workshop sessions with the Planning Commission and City Council. In addition to these meetings a new webpage dedicated to the Comprehensive Plan update was created. Notices were also emailed to over 7,500 citizens with email addresses on file with the City as well as stakeholders who distributed the notices to their agency/group members.

The Planning Commission conducted five public hearings on the draft plan on 1/23/17, 2/6/17, 2/15/17, 3/6/17 and 5/15/17. Staff has conducted 5 Council workshops to cover the elements of the Comprehensive Plan and now present it to Council for review and adoption.

Alternatives

None recommended

Fiscal Impact

To be eligible for many types of state funding cities must be in compliance with the Growth Management Act, which includes adopting an updated Comprehensive Plan by the statutorily mandated deadline. The deadline for Kennewick is June 30, 2017. Failure to adopt by the deadline would disqualify Kennewick from state funding sources.

Through	Anthony Muai May 31, 07:41:12 GMT-0700 2017	Attachments: Ordinance Final Plan for Adoption Staff Report Presentation
Dept Head Approval	Gregory McCormick May 31, 08:14:42 GMT-0700 2017	
City Mgr Approval	Marie Mosley Jun 01, 21:13:19 GMT-0700 2017	

☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5695

AN ORDINANCE ACCEPTING THE COMPREHENSIVE PLAN FOR THE
CITY OF KENNEWICK

WHEREAS, the City of Kennewick is required to develop a Comprehensive Plan and development regulations under the Washington State Growth Management Act, set forth in the Revised Code of Washington 36.70A; and

WHEREAS, The Growth Management Act (GMA) in RCW 36.70A.130, requires that counties and cities take action to review, and if needed, revise their comprehensive plans and development regulations to ensure that the plan and regulations comply with the requirements of the GMA; and

WHEREAS, Kennewick fulfilled its responsibility to have early and continuous public outreach during the review and update process starting in April 2016 that invited the public to comment on what issues should be addressed as part of the periodic review and update. This was done through numerous workshops, open houses, online surveys, emails and the city's website; and

WHEREAS, Kennewick reviewed its Comprehensive Plan and development regulations, including its Critical Areas Ordinance for consistency with GMA and regional plans as well as changed conditions since the last update; and

WHEREAS, the development regulations, including the zoning code, concurrency requirements, critical area requirements, and shoreline master program have also been reviewed and found to be consistent with the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan references Kennewick's Sustainability Program to support Kennewick's commitment to environmental, economic and social sustainability; and

WHEREAS, a Determination of Non-Significance was issued on March 23, 2017; and

WHEREAS, the draft plan was transmitted to Department of Commerce (Commerce) on March 31, 2017, for review according to the 60-day review requirement under RCW 36.70A.106; and

WHEREAS, Kennewick updates its development regulations, including critical areas regulations, when inconsistencies are discovered or new regulations or scientific information becomes available on an as-needed basis to maintain consistency with the GMA; and

WHEREAS, appropriate public notice has been given and public hearings held concerning the proposed changes on January 23, 2017, February 6, 2017, February 15, 2017, March 6, 2017, and May 15, 2017, and the same has been reviewed by the Department of Commerce; and

WHEREAS, after review, Kennewick has determined that the existing development regulations, including the critical areas ordinance are consistent with the proposed Comprehensive Plan and

has fulfilled its obligation to review and update its comprehensive plan and development regulations, including the critical areas ordinance, as defined in RCW 36.70A.130; and

WHEREAS, Resolution 07-12 is hereby repealed in its entirety; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN that Kennewick has completed all the requirements pertaining to updating its Comprehensive Plan and development regulations under RCW 36.70A.130 and do hereby adopt the Comprehensive Plan, including the Sustainability Program.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 6th day of June, 2017, and signed in authentication of its passage this 6th day of June, 2017.

Attest:

STEVE C. YOUNG, Mayor

ORDINANCE NO. 5695 filed and recorded in the office of the City Clerk of the City of Kennewick, Washington, this 7th day of June, 2017.

TERRI L. WRIGHT, City Clerk

Approved as to Form

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk



STAFF REPORT

COMPREHENSIVE PLAN PERIODIC REVIEW

Date: June 6, 2017

To: City of Kennewick City Council

From: Community Planning Department, Anthony Muai-AICP, Planner

GROWTH MANAGEMENT ACT

The Washington State Growth Management Act (GMA) requires Kennewick to review and update, if necessary, its comprehensive plan and associated development regulations by June 30, 2017. Kennewick contracted with BERK to assist with public outreach and participation and to aid city staff with reviewing the comprehensive plan for consistency with existing plans, development regulations, countywide planning policies and changes to state law and to address changes in land use and population growth. The Washington State Department of Commerce's Periodic Update checklist was used during the review process to identify changes in state law and to ensure that the GMA requirements for comprehensive plans were adequately addressed.

PUBLIC OUTREACH AND PARTICIPATION

Public participation is a key component of the comprehensive plan update process. This is an opportunity to inform residents, stakeholders and community partners about the update process. It is also an opportunity to learn from the community and to receive their feedback and input on planning issues in Kennewick. The feedback received has been used to update and strengthen the comprehensive plan.

Outreach included a joint City Council-Planning Commission workshop, two open houses, two internet surveys, several meetings with community stakeholders and multiple workshop sessions with the Planning Commission. In addition to these meetings a new webpage dedicated to the Comprehensive Plan update was created. The webpage gave background on the future of Kennewick based on the changing socio-economic landscape of the city. It also gave visitors to the page a way to review the current plan, take surveys about plan elements, and submit comments on the plan. Proposed goal and policy changes were also posted on the webpage as were the survey and outreach results.

Notices of meetings and open houses were published on the Comprehensive Plan update webpage, as well as the home page of the City's website, the City's Facebook and Twitter accounts and the Tri-City Herald. Notices were also emailed to over 7,500 citizens with email addresses on file with the City as well as stakeholders who distributed the notices to their agency/group members.

In addition to this effort, five public hearings with the Planning Commission were held that gave additional opportunity for the public to comment on the plan.

UPDATING THE COMPREHENSIVE PLAN

Vision

Much of the feedback received indicated that the community was generally supportive of the concepts in the comprehensive plan's vision statement, but there were many comments on the vision statement being too lengthy and not easily understood.

The current vision statement is comprised of four paragraphs that span over half a page. Public response to the current vision statement was that it was "way too wordy", "too long", and that it had "too many buzzwords and not enough meaning".

The proposed vision statement is significantly shorter and more concise than the existing. It seeks to capture what Kennewick embodies as heard from the outreach effort that was conducted.

Proposed Vision Statement

An exceptional quality of life, premier infrastructure, and sustainable vision make Kennewick an attractive place to live, do business and visit. Kennewick is welcoming, safe, family-friendly, and features a variety of housing options, employment opportunities and community activities and services. We are inclusive and value diversity, civic engagement and community partnerships. We encourage walkable and bikeable neighborhoods and convenient access throughout the city. Kennewick will continue to lead the way in creating a vibrant community and economy for generations to come.

Goals and Policies

Goals and policies in every element were reviewed based on feedback obtained from the public outreach effort. Many goals and policies remained unmodified because they aligned with what was heard during the public outreach effort. Several goals and policies were modified to provide strength and clarity to their respective elements. There are also several new goals and policies proposed that strengthen their respective elements and Kennewick's ability to achieve the city's vision.

Despite the proposed changes to the goals and policies of the plan, there are no major policy changes being proposed. All of the proposed changes strengthen existing goals and policies and provide clarity in how the plans vision is to be achieved.

Inventories and Future Facilities

Previous editions of the Comprehensive Plan have included substantial inventories of all public facilities, proposed new facilities to meet the demands of growth, and funding sources to build the facilities. These same inventories, plans and funding strategies are contained within functional and operational plans that have already been adopted by City Council and that are updated regularly. Rather than reproducing this information and updating it annually with the city's annual update to the comprehensive plan, these plans are being incorporated and by reference to meet the requirements of GMA for capital facilities. This ensures consistency between plans and reduces the chance of error by eliminating the need to update the same information in two different places. This change also removed many pages of technical data that are already contained in the functional plans allowing the elements of the comprehensive plan to focus more on the purpose of the elements as it relates to growth and planning.

The specific plans that are being incorporated by reference are:

- City of Kennewick Water Comprehensive Plan

- City of Kennewick Comprehensive Stormwater Plan
- City of Kennewick Transportation Systems Plan
- City of Kennewick General Sewer Plan
- City of Kennewick Comprehensive Parks and Recreation Plan
- City of Kennewick Sustainability Program

Format of the Plan

There are two major formatting changes to Kennewick's comprehensive plan. The first change is the layout. Previous editions of the comprehensive plan were comprised of two volumes: the Executive Document and the Technical Document. During this update the two volumes were consolidated into one with the goal of streamlining the plan and focusing more on the desired outcomes of the plan rather than the technical details, all of which are contained in operational and functional plans that have already been adopted by the City Council.

The second major change to the plan was the aligning of goals with policies. The previous plans contained goals and policies for each element with no indication of how the goals and policies were related to each other. This alignment sets forth specific goals and establishes policies, specific to the goals, which guide the development of implementation measures to achieve the goal. Several new goals and policies have been drafted to strengthen the each element and the plan as a whole.

In addition to the major changes listed above, several images have been replaced and facts and figures have been updated to keep the plan current.

Development Regulations and Critical Areas Ordinance

Because there was no major change in policy direction with this plan update, no development regulations are proposed to be added, modified or removed. The existing development regulations adequately address the goals and policies of the plan and fulfill the requirements set forth in GMA including requirements to protect shorelines and critical areas.

PLANNING COMMISSION REVIEW

The Planning Commission has held a number of workshops on the proposed changes to the Plan. The Commission conducted workshops on:

9/19/16 – Process Overview and Housing Element
 10/17/16 – Utilities Element and Economic Development Element
 11/7/16 – Land Use Element - 1
 11/21/16 - Capital Facilities Element
 12/5/16 – Transportation Element
 12/19/16 – Land Use Element -2

Moreover, the Commission conducted a series of five public hearings on the Plan:

1/23/17 – Capital Facilities Element and Utilities Element
 2/6/17 – Land Use (1) Element and Housing Element
 2/15/17 – Transportation Element and Economic Development Element
 3/6/17 – Land Use (2) Element and Final Hearing
 5/15/17 – Critical Areas and Shorelines

At the conclusion of the hearings, the Commission unanimously passed a motion recommending adoption of the updated Comprehensive Plan.

CITY COUNCIL REVIEW

The City Council has held a number of workshops on the proposed changes to the Plan. The City Council conducted workshops study sessions on:

3/14/17 – Housing Element and Utilities Element
3/28/17 – Capital Facilities Element and Transportation Element
4/25/17 – Economic Development Element
5/9/17 – Land Use Element part 1
5/23/17 – Land Use Element part 2

These workshops gave Council an opportunity to learn more in depth about the update, to ask questions and to deliberate concerning them.

FINDINGS

1. The Growth Management Act (GMA) in RCW 36.70A.130, requires that counties and cities take action to review, and if needed, revise their comprehensive plans and development regulations to ensure that the plan and regulations comply with the requirements of the GMA.
2. Kennewick fulfilled its responsibility to have early and continuous public outreach during the review and update process starting in April 2016 that invited the public to comment on what issues should be addressed as part of the periodic review and update. This was done through numerous workshops, open houses, online surveys, emails and the city's website.
3. Kennewick reviewed its Comprehensive Plan and development regulations, including its Critical Areas Ordinance for consistency with GMA and regional plans as well as changed conditions since the last update.
4. Notice of the proposed amendments to the Comprehensive Plan were sent to state agencies at least 60 days before the amendments were to be adopted
5. The Kennewick Planning Commission held six study sessions and five public hearings to seek public input and to deliberate on the proposed changes to the comprehensive plan and development regulations that were a result of the public outreach effort as part of the periodic review and update.
6. The City Council held five study sessions to deliberate on the proposed changes to the comprehensive plan and development regulations as part of the periodic review and update.
7. Kennewick updates its development regulations, including critical areas regulations, when inconsistencies are discovered or new regulations or scientific information becomes available on an as needed basis to maintain consistency with the GMA.
8. After review, Kennewick has determined that the existing development regulations, including the critical areas ordinance are consistent with the proposed comprehensive plan and has fulfilled its obligation as defined in RCW 36.70A.130.

CONCLUSION

The proposed updates are minimal in nature with regards to content and substance. The vision for Kennewick, as envisioned by the community, has been revised to capture the essence of the city's potential and path into the future. Goals and policies have been modified to strengthen the plan. Staff finds that the proposed updates to the Comprehensive Plan effectively address requirements set forth in the Growth Management Act and the Benton County Countywide Planning Policies.

RECOMMENDATION

Staff and the Planning Commission recommend that the City Council accept, approve and adopt the proposed update to the City of Kennewick's Comprehensive Plan.



Together we are

ONE KENNEWICK

2017-2037

A 20 Year Plan for a Connected and Sustainable Future





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SECTION ONE: INTRO+VISION



VISION STATEMENT

An exceptional quality of life, premier infrastructure, and sustainable vision make Kennewick an attractive place to live, do business and visit. Kennewick is welcoming, safe, family-friendly and features a variety of housing options, employment opportunities, and community activities and services. We are inclusive and value diversity, civic engagement and community partnerships. We encourage walkable and bikeable neighborhoods and convenient access throughout the city. Kennewick will continue to lead the way in creating a vibrant community and economy for generations to come.

"Vision leads to proper planning and proper planning leads to successful completion."

Farshad Asl

SUMMARY

Kennewick's Comprehensive Plan "Together, we are ONE KENNEWICK" represents the City's efforts to determine its future. Through the comprehensive plan and the comprehensive planning process, we envision our City as being better in the future than it is today. We plan so that we can apply long-range perspective to the hundreds of everyday decisions that are made by administrative staff, our boards, commissions and Council. Through the comprehensive plan, we seek to integrate the various public issues that make our community a great place to be a part of. Through our goals and policies we try to influence physical, social and economic forces and shape the community in a defined direction. We know that by doing this we effectively and efficiently leverage public monies and resources to meet citizen expectations. While we cannot predict the future, we can attempt to shape the type of community in which we live, work, and play. The Kennewick Comprehensive Plan functions as the City's statement of how it will meet the challenges posed by growth in the 21st century.

The Comprehensive Plan is intended to guide growth and change in Kennewick over the next 20 years. The future described in the Plan cannot be achieved all at once. Over the life of the Plan, growth will likely occur more slowly at times and more rapidly at other times. This growth will occur in somewhat different patterns and sequences than is currently foreseen. The best a comprehensive plan can be is a well-educated guess about how to accommodate people and conditions that cannot be known in advance, only anticipated.

An effective comprehensive plan must be flexible enough to succeed within a range of likely conditions and must be adjusted as those conditions are monitored and evaluated, while maintaining a steady aim at the ultimate goals. A comprehensive plan is not a static document. In order to remain a useful planning and decision making tool, it must be updated regularly to reflect the changing conditions of the city and region.

BACKGROUND

PHYSICAL SETTING

Kennewick is fortunate to be situated in an area that offers spectacular views of the Horse Heaven Hills to the south, Rattle Snake Mountain to the west, the Columbia River to the north and the broad plains of the Columbia Basin and Blue Mountains to the east. These natural features are valued because it emphasizes the region's identity with our three rivers (Yakima, Snake and Columbia), the agricultural industry and the desert lying just outside our irrigated



boundaries. These features are what define our community physically and naturally.

HISTORY

Planning for the future requires a good understanding of how our community has grown and changed in the past. The following discussion provides that backdrop as a context for subsequent chapters.

Our region is a desert split by three rivers. The region has a peculiar and beautiful quality about it that disguises the difficulty that ancient peoples and early settlers dealt with in order to make the Columbia Basin home. Some of the earliest evidence of human habitation in the Columbia Basin dates to 10,000 years BC. This early habitation was comprised of native peoples that used the region for fishing and gathering plant foods and roots.

Because of the area's mild weather and the availability of river water and grazing land, early Native American tribes gathered in the Kennewick area for winter quartering and as a convenient area for the trading of goods and food. Their horse herds grazed on the surrounding hillsides, and fishing brought relative prosperity to the tribes that frequented the area.

*"Someone's
sitting in the
shade today
because someone
planted a tree a
long time ago."*

Warren Buffett



In the early 1880's, the towns of Pasco and Kennewick were platted so that the Northern Pacific Railroad had a location to forge the Snake and Columbia Rivers with a railroad bridge. This opened the way for settlers and the supporting irrigation companies and cooperatives to begin business.

In the early 1940's, the area's identity would change forever. This was when the US Army Corp of Engineers decided to use the White Bluff and Hanford areas as home for the Manhattan Project. In a short time, the population of Benton and Franklin Counties boomed to nearly 70,000. This investment in industrial buildings, roadways, railroads and electrical transmission lines formed a basis for the area's economy that still comprises the core economic force today. Although Kennewick was a very small city when it was incorporated in 1904; it has been chosen for residency by many of the employees in the area's industries and service sector jobs. Kennewick is now the largest community of the Tri Cities.

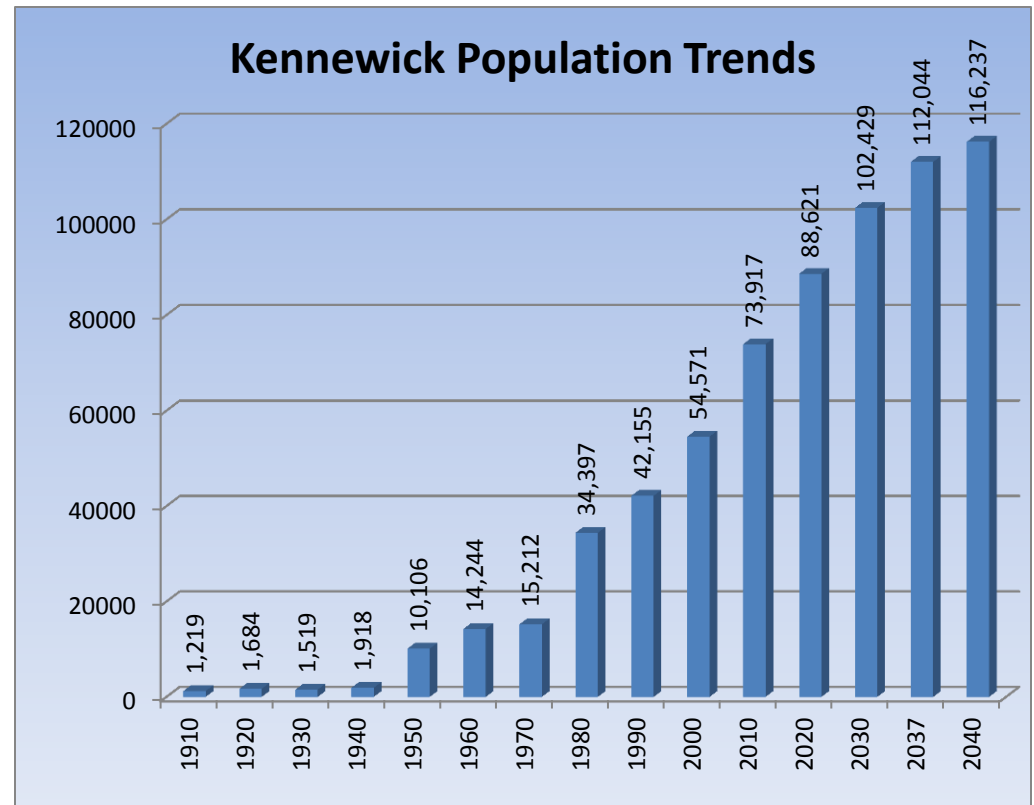


POPULATION

Since Kennewick was an agricultural area until the 1940's, the rate of growth was steady, relatively slow, and originated from a very small population base. However, the 1940's brought phenomenal growth to the city as the influx of Hanford workers and families not only arrived, but stayed. Kennewick went from a population of 1,900 people in 1940 to a population of 10,100 in 1950. Since that time, the population growth averages approximately 2.0% a year. It is a very uneven population growth, and any line chart is filled with spikes and valleys that indicate the direct effect that federal programs have on the city's population.

Kennewick in particular and the Tri Cities in general, have had the advantage of being a “melting pot” for families of many different origins throughout the United States due to their involvement with the original Hanford Project, and the subsequent scientific missions that the Hanford Area supports. Kennewick has a relative youthful population – about 12% of the population is 65 years of age or older and 28% is under the age of 18.

As part of the Growth Management Act, the Washington State Office of Financial Management (OFM) has provided Benton County with a population estimate for a period ending in the year 2037. For planning purposes, the countywide population estimate was distributed on an existing percentage basis to the various cities and unincorporated areas within Benton County. Kennewick's official population forecast is a total of 112,044 in the incorporated area by the year 2037. Current 2016 state population estimate within the incorporated area is 79,120. Kennewick provides water and sewer services to approximately 2,300 Benton County residents within its urban area boundaries. It is easy to picture a scenario where those residents will be annexed by 2037, which will account for additional population growth.





The population of Kennewick has grown dramatically since its incorporation in 1904. The following table shows the actual ten-year U.S. Census count since 1910. The Office of Financial Management (OFM) population determinations for the years between census counts are listed from 1990. The OFM population determinations are estimates based on new housing construction, occupancy rates, special population counts, and annexations; which are announced each year on or about July 1.

Year	Population	Growth Rate %
1910*	1,219	
1920*	1,684	
1930*	1,519	
1940*	1,918	
1950*	10,106	
1960*	14,244	
1970*	15,212	
1980*	34,397	
1990*	42,155	
1991	42,780	1.48
1992	44,490	4.0
1993	45,110	1.39
1994	46,960	4.1
1995	48,130	2.49
1996	48,010	-0.25
1997	49,090	2.25
1998	50,390	2.65
1999	51,696	2.59

Year	Population	Growth Rate %
2000*	54,751	5.91
2001	55,780	1.88
2002	56,280	0.9
2003	57,900	2.88
2004	58,970	1.85
2005	60,410	2.44
2006	61,770	2.25
2007	62,520	1.21
2008	65,860	5.07
2009	67,180	1.97
2010*	73,917	10.03
2011	74,665	1.01
2012	75,160	0.66
2013	76,410	1.64
2014	77,700	1.66
2015	78,290	0.75
2016	79,120	1.06



AMENDMENTS TO COMPREHENSIVE PLAN

A comprehensive plan is a dynamic, living document requiring constant evaluation and revisions. GMA requires that all comprehensive land use plans and development regulations be continually reviewed and evaluated by the city or county that adopted them. The City will update the Plan annually in order to keep this document current with the community's vision and the City Council's policy direction. In addition to updating chapters, such as Capital Facilities, the public will also be notified that a comprehensive plan amendment process will be taking place. Individual requests will be considered during the annual update process.

Kennewick will conduct major updates to the Comprehensive Plan consistent with Benton County's update schedule as specified by the Growth Management Act (RCW 36.70A.130).

IMPLEMENTATION

A comprehensive plan is the first step toward realizing the City's vision. The vision is achieved when the comprehensive plan is implemented. Kennewick's implementation program is comprised of a combination of short-term and long-term actions. Short-term actions include the approval of comprehensive plan amendments and rezones that match the City's vision; updates to the City's development regulations that reflect the goals and policies of the Plan.

Other actions include the annual update of the City's six year Capital Improvement Program, which describes the street, park, and surface water utility projects the City intends to build. There are also long-term actions including subarea planning, monitoring, evaluating, and amending the Comprehensive Plan as conditions change; and developing a capital investment program that allocates resources to projects that will spur the City's development in the direction envisioned in the Plan.

COMPREHENSIVE PLAN & BUDGET DECISIONS

The Capital Improvement Program correlates funding sources to pay for needed improvements while identifying projects for specific revenues such as the optional ½% sales tax, ½% real estate excise tax, and the 5% admissions tax. This budgeting process encourages long-range decision-making. It is guided by the following specific policies adopted by City Council to ensure consistency between the Capital Improvement Program, the Comprehensive Plan, and the biennial budget process.

- Ensure Kennewick's land use and infrastructure elements are internally consistent.
- Reassess Kennewick's land use plan periodically to ensure consistency between capital facility needs and financing.

- Use adopted level of service standards, operating criteria and/or performance standards to evaluate capital facility needs.
- Base capital facility needs on employment and population projections developed by the City in conjunction with County and State estimates.
- Update the CIP in conjunction with the annual Comprehensive Plan process.
- Ensure that necessary capital facilities are provided as required by the City's concurrency ordinance.

The Capital Improvement Program (CIP) is reviewed for consistency with the City of Kennewick's Comprehensive Plan. All projects within the CIP are located within the adopted urban growth boundary and all projects are in conformance with land uses shown on the Comprehensive Plan Land Use Map.

COORDINATION WITH BENTON COUNTY

In all instances, comprehensive plan amendments will be analyzed in relation to overall coordination with other applicable city programs and efforts, and overall benefits to the city and/or region at large. To this end, all amendments will be sent for a 60-day review to the Benton County Planning Department at the same time as the review is conducted by the Washington State Department of Commerce.

PUBLIC PARTICIPATION

The State Growth Management Act requires every jurisdiction planning under GMA to establish a public participation program. The GMA's planning goal encourages the involvement of citizens in the Comprehensive Planning process (Goal 11, RCW 36.70A.020). The public participation procedure under GMA enhances the Open Public Meeting Act and the State's Planning Enabling Act (RCW 36.70). Statutory deadline for GMA related actions for Benton County jurisdictions is June 30, 2017. However, for "early and continuous public participation", the program needs to be established first.

The City of Kennewick undertook several strategies to gather public and stakeholder input on Comprehensive Plan priorities, including an online survey, Community Open House, and meetings with various





stakeholder groups. The survey and Open House were advertised through direct email to over 7,500 city residents, and through social media channels and traditional media. The survey, open from April 22 through May 31, 2016, was filled out by a total of 568 people. Twenty-five people attended the Open House held on May 2, 2016. A Spanish version of the survey was also created and promoted with the English-version survey, but did not receive any responses.

In addition to broad public outreach, a workshop on the Comprehensive Plan Update was held at a joint meeting of the Kennewick City Council and Planning Commission, on April 12, 2016, and attended by approximately 30 elected and appointed officials, city staff, and members of the public. The workshop included background and requirements of the Plan Update, as well as exercises to gather input on Plan topics.

Further, individual meetings with agencies and community stakeholders were held to ask about key topics and issues that could be addressed in the comprehensive plan as well as the best way to engage the community in the update. These stakeholders included: the Tri-Cities Hispanic Chamber of Commerce, Port of Kennewick, TRIDEC, Visit Tri-Cities, Tri-Cities Chamber of Commerce, Young Professionals of Tri-Cities, and Home Builders Association of the Tri-Cities. The community engagement process identified several priorities for the plan, which will be addressed within the individual plan elements.



Section Two:

LAND USE



INTRODUCTION

The purpose for the Land Use Element of the Comprehensive Plan is to identify the general distribution of the diverse land uses within Kennewick and its urban growth area. The accompanying Land Use Map shows the existing and proposed land areas for residential, commercial, industrial, open space, and public facility use. Kennewick implements various land uses through zoning designations as shown in the table below.

A major component of the Growth Management Act (GMA) and the Comprehensive Plan is the designation of urban growth areas. These are areas currently beyond the City boundaries but within defined geographical areas in which the City is expected to grow. Planning does not stop at the urban growth areas but continues with appropriate provisions for build-out scenarios. Kennewick's urban growth areas should not be thought of in terms of "boundaries" or "limits to growth", but in terms of "timing". Services will need to be planned for these areas at an acceptable level and in a financially responsible manner.

The Capital Improvement Plan (CIP) is the document used to prioritize the needs of the City for infrastructure and other capital needs, both within the City and beyond. The City must walk a delicate line between the financial ability to provide services at an urban density level and providing an appropriate supply of land uses for new development. The desired result is to provide a greater market choice in lands for development while allowing for the maximum accountability for public funds needed to provide for existing and planned urban areas.

The Land Use element of the Comprehensive Plan addresses urban areas, critical areas and shorelines, residential lands, commercial lands, industrial lands, property rights, urban design and essential public facilities.

Table 1: Land Use Implementation by Zoning

Land Use Category – Comprehensive Plan	Zoning to Implement Land Use Category - Title 18
Low Density Residential (5 units per acre max)	RS, RL, RMH
Medium Density Residential (13 units per acre max)	RM, HMU, RTP
High Density Residential (27 units per acre max)	RH
Mixed Use	UMU
Commercial	CN, CO, CBD, CAR, CC, CR, CG, CM, HMU, BP
Industrial	BP, IP, IL, IH
Public Facility	PF, JF
Open Space	OS, PF

STATUTORY REQUIREMENTS UNDER GMA

The Growth Management Act (GMA) establishes Land Use as a mandatory element of a comprehensive plan, per Chapter 36.70A.070(1) RCW, which must include the following primary components:

- Population densities;
- Building intensities; and
- Estimates of future population growth.

Additionally, GMA states that the Land Use Element should:

- Provide for protection of the quality and quantity of groundwater used for public water supplies;
- Consider utilizing urban planning approaches that promote physical activity;
- Identify lands useful for public purposes;
- Identify open space corridors within and between urban growth areas;
- Review drainage, flooding, and stormwater run-off in the area; and
- Include policies to designate and protect critical areas.

The Growth Management Act creates a mandatory framework for several other planning principles and techniques used in the Land Use Element, which include:

- Establishment of a City of Kennewick Urban Growth Area;
- Consistency with the Countywide Planning Policies for Benton County;
- Consistency between the Land Use Element and the City's land use and development regulations.

These requirements are met in this Element within the background information, goals and policies, and/or the Land Use map. More specific policies for various topics are found in later chapters of the Comprehensive Plan.

GMA also contains 13 statewide planning goals in RCW 36.70A.020. Several of those goals relate to the City's Land Use Element and include the following:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- (2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
- (12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- (13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.

COUNTYWIDE PLANNING POLICIES

Every county planning under GMA is required to work with cities to develop countywide planning policies (CPPs) to guide development within the county, both in urban growth areas (UGAs) and non-UGA areas. Benton County adopted updates to the CPPs in January 2017. These policies guide a number of aspects of development. For example, according to WAC 36.70A.150, the county and jurisdictions within it are required to work together to identify areas of shared needs for public facilities. This would also include lands for public purposes.

The Benton Countywide Planning Policies (CPPs) contain several policies to promote continuous and orderly development. The provision of public services to development requires the use of future population estimates to determine the future facilities and

land requirements needed. The City of Kennewick, working in cooperation with Benton County created a formula for identifying land area per capita for uses ranging from residential to industrial and commercial when sizing UGAs. A process to determine the projected population for the next 20 years is also contained in the CPPs. This follows the policy of Benton County – Planning Policy No. 2 - requiring that countywide projected populations shall be allocated among jurisdictions for purposes of land use planning.

URBAN AREAS

A major portion of the Comprehensive Plan and the Growth Management Act is the provision and designation of Urban Growth Areas. Urban Growth Areas (UGAs) are those areas beyond a city's jurisdictional boundaries that have been designated by the County, in consultation with the City, for future growth and eventual annexation into the City.

The function of an urban growth area is to allow the City to accommodate its 20-year population projection so that financial resources are spent in the most effective way as the city expands and services are provided. Population growth should occur in urban areas. Urban growth areas should be thought of as boundaries that regulate timing for City services.

UGAs require urban governmental services such as water, sewer, transportation, and other infrastructure to be available at the time of annexation or prior to development. The City of Kennewick has to walk a delicate line between the ability of its financial base to adequately serve certain urban densities with adequate services while providing an appropriate supply of land for new growth. Priorities for the extension and provision of utilities and capital improvements will be established based on the Capital Improvement Plan and the Capital Facilities Plan. Parkland, open space, trails, green belts, and schools are necessary ingredients for quality of life issues and need to be planned for and included as the City develops.

Several topics are pertinent to the entire urban area and are discussed in this section.

LAND USE INVENTORY

Kennewick's land use inventory is based on the Benton County Countywide Planning Policies (CPPs) formula for determining urban growth area (UGA) sizes. The formula uses the following nine (9) different land use types:

- Residential land per capita; (or DU)
- Parks and Recreational area per capita;
- Public Facilities lands (fire stations, jails, etc.,) per capita;
- Schools lands per capita;

- Commercial lands per capita, or per employee;
- Industrial/Manufacturing lands per capita;
- Open Space (golf courses, etc.) per capita;
- Public Service lands required for transportation network, easements and R.O.W.s per DU;
- Undevelopable lands (critical areas including steep slopes, wetlands, habitat, etc.)

These land use types are further broken down into two basic categories: “developed lands” and “buildable lands”. Kennewick defines these categories are defined in the following manner:

Developed lands: Parcels with assessed improvement value greater than \$10,000 not classified as underdeveloped or Public.

Buildable lands: Parcels that are classified as “Vacant” or “Underdeveloped” with the market factor applied.

Vacant lands: Parcels that have no structures or have improvement values under \$10,000 (not including lands that are identified as having mobile homes).

Underdeveloped lands: Parcels with structures and improvement value that could be furthered developed or redeveloped.

- *Low Density Residential parcels* – Parcels larger than four times the minimum lot size.
- *Medium and High Density Residential/Commercial/Industrial/ Mixed Use* – Parcels with an assessed improvement value to land value ratio (ILR) less than 0.5

Table 2: Land Use Inventory

Use Category	Total Acres	Developed Lands (acres)	Buildable Lands (acres)	Acres Needed for 2037 Pop. Projection	Deficit/ Surplus (acres)
Residential	10,477.5	6,356.4	4,121.1	2645.1	1,476.0
<i>Low Density Residential</i>	<i>8,206.1</i>	<i>4,815.2</i>	<i>3,390.9</i>	<i>2,003.7</i>	<i>1,387.2</i>
<i>Medium Density Residential</i>	<i>1,842.7</i>	<i>1,126.0</i>	<i>716.7</i>	<i>468.6</i>	<i>248.1</i>
<i>High Density Residential</i>	<i>428.6</i>	<i>415.1</i>	<i>13.5</i>	<i>172.7</i>	<i>-159.2</i>
Commercial	1,982.1	1,335.1	647.0	1,982.1	91.5
Industrial	787.5	462.3	325.2	1,099.7	-774.5
Parks and Recreation	241.9	241.9	0.0	100.7	-100.7
Public Facilities	324.5	324.5	0.0	135.0	-135.0
Schools	237.5	194.2	43.3	80.8	-37.5
Open Space	1,564.1	1,564.1	0.0	650.9	-650.9
Public Service	77.2	77.2	0.00	12.4	-12.4
Subtotal	15,692.3	10,555.7	5,136.6	5,280.1	-143.5
Market Factor (25%)	---	---	-1,284.2	---	-1,284.2
Critical Areas Credit	---	---	0	259.0	-259.0
Total	15,692.3	10,555.7	3,852.4	5,539.1	-1,686.7

NATURAL OPEN SPACE, TRAILS AND PARKS

Natural open space, trails, and parks add to the amenities of urban living. To offer varied recreational opportunities while providing additional parkland per capita, the City requests that all new developments address the issue of providing open space. This can be accomplished with parkland dedication, designation of lands for open space, or the availability of open space areas in commercial areas. Master planned areas such as Hansen Park and Southridge have identified land for open space and parks as a method to protect critical areas and provide this necessary requirement.

OPEN SPACE CORRIDORS

Kennewick's open space corridors connect with those of Richland in two locations: at the Columbia River shoreline at the western end of Columbia Park and at the Amon Wasteway on W. Clearwater Avenue. The open space corridors in Kennewick include lands that can be used for recreation, such as parks and golf courses, wildlife habitat areas, trails, lands unsuitable for development, and identified critical areas and the connections between them.

INVENTORY OF OPEN SPACE CORRIDORS

Open space corridors throughout Kennewick and the urban growth area include lands currently designated Open Space on the Comprehensive Plan land use map, irrigation district rights of way and facilities and critical areas such as wetlands, steep slopes, and fish and/or wildlife habitat conservation areas that are identified as residential, industrial, or commercial on the land use map. Various segments of the primary open space corridor, approximately 15 miles in length, are identified starting at the northwest corner of Kennewick:

- East in Columbia Park along the Columbia River from the Richland/Kennewick shared boundary to the Cable Bridge (Gum St/SR-397);
- South from Hwy 395 and Canal Drive through the Tri-City Country Club Golf Course to S. Vancouver Street;
- Southwest through the Zintel Canyon pathway starting at the southwest corner of S. Vancouver Street and W. 7th Avenue past W. 10th Avenue, W. 27th Avenue, and through Canyon Lakes Golf Course to Hwy. 395, south of W. 36th Avenue;
- West of Hwy 395 through the Southridge Subarea Planning region generally east-west on parallel paths of linear parkways connected by north-south linear parks aligned with the steep slopes;
- Northwest from Southridge through S. Clodfelter Road to Amon Wasteway; and
- North along Amon Wasteway across W. Clearwater Avenue to Richland's shared boundary with Kennewick located south of the Burlington Northern and Santa Fe railroad track.

Additional, shorter branches of open space corridors lead away from the primary open space corridor identified above. Most of these branch corridors are composed of steep slopes south, southeast and southwest of the City.

Additional open space corridors will be added to the City inventory.

MAP OF OPEN SPACE CORRIDORS

An Open Space Corridors map has been prepared showing the corridors listed above in the inventory. It was prepared using the Comprehensive Plan land use map to identify areas presently designated as Open Space. The maps prepared for the Critical Area

Ordinance, identifying the locations of wetlands, aquifer recharge areas, steep slopes, habitat conservation areas, and frequently flooded areas, were layered on the Comprehensive Plan map. It was expected that there would be a distinct correlation between those areas designated as Open Space on the land use map and one or more of the defined critical areas. Steep slopes correlated more precisely with the areas already identified as Open Space. The accompanying map shows the Open Space Corridors in green, highlighted with brown indicating areas with steep slopes.

LANDS FOR PUBLIC PURPOSES

Lands for public purposes are broadly defined as those lands needed to accommodate public facilities and to provide the public with government services. These government services may be funded by a government entity, such as a city or county, or provided by private companies with public service contracts or franchises. Lands for public purposes are specifically defined as utility corridors, transportation corridors, landfills, sewage treatment facilities, storm water management facilities, recreation, schools, and any other public uses.

Lands for public purposes also include lands defined for essential public facilities such as solid waste facilities, jails, state educational facilities, and transportation facilities. Separate guidelines are established for the provision of such facilities since they are often difficult to site and have unique siting requirements.

STATUTORY REQUIREMENTS UNDER GMA

According to WAC 365-195-430, each city and county preparing a comprehensive land use plan under GMA is required to identify lands useful for public purposes. RCW 36.70A.150 requires a jurisdiction to establish a list of acquisitions that is needed with a timeframe and budget for acquiring such lands. The six-year Capital Improvement Program for the City of Kennewick is used to establish priorities and revenue sources and is updated on a biennial basis. All projects identified in the CIP are located within the adopted urban growth boundaries of the city. All projects are in conformance with land uses shown on the City's adopted land use planning map. Additional information regarding capital facilities can be found in the Capital Facilities Element of the Comprehensive Plan.



CITY AND SCHOOL COORDINATION

As the City grows and population increases, more school capacity will be needed. Land use applications for residential development are routinely sent to Kennewick School District #17 for their review and comments. This gives District #17 the opportunity to respond regarding anticipated future school enrollments, bussing, or other issues that will impact their operations. Early acquisition of school sites is desirable to both the School District and the City in order to



identify concurrency with transportation and other infrastructure needs. New City parks and schools should be encouraged to locate adjacent to each other for more versatility with larger spaces and efficiency of maintenance.

Bussing has altered the perception that schools define a neighborhood. It still is desirable for school sites to be easily and safely accessible within a neighborhood. It is preferred that elementary schools serve a half-mile radius and middle schools serve a one-mile radius from the school site.

PROJECTED NEEDS

The Washington State Office of Financial Management estimates Kennewick's 2016 population at 79,120. The 2037 population estimate of 112,044 for Kennewick suggests that additional lands for public purposes are likely to be needed. According to the 2016 land use table, 562 acres of land are developed and used for capital facilities (public facilities and schools). There are 43.3 available acres of undeveloped land identified for capital facilities.

Table 3: Acres per Capita - Capital Facilities (public facilities and schools)

Year	City Population	Acres designated for Capital Facilities	Developed Acres	Undeveloped Acres	Per Capita Use: Developed Acres
2016	79,120	562	518.7	43.3	.0066

Year	Population Increase from 2013-2034	Per Capita Use	Acres Needed for Development with Increased Population	Undeveloped Acres Remaining
2037	32,924	.0066	+215.9	0(-172.6)

MINERAL RESOURCE LANDS

STATUTORY REQUIREMENT

Mineral resource lands are natural resource lands primarily devoted to the extraction of minerals or that have known or potential long-term commercial significance for the extraction of minerals.

Each city and county planning under the Washington State Growth Management Act (GMA) is required to designate natural resource lands where appropriate, and adopt development regulations to assure the conservation of agricultural, forest, and mineral



resource lands (*RCW 36.70A.060, RCW 36.70A.170*). Jurisdictions need to designate mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals.

In order to classify mineral resource lands, cities and counties are required to consult with the Department of Natural Resources. Lands from which extraction of mineral occurs or can be anticipated shall be identified and classified as mineral resource lands (*WAC 365-190-070*).

Classification criteria shall be established according to the state guidelines in *WAC 365-190-070*. Areas shall be classified as mineral resource lands based on geologic, environmental, and economic factors, existing land uses, and land ownership. Cities and counties should classify lands with long-term commercial significance for extracting at least the following minerals: sand, gravel, and valuable metallic substances. Other minerals may be classified as appropriate. Classification should be based on the maps and information provided by the Washington State Department of Natural Resources and United States Bureau of Mines.

INVENTORY ANALYSIS

Benton County Comprehensive Plan mineral resource map designates mineral resource lands within Benton County. Two locations within and near Kennewick's urban growth boundary identified in this map contain major high-grade sand and gravel deposits. These locations are:

- South of Kennewick, south of 27th stretched as far as south Finley area.
- East Kennewick, east of Oak St., at the Benton Franklin fairground.

The south Kennewick gravel pit is located beyond the City's urban growth boundary. The northern portion of the Oak Street gravel pit at the fairground site is owned by the City. Benton County owns the southern portion of the gravel pit. It has been closed for mining. No other site in Kennewick is known to have long-term commercial significance for mining.

The Washington State Geological Survey (USGS) and Washington State Department of Natural Resources (DNR) index of Washington Mining Operations by County do not indicate any existence of mineral resource lands or mining operations within the City's urban growth boundary.

Based on this, the City determines not to allow mining within its UGA unless mineral resource lands of long-term commercial significance are identified by the Department of Natural Resources.

URBAN AREA GOALS + POLICIES

GOAL 1: Phase out existing agricultural zoning within the City and urban growth boundary.

POLICIES

1. Initiate pre-zone and zone changes to eliminate agricultural zoning within the City and UGA.

GOAL 2: Encourage growth within the Urban Growth Area.

POLICIES

1. Support annexation where infrastructure and services allow for urban densities.
2. Promote new growth consistent with the Comprehensive Land Use Map, the Capital Facilities Plan and the Capital Improvement Plan.
3. Encourage compact development patterns within the UGA that can be efficiently served by public facilities.

GOAL 3: Analyze the SW and SE directions of the existing UGA for future expansion.

POLICIES

1. Analyze the area south of Interstate 82 for the possibility of expanding the industrial land base.

GOAL 4: Add parkland, open space, recreational trails, and green-belts as the City develops.

POLICIES

1. Whenever possible, locate new city parks adjacent to public schools.

GOAL 5: Coordinate land uses and development regulations between the City and other jurisdictions. Increase interaction with other agencies and Benton County as we continue to fill out the UGA.

POLICIES

1. Provide additional regulatory tools (e.g., flexible development standards, infrastructure financing tools, latecomers agreements) to accommodate unique circumstances that arise as the City grows.

2. Pursue efforts to fully implement the City's development regulations within the UGA.
3. Discourage incompatible land uses from locating near or adjacent to each other.

URBAN AREA IMPLEMENTATION

CHANGE OF ZONES AND PRE-ZONES

- KAC 10-40-010 Type 3

DEVELOPMENT PERMITS

- KAC 10-40-030 Change-of-Zones
- KAC 10-40-040 Change-of-Pre- Zones

APPROVAL OF PLAT

- KMC 17.10.080(3) Land For Park Purposes
- KMC 17.13.130 / KMC 17.100.010 Dedication of Land for Park Purposes

COORDINATION OF SCHOOL & PARK SITES

- KMC 17.100.040 School and Park Sites to Abut.
- Kennewick Comprehensive Park and Recreation Plan

OPEN SPACE

- KMC 18.12.010 A.2 Table of Residential Site Development Standards.
- Kennewick Comprehensive Park and Recreation Plan.

ANNEXATIONS

- KAC 6-08 City Clerk: Annexations
- KAC 10-60 Annexations: Procedures & Process

- Resolution No. 02-21
- RCW 35A.14.300 – Annexations for Municipal Purposes

SEWER & WATER EXTENSION

- Resolution No. 02-21

CRITICAL AREAS AND SHORELINES

The City's existing Critical Area Ordinance (CAO) and Shoreline Master Plan (SMP) serve to protect and enhance Kennewick's environmentally critical areas and shoreline. They are vital to the ecological functioning of our region and are protected under GMA. This section reflects the City's major CAO and SMP policies. The detailed development regulations consistent with this section are to be adopted as part of the KMC Title 18.

Development in, or near, critical areas may pose a threat to clean water, vital fish and wildlife habitat and the public health, safety, and general welfare. Kennewick has a responsibility to identify critical areas and to establish methods to protect their ecological functions using the Best Available Science.

The Columbia River is a natural resource shared not only by the Tri-Cities but the region, area, and adjacent states. It is the responsibility of the City to protect, restore, and preserve this valuable natural resource while enjoying the benefits of immediate proximity to the river. Public rights to navigation must be maintained, as well as two unique environmental objectives: no net loss of shoreline ecological functions, and restoration over time. To accomplish this, the Shoreline Master Plan is the primary resource and is supplemented with the Critical Areas Ordinance.

CRITICAL AREAS

Critical areas are defined as wetlands, areas of critical recharging effect on aquifers used for potable water (aquifer recharge areas), fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas. These critical areas represent a variety of ecosystems providing necessary biological and physical functions. At the same time, critical areas can present threats to human safety and to public and private property.

Some beneficial functions and values provided by critical areas include protection of water quality, protection of fish and wildlife habitat; ground water recharge, erosion control, support of nutritional relationships for fish and wildlife, flood management, protection from landslide hazards, aesthetic opportunities, and recreation.

STATUTORY REQUIREMENT UNDER GMA

According to RCW 36.70A.170, each city preparing a comprehensive land use plan under GMA is required to identify critical areas within their jurisdiction and adopt regulations for protection while accommodating reasonable use of private property.

PURPOSE STATEMENT FOR CRITICAL AREAS ORDINANCE

The Critical Areas Ordinance is designed to implement the goals, policies, guidelines, and requirements of the City of Kennewick Comprehensive Plan and the Growth Management Act. The stated purpose is “to designate and classify ecologically sensitive and hazardous areas and to protect these areas and their functions and values, while also allowing for reasonable use of private property”.

BEST AVAILABLE SCIENCE USED

Counties and cities in Washington planning under GMA are required to use the Best Available Science (BAS) when developing policies and development regulations to protect the functions and values of critical areas (WAC 365-195). Determining what qualifies as the best available science is very often difficult. References for BAS are included in Appendix A of the Critical Areas Ordinance.

BAS involves adopting information from local, state, or federal natural resource agencies that are appropriate for local circumstances; consultation with a qualified scientific expert or team to assess applicability to the local critical area; and determination if a person is a qualified scientific expert. A qualified scientific expert has professional credentials or certifications, advanced degrees, years of experience in the specific field, and/or peer-reviewed publications or other professional publications.

A clearly defined process must be followed to determine if information meets the criteria of best available science. Following are characteristics of a valid scientific process:

- Peer review – Data is reviewed by people who are identified as qualified scientific experts in the specific field and have published in a refereed scientific journal.
- Methods – Methods to obtain information are clear, can be replicated, and are standard for that specific scientific field.
- Logical conclusions/reasonable inferences – Reasonable assumptions are used and supported by other studies, are logical, and support the data. Gaps have been adequately explained.
- Quantitative analysis – Statistical or other appropriate quantitative methods are used for analysis.
- Context – Assumptions, analytical techniques, data and conclusions are appropriately used in the correct context.
- References – Assumptions, techniques for analysis, and conclusions are referenced with citations to current, relevant, and credible literature in the specific scientific field.

Nonscientific information is sometimes presented as scientific. There are several sources of information that may be informative and applicable to a specific critical area but would not be considered scientific because they do not meet the above criteria. These sources are:

- Anecdotal information: Observations that are not part of a rigorous scientific process.
- Non-expert opinion: Opinion of a person who is not a qualified expert in the specific scientific field in question.
- Hearsay: Information repeated from others.

REVIEW PROCESS

Near critical areas in identified buffers

KMC 18.58.080 of the Critical Areas Ordinance establishes 200 feet from a critical area as the trip point for review by the City of Kennewick. This width is the maximum buffer size recommended for wetlands and shorelines by the Washington State Department of Ecology.

Specific buffer widths are established for other critical areas. Riparian habitat area buffers are recommended by the Washington State Department of Fish & Wildlife and are based on the stream type. Buffers for erosion or landslide hazard areas are established by the height of the adjacent slope, or 50 feet, whichever is greater. Recommended buffers for wetlands are based on the wetland category, the intensity of impacts, and the wetland functions.

The process for critical areas review is established in KMC 18.58.130(1). The Planning Director has the authority to waive the requirement for a report or other information when there are critical areas within or adjacent to the project area but will not be negatively affected by the project. This means that the functions or values of the critical area will not be disturbed. In order to receive the waiver, the proposal must comply with the requirements established in KMC 18.58.130(2). A summary of the decision by the Planning Director will be included in any staff report or decision made on the underlying permit for the proposed project.

Reasonable Use of Land to Avoid Takings

If application of the Critical Areas Ordinance would deny all reasonable use of property, the owner may apply for an exception pursuant to KMC 18.58.120 of the Critical Areas Ordinance. This section is designed to provide for the reasonable use of private property when impacted by a critical area. The applicant has the responsibility to submit evidence in support of their application and to provide sufficient information to aid in decision-making by the Planning Director.

Limited Exemptions

Eleven exemptions to the Critical Areas Ordinance are allowed if they are otherwise consistent with local, state, and federal laws.

Table 4: Exempt Uses

USES	DEFINITION
Emergencies	Activities necessary to prevent immediate threat to public health, safety, or welfare, or pose immediate damage to private property
Operation, maintenance or repair	For existing structures, infrastructure improvements, utilities, public or private roads, dikes, levees, or drainage systems
Passive outdoor activities	Recreation, education, scientific research such as fishing, hiking, and viewing wildlife that does not degrade critical area
Permit requests with prior critical area review	Critical areas have been addressed in another approval, no changes in potential impact, no new information available, permit has not expired, & compliance with conditions on prior permit have been met
Modification to existing legal structures	Due to fire, flood, or act of nature within 6 months of such damage & issue of a building permit & do not extend further into critical area or buffer
Activities within improved right-of-way	Utility facilities, lines, piper, mains, equipment, etc. located within improved portion of public right-of-way or city authorized private roadway except those altering a wetland or watercourse such as culvert or bridge
Public & private pedestrian trails	Unless located in wetlands or fish & wildlife habitat conservation areas
Vegetation removal activities	Removing & controlling invasive plants or noxious weeds, removal of hazardous trees, or measures to control fire, halt disease or damaging insects
Chemical applications	Herbicides, pesticides, organic or mineral-derived fertilizers, or other hazardous substances in accordance with state & federal laws
Minor site investigative work	Necessary for land use submittals such as topographic surveys, soil work, percolation tests, etc.
Navigational aids and boundary markers	Construction or modification of navigational aids & boundary markers



WETLANDS

Wetlands are land areas inundated or saturated with surface water or ground water at a frequency and duration to support vegetation adapted to life in saturated soil conditions. Wetlands in Kennewick are designated in accord with the *Washington State Wetland Identification and Delineation Manual*.

Kennewick contains few wetlands and the most significant ones have been evaluated using the Ecology Rating System. A map showing wetlands is on file in the City of Kennewick Community Planning Department.

Table 5: Wetland Rating Categories

Category	Definition	Criteria
Category I	Wetlands that meet one or more of the following criteria:	• Documented habitat for federal or state endangered or threatened fish, animal or plant species, • High quality native wetland communities, • Wetlands of exceptional local significance.
Category II	Wetlands not defined as Category I and meet one or more of the following criteria:	• Documented habitats for state sensitive plant, fish or animal species, • Wetlands containing plant, fish or animal species listed as priority species by Dept. of Fish and Wildlife, • Wetland types with significant functions that may not be replicated through creation or restoration, • Wetlands with significant habitat value of 22+ points on the habitat rating system, • Documented wetland of local significance.
Category III	Wetlands that do not satisfy Category I, II, or IV and show a moderate level of functions	• Vernal pools that are isolated, and wetlands with a moderate level of functions
Category IV	Wetlands with the lowest level of functions, are often heavily disturbed, and meet the following criteria:	• Hydrologically isolated wetlands less or equal to 1 acre in size, have only 1 wetland class, and are dominated (80% or more) by a single-non-native plant species, • Hydrologically isolated wetlands less or equal to 2 acres in size, have only 1 wetland class, and are covered (90% or more) by non-native plant species.
Category V	Wetlands found in ditches, ponds, canals, etc. intentionally constructed for agricultural uses; or wetlands accidentally created from irrigation water and meet all the following criteria:	• Located above the floodplain, • No primary association with rare, threatened, or endangered species, • Water only from irrigation runoff or leakage.

FISH AND WILDLIFE HABITAT AREAS

Conservation and management of priority habitats and species, including anadromous fisheries, is regulated through KMC 18.63 of the Critical Areas Ordinance. The priority habitats and species are identified by the Washington State Department of Fish and Wildlife. The priority habitats and species within the Kennewick area are listed in Appendix B of the Critical Areas Ordinance.

FREQUENTLY FLOODED AREAS

There are two types of flood areas in Kennewick. Floodways are defined as the channel of a stream and adjacent land areas which carry and discharge the floodwater or flood flows of any river or stream associated with a regulatory flood. Flood fringes are land outside the stream's floodway but subject to periodic inundation associated with a regulatory flood.



Regulatory floods have a peak discharge with a one percent (1%) probability of being equaled or exceeded in any given year, as calculated by the Department of Natural Resources (DNR) and the Federal Emergency Management Agency (FEMA). The regulatory flood shall include the "one-hundred-year flood" as shown on the flood insurance rate map prepared by FEMA.

The approximate locations of frequently flooded areas are shown on the Critical Areas Map, on file in the Community Planning Department of the City of Kennewick. This citywide map was prepared using the Flood Insurance Rate Maps (FIRM) prepared by FEMA.

Additional information regarding frequently flooded areas is found on community panel maps prepared by FEMA for the National Flood Insurance Program. These are available in the Community Planning Department and are used to identify flood zones. Zone A is an area of 100-year flood with base flood elevations and flood hazard factors undetermined. Zone B are areas between the 100-year flood and 500-year flood, or certain areas subject to 100-year flooding with average depths less than one foot, or where the contributing drainage area is less than one square mile, or areas protected by levees from the base flood.

KMC Chapter 18.66 Flood Damage Prevention is intended to prevent flood damage and maintain community eligibility in the National Flood Insurance Program. It is reviewed periodically by FEMA through the Washington State Department of Ecology.



CRITICAL AQUIFER RECHARGE AREAS

Potable water for the City of Kennewick comes from the Columbia River and two aquifer collectors located in Columbia Park. Critical aquifer recharge areas supplying the collectors contain specific geologic conditions affecting infiltration rates. Potential contamination of ground water requires that the wellheads will be protected. In Kennewick, the wellhead protection area is the ten-year time of ground water travel to the wellheads.

The location and extent of critical aquifer recharge areas are shown on the Critical Aquifer Recharge Areas Map on file in the Community Planning Department of the City of Kennewick. This map will be used as reference for the City, project applicants, and property owners.

General performance standards for aquifer recharge areas are included in the Critical Areas Ordinance. Activities may only be permitted if the proposed activity will not adversely affect recharging of the aquifer and contaminants will not enter. Proposed activities must comply with all water protection requirements and recommendations of Federal, State, and local agencies. Proposals must be designed and constructed for erosion control and surface and stormwater management requirements in the current City regulations.

Additional regulations for critical aquifer recharge areas are the City of Kennewick Construction Standards (KMC 5.56) and the City of Kennewick Wellhead Protection Plan.

Specific Performance Standards for critical aquifer recharge areas are also provided in the Critical Areas Ordinance. Storage tanks, vehicle repair and servicing, and water reuse projects must all conform to local building codes and specific requirements included in KMC Section 18.60.050.

Prohibited uses in the critical aquifer recharge areas are landfills and underground injection wells. Landfills include hazardous or dangerous waste, municipal solid waste, special waste, wood waste and inert and demolition waste landfills.

GEOLOGICALLY HAZARDOUS AREAS

Geologically hazardous areas are those areas that are susceptible to erosion, sliding, earthquakes, or other geological events. These areas pose a threat to the health and safety of citizens, and possibly to adjacent lands. There are five specific types of geologically hazardous areas.

Table 6: Geologically Hazardous Areas

Geologically Hazardous Areas	Identified or Mapped by Agency	Definition
Erosion hazards	U.S. Department of Agriculture-Natural Resources, Conservation Service (USDA - NRCS)	Moderate to very severe rill and inter-rill erosion, Slopes greater than 15%
Landslide hazards	U.S. Department of Agriculture Natural Resources, Conservation Service (USDA – NRCS), Department of Ecology, Department of Natural Resources, U.S. Geological Survey	Subject to landslides due to a combination of geologic, topographic, and hydrologic factors such as bedrock, soil, slopes, structures, or hydrology
Seismic hazards		Subject to severe risk of damage from ground shaking, slope failure, settlement, soil liquefaction, lateral spreading, or surface faulting
Extreme slope hazards	Southridge Master Plan - JUB	Severe erosion potential and high probability of slope failure & landslide occurrence, Slopes greater than 25%
Other geological events		Mass wasting, debris flows, rock falls, differential settlement.

MITIGATION SEQUENCING

Proposed development should avoid impacting critical areas. Mitigation sequencing identifies preferred options to use when the proposed activity cannot be avoided or minimized to cause the least amount of impact. Mitigation sequencing is listed in the order of preference.

1. Avoiding the impact by not taking a certain action;
2. Minimizing the impact by limiting the degree of the action, by using appropriate technology, or by taking affirmative steps to avoid or reduce impacts;
3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;
4. Minimizing or eliminating the hazard by restoring or stabilizing using approved engineering or other methods;
5. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the proposed action;

6. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; or
7. Monitoring the impact and taking appropriate corrective measures.

Specific mitigation measures for wetlands and geologically hazardous areas are included in the Critical Areas Ordinance.

SHORELINES

The Shoreline Master Program, contained in KMC 18.68 *Shoreline Management*, protects Shorelines of the State. The Shoreline Master Program was prepared with two guiding premises; no net loss of ecological function of the shoreline and restoration of the shoreline functions over time.

STATUTORY REQUIREMENTS UNDER GMA

RCW 36.70A.480 requires that Shoreline Management Plan goals and policies are included in the Comprehensive Plan and that they are consistent with each other.

PURPOSE STATEMENT FOR SHORELINE MANAGEMENT PLAN

Unlike the Critical Areas Ordinance, there are separate purpose statements for each of the three Environmental Designations in the Shoreline Management Plan.

The purpose of the Aquatic environment is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high water mark. The purpose of the Clover Island High-Intensity environment, only applicable to Clover Island, is to provide for high-intensity water-oriented commercial, industrial, and transportation uses while at the same time, protecting and restoring existing ecological functions in degraded areas. The purpose of the Urban Conservancy environment is to protect and restore ecological functions of open space, flood plains and other sensitive lands when they exist in urban and developed settings, while allowing numerous compatible uses.

SPECIAL POLICY GOALS

Special policy goals for all Shorelines of the State have been established by the State and are applicable to the Kennewick shorelines. They are listed in the order of preference for implementing Kennewick's shoreline regulations.

1. Recognize and protect state-wide interest over local interest;



2. Preserve the natural character of the shoreline;
3. Result in long-term over short-term benefit;
4. Protect the resources and ecology of the shorelines;
5. Increase public access to publicly-owned areas of the shorelines;
6. Increase recreational opportunities for the public on the shorelines;
7. Promote and enhance public interest;
8. Protect public rights of navigation;
9. Preserve and protect culturally significant features; and
10. Provide, when feasible, all necessary accommodations to enhance the participation and enjoyment of persons with special needs.

ADDITIONAL GOALS TO GUIDE IMPLEMENTATION

Goals specific to Kennewick's Shoreline Management Plan have also been developed. These are in addition to the special policy goals for all Shorelines of Statewide Significance. They will be used to guide implementation of KMC 18.68 *Shoreline Management* and are as follows:

Economic development

Economic development will be encouraged in the shoreline. There will be an emphasis on water-oriented commercial and recreational uses that provide orderly development on Clover Island and adjacent areas that will accentuate and enhance the Columbia River.

Public access

Public access will be improved on Clover Island to designated areas of the Columbia River for recreational purposes. New areas along the dike and Duffy's Pond will be provided to the public for fishing and viewing purposes. Whenever feasible, new development should provide access to the dike with pedestrian and bicycle bridges across the drainage canal.

Recreation

The recreational facilities of the shorelines will be enhanced. Recreational uses on Clover Island should be planned to complement existing and proposed developments. Develop recreational facilities along the dike areas to enhance the dike and provide recreational diversification.



Circulation

Circulation to the dike areas, Duffy's Pond, and to the Clover Island causeway should be improved for ease of access and should include adequate off-street parking facilities to serve the people who will be using these areas for recreational and commercial purposes.

Shoreline use

Assure that the various land uses are compatible and aimed toward maximum utilization of the shoreline without diminishing the quality of the environment. Shorelines abutting the dike area should take advantage of the Columbia River and should be oriented in a manner to coordinate waterfront uses.

Conservation

Enhance the aesthetic characteristics of the dike, Duffy's Pond, and Clover Island areas and take necessary steps to conserve the natural setting of these shoreline areas.

History, scientific, and cultural

Establish certain areas on Clover Island and dike that will have a cultural, educational, historical or scientific value and protect these areas in a proactive and substantive way.

Flood prevention

Assure that, whenever feasible, steps are taken to prevent and/or minimize the risk of flood and associated flood damages to property and land uses.

POLICIES FOR ENVIRONMENTAL DESIGNATIONS

Parallel shoreline environments of aquatic, urban conservancy and high-intensity use divide the shorelines into different sections generally running parallel to the shoreline. Specific management policies that apply to these environmental designations are listed in the following table.

Table 7: Management Policies

Environmental Designation	Management Policies
Aquatic	New over-water structures are allowed only for water-dependent uses, public access, or ecological restoration.
	The size of the new over-water structures should be limited to the minimum necessary to support the structure's intended use.
	In order to reduce the impacts of shoreline development & increase effective use of water resources, multiple uses of over-water facilities are encouraged.
	All developments & uses on navigable waters or their beds shall be located & designed to minimize interference with surface navigation, to consider impacts to public views, & to allow for the safe, unobstructed passage of fish and wildlife, particularly those species dependent on migration.
	Shoreline uses shall be designed & managed to prevent degradation of water quality & alteration of natural hydrographic conditions.
Urban conservancy	First priority in shorelines uses will be given to those uses that preserve the natural character of the area or promote preservation of open space, flood plain or sensitive lands either directly or over the long term. Uses that provide long-term benefit will be preferred over uses that provide short-term benefit. Uses that result in restoration of ecological functions will be allowed if the use is otherwise compatible with the purpose of the environment and the setting.
	No net loss of shoreline ecological functions as a result of new development shall be allowed. All new development shall comply with standards pertaining to shoreline modifications [KMC 18.68.120(3)], vegetation conservation [18.68.110(2)(f)(iii)] and water quality [18.68.110(2)(g)(iii)].
	All new development shall comply with all applicable standards set forth in KMC Chapters 15 (Buildings & Construction), Chapter 17 (Subdivisions) and Chapter 18 (Zoning) and all state and federal requirements.
	The location & design of new development should provide for public access and public recreation opportunities whenever feasible & when significant ecological impacts can be mitigated.
	Water-oriented uses shall be given priority over non water-oriented uses. For shoreline areas adjacent to commercially navigable waters, water-dependent uses shall be given highest priority.

High-intensity	First priority in shoreline uses shall be given to water-dependent uses. Second priority shall be given to water-related and water-enjoyment uses. Non water-oriented uses should not be allowed except as part of mixed-use developments. Non water-oriented uses may also be allowed in limited situations where they do not conflict with or limit opportunities for water-oriented uses or on sites where there is no direct access to the shoreline.
	Full utilization of existing urban areas should, whenever feasible, be achieved before further expansion of intensive development is allowed.
	Multi-family & multi-lot residential & recreational developments shall provide public access & joint use for community recreational facilities.
	Access, utilities, & public services shall be made available & adequate to serve existing needs &/or future residential development.
	No net loss of shoreline ecological functions as a result of new development shall be allowed. Where applicable, new development shall include environmental cleanup & restoration of the shoreline to comply in accordance with any relevant state & federal law.
	Whenever feasible, visual & physical public access to shorelines shall be required as provided for in WAC 173-26-221(4)(d). Wherever feasible, the location, design & construction of development impacting the shorelines will take into consideration aesthetic objectives such as location & size of signage, appropriate development siting, screening & architectural standards, & maintenance of natural vegetative buffers.
	All new development shall comply with all applicable standards set forth in KMC Chapters 15 (Buildings & Construction), Chapter 17 (Subdivisions) and Chapter 18 (Zoning) and all state and federal requirements.

CRITICAL AREAS AND SHORELINES GOALS + POLICIES

GOAL 1: Protect the public and personal property from effects of landslides, steep slope failures, erosion, or flooding.

POLICIES

1. Continue to classify, designate and protect geologically hazardous areas as identified in the critical areas ordinance.
2. Protect life and property from flooding and erosion by directing development away from flood hazard areas.

GOAL 2: Protect the unique environmental elements of the critical areas and shoreline.

POLICIES

1. Protect critical areas and the shoreline using the Critical Areas Ordinance and the Shoreline Master Plan.
2. Use Best Available Science (BAS) to protect critical areas and shorelines and their environmental functions.
3. Preserve and protect anadromous fish, and threatened, endangered and candidate species as identified by federal and state agencies.
4. Existing natural resources should be conserved through regulatory and non-regulatory means that may include regulation of development within the shoreline jurisdiction, ecologically sound design, and restoration programs.

GOAL 3: Regulate or mitigate activities in or adjacent to critical areas or the shoreline to avoid adverse environmental impacts.

POLICIES

1. Support no net loss of ecological function of the shoreline and require restoration over time.
2. Strengthen cooperation between agencies with jurisdictions over critical areas and shorelines.

GOAL 4: Encourage and support public access to the shoreline for recreational purposes.

POLICIES

1. Provide physical and visual public access to shorelines and provide recreational and viewing areas where feasible.
2. Ensure that new developments along the shoreline are in compliance with public access requirements of Kennewick's Shoreline Master Program.

GOAL 5: Preserve and protect culturally significant features found at the shoreline or in critical areas

POLICIES

1. Identify, preserve, and protect culturally significant features found at the shoreline or in critical areas.

CRITICAL AREAS AND SHORELINES IMPLEMENTATION

CRITICAL AREAS & SHORELINE PROTECTION

- RCW 36.70A.170 Natural Resource Lands and Critical Areas
- WAC 365-195-410 Critical Areas
- WAC 365-195-900 & 920 Best Available Science
- KMC 17.24 Techniques for Natural Resource Protection
- KMC 18.58 Critical Areas – General Provisions
- KMC 18.59 Critical Areas – Wetlands
- KMC 18.60 Critical Areas – Critical Aquifer Recharge Areas
- KMC 18.61 Critical Areas – Frequently Flooded Areas
- KMC 18.62 Critical Areas – Geologically Hazardous Areas
- KMC 18.63 Critical Areas – Fish and Wildlife Habitat Conservation Areas
- KMC 18.66 Flood Damage Prevention
- KMC 18.68 Shoreline Management

RESIDENTIAL

Residentially zoned areas in the city comprise approximately seventy (70) percent of the total land use. These residential zoning districts include low density single-family residential zoning with minimum 7,500 square foot lots, medium density multi-family residential zones with a maximum of 13 units per acre, high density multi-family residential zones with a maximum of 27 units per acre, and manufactured homes on individual lots or in manufactured home parks. Standard planning practice is to use graduated residential densities in zoning and subdivisions to minimize conflicts associated with a wide range of densities and housing types.

Development standards are designed for individual zoning districts and establish parameters (maximum building height, building setbacks, and lot sizes) to be used in subdivisions.

Census information indicates that Kennewick is mirroring national trends in terms of family composition. Two parent, multiple children households comprise approximately one-third of our population, while single parent, single child households and households with no children comprise the other two-thirds. This has profound impacts on the types of residential homes and densities we seek to provide as we look towards providing needed housing for our future.



STATUTORY REQUIREMENTS UNDER GMA

Development regulations are limits placed on land use activities by the City and include planning tools such as zoning ordinances, critical areas ordinances, shoreline master plans, subdivision ordinances and other requirements that are contained in the Kennewick Municipal Code. Development regulations are defined in WAC 36.70A.030(7) and must be consistent with the Comprehensive Plan goals and policies.

RCW 36.70A.020 (1) and (2) requires that development should only be encouraged in urban growth areas where adequate public facilities and services exist or where they can be provided in an efficient manner; and that sprawl will be discouraged in undeveloped land. Sprawl is defined as low-density residential development spread over a large area.

RCW 58.17.110 says that a proposed subdivision will not be approved unless the jurisdiction makes written findings that appropriate provisions have been made for public health, safety, and general welfare. This also includes open spaces, drainage ways, streets or roads, alleys, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other planning features that assure safe walking conditions. The public use and interest must be served by the platting.

WAC 365-195-825 (4) validates the requirement in RCW 58.17.110 for providing written findings for adequate services and levels of service.

SUBDIVISION CODES CONSISTENT WITH COMPREHENSIVE PLAN

A GMA requirement for consistency requires that subdivision codes and regulations are consistent with the Comprehensive Plan. A GMA mandate for concurrency affects subdivision approval by requiring that water, sewer, and transportation facilities and appropriate service levels be provided at the time of development.



CONSISTENCY

GMA requires that the Comprehensive Plan must be internally consistent for objectives, goals, policies, text, and maps.

Consistency is both horizontal (external) and vertical (internal). Horizontal consistency applies to adjacent jurisdictions such as Benton County, through the County-wide Planning Policies (CWPP), the City of Richland, and the City of Pasco.

Vertical consistency means that all development regulations within the City of Kennewick are consistent with each other. These include the Comprehensive Plan, Zoning (Title 18), Subdivisions (Title 17), the Critical Areas Ordinance, the Shoreline Master Plan, and all other city regulations as contained in the Kennewick Municipal Code and other adopted plans such as the Park & Recreation Plan and the Wellhead Protection Plan. A complete listing of adopted plans is included in the bibliography of the Comprehensive Plan.

The following table illustrates consistency with zoning and the Comprehensive Plan Land Use Map. There are three residential density categories designated on the Comprehensive Plan Land Use Map. The zoning districts used to implement these residential land use categories are shown in the following table.

Table 8: Zoning to Implement Residential Land Use

Land Use Category – Comprehensive Plan	Zoning to Implement Land Use Category Title 18
Low Density Residential (minimum 7,500 square foot lots)	RS, RL, RMH
Medium Density Residential (up to 13 units per acre)	RM, HMU, RTP
High Density Residential (up to 27 units per acre)	RH

*Maximum density for commercial districts is 27 units per acre as part of mixed use developments.

Residential subdivisions are guided by the specific regulations for each of these zoning districts as contained in KMC, Title 18: Zoning. KMC, Title 17: Subdivisions, contains specific regulations for the design, submittal, and approval process of residential and other subdivisions. These specific regulations include general provisions, platting, design and construction, condominiums, and land dedications.

ADEQUATE PUBLIC FACILITIES AND SERVICES

For cities planning under GMA, there are numerous planning concepts that must be met. Two concepts apply specifically to residential development:

- Development will be encouraged only in urban areas where adequate public facilities and services exist or can be provided in an efficient manner
- Inappropriate conversion of undeveloped land into sprawling, low-density development will be reduced.

These concepts are incorporated into the Benton County-wide Planning Policies under Policy #1 and goals in the Kennewick Comprehensive Plan.

Table 9: Kennewick Goals & Countywide Planning Policies

Benton County Planning Policies #1	Kennewick Goals
1. Urban Growth. Encourage development in urban areas where adequate public facilities exist or can be provided in a cost efficient manner.	Land Use Residential Goal # 2: Provide appropriate public facilities supporting residential areas. Land Use Residential Goal # 4. Encourage residential development in urban areas where service can be provided.
2. Avoid sprawl. Avoid the inappropriate conversion of undeveloped land into low-density development, lacking adequate services, injurious to ground and surface water quality, destructive to the area's agricultural lands base, and less than cost effective relative to public service costs.	Land Use Residential Goal # 3. Provide a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.

WRITTEN FINDINGS FOR PROPOSED SUBDIVISIONS

GMA and RCW require that findings of approval for subdivisions be specifically listed in writing as part of the record of the subdivision approval process. KMC Section 17.10.080, Provisions for Public Health, Safety and Welfare, requires that the City, through the City Council "will inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication".

Plats are reviewed to determine if they are in compliance with the Comprehensive Plan, comprehensive water plan, utilities plan, and comprehensive Park & Recreation Plan, and any other issues necessary to determine if the plat should be approved. As stated in KMC Section 17.10.080, the subdivision application should address the following issues to the satisfaction of staff and the City Council:

- Public health, safety & general welfare,
- Open spaces,
- Drainage ways,
- Streets, alleys, and other public ways,
- Transit stops,
- Potable water supplies,
- Sanitary wastes,
- Parks & recreation,
- Playgrounds,
- Schools & school grounds, and
- Sidewalks.

RESIDENTIAL GOALS + POLICIES

GOAL 1: Provide for attractive, walkable, and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas.

POLICIES

1. Maintain residential zoning regulations that offer a similar graduation in building scale and bulk.
2. Require multi-family housing to incorporate architectural forms and features compatible with the surrounding neighborhood. Features that promote compatibility include landscaping, setbacks, rooflines and building forms that reduce the appearance of bulk.
3. Require that multi-family structures be located near a collector street with transit, or near an arterial street, or near a neighborhood center.
4. Use natural and man-made features to separate different residential densities.
5. Encourage adequate pedestrian connections with nearby neighborhood and transit facilities in all residential site development.

GOAL 2: Provide appropriate public facilities supporting residential areas.

POLICIES

1. Ensure provision of parks, schools, drainage, transit, water, sanitation, infrastructure and pedestrian in new residential developments.
2. Encourage irrigation service throughout residential areas, when available, to support and maintain healthy landscaping.
3. Deny residential developments if concurrency is not met for transportation, water, and sewer, or appropriately condition.

GOAL 3: Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.

POLICIES

1. Establish and implement maximum densities in the City's residential zoning categories.
2. Residential Low Density: Place lands constrained by sensitive areas, those intended to provide transition to the rural area, or those appropriate for larger lot housing within the Residential Low Density land use designation to allow for a range of lifestyles.
3. Residential Medium Density – Place areas that can support high-quality, compact, urban development with access to urban services, transit, and infrastructure, whether through new development or through infill.
4. Residential High Density – Designate land for Residential High Density (HD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development.

GOAL 4: Provide more housing opportunities near commercial, transit and employment.

POLICIES

1. Locate the highest density residential areas close to shops and services and transportation hubs.
2. Encourage residential development within commercial areas.

RESIDENTIAL IMPLEMENTATION

PUBLIC FACILITIES

- KMC 17.10.080 Provisions for Public Health, Safety and Welfare
- KMC 17.20 Design and Construction
- KMC 17.100.010 Dedication of Land for Park Purposes

DESIGN STANDARDS

- KMC 5.56 Public Works Construction Standards
- KMC 13.08 Street Names
- KMC 18.75 Residential Design Standards

IRRIGATION

- KMC 17.20.060 Provisions for Irrigation

CONCURRENCY

- KMC 4.12.055 Permit Concurrency

JOINT DEVELOPMENT

- KMC 17.100.040 School and Park Sites to Abut

RESIDENTIAL ZONING

- KMC 18.12.010 A.1 Residential Use Table
- KMC 18.12.010 A.2 Table of Residential Site Development Standards

COMMERCIAL

A city needs a variety of commercial areas. In addition to large regional commercial areas, residential neighborhoods need to have an option of smaller, more convenient commercial areas available for everyday needs. These could be within a short driving distance or ideally, within walking distance.

Numerous commercial zones are provided in Kennewick. Commercial, Regional (CR) zoning districts are for commercial uses to serve the entire region. The allowed uses in a Commercial, General (CG) zoning district are to provide heavy commercial use with wholesaling and warehousing, while Commercial, Community (CC) districts are designed to provide a diverse selection of uses in new commercial areas. Commercial Business District (CBD) districts accommodate a wide variety of uses that compliment Historic Downtown Kennewick. Commercial, Neighborhood (CN) districts are planned to provide day-to-day shopping and services. Commercial, Office (CO) zoning districts are designed as ideal locations for professional and business offices, medical offices and clinics, with other uses such as research facilities and laboratories. The Commercial, Marina (CM) zoning district is designed for water-oriented commercial and recreational uses and applies only to Clover Island. The Historic, Mixed Use (HMU) zoning district, located west of Historic Downtown Kennewick, provides a stable living environment for residents and businesses choosing to locate in an historic area with small-scale commercial and non-retail uses. Business Park zoning districts (BP) are provided for technical or industrial parks with professional and technical offices, light industry, and other similar uses.

COMMERCIAL LAND INVENTORY

Kennewick's commercial land is shown in red on the Comprehensive Plan land use map. The land use inventory is updated yearly. The land use inventory includes the entire urban area. Total acres for developed and undeveloped commercial lands are shown in the following table.

Table 10: Commercial Land within the Urban Growth Area 2016

Developed Land in Acres	Vacant/Underdeveloped Land in Acres	Total by Acres
1,335.1(67%)	647.0 (33%)	1,982.1 (100%)

PROJECTED COMMERCIAL NEEDS

A general rule of thumb is to have 12 to 15 acres of commercial land for every 1,000 people in a community. Kennewick currently has roughly 17 acres of developed commercial land for every 1,000 people in the city limits. While slightly higher than the general rule of thumb, Kennewick acts as the retail hub for close to 500,000 people reaching from SE Washington, NE Oregon and as far north as Moses Lake and southern Grant and Adams Counties. Using Kennewick's existing figure, an anticipated population increase to 112,044 in 2037 (from 79,120 in 2016) would require commercial land available for an additional 32,924 people. Using the ratio of 16.9 acres for each 1,000 increase in population ($32.924 \times 16.87 = 555.43$), 556 acres of undeveloped commercial land is needed.

In 2016 there are roughly 647 acres of undeveloped and underdeveloped commercial land within the current Urban Growth Area. Subtracting the 20-year estimated need of 556 additional commercial acres from the 647 undeveloped and underdeveloped commercial acres indicates that at the present rate there is adequate commercial land for new growth through the next twenty years with an anticipated surplus of 91 acres.

COMMERCIAL ZONING TO IMPLEMENT LAND USE DESIGNATION

There are eight commercial zoning designations available to implement the commercial land use category. Each parcel of commercial land has both a land use category as shown on the Comprehensive Plan land use map and a specific zoning designation for implementation.

Table 11: Zoning to Implement Comprehensive Plan

Land Use Category	Zoning to Implement
Commercial	KMC 18.12.010 B.2: Table of Non-Residential Site Development Standards. (Commercial, Neighborhood; Commercial, Office; Central Business District; Commercial, Community; Commercial, Regional; Commercial, General; Commercial, Marina; Historic, Mixed Use; Business Park District)

DECLINING COMMERCIAL AREAS

Commercially zoned districts often exhibit a cycle of prosperity and then decline as competition for locations are developed. Contributing factors such as demographic changes, accessibility, and commercial competition are all factors that lead to declining commercial areas.

HUD financial assistance, administered through the Community Block Grant Fund, is an invaluable source for improvements in declining commercial areas. HUD establishes guidelines for assistance, and once those are met, a community is in a position to leverage additional private investments for the re-development area.

Merchant associations can be vital in revising commercial areas. A good example is the Historic Downtown Kennewick's inclusion in the Main Street program to enhance the prosperity of the downtown and preserve its history. The Main Street program, sponsored by the National Trust for Historic Preservation, has four major components of design, economic restructuring, organization, and promotion.

STRIP COMMERCIAL DEVELOPMENTS

Strip commercial developments are the consequence of America's dependence on the automobile. They cause a haphazard linear development pattern along major roads with increasing number of curb cuts. Numerous curb cuts cause conflicts between vehicles exiting and accessing from the businesses and vehicles running on the street. Research indicates a higher risk of pedestrian or bicycle crashes at curb cuts or intersections. These are not supportive of a good business environment for Kennewick.

With commercially zoned land lining many of the major arterials in Kennewick, it is difficult, but not impossible, to prevent the proliferation of strip malls. Kennewick's commercial land use policies are intended to promote good business environment by clustering businesses into commercial centers and reducing automobile dependence. Appropriate zoning, shared access and parking, effective landscaping, and strategic location of buildings can all be techniques for developing clustered commercial centers rather

than linear strip development. Kennewick Administrative Code traffic guidelines restrict curb cuts to one per site in most cases. Shared access and shared parking reduces costs to the developer while reducing the potential for accidents.

COMMERCIAL DESIGN STANDARDS

KMC 18.78 Commercial Design Standards provides design regulations for commercial areas in Kennewick. The standards aim to establish a quality environment for businesses. Objectives of the standards are to promote quality and creativity in design, promote economic vitality with a good business environment, provide simplicity and clarity of the regulations, and offer flexibility and options for the business community.

The design principles should focus on the safety and vitality of the community in order to create a livable pedestrian friendly environment. The design should also recognize that compatibility with the surrounding area, environmental sustainability, efficiency in the delivery of public infrastructure, and variety and creativity in design are important aspects to implement the design standards.

COMMERCIAL GOALS + POLICIES

GOAL 1: Revitalize declining commercial areas.

POLICIES

1. Provide technical and financial support to commercial areas.
2. Monitor trends in Kennewick's job centers and consider land use changes, if needed, to maintain the vitality of these centers.

GOAL 2: Sustain and enhance viable commercial areas.

POLICIES

1. Encourage a mixture of commercial, office, and residential uses within commercial centers to support day and evening activities for all ages.
2. Encourage the integration of inviting publicly accessible open spaces that enhance the character and livability of commercial and mixed use centers.
3. Integrate pathways and trails that improve linkages between Downtown and surrounding neighborhoods.
4. Encourage compatible commercial activities to concentrate near each other.
5. Encourage joint-use internal and external access.

GOAL 3: Create a balanced system of commercial facilities reflecting neighborhood, community, and regional needs.

POLICIES

1. Provide commercial areas sized and scaled appropriately for the neighborhood or community.
2. Enhance compatibility with adjacent residential neighborhoods with landscaping, screening, and superior building design.
3. Provide for Neighborhood Commercial centers in strategic locations to serve surrounding neighborhoods, while minimizing impacts to the surrounding residential uses.
4. Support mixed residential/commercial development in all Commercial districts in a manner that is compatible with nearby uses.
5. Vertical mixed use should be encouraged; the location of retail sales and services should predominately be on the ground floor with residential or more retail or services above.

COMMERCIAL IMPLEMENTATION

FINANCIAL SUPPORT

- CDBG Funds
- KAC 16.44 Housing and Urban Development Programs

KENNEWICK MUNICIPAL CODE

- KMC 18.12.010 B.2 – Table of Non-Residential Site Development Standards

ACCESS AND PARKING

- KAC 13.46.050(2) Access Design & Placement
- KAC 13.46.090 Access Innovation
- KAC 13.46.199 Number of Driveways Per Parcel
- KAC 13.50.070 Optional Driveway Design
- KMC 18.36 Off-Street Parking

DESIGN AND SITE STANDARDS

- KMC 18.12 Zone Districts and Standards
- KMC 18.21 Landscaping
- KMC 18.24 Signs
- KMC 18.39 Outdoor Lighting
- KMC 18.78 Commercial Design Standards

INDUSTRIAL

It is important for Kennewick to have a supply of available and industrially zoned land in for immediate purchase or transfer. This land should be located in areas that include suitable transportation routes, utilities and public facilities. The Capital Improvement Program is the primary means to guide the provision of transportation and public facilities for this purpose.

The dominant economic player in the Tri-City area is Hanford, with its supporting industrial, commercial and service base. Kennewick, like the other cities in the area, has identified the need to diversify its industrial base in order to lessen reliance on this potent, but highly erratic resource. In order to accomplish this, there needs to be a focus on attracting, creating, and retaining industrial areas and activity in the City. It is generally true that expansion of the existing industrial base is more cost effective and simpler than actually recruiting new industry. However, both are necessary and desirable.

STATUTORY REQUIREMENTS UNDER GMA

RCW 36.70A.070(1) requires that land for industrial use will be discussed in the categories of general distribution and location. There are no other statutory requirements.

INDUSTRIAL LAND INVENTORY

Kennewick's land use inventory is updated yearly. The land use inventory is prepared for the entire Urban Growth Area. The totals for industrial lands are shown in the following table.

Table 12: Industrial Lands in Urban Growth Area

Developed Land by Acres	Undeveloped Land by Acres	Total Industrial Land by Acres
462.3 (59%)	325.2 (41%)	787.5 (100%)

PROJECTED INDUSTRIAL NEEDS

Kennewick's current Industrial land makes up about 5% of the City's total land base. This is a significant difference when compared to Richland and Pasco who have 17% and 36% respectively. Due to the great difference between Kennewick and the other two cities, a goal of 15% of the land base to be designated as Industrial land by 2029 has been established.

A total of 15% of the City's land base designated as Industrial land would amount to 2,360 acres. The land use inventory indicates there are 462 acres of developed land and 325 acres of undeveloped land designated for industrial use projecting a need for 1,573 acres by 2029.

Industrial land shown on the Comprehensive Plan land use map is located primarily in four areas.

- Former Vista Field area
- Clearwater corridor, north side, from Columbia Center Boulevard to W. 10th Avenue
- Northeast part of Kennewick from east of SR 397 along railroad tracks north of historic downtown
- Junction of SR 395 and I-82 on north side (Southridge Area)

Land has also been identified south of Interstate 82 for future industrial growth. This area has been designated as Urban Reserve. This area has also been included in the City's Water and Sewer Comprehensive Plans for several years as part of the 50 year planning area.

INDUSTRIAL ZONING TO IMPLEMENT LAND USE DESIGNATION

There are four industrial zoning designations available to implement the industrial land use category. Each parcel of industrial land has a land use category, as shown on the Comprehensive Plan land use map, and specific zoning to implement it.

Table 13: Zoning to Implement Comprehensive Plan

Land Use Category	Zoning to Implement
Industrial	KMC 18.12.010 B.2 Table of Non-Residential Site Development Standards. (Business Park District; Industrial Park District; Industrial, Light District; Industrial, Heavy District)

INDUSTRY AND TRANSPORTATION

Kennewick is located where air, water, and interstate transportation modes are all readily available. Since transportation costs directly affect the economic ability of industry to market and transport goods, these systems are necessary to a viable and financially stable industrial base.

ENVIRONMENTAL REGULATIONS

Industrial uses generally require manufacturing, rendering, or chemical processes in the creation of final products. These processes can create undesirable by-products or have adverse effects on the environmental quality of the city. Implementation of SEPA is site-specific and evaluates potential effects of proposals to air quality, water quality, and land. Specific SEPA regulations are contained in KMC 4.08 State Environmental Policy Act.

The negative effects of noise, odor, and lighting in industrial zoning districts are additional issues that must be addressed and regulated by the City. The Kennewick Municipal Code provides the legal and regulatory guidelines for protection using locally developed standards.

INDUSTRIAL GOALS + POLICIES

GOAL 1: Encourage the development of a diverse industrial base with family wage jobs.

POLICIES

1. The Capital Improvement Program will designate areas for improvement of utilities and transportation systems within industrial areas to help attract and retain industrial development and jobs.
2. Encourage industrial locations near appropriate transportation, utilities, and other public facilities.
3. Protect industrial lands from encroachment by incompatible land uses, which would reduce the economic viability of industrial lands.

GOAL 2: Limit adverse effects associated with industrial uses.

POLICIES

1. Regulate environmental consequences of industrial uses with the State Environmental Policy Act (SEPA) and the Kennewick Municipal Code.
2. Minimize adverse effects of industrial uses adjacent to less intensive zones with buffers of natural or man-made features.

GOAL 3: Maintain an adequate amount of industrial land within the City Limits and the Urban Growth Boundary.

POLICIES

1. Designate at least 15% of Kennewick's entire land base (City Limits and UGA) as Industrial land by 2029.
2. Work with the Port of Kennewick to secure lands for industrial use consistent with the City's and Region's industrial land needs.
3. Target industrial lands that meet all industrial market sectors, including both flexible spaces for light industrial and larger spaces for heavy industry.

INDUSTRIAL IMPLENTATION

INDUSTRIAL LANDS & INFRASTRUCTURE

- Capital Improvement Program (CIP)
- Kennewick Economic Development Strategic Plan

ENVIRONMENTAL PROTECTION

- KMC 4.08 State Environmental Policy Act
- KMC 9.48 Nuisances
- KMC 9.52 Noise
- KMC 18.39 Outdoor Light Fixtures

ZONING

- KMC 18.12.010 B.2 Table of Non- Residential Site Development Standards

BUFFERS

- KMC 18.12.010 B. 2 Table of Non- Residential Site Development Standards.
- KMC 18.21 Landscaping

PROPERTY RIGHTS

The protection of private property rights is a fundamental element of Washington State law. Numerous court cases have established a predictable path for municipalities to follow in the property rights issue. A further element of this discussion is the timely and fair processing of permits submitted for land use decisions. Kennewick currently enjoys a substantially reduced processing time relative to other communities within the State. The majority of land use applications are processed well within the time frames established in the Kennewick Administrative Code and in conformance with regulatory reform measures contained in ESHB 1724, adopted in 1995.

RCW 36.70A.370 states that there will be an orderly, consistent process that enables state and local governments to evaluate proposed actions to guarantee that they do not result in an unconstitutional taking of private property. Governments that are required to plan under GMA are to follow the process that has been established.

WAC 365-195-725 deals with the constitutional provisions of the comprehensive plan adoption process.

PROPERTY RIGHTS GOALS + POLICIES

GOAL 1: Use existing Washington State case law as a guide for protection of private property rights.

POLICIES

1. Conform to applicable state and local law regarding timely processing; permit coordination and SEPA/land use permit integration.
2. Follow the Attorney General's recommended process to avoid unconstitutional takings of private property.



PROPERTY RIGHTS IMPLEMENTATION

PROCESSING

- KMC 18.42 Land Use Permits
- KMC 18.51 Amendment and Appeal
- KMC 18.54 Administration and Enforcement
- KAC 10-12-010 Procedure Charts
- KAC 10-100 Appeals

STATE GUIDELINES

- Attorney General's Recommended Process for Evaluation of Proposed Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private Property.
- WAC 365-195-725 Constitutional Provisions
- RCW 36.70A.370 Protection of Private Property

URBAN DESIGN

Urban design is a key component for a community's livability. It guides the community's vision into a physical reality. Kennewick takes a holistic approach in urban design where elements of the Comprehensive Plan are consistent with urban design goals and policies, and every project is viewed with respect to the larger context of the community's vision. The Urban Design Element will apply to the three dimensional aspects of the built environment such as buildings, streets, sidewalks, open spaces, and plazas. It also addresses other urban issues such as circulation and connectivity, sustainability, neighborhoods and districts.

DESIGN

Kennewick strives to implement quality design through private and public projects. A quality design combines aspects of architecture, landscape architecture, and environmental design. It encourages creativity, safety, compatibility and sustainability in the design. Site and building design are the fundamental steps to create an attractive built environment. The city's adopted residential and commercial design standards provide basic guidelines for developers to achieve quality developments. In general, these standards offer direction in the following areas: building compatibility, location and orientation, access, parking, site landscaping, architectural features, environmental protection, safety and security, and streetscape design.

"Architecture is the very mirror of life. You only have to cast your eyes on buildings to feel the presence of the past, the spirit of a place; they are the reflection of society."
I.M. Pei

The city aims to achieve quality design in citywide civic projects such as, public buildings and plazas, streetscape and corridor development, public art, parks, and open spaces. High quality design in public projects will set the standards for Kennewick and will generate further quality developments by the private sector.

Public art is an important component of a designed environment. Public art such as sculptures, reliefs, murals, and art pieces can transform the character of an area. Kennewick promotes artworks of local artists in public places. Public art in Kennewick can be reflective of local history and culture, and should be consistent with the character of the area where it is being placed.



PEDESTRIAN FRIENDLY ENVIRONMENT

With the growth in the Tri-City area, it is important for Kennewick to become a vibrant and livable community in the region in order to make it the prime destination. While vehicular mode of transportation is important for the City's growth, a pedestrian-friendly environment would increase the City's livability. Comfortable and safe pedestrian movements will make Kennewick a more attractive place for living and working.

All urban design goals and policies, and the commercial and residential design standards are geared towards creating a pedestrian friendly community. Mix of uses, smaller block size, mid-block connection, safe walkways between businesses and parking lots, safe pedestrian crossing, network of paths and trails throughout the City, good transit system, building orientation and design for human scale, usable open spaces and plazas – are all major considerations for promoting an attractive pedestrian friendly environment in Kennewick.

Streetscape is one of the most important aspects for creating a pedestrian friendly environment. Separation of sidewalks from streets, wider sidewalks, street trees and landscaping, sidewalk paving pattern, lighting, and safe cross-street connections will promote a safe and pedestrian-friendly streetscape environment. Traffic calming measures such as landscaped medians, pedestrian crossings, roundabouts, and speed bumps also enhance the safety of pedestrian movements.

CIRCULATION AND CONNECTIVITY

Kennewick's circulation system is designed for vehicular, pedestrian, bike and transit traffic. It is composed of a network of streets, street-crossings, sidewalks, bike routes, pedestrian trails, and walkways. All of these are intended to connect with each other in order to create a continuous and cohesive circulation pattern throughout the city.

The goal for circulation and connectivity is aimed to increase accessibility to major destinations throughout the City for all sectors of people. It aims to offer more than a single choice of movement for people by including multi-modal connections of vehicular, bike, pedestrian, and transit system. Establishing connections between open spaces and parks through pedestrian and bike trails is also part of the City's connectivity goal.

One of the objectives for efficient circulation is to ensure that all arterial and collector streets run throughout the City without any discontinuity. It would also maintain the continuity of the sidewalks along with the roads. The City prioritizes the connectivity between the major destinations. This includes vehicular and pedestrian connections between neighborhoods and schools, between retail businesses, and between parks and other major public amenities. The City works closely with the private sector in order to create an efficient circulation pattern within the business and residential environment. This will be achieved by promoting transit, providing walkways, reducing block sizes, allowing through-block pedestrian connections for big blocks, and creating more thorough roads than cul-de-sacs and dead ends.



PUBLIC PLACES

Public places in Kennewick include parks, plazas, playgrounds, sidewalks, and open spaces. It also includes private spaces that are dedicated for public use. The character of public spaces can be different based on their types and uses. Public places can be formal in urban plazas, semi-formal in urban parks, and informal in open spaces and passive parks. Public places offer important civic nodes for Kennewick. They offer places for recreation and interaction, thereby promoting the sense of community.

Kennewick maintains safety, usability and easy accessibility for all public places. The City aims to implement Crime Prevention through Environmental Design (CPTED) principles in public places to ensure safety. One way to implement the CPTED principles is to put more uses around the public places, and orient buildings towards public places in order to create an interactive, safe, "eyes on the street"



environment. Paths and trails that connect with major streets should be designed to make them visible and easily identifiable. Access to the waterfront and other recreational areas will also be maintained and enhanced for public use.

Public plazas should be located near the major street intersections, gateways and business centers to serve as urban breathing spaces. In major locations, public places can be integrated with landmark structures, such as architecturally significant building design, sculpture, and art works. Public places should have amenities based on the types of usages. For instance, parks and plaza areas should have benches, lighting and similar amenities. Parks usually have additional amenities such as play areas, playgrounds, picnic areas, and public restrooms. Neighborhood parks are located near the residential neighborhoods and schools to meet the neighborhood demand for recreation.

DISTRICTS

Districts are generally created by peoples' perception which identifies the sense of being "inside of" an area, and where a person can associate him/herself with some common identifying features. Usually this perception is derived from some tangible features such as homogeneity of physical aspects, and non-tangible features such as ethnic mix or demographic patterns. Kennewick recognizes the importance of intangible features in the neighborhoods, and seeks to establish the tangible aspects, such as physical characteristics and boundaries for the neighborhoods.

Districts in Kennewick are predominantly residential, commercial, or a mix of both. Even each residential district can be broken down into neighborhoods with each having its own unique characteristics. It is important to identify this uniqueness for each district. Kennewick's urban design policies encourage mixed-use developments and neighborhood-based retail to serve the residential neighborhoods. A cohesive existence of different districts needs to be maintained by creating appropriate transition between the districts. Transition from commercial to residential districts can be done by softening the district boundaries with adequate landscaping, open spaces and buffers.

Commercial districts in Kennewick are comprised of various retail and office activities. A vibrant, business-friendly commercial environment is important for Kennewick's economic vitality. This can be achieved by public and private investments and appropriate design. The City's Commercial Design Standards have been established to promote well-designed, pedestrian and business friendly commercial districts in Kennewick.

Preserving and establishing the characters of residential neighborhoods are given prime importance in Kennewick. The Residential Design Standards guide the general design criteria for both single and multi-family residential developments. Residential districts may be further enhanced and established through neighborhood planning processes.

Besides residential and commercial districts in Kennewick, others such as the Entertainment District and Downtown Historic District carry immense significance for Kennewick's economy. Kennewick works with other stakeholders to establish distinctive characteristics for each of these. The Convention Center, Coliseum and Ice arena in the Entertainment District have created a regional entertainment hub. Memorandum of Understanding between the City and Kennewick Irrigation District, the other major property holders in the area, has been adopted to identify the district's characteristics, design goals and objectives. The City is working with the Historic Downtown Kennewick Partnership (HDKP) to revitalize the downtown area. The City also takes part in the Main Street program to revitalize the Downtown area. The Bridge-to-Bridge River-to-Railroad area has been established north of Downtown. Some conceptual design and visioning was done for this area by the Urban Design Assistance Team in conjunction with some of the property owners and stake-holders in 2003. This consists of the waterfront area between the Blue Bridge to Cable Bridge west to east, and the railroad to the south. This effort was aimed to reconnect the Columbia River with the Downtown, and to add more riverfront amenities for Kennewick's Downtown. The City recognizes the importance of this area and the efforts that have been made in the visioning process. The City plans to take a closer look at this area and aims to partner with all public and private stakeholders in order to develop a subarea plan for this area.

LANDSCAPING

Landscaping is one of the most important features for creating a nice urban environment. It should positively enhance the built environment and urban spaces, and integrate the man-made environment with the natural environment. It is important for landscaping to be reflective of local features, climate and vegetation. Given the hot-arid climate in the Tri-City area, native landscaping and planting is recommended. Since water conservation is important, selection of native plants that require less water for healthy maintenance is preferred.

Xeriscape is highly encouraged in Kennewick as a method of landscaping. On one hand it represents the dry climate identity of the area, and on the other hand it conserves water. The City will implement these landscaping principles in the design of public parks and open spaces in order to encourage private property owners to implement similar landscaping principles.

Selection of trees that offer shade in hot summer days is important for this area. The City plans to emphasize street corridor characteristics with appropriate street trees and streetscape options. The residential and commercial design standards establish the streetscape standards for commercial and residential streets. These design standards and the Kennewick Municipal Code have also established the landscaping guidelines for residential and commercial developments, parking lots, walkways and open spaces.



ENVIRONMENT AND SUSTAINABILITY

Kennewick is rich in natural resources, having mountains to the south and west, the Columbia River to the north, and located in a three-river (Yakima, Snake and Columbia) basin. These natural features emphasize Kennewick's identity. The City recognizes the value of natural resources as a tool for quality development.

Kennewick maintains a balance between built and natural environment. The balance is implemented through the conservation of energy and utility consumption, efficiency in the construction, and sensitivity to the ecology. The urban design policy recognizes that economic development should not occur at the cost of environmental debilitation. In order to utilize environmental resources for development, consideration will be given to preserving important view corridors, creating visual and physical access to the Columbia River, and preserving critical areas, shorelines and open spaces.



Preserving natural resources is one of the major goals of the City. Kennewick recognizes its unique natural setting as a resource for the community's well-being and aims to preserve its natural environment. Kennewick has developed a Sustainability Program to *"Proactively make sustainability decisions as good stewards of the public and consider the long term effects of our business practices and how those decisions affect our citizens and the environment."* (City of Kennewick Sustainability Program, Mission Statement)

Kennewick's Sustainability Program compiles policies and practices from various city plans into one document where Kennewick's sustainable practices can be viewed in whole.

URBAN DESIGN GOALS + POLICIES

GOAL 1: Create an attractive, lively, pedestrian friendly and visually cohesive urban environment for Kennewick.

POLICIES

1. Provide a strong role for good design, addressing streetscape, landscape and building design in new and redeveloped projects through design guidelines and code.
2. Promote public arts programs through education, artwork in public places and private partnerships.
3. Use public projects as demonstrations of good design and catalysts for development.

4. Enhance the appearance, image and design character of the downtown. Apply Main Street and historic preservation principles for downtown improvements.
5. Establish and enhance unique residential, commercial and other districts with appropriate transition between them; encourage distinctive architectural features in the districts and gateways.
6. Ensure safety and cleanliness of public spaces.
7. Use signage and wayfinding to enhance the urban environment.

GOAL 2: Improve connectivity with an efficient and multimodal circulation pattern and pedestrian-friendly design of streetscapes.

POLICIES

1. Improve streetscape and corridor design for safe and pedestrian- friendly environments.
2. Develop a multimodal network of bike, pedestrian and vehicular system.
3. Include clearly visible and accessible walkways and parking areas to building entrances and within and between developments as a part of site design.
4. Reduce the visual impact of parking lots and service docks to public areas using architectural design, site design, landscaping, screening and appropriate lighting.

GOAL 3: Create public and semi-public places for public use and interaction.

POLICIES

1. Promote, improve and preserve public places in the form of urban plazas, parks, and open spaces.
2. Improve pedestrian and vehicular accessibility to Kennewick's waterfront and recreational areas.
3. Pursue strategic public/private partnerships with large developments to leverage high quality public space integrated with new development.

Goal 4: Protect the City's natural assets - canyons, ridgelines, hilltops, waterfront and view corridors that give Kennewick its unique identity.

POLICIES

1. Encourage green building design, energy efficient construction, xeriscape landscaping, utility conservation and other sustainable development measures.
2. Encourage the creation of iconic visual reference points in the community through innovative site and building designs.
3. Use environmental and urban design review of development projects to avoid or mitigate impacts to identified scenic features.

GOAL 5: Strengthen residential neighborhoods, downtown, commercial and industrial districts.

POLICIES

1. Promote strong and diverse neighborhoods that offer a mix of various uses, and linkages with other neighborhoods, shopping areas and public facilities.
2. Support sub-area plans to achieve planned and quality development including the Bridge-to-Bridge River-to-Railroad area.
3. Partner with both public and private stakeholders in the sub-area planning processes.

URBAN DESIGN IMPLEMENTATION

SITE, BUILDING AND STREETScape DESIGN

- KMC 18.75, 18.78 - Residential and Commercial Design Standards
- City of Kennewick Standard Specifications and Details for Municipal Public Works Construction - standard drawing numbers 2-1 through 2-5 (KMC 5.56.030(7) and 5.56.040)
- Crime Prevention Through Environmental Design principles

LANDSCAPING AND OPEN SPACES

- KMC 18.21: Landscaping
- Shoreline Master Plan
- Xeriscape landscaping principles

- City's recommended tree listing
- Parks and Recreation Plan
- Columbia Park Master Plan

DISTRICTS AND NEIGHBORHOODS

- Clover Island Master Plan
- Bridge-to-Bridge/River-to-Railroad Revitalization Plan
- Community Development Block Grant for downtown façade improvements
- Vista Entertainment District Concept Plan
- Southridge Sub-Area Plan
- Hansen Park Sub-Area Plan
- Metaline Neighborhood Plan

ESSENTIAL PUBLIC FACILITIES

Essential Public Facilities (EPF) offer important services to public and are essential for a community. Examples of EPF are, solid waste handling facilities, jails, airports, and other state and regional transportation facilities. Essential Public Facilities can be offered at local, regional, county or state government levels. It can also be operated by a private entity while offering services to the public. Each of these facilities has different types of difficulties in the siting process.

Difficulties in siting are associated with finding the suitable and appropriate location due to the perceived or real environmental, economic, or social impacts. Some common issues are the size of the facility, location, adverse impact such as noise, odor, pollution, traffic impact, aesthetics and health and safety concerns. Locating the facilities in areas consistent with the Comprehensive Plan would address many of the adverse impacts. For instance, some facilities would not be allowed to be located in the known hazardous areas such as in the flood plains, or environmentally sensitive areas. However, perceived impacts, if not substantiated by real facts, cannot be the sole reason for not locating a facility where it is most suitable.

In Kennewick, siting of such facilities will be based on careful review of the facility, its necessity, impact mitigation, regional fair share and consistency. If appropriate land use designations and zoning are not in place, Comprehensive Plan Amendment and

Change of Zone processes will take place in order to review and address land use and zoning issues. Appropriate land use and zoning for each use type has been indicated in the facilities table. A strong public involvement and notification process will take place in conjunction with the location process of the Essential Public Facilities within a community.

DEFINITIONS

Essential Public Facility (EPF) can be defined as a public or privately operated facility providing public services or publicly funded services that is difficult to site due to, but not limited to its environmental, economic, or social impacts; and that meets the Growth Management Act definition of Essential Public Facility (EPF) at RCW 36.70A.200.

According to RCW 36.70A.200, Essential Public Facilities include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.

State or regional transportation facilities as defined in RCW 47.06.140 includes the interstate highway system, interregional state principal arterials including ferry connections that serve statewide travel, intercity passenger rail services, intercity high-speed ground transportation, major passenger intermodal terminals excluding all airport facilities and services, the freight railroad system, the Columbia/Snake navigable river system, marine port facilities and services that are related solely to marine activities affecting international and interstate trade, and high-capacity transportation systems serving regions as defined in RCW 81.104.015.

DIFFICULTIES IN SITING

Difficulties in siting are associated with finding the suitable and appropriate location due to the “perceived” or real environmental, economic, or social impacts. Some common issues for the difficulties in siting are the size of the facility, location, and adverse impact such as noise, odor, pollution, traffic impact, aesthetics and health and safety concerns.

Most of the time, the perception of adverse impacts raises public opposition when service providers consider locating such type of facilities. However, in *Department of Corrections v. City of Kennewick*, 86 Wn. App. 521 (1997), court inferred that unsubstantiated fears are not relevant to the siting issues. No local comprehensive plan or development regulation may preclude the siting of Essential Public Facilities (RCW 36.70A.200(5)).

IDENTIFY FACILITIES

The City will identify Essential Public Facilities based on the definition mentioned in this document and the services these facilities provide to public. Services to the public provided by the government, substantially funded by the government, contracted for by the

government, or provided by private entities subject to public service obligations will be considered for identifying Essential Public Facilities.

Cities can establish their own local criteria for the identification of Essential Public Facilities, focusing on the public need for the services involved. There are three sources Kennewick will consider to identify and update its list for Essential Public Facilities – the City, the County and the State.

(A) The City list. This is a list of local essential facilities, adopted by the City of Kennewick. According to the Revised Code of Washington, it is irrelevant to this listing that a facility may be funded by or operated by the state or another public or private entity other than the City. The critical concern is that the facility be needed locally. The local listing would include the following facilities:

- Substance abuse facilities
- Mental health facilities
- Group homes providing inpatient care
- Solid waste handling facilities

(B) The Countywide list. This is a list of Essential Public Facilities of a countywide or regional nature, made part of or pursuant to the countywide planning policies adopted by counties in consultation with cities.

The county listing would include the following:

- Correctional facilities
- Solid waste management facilities of regional nature

Benton County comprehensive plan and County Wide Planning Policy (CWPP) does not indicate any new county Essential Public Facilities to be located within the Kennewick city limits.

(C) The State list. This is the list of essential state public facilities that are required or likely to be built within the next six years maintained by the Office of Financial Management (OFM).

The Office of Financial Management's list does not indicate any new Essential Public Facility planned within the City's Urban Growth Area (UGA). The only mention is the Kennewick Crime Laboratory operated under Forensic Laboratory Services Bureau (FLSB) of the Washington State Patrol. This is located outside the UGA, south of Kennewick near SR 395.

In general, the following State essential facilities are identified in RCW 36.70A.200 and RCW 47.06.140:

- State education facilities
- State airports
- State or regional transportation facilities such as:
 - Interstate highway system
 - Interregional state principal arterials
 - Intercity passenger rail services
 - Freight railroad system
 - Marine port facilities and services that are related solely to marine activities affecting international and interstate trade, and
 - Columbia/Snake navigable river system.
- State correctional facilities
- Secure Community Transition Facilities (SCTF)

INVENTORY OF EXISTING ESSENTIAL PUBLIC FACILITIES

Based on the definition of Essential Public Facilities, following facilities are currently existing and operating within the city limits.

CITY FACILITIES

Solid Waste Management Facilities

Kennewick works jointly with Benton County and the Cities of Richland, West Richland, Prosser and Benton City to address solid waste issues. Solid waste issues are addressed in the **2006 Benton County Comprehensive Solid Waste Management Plan**, which provides a long-term approach to solid waste management in the region. The Plan Update was prepared under the direction and guidance of the Benton County Solid Waste Advisory Committee (SWAC). The SWAC was formed in 1994. The SWAC draws its membership from elected county and city officials, other public and private entities within the Benton County area. The current plan was adopted in mid-2007.

City of Kennewick maintains its solid waste management system mainly through Waste Management Kennewick (WMK). Waste Management Kennewick provides solid waste and recycling services. Kennewick does not have any solid waste landfill within the



City limits. The City's solid waste is transferred through Waste Management Kennewick to Columbia Ridge Landfill in Arlington, Oregon.

The WMK transfer station is located at 2627 S. Ely Street in Kennewick. The facility is open to the public Monday through Saturday. There is solid waste disposal at the transfer station as well as a recycle buyback center. Recyclables are also collected from residences and businesses, as well as debris from construction and demolition projects. All recyclables are taken to Clayton Ward Recycling in Kennewick. All other waste is taken to Columbia Ridge. No sorting is done.

Kennewick's household hazardous wastes have been disposed of at the Richland Landfill Household Hazardous Waste (HHW) Facility near Highway 240 (Vantage Highway) through an inter-local agreement signed in 1993 between the cities of Kennewick and Richland, and Benton County. A fire at the Richland landfill on July 4, 2010 burned this facility which has ended acceptance of HHW at this facility. The facility does accept used motor oil and antifreeze. This shared permanent facility stored, sorted and properly disposed of household hazardous wastes. The household hazardous wastes received in this facility included paints, polishes, cleaning products, thinners, solvents, pesticides, herbicides, fertilizers, household batteries, aerosols, used motor oil, antifreeze, drain openers, car batteries, brake fluid, gasoline, car wax, transmission fluids and any product with a caution and warning label. The WMK transfer station also has a satellite household hazardous waste collection site that takes waste to the Richland Landfill, however, the satellite facility only accepts paint, used motor oil and antifreeze.

Inert Landfill

The City of Kennewick operates a street and storm waste decontamination facility at S. Ely Street and West 19th Avenue and an inert landfill located at 1300 S. Yew, immediately east of the Benton-Franklin Fairgrounds. Both the decontamination facility and the inert landfill are operated through permits issued by the Department of Ecology and the Benton-Franklin Health Department.

The decontamination facility is where street sweeping and vector waste from storm drain cleaning are taken. After the waste has been decontaminated and tested, the then inert waste is taken to the City's inert landfill. The waste is screened at that time to remove general litter, such as paper, plastic bags, etc., that would be collected during street sweeping and cleaning activities. The litter waste is taken to the Waste Management Transfer Station or the Richland Landfill for normal disposal. The remaining inert waste, which is mainly sand and gravel, is separated (with the screening process). Much of the sand material is recycled into road sanding product for the following winter weather. Excess materials are used to fill the inert landfill.

The City has an agreement with the Benton County Road Department and the Washington State Department of Transportation to let them use the facilities for their street waste programs (WSDOT - local highways only). The City has chosen not to offer the use of



these facilities and services to any private parties or other activities to keep the source of materials coming into the site controlled. This greatly reduces the possibility of a serious contamination being introduced.

In-Patient Facilities

Mental health facilities – Kennewick General Hospital (KGH) does not provide inpatient facilities for mental health patients.

Department of Social Health Service's (DSHS) Mental Health Service Division offers mental health care facilities through their authorized community mental health agencies. For Greater Columbia region, the services are coordinated through the Greater Columbia Behavioral Health's regional office. The office is located on Edison Street at the intersection of Canal Drive (101 N. Edison).

In Kennewick, community mental health agencies authorized by DSHS are, Department of Human Services (7202 W Deschutes Ave.), Lutheran Community Services Northwest (3321 W. Kennewick Ave., Kennewick, WA) and Benton-Franklin Counties Crisis Response Unit (2635 W Deschutes Ave.). The Crisis Response Unit coordinates with Carondelet in Richland, Detox Center at Pasco, and KGH ER regarding transfer or medical evaluation of a person.

Substance abuse facilities – Kennewick General Hospital does not provide inpatient facilities for substance abuse. In Kennewick, they are usually offered in group-homes or are coordinated with facilities mentioned above.

Group homes offering inpatient facilities such as substance abuse facilities and mental health facilities are randomly distributed throughout the city. They are permitted as a residential use according to the Zoning Ordinance of KMC and state regulations.

COUNTY FACILITIES

Benton County already has the following county-wide facilities in Kennewick. No new facilities have been mentioned or determined to be located in Kennewick according to the planning policies of Benton County.

Justice Facilities (District Court and Jail) – 7320 W Quinault
Juvenile Justice Center – 5606 W. Canal Place

STATE FACILITIES

Interstate Hwy, I-82 borders the southwest edge of the City.

Interregional State Principal Arterials SR 240, SR 395 and SR 397. SR 240 runs from the northwest city limits to SR 395, SR 395 runs from the southern city limits to the Franklin County line, and SR 397 runs on the northeast and the east sides of the City. These also fall under the category of Highways of Statewide Significance (HSS). Improvements to the HSS routes are to be considered priority for funding by the Washington State Transportation Commission.

Intercity Passenger Rail Service

The Amtrak station is located in Pasco. Amtrak shares the track with BNSF. The westbound route between Pasco and Portland goes through the northeast part of Kennewick on the Washington side of the Columbia River.

The Freight Railroad System (BNSF, Union Pacific).

Kennewick's mainline rail freight service is provided by the Burlington Northern Santa Fe (BNSF) and Union Pacific railroads.

The BNSF railway maintains approximately eight miles of mainline track within Kennewick and a complex of side tracks. Each intersection of mainline track with a city street is either signalized or grade separated. Most side track intersections are not signalized. The BNSF currently has an average of six trains per day. With the improvement of the Stampede Pass and increased shipping at the Ports of Tacoma and Seattle the number of trains using this corridor could increase to as high as 20 trains per day. This impacts the six remaining at-grade crossings in Kennewick. Columbia Center Boulevard crossing was the one expected to have greater impact due to the existing heavy vehicular traffic. To reduce the impact, City of Kennewick worked with BNSF and raised funding from several state agencies in order to undertake a project to separate the grades between the railroad and the Columbia Center Boulevard. The project is known as "Columbia Center Boulevard BNSF Grade Separation Project" and was finished in 2005. The project creates a below grade track for the BNSF at this crossing. There are two other potential grade separation projects, one at Edison Street and the other one in the Downtown area.

BNSF owns two buildings in Kennewick. The old depot building (in the old Downtown Kennewick area) is used by railroad train crews, but has no public use. The other building is leased to a non-railroad related private business. BNSF also owns and maintains the Columbia River Railroad Bridge (between Pasco and Kennewick).

The Port of Kennewick owns one track segment in Kennewick. This segment, from Bruneau St. to the Harvest States property on Columbia Drive is a dual track segment located in the east side of the Cable Bridge. The port maintains the track lines and ties, along with switches and crossing. According to the Port of Kennewick, currently rail cars visiting the site supply their needs with barge potentials; Ash Grove Cement Company is one of the major users of this facility.

The Union Pacific Railroad has approximately eight miles of industrial track in the City, with seven signalized crossings. There are no maintenance shops or storage buildings inside the City.

The Port of Benton owns approximately 1-1/2 mile of industrial track and siding within the City of Kennewick limits. Rail cars are currently exchanged at the junction of the UPRR lead and the Port of Benton lead between Tri-City and Olympia Railway and BNSF and UPRR. The Port of Benton provides no rail service to customers in Kennewick.



The Columbia/Snake Navigable River System

The Columbia-Snake River System is an important inter-modal commercial transportation network for the state extending to the Pacific Ocean. The system includes eight dam and lock complexes allowing the numerous barge lines serving the river system to transport commodities to and from locations throughout the world. Several barge companies currently offer service to the Tri-Cities area with specialized barges that handle a wide variety of cargo. A fully operational container-handling terminal is operated at the Port of Pasco. The terminal is also served by BNSF railroad.

There is a single (private) barge service within the city limits that is located to the southeast of the cable bridge near the Port of Kennewick track segment. This marine terminal accommodates grain shipments to Portland which are reloaded onto ocean bound vessels serving the Pacific Rim. This is served by Shavers Transportation. Tidewater Barge Lines does not own or operate facilities in Kennewick. Grain-grower and supplier, Harvest States Cooperatives is one of the main users of this barge facilities.

Marine Port Facilities and Services that are related solely to marine activities affecting international and interstate trade are integrated with the Columbia/Snake navigable river system. Clover Island, owned by the Port of Kennewick has US Coast Guard's Aids to Navigation station.

Secure Community Transition Facilities (SCTF).

Benton County and its jurisdictions are currently not subject to state preemption requiring locating more SCTF. Currently Washington State Department of Correction's (DOC) Tri-Cities Work release site is located at 524 E Bruneau Ave.

It is a minimum-security facility with a capacity for 24 male and 6 female offenders. This was opened in June of 1999. It is the only state owned work release that is solely staffed by the Department of Corrections employees. It is a single level, 12,500 square foot building on 1.37 acres, located one block south of the Columbia River in east downtown Kennewick.

SITING PROCESS

The Planning Director, based on the criteria below, will determine if the facility is an Essential Public Facility. Some Essential Public Facilities may not pose any siting difficulties beyond those associated with commercial or public developments. If the facility does not present siting difficulties, it will be relegated to the normal siting process applicable to a facility of its type. If the facility does present siting difficulties, it should be subjected to the siting process as discussed below.

DETERMINING ESSENTIAL PUBLIC FACILITIES

A facility shall be considered as Essential Public Facilities for review and siting if one or more of the following characteristics apply:

- Facility meets the Growth Management Act definition of Essential Public Facilities.
- The facility is in the city, county or state list of Essential Public Facilities as described in the Comprehensive Plan's Essential Public Facilities element.
- It provides services to the public, there is a need for the service and there are difficulties in siting due to one or more of the following:
 - The facility requires a type of site for which there are few sites available.
 - The facility can only be located near another public facility.
 - The facility has proven or anticipated adverse environmental and economic impacts to the surrounding community.
 - There have been difficulties in the past in siting these types of facilities.

If the facility does not present siting difficulties, and does not fit to the criteria above, it should be relegated to the normal siting process.

REVIEW CRITERIA

Review shall be combined with the permitting process. However, some review shall be required prior to the permitting process, such as finding the appropriate location for the facility.

- **Applicability.** Review shall determine the need of the facility in the light of established level of service. It shall review whether such facility already exists and the service level is adequate or can be accommodated in an existing facility.
- **Consistency with the Comprehensive Plan.** Facilities shall be consistent with the Comprehensive Plan land use map and policies. Facilities, if provided through a special district plan, the special districts plan must also be consistent with the Comprehensive Plan.
- **Multi-jurisdictional approach and CWPP.** The facility needs to be consistent with the County-Wide Planning Policies. Inter-agency review shall be required if the facility is of a statewide, countywide or regional nature.
- **Location.** Review of alternative sites for appropriate location and regional fair share considerations.
 - Facilities shall be allowed in the zoning districts according to the Essential Public Facilities table.
 - Review and compare between several alternative sites within the City if it is a City provided Essential Public Facility.
 - Consider several alternative sites in other jurisdictions as well if the facility is a state or county Essential Public Facility providing services of regional nature.

- **Impact and mitigation.** Identify the potential impacts of the proposed facility. Impacts shall be identified in the most comprehensive manner to include social, environmental and economic impacts. Measures shall be taken to mitigate the adverse impacts such as noise, odor, pollution, traffic, aesthetics and health and safety concerns.
- **Cost-benefit analysis.** The facility's financial impact on the City shall be analyzed. If analysis shows that it would cause a disproportionate financial burden for the community, an agreement shall be required among jurisdictions to mitigate the adverse financial burden when the facility offers regional services.
- **Case-by-case approach.** Director of the Community Planning or person of a similar responsibility may add additional review process if required due to the unique nature of the facility. Conditions shall be added in each case to mitigate the adverse impacts and to make the facility compatible with the affected area. All the issues that make the specific facility difficult to site shall be appropriately addressed and mitigated.
- **Public involvement.** The public shall be notified according to the statutory requirements. Public meetings shall be conducted by the applicant before the public hearing to address public concerns.

PERMITTING

Permitting process will begin only after the Director of Community Planning or person of a similar responsibility reviews and determines that the facility meets the requirements mentioned in the first two steps of the siting process.

Fundamental land use planning choices in the comprehensive plan and development regulations shall serve as a foundation of the project review. The facility needs to be in conformance with the Comprehensive Plan land use designation and zoning code prior to the permitting process.

Table 14: Essential Public Facilities

Facility Use	Specific zoning	Comp. Plan Land use	SEPA	Other jurisdictions involved	Special Criteria
Local					
Solid waste handling facilities	PF, IL, IH	Public Facility, Industrial	Yes	DOE, DOH	Per City's adopted Solid Waste Management Plan
Wastewater treatment facilities	PF, IL, IH	Public Facility, Industrial	Yes	DOE, DOH	Per City's adopted Water and Sewer Plan
In-patient facilities in hospitals Mental Health and/or Substance Abuse	PF, CO, CC, CR, CG	Public Facility, Commercial	Yes	DOH, DSHS	
Group homes (as in-patient facilities)	Per zoning code	Per zoning district	TBD	DOH, DSHS	Must be in compliance with the category definition

State and County					
State and local correctional facilities	JF	Public Facility	Yes	DOC, DOH, DSHS, County	Distance from school
Secure community transition facilities (i.e. work release)	JF	Public Facility	Yes	DOC, DSHS	RCW 71.09.285-71.09.342
State/regional transportation facilities	N/A	N/A	Yes	WSDOT, DOE, RTPO	
Airports	PF	Public Facility, Industrial	Yes	FAA, WSDOT, DOE, RTPO	Land use compatibility
State education facilities (2 and 4 yr college)	BP, PF, OS	Public Facility, Open Space	Yes	HECB, SBCTC	

DOE - Dept. of Ecology; DOH - Dept. of Health; DOC - Dept. of Correction; DSHS - Dept. of Social Health Services; WSDOT - Washington State Department of Transportation; RTPO - Regional Transportation Planning Organization; FAA - Federal Aviation Authority; HECB - Higher Education Coordinating Board; SBCTC - State Board for Community and Technical Colleges.

ESSENTIAL PUBLIC FACILITIES GOALS + POLICIES

Goal 1: The comprehensive plan or development regulations shall not preclude the siting of Essential Public Facilities.

POLICIES

1. Follow the procedures for siting of Essential Public Facilities consistent with the Land Use Element of the Comprehensive Plan.
2. Allow Essential Public Facilities of regional and statewide importance where they are demonstrated to promote efficiency and environmental protection, and distribute economic benefits/burdens throughout the region or county.

Goal 2: The location of Essential Public Facilities shall be compatible with the land use plan and policies.

POLICIES

1. Site Essential Public Facilities in Kennewick consistent with the County Wide Planning Policies (CWPP).
2. Social, environmental and economic impacts shall be identified and mitigated. Measures shall be taken to limit the adverse impacts of noise, odor, pollution, traffic, aesthetics, and health and safety concerns. An application shall be denied if it fails to mitigate the impacts.
3. Essential public facilities should be equitably located throughout the City, county and state. No jurisdiction should absorb a disproportionate share.

Goal 3: Identify and site Essential Public Facilities in coordination with local and regional planning goals.

POLICIES

1. Identify, review and update the Essential Public Facilities list periodically based on local, county and state lists and definitions.
2. Coordinate among jurisdictions in order to develop consistent and cost-effective programs that avoid duplication of effort and gaps in program activities.
3. Participate in the Benton Franklin Council of Governments to facilitate planning regional transportation facilities and infrastructure improvements that serve Essential Public Facilities.

ESSENTIAL PUBLIC FACILITIES IMPLEMENTATION

SITING CONSISTENCY, LOCAL AND REGIONAL

- PROCESS IN THE TECHNICAL DOCUMENT AND IN THE ESSENTIAL PUBLIC FACILITIES TABLE
- BENTON COUNTY COUNTYWIDE PLANNING POLICY 11, 12, 13 AND 14
- BENTON-FRANKLIN COUNCIL OF GOVERNMENTS REGIONAL TRANSPORTATION PLAN
- KENNEWICK SEWER SYSTEM PLAN
- SEWER & WATER EXTENSION – KENNEWICK RESOLUTION NO. 02-21
- BENTON-FRANKLIN SOLID WASTE MANAGEMENT PLAN

SEPA AND ENVIRONMENTAL

- KMC 4.08: SEPA
- KMC 18.66: FLOOD DAMAGE PREVENTION
- KAC 10-16: SEPA

COMPREHENSIVE PLAN AMENDMENT AND CHANGE OF ZONE

- KAC 10-40-010: TYPE 3
- DEVELOPMENT PERMITS
- KAC 10-40-030: CHANGE OF ZONE

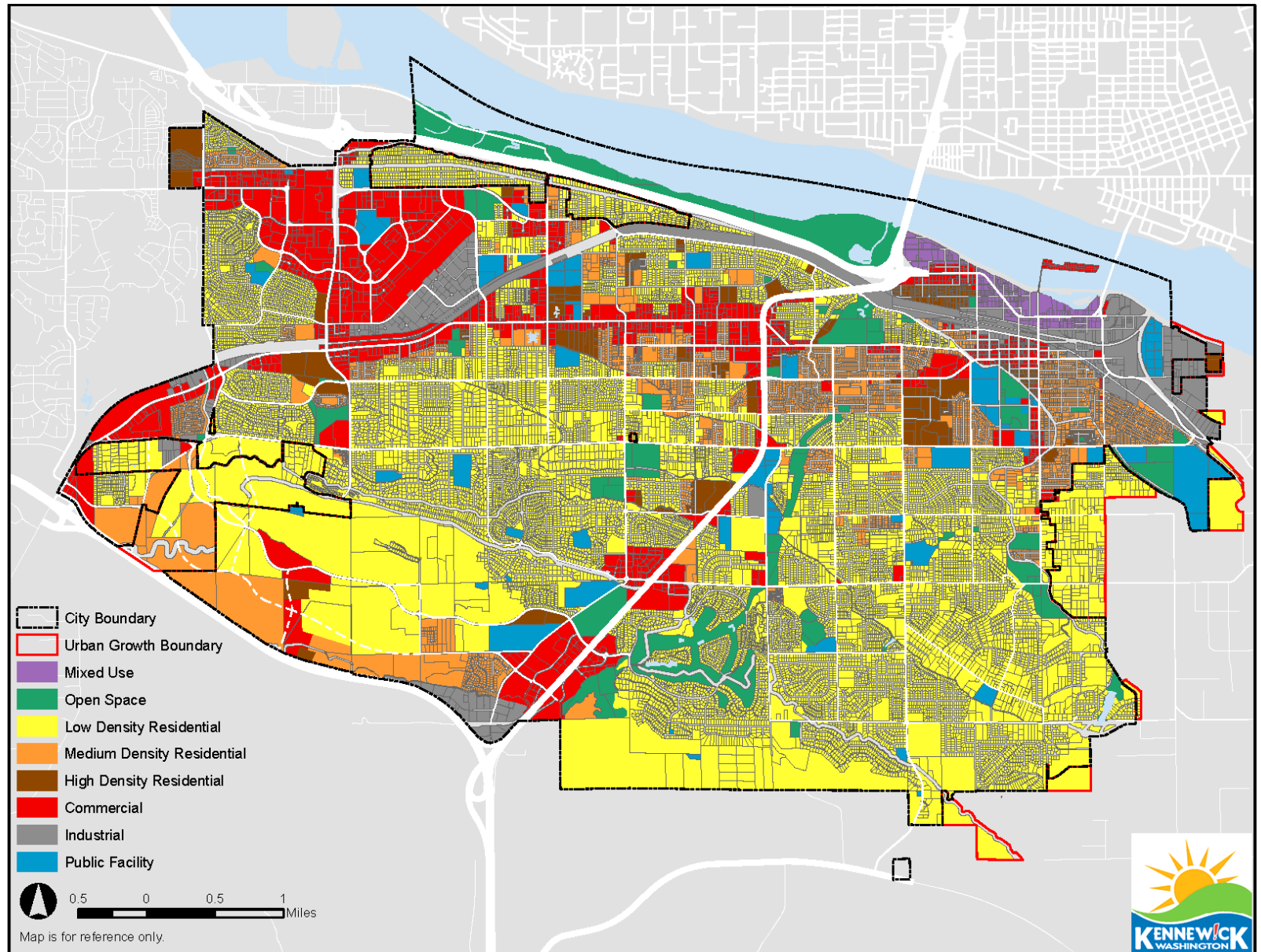


- KAC 10-40-060: COMPREHENSIVE PLAN AMENDMENTS

PERMITTING

- KMC 4.12.040: PERMIT PROCESS – SCOPE OF REVIEW
- KMC 4.12.050: PERMIT PROCESS – PROJECT CONSISTENCY
- KMC 18.33: AIRPORT HAZARD ZONING
- KMC 18.42.110: SITE PLAN PERMITS
- KMC 18.66.060(2)(E): CRITICAL FACILITIES
- KAC 10-30-050: SITE PLAN PERMITS
- KAC 10-30-020: CONDITIONAL USE PERMITS
- ESSENTIAL PUBLIC FACILITIES REVIEW PROCESS AND REVIEW TABLE

Map 1. Future Land Use Map







Section Three:

HOUSING



INTRODUCTION

Shelter is one of the basic needs of human beings. Helping to provide safe and affordable housing is one of the primary responsibilities of government. The Kennewick Housing Element is concerned with the wellbeing of people, and establishing neighborhood identity and stability so that people can live, socialize, and prosper in a harmonious and peaceful manner.

A variety of housing types are needed to reflect the diverse requirements of our community. There is a need for single-family homes on individual lots, apartments, manufactured homes, housing for the disabled and other special needs populations, and attached and detached units on individual lots.

STATUTORY REQUIREMENTS UNDER GMA

The housing section of the Comprehensive Plan is a required element designed to ensure the vitality and character of established neighborhoods and new neighborhoods. It must be consistent with the Benton County-Wide Planning Policies as required in RCW 36.70A.210. Pursuant to RCW 36.70A.100, the Comprehensive Plan of each city and county must be coordinated and consistent with each adjacent jurisdiction.

Statutory requirements addressing various housing types are written to allow for housing diversity and to ensure that affordable housing is available. Accessory dwelling units (ADUs), sometimes also called mother-in-law apartments or granny apartments, are to be allowed in all single-family residential areas as per RCW 36.70A.400 and RCW 43.63A.215. Manufactured housing cannot be regulated differently than site built housing and may not be discriminated against in any way pursuant to RCW 35.21.684.



GMA requires that the Comprehensive Plan include an inventory and analysis of current and projected housing needs based on anticipated population growth and must include specific ways to meet requirements for future housing needs for residents of all income levels. The housing plan must identify sufficient land for all housing types from government-assisted housing to multi-family housing, single-family housing, and group homes and foster care facilities (RCW 36.70A.070). Goals, policies and objectives for preserving and improving existing housing must also be included pursuant to RCW 36.70A.070.

All state jurisdictions are prohibited from treating residential structures occupied by people with handicaps differently than similar residential structures occupied by



people without handicaps, regulated by RCW 36.70A.410, Washington Laws Against Discrimination and the Federal Fair Housing Act, as Amended. Family daycare providers for twelve or less children are to be allowed in all residential and commercial zones as per RCW 36.70A.450.

GMA contains 13 state-wide planning goals (RCW 36.70A.020) that serve as a policy framework for counties and cities to utilize in preparing and/or updating local comprehensive plans. State-wide Planning Goal 4 relating to housing states:

(4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

COUNTYWIDE PLANNING POLICIES

The policies and goals within the Housing Element of the Kennewick Comprehensive Plan are consistent with the applicable County-Wide Planning Policies as shown below:

Policy #15: The County and cities within shall work together to provide housing for all economic segments of the population. All jurisdictions shall seek to create the conditions necessary for the construction of affordable housing, at the appropriate densities within the cities and County. The following actions should be accomplished:

- a. Jointly quantify and project total county-wide housing needs by income level and housing type (i.e. rental, ownership, senior, farm worker housing, group housing.)
- b. Establish a mechanism whereby the housing efforts/programs of each jurisdiction address the projected county-wide need.
- c. Address the affordable housing needs of very low, low and moderate income households, and special needs individuals through the Comprehensive Housing Affordability Strategy (CHAS).
- d. Develop design standards for implementation within the Comprehensive Plan with special attention to be given to the residential needs of low to moderate income families.



INVENTORY & ANALYSIS

EXISTING HOUSING UNITS

An inventory of housing units reported by the 2016 Washington State Office of Financial Management when the Kennewick population was 79,120 is shown in the following table:

Table 15: Housing Units in 2016 (WA State Office of Financial Management)

Housing Type	Number	Percent of Housing Type
1-Unit	19,267	63.0%
2-Unit	1,060	3.5%
3 & 4-Unit	1,532	5%
5 or More Unit	6,712	22%
Manufactured Homes	2,002	6.5%
Total	30,573	100%

Both the largest number and greatest percentage of homes in Kennewick are single-family homes. There are 19,267 units that comprise 63% of the total housing units. The next largest numbers of residential units are attached units ranging from duplexes to apartment complexes with 9,304 units. These comprise 30.5% of the total housing units.

PUBLICLY ASSISTED HOUSING IN THE TRI-CITIES

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

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



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

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

NOTE: An inventory of affordable housing is included in the *2015-2019 Tri-Cities Consortium Consolidated Plan*.

HOUSEHOLDS IN 2010

The *2015 American Community Survey* identifies the numbers of households in Kennewick by type and the percentage of change from 2010 to 2015.

Table 16: Number of Households in 2015 (U.S. Census)

	2015	% Change from 2010-2015
Non-Related Households		
Single	6,586	-6%
Small (2-4 people)	2,161	+27%
Large (5+ people)	0	-100%
Total	8,747	+0.1%
Family Households		
Small (2-4 people)	15,468	+3%
Large (5+ people)	3,634	+4%
Total	19,102	+3%
Total Households	27,849	+2%
Average Household Size	2.8	

PROJECTED HOUSING NEEDS

The City is planning for a population increase of 32,924 by 2037. This increase is determined by subtracting the actual 2016 OFM population of 79,120 from the anticipated 2037 population of 112,044.

The Comprehensive Plan Land Use Map identifies three major residential types and densities. These are Residential, High (up to 27 units per acre); Residential, Medium (up to 13 units per acre); and Residential, Low (minimum 7,500 square foot lots).

In order to plan for the future growth of Kennewick, it is necessary to anticipate the amount of land that will be needed to accommodate population growth.





This has been done by calculating the amount of developed land per person within the city limits. This per capita figure has been calculated for each land use designation. The amount of land needed for the projected growth within the City is then derived by multiplying the per capita ratio by the increase in population. The following table shows residential acres needed by 2037. A similar table was prepared for Kennewick's 2011 and 2013 applications to modify the Urban Growth Boundary of the City.

Table 17: Projected Housing Needs

Residential Density	New Acres Needed by 2037	Vacant/Underdeveloped Acres from Land Use Table 2016	Anticipated Surplus after 2037 by Acres
Low Density	2,004	3,391	1,387
Medium Density	469	717	248
High Density	173	14	-159
Total	2,646	4,122	1,476

The table compares the needed acres in each residential density with the vacant and underdeveloped acres that were available in December 2016. The last column on the right side indicates surplus or deficit acres, if any, that would be expected in 2037 with no addition, changes, or elimination of residential land in each of the three categories.

This table shows that there is enough land in the low and medium-density land use categories (3,391 acres and 717 acres, respectively) for the anticipated growth to 2037 since only 2,004 acres are needed for low-density and 469 acres are needed for medium density.

The table also shows that the high-density category is not adequate to support the current anticipated need. By 2037, 173 acres are needed for high density residential development. There are 14 undeveloped acres currently designated for this type of residential development. 159 additional acres are needed by 2037 to break even if this anticipated need proves to be accurate. One way to meet the demand of high-density land could be to change the zoning of some of the surplus low and medium density to high density.

Future low- and medium density residential development is anticipated to occur at a slightly higher density than has occurred in the past due to the growth in this area. Even with this, the City will need to establish policy to address the anticipated deficit of high-density land for development during the next 20 years.

PRESERVATION, IMPROVEMENT & DEVELOPMENT

Deteriorated housing causes a ripple effect throughout a neighborhood and city. Public and private programs are needed to restore and maintain housing in good condition before disinvestment or age destroys the viability of the neighborhood.

Table 18: Age of Kennewick Housing Units by Number and Percent in 2016

Total Housing Units	Built 2000-2016	Built 1980-1999	Built 1960-1979	Built 1940-1959	Built 1939 or Earlier
30,573	6,588 (21%)	6,661 (22%)	12,566 (41%)	4,231 (14%)	527 (2%)



The City supports preservation of the existing housing stock whenever possible. Goal 2 of Housing encourages preservation of the existing housing stock through public and private investments. This goal is implemented with two specific policies: the City supports the Historic Preservation Commission and private efforts to preserve local historic residential properties.

The *Tri-Cities Consortium Consolidated Plan* includes several goals and strategies encouraging preservation, improvement and development of housing. The Plan encourages revitalizing neighborhoods and areas and increasing community awareness of lead-based paint hazards. The Plan further suggests that encouraging businesses providing assistance to at-risk residential areas or to areas with existing conditions of degradation and/or blight would help local economic development efforts.

Community Development Block Grants (CDBG) are designed to provide decent housing, provide suitable living environments, and expand economic opportunities, primarily for low-and moderate-income people.

Specific programs for preservation and improvement of residential units administered by the City of Kennewick are listed below:

- COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDO) ACTIVITIES – (HUD): Kennewick will provide required HOME CHDO Project funds through the Tri-Cities HOME Consortium to target projects that develop ownership units of households with 80% or less of area median family income.
- HOMEOWNERSHIP PROGRAM – HOME – (HUD): Down payment loans for lower-income buyers with less than 80% of median income for use throughout the city.



HOUSING FOR ALL ECONOMIC SEGMENTS

Low income is defined as any household that has a total income of less than 50% of the area median family income as established annually by HUD. Moderate income is defined as a total household income from 50% to 80% of the local area median income as established annually by HUD.

Kennewick receives grants from the U.S. Department of Housing and Urban Development (HUD) to help meet identified community development and housing needs. Specific needs for families and individuals with low or moderate incomes, at less than 80% of the median income of the area, are a priority concern. The 2015 American Community Survey indicated the median income for Kennewick households as \$51,661. The median income by family size and household type is shown in the following table.

Table 19: Medium Income by Household Type 2015

Household Type	Median Income
Families	\$58,892
Families with children < 18 years	\$44,191
Families headed by female, no husband	\$24,129
Non-related households	\$34,976
Female living alone	\$26,420
Male living alone	\$36,289
Male 65+ living alone	\$36,460
Female 65+ living alone	\$27,388

Source: 2015 American Community Survey – www.census.gov

To qualify for this grant money, Kennewick must prepare a Five Year Consolidated Plan. This is a locally developed plan, prepared jointly with Richland and Pasco, which identifies local needs, resources, priorities and strategies. The *2015-2019 Tri-Cities Consortium Consolidated Plan* serves four functions:

1. Serves as planning document built on public participation;
2. Serves as the application for HUD funds (CDBG and HOME);



3. Identifies local priorities; and
4. Describes five-year strategy to implement HUD programs.

ANNUAL ACTION PLAN

In addition to the *2015-2019 Tri-Cities Consortium Consolidated Plan*, the *Annual Action Plan* serves as the application for funding for CDBG and HOME programs from HUD. This plan identifies activities and programs that will occur from January 1 through December 31 of each program year. It identifies the amount of grant funding each city anticipates for the year, describes the priority programs and activities established in the *Consolidated Plan*, and provides benchmarks and goals to measure achievements during the year. HOME (Investment Partnerships Programs) are designed to strengthen public-private partnerships, expand decent, safe, and affordable housing.

ACCESSORY DWELLING UNITS

Any Washington city over 20,000 in population is required to allow accessory dwelling units in single-family residential zones. Locally determined regulations may be adopted by local legislative action.

Locally established guidelines for providing accessory apartments in a detached, single-family dwelling are listed in KMC 18.12.020 Accessory Units. Requirements state that the accessory apartment may be attached or detached from the main living unit, one unit must be owner-occupied, and an additional off-street parking space for the accessory apartment will be provided. Square footage for detached accessory dwelling units is limited to 40% of the square footage of the main unit or 800 square feet, whichever is less.

HOUSING GOALS + POLICIES

Goal 1: Support and develop a variety of housing types and densities to meet the diverse needs of the population.

POLICIES

1. Recognize manufactured homes as an important component of the single-family housing market and regulate them in the same way as site-built homes.
2. Support special needs housing within a variety of residential environments.



3. Allow residential developments such as condominiums, zero lot lines, accessory apartments and other innovative housing techniques.
4. Promote development of senior housing in proximity to needed services.
5. Provide for housing choices in designated mixed use centers where infrastructure is more readily available or can be improved with regional and local funds.
6. Maintain Design Guidelines to ensure new residential development is consistent with the character of existing neighborhoods.

Goal 2: Encourage preservation of the existing housing stock through public and private investments.

POLICIES

1. Pursue abatement of dilapidated residential structures that cannot be preserved.
2. Support the Historic Preservation Commission and private efforts to preserve local historic residential properties.
3. Rehabilitate qualified homes using HUD funds.
4. Encourage preservation, rehabilitation and redevelopment of existing housing stock and support neighborhood based improvement efforts.

Goal 3: Promote affordable housing for all economic segments of the community.

POLICIES

1. Promote affordable infill residential construction through flexibility in development techniques.
2. Explore the use of density bonuses, parking reductions, multi-family tax exemptions, and permit expediting to encourage the development of housing affordable at below market-rate.
3. Promote homeownership opportunities for households of all incomes.
4. Work with other jurisdictions and organizations, including the Kennewick Housing Authority and non-profit housing developers, to address the need for housing to be affordable to low and very low-income households.



IMPLEMENTATION

SPECIAL NEEDS HOUSING

- IBC – Chapter 11, Housing for Persons with Disabilities
- KMC 18.12.010 A.1 Group Living
- 2015-2019 Consolidated Community Development & Affordable Housing Plan
- Benton & Franklin Counties Continuum of Care Plan For the Homeless
- Tri-Cities Analysis of Impediments to Fair Housing 2011-2015

HISTORIC PRESERVATION

- KMC 18.57 Historic Preservation



Section Four:

CAPITAL FACILITIES PLAN



*"The time to
repair the roof is
when the sun is
shining."*

John F. Kennedy

INTRODUCTION

The Capital Facilities Plan (CFP) is a key component for local government planning that addresses services that are essential to a community and its ability to accommodate growth. These services are vital to the health, safety and general welfare of the community at large. Planning for these services enables Kennewick to ensure that adequate public facilities will be available consistent with the City's future land use plan, long-term vision and adopted service levels. By evaluating the need for services in conjunction with the future land use plan, Kennewick is able to make fiscally responsible decisions with the future in mind.

In its delivery of services to citizens, Kennewick seeks to:

- maintain best management practices for all facilities at all levels of operations;
- take necessary steps to accommodate demands of growth on capital facilities;
- consider economic constraints of financing capital facilities;
- offer equitable distribution of physical and financial resources; and
- make environmentally conscious decisions.

GROWTH MANAGEMENT ACT

RCW 36.70A.030(12) defines "Public facilities" as streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreational facilities, and schools.

The Washington State Growth Management Act (RCW 36.70A.070) requires that comprehensive plans address capital facilities in the following manner:

- Inventory of the existing facilities
- Forecast of the future needs for at least 20 year planning period
- Proposed location and capacities of the future needs
- Six-year financing plan, and
- Reassessment of the land use plan

Capital Facilities Planning Cycle



In addition to the Capital Facilities Plan Element, Kennewick uses various adopted functional plans, the Transportation Improvement Program, the Capital Improvement Program and the Transportation Element of the Comprehensive Plan to meet the requirements of GMA as they relate to capital facilities.

COUNTYWIDE PLANNING POLICIES

The Washington State Growth Management Act also requires consistency between Kennewick's capital facilities goals and policies and the Benton County Countywide Planning Policies. Of specific concern are policies 1, 3, 4 and 5 of the Countywide Planning Policies.

CAPITAL FACILITIES INVENTORY

This section discusses the capital facilities that are provided by the City of Kennewick, with the exception of public educational facilities. The capital facilities that are provided by the City have their own specific comprehensive plans that examine the particular service in great detail. They include locations, capacities and future improvements for the specific public facility. These plans are



adopted by reference to meet capital facilities element requirements of GMA. Because of this, the discussion of each capital facility within the City's Comprehensive Plan will be brief. More specific information is contained in the associated plan for each capital facility discussed in this element.

WATER

Kennewick provides drinking water to approximately 80,986 residents within the city limits and Urban Growth Area (UGA). Kennewick is the sole provider of drinking water with the exception of some private and community wells. The source of this drinking water comes from two (2) Ranney collectors and the Columbia River which is then treated at the City's Water Treatment Plant. Kennewick's water utility distributes water from these sources through a system twelve (12) storage facilities, 409 miles of pipe, ten (10) booster pump stations serving six (6) water pressure zones with over 23,800 connections to the system.

The Cities of Kennewick, Richland, West Richland and Pasco have engaged in efforts for a regional approach to water supply. These four cities have developed a Regional Water Supply Plan to supplement their planning efforts and have been successful in acquiring a regional water right permit.

The Cities of Kennewick and Richland have jointly developed and maintained a 16-inch metered water main intertie between their respective water systems. This intertie is located at the southwest intersection of Gage Boulevard and Steptoe Street. The purpose is to assure availability of an emergency water supply from one system to the other should either system fail.

The City's adopted Water System Plan can be consulted for more detailed information about existing and planned facilities, service standards and program operations.

SANITARY SEWER SYSTEM

The city of Kennewick is the sole provider of sanitary sewer services within the city limits and the adjoining urban growth area. 76,410 people are served by Kennewick's sanitary sewer system which serves an area of 20,047 acres or over 31 square miles. The system is comprised of 272 miles of gravity pipelines and 15 pumping stations. Gravity pipelines range from six (6) inches in diameter to 36 inches in diameter. An estimated 10,500 people within the service area currently utilize on-site septic systems to dispose of their wastewater.





Kennewick's sewer and wastewater system is composed of two basic steps: collection and treatment. Wastewater collection provides for the collection and treatment of the community's wastewater. There are fifteen (15) sewage lift stations throughout the collection system. Sewage lift stations are used to collect sewage from low elevation sewer drainage areas and pump the sewage up to the main sewer collection system, so the sewage can gravity flow to the wastewater treatment plant.

The city's adopted general sewer plan can be consulted for more detailed information about existing and planned facilities, service standards and program operations.

SURFACE AND STORM WATER FACILITIES

The city's storm water and drainage system is comprised of 6,138 catch basins in a network of 83 miles of piped storm sewers and open ditches, and three regional outfalls to the Columbia River. Incorporated with this regional drainage system, the city owns and operates an additional 2000 public infiltration facilities (drywells), and associated inter-conveyance pipes, that accepts 75% of the areas surface water discharges. The drainage system also contains one local detention pond, three local retention facilities, and four regional storm water detention/water quality treatment facilities. The city-owned surface water facilities are complemented by numerous on-site infiltration facilities constructed by the landowners of commercial and residential developments, and private streets.

In addition to the city-owned facilities, several major drainage facilities are owned and operated by the army corps of engineers including:

- About six-mile of levees along the south shore of Columbia River (Lake Wallula)
- Stabilization of the level of Wallula Lake through operation of McNary Dam
- The Zintel Dam, and
- A regional pump station at Duffy's Pond

Benton County also operates Elliot Lake detention facility located in southeast Kennewick.

The city's drainage system is integrated with three or four tiers of irrigation canals, owned and operated by Kennewick and Columbia Irrigation Districts. These canals provide regional detention during the high rainfall events, by collecting the excess surface water runoff when the capacity of local drywell is exceeded. This integrated operation helps prevent localized flooding throughout the city.

The city's adopted comprehensive stormwater plan can be consulted for more detailed information about existing and planned facilities, service standards and operation levels.



PARKS

Kennewick parks and recreation system is divided into neighborhood districts. The City of Kennewick currently owns and maintains 26 developed city parks, one regional park, and a 1.5-mile riverfront linear park in addition to city right-of-ways, two golf courses, and 164+ acres of natural open spaces throughout the city.

The total area of these 26 developed parks is 558 acres. There are 13 park districts/zones in the urban growth area, seven west of highway us-395, and six east of us-395. The overall condition of the existing facilities is considered good. Some sites require some renovation and compliance with the Americans with Disabilities Act (ADA). New construction and renovations are addressing this issue. The remainder of the improvements are identified and addressed in the Parks and Recreation Comprehensive Plan.

Some of the open spaces in Kennewick are currently not designated as parkland and have not been included in this inventory, although they offer recreational value to the community and has been identified as critical area in the Kennewick Comprehensive Plan and Critical Area Ordinance. Many of such areas are currently being preserved as open space.

Kennewick's school sites owned by the Kennewick school district also offer open space and playfields for adjacent residents. However, Kennewick's Parks and Recreation programs have not utilized non-city grounds for specific programs. In several places, park sites have been located adjacent to the school site.

The city offers recreational programs on a year-round basis in an attempt to meet the demand of the community. In addition to general recreation programs, the parks and recreation department provides senior citizen programs and activities at the senior center located at the Keewaydin Park.

The city's adopted Parks and Recreation Comprehensive Plan can be consulted for more detailed information about existing and planned facilities, service standards and operation levels.

FIRE & EMERGENCY MEDICAL SERVICES

The City of Kennewick Fire Department (KFD) is City-owned and operated, and employ's 84 personnel. KFD provides fire suppression services, Emergency Medical Services (EMS) and fire prevention, investigation and code enforcement services for the City of Kennewick. KFD also provides Advanced Life Support (ALS) EMS services to a 300 square mile area of rural Benton County Fire District #1. Additionally, KFD provides mutual and automatic-aid assistance in support of community emergency response needs with other adjacent departments and fire districts including Richland Fire Department, Pasco Fire Department, Benton County Fire Protection District #1 (comprised of areas located between Finley and Badger Canyon), and Benton County Fire Protection District #6 (stretching roughly 30 miles south of Kennewick, near the Washington-Oregon border). In 2015, KFD responded to a total of 9,365 calls (3,535 Advanced Life Support, 2,154 Basic Life Support, 1,081 Other EMS, and 2,595 Fire).



KFD currently operates out of five (5) fire stations located within the 28.1 square miles of the City. In addition to our five fire stations, the City of Kennewick jointly owns and operates a central training facility with Benton County Fire District 1, located at 1811 S. Ely Street. The facility was constructed in 2004 using a combination of agency personnel and contractors. This facility consists of an administration building with a large classroom and offices, a three-story fire training tower, and a two-story support building.

The Department has several long-standing programs in place to help mitigate emergency incidents. These include mutual and automatic aid agreements between local jurisdictions and local communities, and the Pre-Hospital Mass Causality Incident (MCI) plan. The city also has joint purchase and equipment share agreements in place with the City of Richland and Benton County Fire District 1.

Table 20: Inventory of Fire Facilities

FACILITY NAME	YEAR BUILT	APPARATUS BAYS	EQUIPMENT IN SERVICE	NORMAL STAFFING
Station #1	1977	4	2-Type 1 Engines, 1-ALS Medic Unit, 1-Utility Pick-up	3
Station #2	1994	4	1-Type 1 Quint, 2-ALS Medic Units, 1-Type 3 Engine, 1-Command Vehicle	6
Station #3	1979	3	1-Type 1 Engine, 1-ALS Medic Unit	3
Station #4	1994	2	1-Type 1 Engine, 1-ALS Medic Unit	3
Station #5	2016	4	1-Type 1 Engine, 1-ALS Medic Unit	3
Fire Training Center	2004	None	2 – Command Vehicles	3
Fire Prevention Division (City Hall)	2015	None	3 - Command Vehicles	5
Fire Administration Offices (KPD)	2015	None	2 - Command Vehicles	3



POLICE AND LAW ENFORCEMENT

The City of Kennewick's police department is city-owned and operated. There are 97 commissioned officers and 14 support personnel. The Department covers the corporate city limits with all areas beyond served by the Benton County Sheriff's Office. The three county islands within Kennewick city limits are also served by the sheriff's office.

The Police Department is located south of City Hall at 211 W. 6th Ave. This new building was opened in May of 2008. The building contains offices and meeting rooms only, with court services provided by the County facility. Police calls for service decreased from 109,555 in 2008 to 89,971 in 2015. During the same time period the city's population has grown to 79,120.

SCHOOLS

The Kennewick School District (KSD) serves the City of Kennewick by providing primary and secondary education services. KSD boundaries cover over 299 square miles and serve not only Kennewick, but portions of Richland and Unincorporated Benton County. Currently there is one (1) pre-school, fifteen (15) elementary schools, five (5) middle schools, three (3) high schools and six (6) alternative and choice schools serving the residents of the district. As of October 1, 2016 total enrollment was 17,795 students.

The Kennewick School Districts Capital Facility Plan can be consulted for more detailed information including a detailed inventory of facilities, program standards, future facility needs and funding for new facilities.

CAPITAL FACILITIES PLANNING

GROWTH PROJECTIONS

The population of Kennewick's 20-year urban growth area is expected to reach 112,044 by the year 2037. This would be a 41% increase of the city's existing population of 79,120. It is important to ensure that Kennewick has adequate land inventory to accommodate the additional 32,924 people in terms of both land use and infrastructure needs. Providing adequate infrastructure begins with public facilities and ensuring that they are in place at the time of development or there is a financial commitment in place to provide them, and that they provide adequate service to the new and existing residents and businesses. This is referred to in GMA as "concurrency" and "level of service" (LOS).

The Capital Facility Plan is updated annually with the Comprehensive Plan. The Capital Improvement Plan (CIP) is updated biennially with the city's budget, though amendments to the CIP may often occur throughout the biennium. This ensures that the city is prioritizing funding for needed infrastructure projects to support growth as well as maintenance and upgrades to ensure the desired levels of service for existing residents and businesses.



CONCURRENCY

Local governments are responsible for ensuring that adequate public facilities are in place to serve new growth. These public facilities must be able to provide an acceptable level of service to new growth without diminishing service to existing users below acceptable levels. This is referred to as “concurrency” in GMA. GMA requires concurrency for transportation facilities and encourages local governments to consider concurrency requirements for other public facilities. Two options are available to meet concurrency and LOS requirements; 1) facilities must be in place at the time of development; or 2) a financial commitment is in place to complete the improvements or strategies within six-years.

The City of Kennewick has categorized Capital Facilities for concurrency and financing purposes in the following manner:

CATEGORY 1 - DEFINITION

A public facility or service owned and operated by the city of Kennewick that is in place at the time when the impact occurs. For transportation, there is at least a financial commitment in place to provide the service within six (6) years. All category 1 capital facilities are subject to city of Kennewick GMA concurrency requirements.

Category 1 capital facilities are sewer, streets and water.

CATEGORY 2 - DEFINITION

A public facility or service, owned and operated by the city of Kennewick, which is not required to be either in place or have a financial commitment at the time of development, and for which goals and policies have been adopted, six-year capital facilities have been planned, and funding needs have been projected.

Category 2 capital facilities are emergency medical services, fire protection services, parks, police services and stormwater facilities.

OTHER SERVICES

Other non-city owned facilities such as irrigation water, telephone, cable, electricity and natural gas services are discussed in the Utilities Element of the Comprehensive Plan. Although an important factor for growth, these utilities have not been included in the capital facilities list for concurrency and no level of service standards have been established for them. The City has, and will continue to work with these service providers to ensure that the residents receive acceptable levels of service as growth occurs.

SCHOOLS

The Kennewick School District (KSD) operates under specific state guidelines for serving the community. Similar to the city, KSD maintains a capital facilities plan that inventories existing facilities, projects future needs and identifies funding to serve growth.



LEVEL OF SERVICE (LOS)

The City establishes certain Levels of Service (LOS) standards in order to ensure that adequate facilities are available at a consistent level. LOS describes the amount, type or quality of facilities that are needed to meet the City's desired standard. Because these levels of service dictate the quality of the facilities that the community desires, they can be raised or lowered to meet the desires of the community. LOS is closely tied with concurrency requirements in that in order to meet concurrency requirements, the impact of growth on existing facilities must be such that the LOS does not drop below the adopted standard. This means that new growth is responsible for bearing the weight its impacts by upgrading or installing facilities to keep the LOS at or above the adopted standard.

The City has established mandatory LOS for "category one" facilities. This includes transportation, water and sewer. Transportation LOS is discussed into greater detail under the Transportation Element. The City's LOS standards for "category two" facilities serve as a tool to monitor the existing service and forecast future needs. This includes fire response, EMS, law enforcement, parks, schools and stormwater.



Table 21: Level of Service

Facility or Service	Level of Service
Domestic water	170 gallons per capita per day
Domestic sewer	120 gallons per capita per day
Commercial or Industrial Water & Sewer	Per Water & Sewer System Plan
Stormwater detention	25 year storm
Transportation	• <u>Signalized Intersections (Existing)</u> - Level of Service “D”, Level of Service “E” for intersections along Columbia Center Blvd. • <u>Unsignalized Intersections or Driveways (Minor Street Approach)</u> - Level of Service “E” • <u>Signalized or Unsignalized Intersection with Second Site Access Point within ¼ mile having a LOS “D” or better</u> - Level of Service “F”
Fire response	6 minutes response time for 90% of events
Emergency medical response	5 minutes response time for 90% of events
Law enforcement	1.30 officers per 1000 population
Park Land	3 acres of parkland per 1,000 population
Schools	As established by the kennewick school district capital facilities plan: • <u>Elementary school (K-3)</u>: 102 square feet/student; 22 students/class • <u>Elementary school (4-5)</u>: 102 square feet/student; 25 students/class • <u>Middle school (6-8)</u>: 116 square feet/student; 28 students/class • <u>High school (9-12)</u>: 141 square feet/student; 28 students/class

FIRE AND EMERGENCY RESPONSE

Demand for services naturally increases as the population and land area increases, resulting in more buildings, open undeveloped properties and risks of all types. Additional factors that impact the supply and demand for quality services include legislative requirements, personnel, water supply, insurance ratings, public education, and equipment.



Between 2013 and 2015, the number of fire and EMS calls responded to by the Kennewick Fire Department (KFD) increased by 15.7%. It is projected that fire and EMS call volumes will continue to grow at a steady rate, commensurate with the growth and development of the City. As the City's size and population continues to grow, the demand for quality emergency medical and fire services will also continue to increase.

Washington State Legislature requires all substantially career fire departments to set standards and specify performance measures relating to fire suppression operations, emergency medical operations, and special operations to ensure city fire departments are adequately keeping up with increasing demands. In abiding by these requirements, KFD has adopted measurable service-level objectives for each of the major service components provided by the department. When utilized in conjunction with population, transportation, and economic development data, this information can be essential in evaluating existing fire station locations, aiding in the planning of additional stations, and determining the locations where additional stations are most needed.

Personnel needs are dictated by the tasks involved to safely fight fires, perform rescues, and run ambulances. The current preferred staffing level is 19 personnel across 5 stations, with a minimum staffing level of 17. The station housing the ladder truck will have a minimum of 5 personnel; all other stations will have 3. The on-duty Battalion Chief adds one additional person per shift. There is a direct correlation between the number of stations and personnel required to operate them. As more stations are added within the department, additional personnel will be required as well.

The availability of an adequate water system is critical in determining a community's firefighting ability. If an uninterrupted supply of water cannot be maintained on a fire, complete structures may be lost, or the fire may extend beyond the capabilities of the emergency personnel to control it. Consequently, the City's water supply capability also plays a large role in the cost of annual insurance premiums for residential and business owners. Some basic factors in evaluating a city's water system include: locations of fire hydrants, types and styles of hydrants, water pressure, size and age of water mains, pumping capability, requirements for pumping versus gravity feed, water storage capability, and the overall maintenance and reliability of the system.

The Washington Surveying and Rating Bureau evaluates our municipal water system pertaining to storage quantities and sustained capacity to receive, control, and deal with fire emergencies. Fire insurance premiums are then determined based on the insurance class for the area. On a scale of one to ten (one being the highest, and ten meaning no fire protection available), the City of Kennewick is currently ranked at a Class 4 insurance rating. It is anticipated that WSRB will re-evaluate KFD and the City of Kennewick during this coming year. It is also expected that KFD will maintain its Class 4 rating; KFD's goal is to improve our rating.

Additionally, as the City maintains a focus on economic development, infrastructure and growth, the need and demand for fire prevention, code enforcement and public education continues. In March 2015, KFD established its Fire Prevention, Investigation and Code Enforcement Division. Since that time, this team of Certified Fire Inspectors has conducted hundreds of new and existing



business inspections throughout the City, as well as performed hundreds of plan reviews and inspections related to construction projects. As more and more businesses come into the City, the need to ensure safety by inspecting for code compliance will continue to grow. KFD's Fire Prevention Division has also been instrumental in assisting hundreds of our local elderly community members with smoke alarm and battery replacement, as well as handling numerous public education events throughout the community and schools. As the population grows, the need for fire prevention services and public education will also continue to increase.

Firefighting apparatus and equipment are traditionally composed of pumping engines, aerial ladders, and rescue vehicles. The Kennewick Fire Department currently has four fire engines, one quint (pumper/aerial), two reserve engines, one wildland engine, six ambulances and eight command/support vehicles. Funding must be available for necessary replacement, repairs and maintenance of existing apparatus and equipment, as well as for the purchase of new engines, medic units and equipment required to open and operate additional stations.

PROPOSED FACILITIES

The distribution or spacing of fire stations involves geographically distributing first due resources for all risk initial intervention. These station locations are needed to assure rapid deployment to minimize and terminate routine emergencies. Distribution can be evaluated by the percentage of the jurisdiction covered by the first-due units within adopted public policy service level objectives.

To meet adopted service level objectives the following future station locations are recommended:

- Bob Olson Parkway and Sherman St. (*land purchased in 2016*)
- SE Kennewick between 27th Ave, Gum St, Oak St. and 45th Ave.

It would also be wise for the city to secure land near Ridgeline Dr. and W. 10th Ave. for future city facilities. This would include 2 acres for future fire department needs.

POLICE AND LAW ENFORCEMENT

As populations and land area increase, demands for all governmental services, including police services and protection naturally increase. Provision of police protection to any urban area is dictated by established standards at the federal, state, and local levels. The Kennewick Department Policies and Procedure Manual attempts to conform to established standards of the Washington State Sheriff's and Chief's association.





There are several methods to determine the ideal number of commissioned personnel to most effectively service a community, but the ratio method is the most common. In 2015 the state-wide average was 1.24 officers per thousand. Currently, the ratio of commissioned law personnel in Kennewick is 1.23 per thousand population. Kennewick has a level of service standards of 1.30 commissioned officers per thousand population. Eight (8) additional officers will need to be hired to achieve the 1.30 per thousand population average.

There is a direct correlation between the number of patrol officers available and the percentage of time spent on "operational labor". The most recent evaluation of officers' time found that over 40% of our officers' time is spent on "operational labor." Each additional officer added to the force reduces this figure by about 2%.

Time needed to conduct follow-up investigations and detective activity is not as clearly defined and measured, since jurisdictional priorities and individual agency practices impact these activities. Nevertheless, the number of open cases and the average age of such cases can be used to determine the adequacy of detective workloads. Unlike fire responses, there are no established guidelines for police response times. Actual response times range from a few minutes to hours. Equipment must also be purchased and maintained in order to be constantly operational. Normally, patrol cars are replaced every three years.

SEWER/STORMWATER/WATER

Sewer, stormwater and drinking water facilities are critical to new growth. Because of their vital importance, the CIP is updated at least annually to reflect growth patterns in a timely manner. Details about planned sewer, stormwater and drinking water facilities are contained in their respective functional plans.

FINANCING PLAN

CAPITAL FACILITIES BUDGET

During the 2011-2012 the city began the process of implementing a "budgeting by priorities" model designed to better focus its limited resources on priority programs. As a result, capital projects are prioritized in order to assure the resources are focused on achieving the community's vision and goals. The Capital Improvement Program for 2017-2022 has been prepared in conjunction with the 2017/2018 Biennial Budget and is reflected in the budget document.



SOURCES OF REVENUE

Kennewick finances capital improvements using a variety of funding sources. The primary funding sources for capital projects can be categorized into two (2) categories: Unrestricted Revenue and Restricted Revenue.

UNRESTRICTED REVENUE

Unrestricted revenues are revenues that do not have state or federal restrictions on how they are spent. They comprise a portion of the revenues available for capital investments and are allocated during the biennial budget cycle as part of the Capital Improvement Plan.

RESTRICTED REVENUE

Restricted revenues are comprised of state and federal grants, user fees, impact fees, mitigation fees and certain taxes. These revenues are primarily generated based on growth and are used to offset the impacts associated with growth. They help to ensure that the costs associated with growth are born equitably by new growth. Examples of restricted revenues are utility revenues, traffic impact fees, park mitigation fees and Local Revitalization Financing revenues.

LOCAL REVITALIZATION FINANCING

The Local Revitalization Financing (LRF) program is a tax increment financing program that was established in 2009 through state legislation. The City created a revitalization area in its Southridge area and received a state award of \$500,000 per year for up to 25 years to pay debt service on bonds issued to finance public improvements in Southridge. Under the program, the City was required to demonstrate that at least \$500,000 in new tax increments were generated for the state in this area, which the City was successful in doing. In March of 2010, the City of Kennewick issued \$13.665 million in limited tax general obligation bonds for its Southridge LRF project. This financing enabled the City to construct capital improvements, including streets, sewer and water systems in the Southridge area. Some of the major projects included the construction of portions of Plaza Way, Ridgeline Dr., Hildebrand Blvd./Bob Olson Pkwy. and Southridge Blvd. It also includes improvements at the Ridgeline Dr./US 395 intersection.

MAJOR FACILITIES PROPOSED

In this section, major capital projects have been listed based on their long-term impacts on the growth and economy of the community. This listing mainly includes projects planned within 2017/2022 that are conducive of new developments such as availability of streets, water, sewer, parks and recreation, police, and fire facilities. Street projects are discussed in a greater detail in the Transportation Element.



Table 22: Proposed Capital Facilities

	ACTUAL	ADJUSTED BUDGET	PROJECTION					
	2013/2014	2015/2016	2017	2018	2019	2020	2021	2022
BEGINNING FUND BALANCE								
Arterial Street	\$133,972	\$8,595	\$-	\$-	\$-	\$-	\$-	\$-
Urban Arterial Street	924,157	1,030,967	-	-	-	-	-	-
Capital Improvement Fund	7,168,880	7,425,888	4,361,749	3,476,961	3,064,856	2,205,842	1,707,080	2,327,176
Stormwater Fund	395,121	718,120	189,784	159,891	127,083	74,663	32,017	22,017
Water and Sewer Fund	7,871,255	3,791,412	229,325	4,528,436	9,310,307	4,420,552	8,771,622	4,167,919
Total Beginning Fund Balance	16,493,385	12,974,982	4,780,858	8,165,288	12,502,246	6,701,057	10,510,719	6,517,112
REVENUES								
TAXES	13,954,368	17,661,614	8,716,500	8,796,500	8,894,500	9,113,500	9,335,500	9,556,500
INTERGOVERNMENTAL - GRANTS	10,212,896	12,010,085	3,147,000	1,271,189	437,500	437,500	437,500	437,500
CHARGES FOR SERVICES:								
Water/Sewer Revenue for Capital from Rates	5,319,533	4,459,723	8,345,436	8,345,436	8,974,519	8,974,519	9,691,797	9,691,797
Stormwater Revenue for Capital from Rates	191,792	218,524	188,558	176,653	142,041	-	-	-
Water Area Charges	153,053	244,750	126,642	112,500	112,500	112,500	112,500	112,500
Sewer Area Charges	439,243	564,200	282,110	282,109	210,000	210,000	210,000	210,000
Subtotal Charges for Services	6,103,621	5,487,197	8,942,746	8,916,698	9,439,060	9,297,019	10,014,297	10,014,297
MISCELLANEOUS	2,215,820	2,243,708	782,034	234,726	237,696	240,597	242,978	246,039
INTERFUND TRANSFERS	10,396,967	24,726,787	8,620,308	7,684,705	7,266,600	7,171,200	6,519,400	7,672,800
OTHER FINANCING SOURCES:								
Interfund Loan Principal & Interest	80,623	475,452	254,692	251,750	248,780	179,604	5,022	1,961
Bond Proceeds	-	14,827,162	-	-	14,300,000	10,000,000	-	-
State Revolving Loan Fund Proceeds	725,057	7,559,541	2,000,000	2,000,000	3,150,000	-	3,250,000	-
Biosolids Reserve	-	-	-	-	-	-	-	-
Rural County Funds	-	-	1,600,000	700,000	700,000	700,000	700,000	700,000
Transportation Impact Fees	-	489,134	322,500	395,000	395,000	395,000	395,000	395,000
Capital Lease Proceeds	380,000	-	-	-	2,000,000	-	-	-



	ACTUAL 2013/2014	ADJUSTED BUDGET 2015/2016	PROJECTION					
			2017	2018	2019	2020	2021	2022
Public Works Trust Fund Loan Proceeds	4,250,000	-	-	-	-	-	-	-
Subtotal Other Financing Sources	5,435,680	23,351,289	4,177,192	3,346,750	20,793,780	11,274,604	4,350,022	1,096,961
Total Revenues	48,319,352	85,480,680	34,385,780	30,250,568	47,069,136	37,534,420	30,899,697	29,024,097
TOTAL	\$64,812,737	\$98,455,662	\$39,166,638	\$38,415,856	\$59,571,382	\$44,235,477	\$41,410,416	\$35,541,209
EXPENDITURES								
STREET CONSTRUCTION/RECONSTRUCTION								
Urban Arterial Street Fund:								
Edison Widening	\$149,116	\$2,831,579	\$-	\$-	\$-	\$-	\$-	\$-
Columbia Center Blvd Safety Project	760,776	27	-	-	-	-	-	-
Columbia Drive Streetscape	-	575,000	-	-	-	-	-	-
Columbia Park East - Bike/Ped Improvements	-	355,000	-	-	-	-	-	-
Steptoe Street - Phase II	2,108,472	-	-	-	-	-	-	-
Steptoe Street - Phase III	1,972,685	3,342,315	-	-	-	-	-	-
Olympia - SR397 to 27th	4,365,050	229,324	-	-	-	-	-	-
Hildebrand Blvd. - 10th to City Limits	416,424	-	-	-	-	-	-	-
Hildebrand Blvd. - City Limits to Sherman	-	6,326,573	-	-	-	-	-	-
Hildebrand Blvd. - Outside Lanes/Other Improve	-	2,170,000	-	-	-	-	-	-
Southridge Blvd/Christianson Road Improvements	-	1,070,000	-	-	-	-	-	-
Dayton - CID Bridge Replacement	705,889	45,118	-	-	-	-	-	-
Citywide Safety Project	84,138	264,841	-	-	-	-	-	-
Clearwater - Leslie to US395	402,594	1,717,144	-	-	-	-	-	-
Underground Utility Lines	26,933	-	-	-	-	-	-	-
US395/Ridgeline Intersection Revision	-	750,231	1,000,000	2,000,000	2,000,000	1,000,000	-	-
45th Avenue	126,629	-	-	-	-	-	-	-
Metaline Widening	51,174	405,473	-	1,662,000	-	-	-	-
10th Avenue Widening	-	-	2,745,000	-	-	-	-	-



	ACTUAL 2013/2014	ADJUSTED BUDGET 2015/2016	PROJECTION					
			2017	2018	2019	2020	2021	2022
Columbia Gardens Phase II/Willows	-	-	2,000,000	-	-	-	-	-
Canal Dr and Edison Interchange	-	-	-	-	288,000	1,137,000	-	-
North/South (Deschutes Pl) Vista Field	-	-	1,100,000	550,000	-	-	-	-
Vista Field Transportation Improvement Projects	-	-	-	150,000	700,000	700,000	700,000	700,000
Center Parkway - Bob Olson to Ridgeline	-	-	-	-	-	-	2,528,800	-
Ridgeline Drive - Center Parkway to Sherman	-	-	-	-	-	-	-	3,625,000
Ridgeline Drive - Sherman to Southridge	-	-	-	-	1,120,000	1,120,000	-	-
Capital Improvement Fund:								
Hildebrand Blvd. - Sherman to SR395	30,554	-	-	-	-	-	-	-
Plaza Way - Ridgeline north to existing	2,808	-	-	-	-	-	-	-
Ridgeline Dr - Plaza Way to Southridge	400,912	-	-	-	-	-	-	-
Ridgeline Dr - US395 to Plaza Way	88,499	-	-	-	-	-	-	-
Ridgeline Dr - Southridge to 36th	151,691	-	-	-	-	-	-	-
W 7th Extension	-	685,000	-	-	-	-	-	-
W. 5th	-	303,305	-	-	-	-	-	-
Hood/Jefferson	-	10,000	-	-	-	-	-	-
Subtotal Street Reconstruction	11,844,344	21,080,930	6,845,000	4,362,000	4,108,000	3,957,000	3,228,800	4,325,000
STREET OVERLAYS								
Arterial Street Fund:								
Pavement Preservation Program	1,676,768	1,008,595	1,696,000	1,696,000	-	-	-	-
Columbia Dr - SR395 to Hartford	3,375	-	-	-	-	-	-	-
Urban Arterial Street Fund:								
Columbia Center Blvd Overlay	-	1,140,000	-	-	-	-	-	-
Capital Improvement Fund:								
Miscellaneous Street Projects	84,148	193,050	109,000	109,000	109,000	109,000	109,000	109,000
Crack Sealing	-	116,600	123,600	123,600	129,500	129,500	136,000	136,000
Subtotal Street Overlays	1,764,291	2,458,245	1,928,600	1,928,600	238,500	238,500	245,000	245,000



	ACTUAL	ADJUSTED BUDGET	PROJECTION					
	2013/2014	2015/2016	2017	2018	2019	2020	2021	2022
STORM DRAINAGE								
Stormwater Fund:								
Drywell Storm Systems (misc locations)	76,280	33,720	25,000	25,000	10,000	10,000	10,000	10,000
Decant Facility	-	800,000	-	-	-	-	-	-
UGA Stormwater Facility	-	980,000	-	-	-	-	-	-
Wellhead Area Retrofit	265,179	-	-	-	-	-	-	-
Zintel Canyon Project	-	401,200	-	-	-	-	-	-
Low Impact Development Project	55,375	213,950	-	-	-	-	-	-
Subtotal Storm Drainage	396,834	2,428,870	25,000	25,000	10,000	10,000	10,000	10,000
STREET LIGHTS/SIGNALS								
Urban Arterial Street Fund:								
Energy Savings Program	229,430	-	-	-	-	-	-	-
Grandridge and Young Roundabout	606,526	70,973	-	-	-	-	-	-
Capital Improvement Fund:								
Flashing School Beacon	14,738	55,000	-	-	-	-	-	-
Traffic Sign Inventory	18,557	-	-	-	-	-	-	-
Traffic Volume Counts	-	25,000	-	-	-	-	-	-
Miscellaneous ADA Improvements	39,270	-	-	-	-	-	-	-
St. Lts. Misc. Locations (Arterials)	421	206,646	125,000	125,000	125,000	125,000	125,000	125,000
Misc Traffic Signals or Roundabouts	233,306	386,834	153,900	213,900	213,900	213,900	213,900	213,900
Subtotal Street Lights/Signals	1,142,248	744,453	278,900	338,900	338,900	338,900	338,900	338,900
SIDEWALKS								
Urban Arterial Street Fund:								
Gum Street Sidewalk	238,717	-	-	-	-	-	-	-
Capital Improvement Fund:								
ADA Transition Program	654,560	172,931	374,000	125,000	125,000	125,000	125,000	125,000
Sidewalk Program	90,932	150,000	75,000	75,000	75,000	75,000	75,000	75,000



	ACTUAL 2013/2014	ADJUSTED BUDGET 2015/2016	PROJECTION					
			2017	2018	2019	2020	2021	2022
Subtotal Storm Drainage	984,209	322,931	449,000	200,000	200,000	200,000	200,000	200,000
WATER/SEWER SYSTEM IMPROVEMENTS								
Water/Sewer Fund:								
WATER SYSTEM IMPROVEMENTS								
Water System Improvements	\$97,881	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Water Source - Filter Plant, Wells	-	-	-	-	-	-	-	-
Water Distribution	-	-	-	-	-	-	-	-
Pump Station/Reservoirs	-	-	-	-	-	-	-	-
ASR	3,123,418	268,397	-	-	-	-	-	-
Automated Meter Reading	-	-	-	-	-	3,000,000	3,000,000	-
Filter Plant Improvements *	-	541,200	-	-	-	-	-	-
WTP Intake Structure Permitting	-	-	-	200,000	-	-	-	-
WTP Intake Structure Improvements	-	-	-	-	800,000	-	-	-
Hildebrand - 10th to Southridge	91,845	1,320,306	-	-	-	-	-	-
W. Metaline	-	355,200	-	-	-	-	-	-
S. Irving Water Main WM 3.5 Upsize	-	-	-	-	315,000	-	-	-
Edison St Widening	-	60,000	-	-	-	-	-	-
Olympia St - CR397 to 27th	314,141	35,909	-	-	-	-	-	-
Re-Roof Water Treatment Plant	-	-	320,000	-	-	-	-	-
Southridge LRF	33,104	-	-	-	-	-	-	-
Southridge Zone 5 Water Main	3,257	-	-	-	-	-	-	-
Elliot Lake	-	1,138,315	-	-	-	-	-	-
Vista Field Improvements Phase 1	-	-	300,000	-	-	-	-	-
Vista Field Improvements Phase 2	-	-	-	-	1,117,000	-	-	-
Vista Field Improvements Phase 3	-	-	-	-	2,557,000	-	-	-
Steptoe - Phase III	39,020	-	-	-	-	-	-	-
Thompson Hill Zone 6 Booster	767,164	-	-	-	-	-	-	-



	ACTUAL 2013/2014	ADJUSTED BUDGET 2015/2016	PROJECTION					
			2017	2018	2019	2020	2021	2022
UGA Utility Expansion	-	262,500	-	-	-	-	-	-
W 5th Ave - Rainier to Quincy	-	60,000	-	-	-	-	-	-
Waterline - Renewals & Replacement	880,428	407,551	-	-	-	-	-	-
Fire Flow Deficiencies per 2015 Comp Plan	-	-	750,000	750,000	750,000	750,000	750,000	750,000
Deficient Wtr Main Rplcmnt per 2015 Comp Plan	-	-	350,000	350,000	350,000	350,000	350,000	350,000
Water Main Replacement Non-Std Material	-	-	-	-	175,000	175,000	362,500	362,500
W. Hildebrand & Ridgeline Dr. Looping - WM5	-	-	-	598,000	-	-	-	-
Entiat to Canal Water Mains	-	-	-	950,000	-	-	-	-
W. 10th Ave. (west of Steptoe)	-	-	-	835,000	-	-	-	-
Ridgeline Dr. @ Hwy. 395 Crossing - WM4	-	-	-	-	416,000	-	-	-
Ridgeline Dr. Ext. Phase 3	-	-	-	-	700,000	700,000	-	-
Ridgeline Dr. Ext. Phase 4	-	-	-	-	700,000	700,000	-	-
Montana St (W 10th to W 19th)	-	-	-	-	500,000	500,000	-	-
Morain St Ext, (W 10th to W 19th)	-	-	-	-	-	-	262,500	262,500
W. 20th - Zone 3 Connection	-	-	-	-	-	-	175,000	-
18th & Kellogg Reservoir Improvements	-	-	-	-	-	-	1,125,000	1,125,000
W. 45th Ave (Ely & Olympia)	-	-	-	-	-	-	355,000	355,000
Cascade St. (Highland to 45th)	-	-	-	-	-	-	82,500	82,500
W. Kennewick Ave. (Morain to Union)	-	-	-	-	-	-	300,000	300,000
Zone 2 Transmission Main	14,463	135,537	-	-	-	-	-	-
Zone 4 Reservoir - Thompson Hill	4,714,849	690,151	-	-	-	-	-	-
Zone 4 Reservoir Transmission Main	236,974	31,446	-	-	-	-	-	-
Zone 5 Reservoir Transmission Main	293,943	550,000	-	-	-	-	-	-
	10,610,487	5,856,512	1,720,000	3,683,000	8,380,000	6,175,000	6,762,500	3,587,500
SEWER SYSTEM IMPROVEMENTS								
Sewer System Improvements	1,841	-	-	-	130,000	130,000	130,000	130,000
Beech St - 8th to Bruneau	2,107,371	35,000	-	-	-	-	-	-



	ACTUAL 2013/2014	ADJUSTED BUDGET 2015/2016	PROJECTION					
			2017	2018	2019	2020	2021	2022
Columbia Gardens	102,016	697,984	-	-	-	-	-	-
Easement Acquisition	-	1,100,000	-	-	-	-	-	-
W. Metaline	-	484,000	-	-	-	-	-	-
W. 5th	-	6,000	-	-	-	-	-	-
Edison St. Widening	-	20,000	-	-	-	-	-	-
Hildebrand - 10th to Southridge	539,041	2,246,179	-	-	-	-	-	-
Lift Station Improvements	444,169	625,000	130,000	130,000	-	-	-	-
Olympia St - CR397 to 27th	244,979	60,021	-	-	-	-	-	-
Sewerline Renewals and Replacements	808,963	644,000	500,000	500,000	500,000	500,000	500,000	500,000
Southridge LRF	4,815	-	-	-	-	-	-	-
UPRR 24" Trunk Line Replacement	-	-	1,250,000	1,250,000	-	-	-	-
Headworks Bypass & Upgrade to Influent Pump Station	-	400,000	-	-	-	-	-	-
Rehabilitation of Final Clarifiers 1 & 2	-	600,000	-	-	-	-	-	-
Replace UV System	-	1,300,000	1,000,000	-	-	-	-	-
Emergency Backup Generator	-	200,000	-	-	-	-	-	-
Aerated Sludge Lagoon Effluent Lift Station	-	200,000	-	-	-	-	-	-
32nd & Ione Lift Station	-	-	-	-	-	-	-	317,000
Columbia Dr. Interceptor	-	-	-	-	-	-	1,477,000	-
Union St. Collector	-	-	-	-	252,000	-	-	-
WAS Thickening & Anaerobic Digestion	-	-	-	-	4,725,000	4,725,000	4,725,000	4,725,000
Mechanical Dewatering of Digested Solids	-	-	-	-	2,425,000	2,425,000	1,775,000	1,775,000
Ridgeline Dr. Ext. Phase 3	-	-	-	-	500,000	500,000	-	-
Ridgeline Dr. Ext. Phase 4	-	-	-	-	500,000	500,000	-	-
Montana St (W 10th to W 19th)	-	-	-	-	500,000	500,000	-	-
Morain St Ext, (W 10th to W 19th)	-	-	-	-	-	-	150,000	-
Canyon Interceptor Crossing I-82	-	-	-	-	-	-	811,000	811,000
Wastewater Treatment Plant Upgrade	383,453	1,563,547	1,900,000	-	-	-	1,875,000	1,875,000



	ACTUAL 2013/2014	ADJUSTED BUDGET 2015/2016	PROJECTION					
			2017	2018	2019	2020	2021	2022
UGA Utility Expansion	-	125,000	-	-	-	-	-	-
	4,636,648	10,306,731	4,780,000	1,880,000	9,532,000	9,280,000	11,443,000	10,133,000
Combined Utility Improvements	703,090	515,700	732,900	732,900	250,000	250,000	250,000	250,000
Subtotal W/S Improvements	15,950,225	16,678,943	7,232,900	6,295,900	18,162,000	15,705,000	18,455,500	13,970,500
LAND & FACILITIES								
Capital Improvement Fund:								
Facilities Maintenance Program	159,016	5,090,184	32,400	33,400	325,700	341,300	357,700	374,900
Tree Removal	3,791	60,000	20,000	20,000	-	-	-	-
City Hall	318,690	188,000	-	-	-	-	-	-
Fire Station #61	-	-	-	-	2,600,000	-	-	-
Fire Station #62	938	-	33,030	-	-	-	-	-
Fire Station #63	-	-	-	-	5,500,000	-	-	-
Fire Station #65	33,183	4,355,182	-	-	-	-	-	-
Fire Station #66	-	-	-	-	5,100,000	-	-	-
Building Demolition	-	265,600	-	-	-	-	-	-
Hildebrand/395 - KID Irrigation	64,910	-	-	-	-	-	-	-
KSD Parking Lot	-	-	80,000	80,000	-	-	-	-
Library	-	-	-	37,250	-	-	-	-
Columbia Park Aquatic Center	-	-	-	25,000	-	-	-	-
Frost Facility	3,962	-	39,550	38,450	-	-	-	-
Parks Restrooms	-	-	25,000	25,000	-	-	-	-
Land Acquisition	711,718	3,300,000	-	-	-	-	-	-
Subtotal Land & Facilities	1,296,208	13,258,966	229,980	259,100	13,525,700	341,300	357,700	374,900
OTHER IMPROVEMENTS								
Capital Improvement Fund:								
Other Improvements	1,407,527	1,709,583	845,581	345,572	3,480,900	380,900	399,900	399,900



	ACTUAL	ADJUSTED BUDGET	PROJECTION					
	2013/2014	2015/2016	2017	2018	2019	2020	2021	2022
PARK IMPROVEMENTS								
Capital Improvement Fund:								
Park Development/Construction:								
Civic Center Athletic Area	-	80,000	-	-	-	-	-	-
Columbia Park Improvements	327	30,000	325,000	-	-	-	-	-
Tennis and Hard Court Repairs	-	172,000	-	-	-	-	-	-
4W 10th/CCB & Park Site	6,670	177,705	-	-	-	-	-	-
1W Sunset Park	2,768	112,634	-	-	-	-	-	-
2E Zintel/Underwood/Vancouver	1,628	3,000	-	-	-	-	-	-
2W Scott	2,808	38,192	-	-	-	-	-	-
3E Civic Area	3,107	9,000	-	-	-	-	-	-
6W Southridge	8,415	30,000	-	-	-	-	-	-
5W Grange	6,640	10,000	-	-	-	-	-	-
Subtotal Park Improvements	32,363	662,531	325,000	-	-	-	-	-
DEBT SERVICE								
Capital Improvement Fund:	1,225,505	1,558,413	772,403	643,744	615,988	461,615	180,000	180,000
MISCELLANEOUS								
Transfers	15,794,001	32,770,939	12,068,986	11,514,794	12,190,337	12,091,543	11,477,504	12,616,209
Total Expenditures	51,837,755	93,674,804	31,001,350	25,913,610	52,870,325	33,724,758	34,893,304	32,660,409
ENDING FUND BALANCE	12,974,982	4,780,858	8,165,288	12,502,246	6,701,057	10,510,719	6,517,112	2,880,800
TOTAL	\$64,812,737	\$98,455,662	\$39,166,638	\$38,415,856	\$59,571,382	\$44,235,477	\$41,410,416	\$35,541,209

IMPLEMENTING THE PLAN

ESTABLISHING PRIORITIES AND PHASING

In order to implement the Capital Facilities Plan, Kennewick established priorities for the projects based on the forecast of where major growth would occur in the next 20 years. Currently the city's water, sewer and transportation plans are geared towards



priority areas. The selection and prioritization of capital improvement projects included in the capital facilities plan is ultimately based on city council approval. The plan is recommended to the full city council by the council infrastructure sub-committee, which consists of three council members and is led by city staff. The committee's recommendation represents a consensus of the committee and is based on a thorough review and prioritization of potential projects and the capital program as a whole. Appropriation of funding for capital projects during the biennial budget and CIP process is a major tool for capital facilities plan implementation. The major project list above indicates the priorities for some capital projects. Projects are phased based on the available funding, and degree of necessity which eventually establishes the priority list.

REASSESSMENT

GMA requires the Land Use Element to be reassessed periodically. Kennewick's Capital Facilities Plan will also be updated based on the reassessment of the Land Use Element of the Comprehensive Plan. The purpose of this requirement is to ensure that adequate facilities are available at the time any major land use changes are implemented. If the anticipated funding for needed capital facilities falls short, the reassessment of the Land Use Element should determine what changes are practical and needed to be made.

Kennewick's Land Use Element and Zoning Code in the policy section establish the procedure and criteria for reviewing the Land Use Element and all other elements of the Comprehensive Plan. The City is currently consistent with the growth and facilities demand.

The following measures are used for monitoring and reassessment:

- Re-evaluate the land use plan in the annual comprehensive plan amendment process
- Periodic GMA comprehensive plan update every 8 years
- The biennial CIP and budget process
- Annual CIP budget monitoring reports with quarterly updates
- The Transportation Improvement Program (TIP)
- Periodic water, sewer and stormwater plans update
- Concurrency requirement in the development review process

Strategy for 20-year includes:

- Establishing the 20 year UGA
- Plan to serve the UGA in the next 20 years



- Revisit the capital facilities plan every 8 years

CAPITAL FACILITIES PLANNING REFERENCES

Functional plans guide the growth and planning of specific capital facilities. These plans are integral to ensuring that capital facilities are available and capacities are sufficient to accommodate growth as it occurs. The following plans have been adopted by the City. The most current version of these plans may be referred to for more detailed information about existing and planned facilities and levels of service standards.

- City of Kennewick, Water Comprehensive Plan
- City of Kennewick, Comprehensive Stormwater Plan
- City of Kennewick, Transportation Element
- City of Kennewick, General Sewer Plan
- City of Kennewick, Comprehensive Parks and Recreation Plan

CAPITAL FACILITIES GOALS + POLICIES

GOAL 1: Provide Capital facilities based on the countywide projected growth.

POLICIES

1. Forecast future needs based on population growth and distribution of growth as indicated in the land use plan. Locate and extend facilities only within the Urban Growth Area (UGA) in a way that is consistent with the land use plan.

Goal 2: Maintain Consistency between the Capital Facilities Plan, Land Use Element, and the Financing Plan.

POLICIES

1. Prioritize capital needs that are consistent with overall planning goals.
2. Reassess and update the Land Use Element periodically to ensure that capital facility needs, financing and service levels are consistent.
3. Ensure that level of service standards are being met within a reasonable amount of time to address impacts of development.



Goal 3: Provide adequate facilities and services to serve new and existing development at desired service levels.

POLICIES

1. Ensure adequate public facilities are in place concurrent with development. Concurrent with development shall mean the existence of adequate facilities, strategies, or services when development occurs or the existence of a financial commitment to provide adequate facilities, strategies, or services within six years of when development occurs.
2. Add parkland, open space, green belt, trails and recreational facilities as growth occurs, consistent with the City's Parks and Recreation plan. Include consideration of neighborhood scale facilities to provide more local, convenient access to nearby residents.
3. Provide a diverse range of public recreation opportunities for all citizens of the City of Kennewick.
4. Coordinate planned capital investments across departments and with non-city-managed service providers.
5. Use level of service standards to evaluate adequacy of facilities.

Goal 4: Provide adequate resources for capital projects and make efficient use of fiscal and other resources.

POLICIES

1. Use best management practice and best available technology in developing and managing all capital facilities and services.
2. Practice potable water and wastewater conservation.
3. Recover costs related to the extension of new services.
4. Address stormwater management consistent with Ecology manuals for Eastern Washington. Promote low-impact development techniques appropriate to site conditions and land use goals.
5. Encourage and support public/private partnerships to provide and/or finance public facilities or amenities, such as parks and open spaces.
6. Encourage development in areas where new facilities can be provided in an efficient manner.

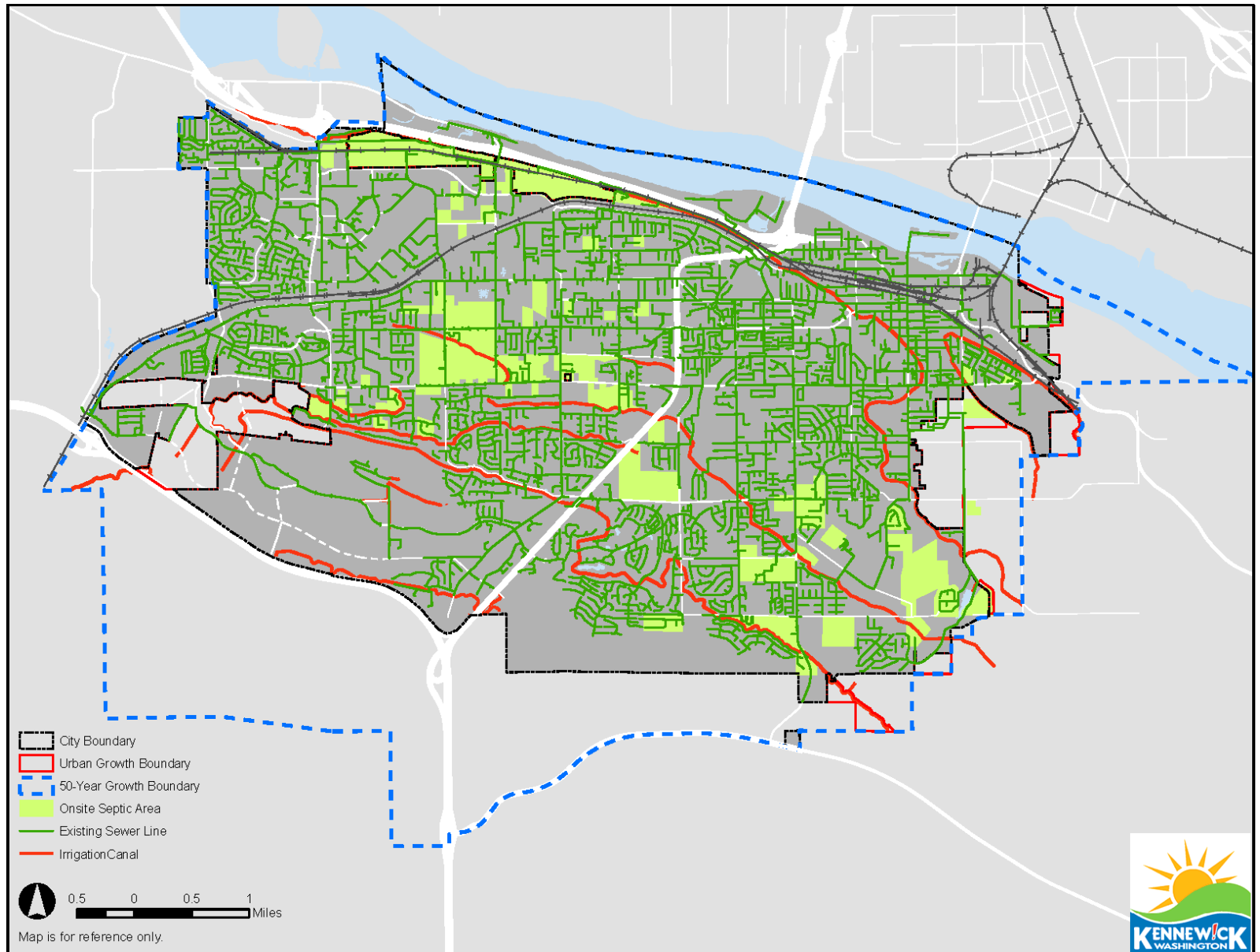
IMPLEMENTATION

- Annual Budget – appropriation of Capital Projects

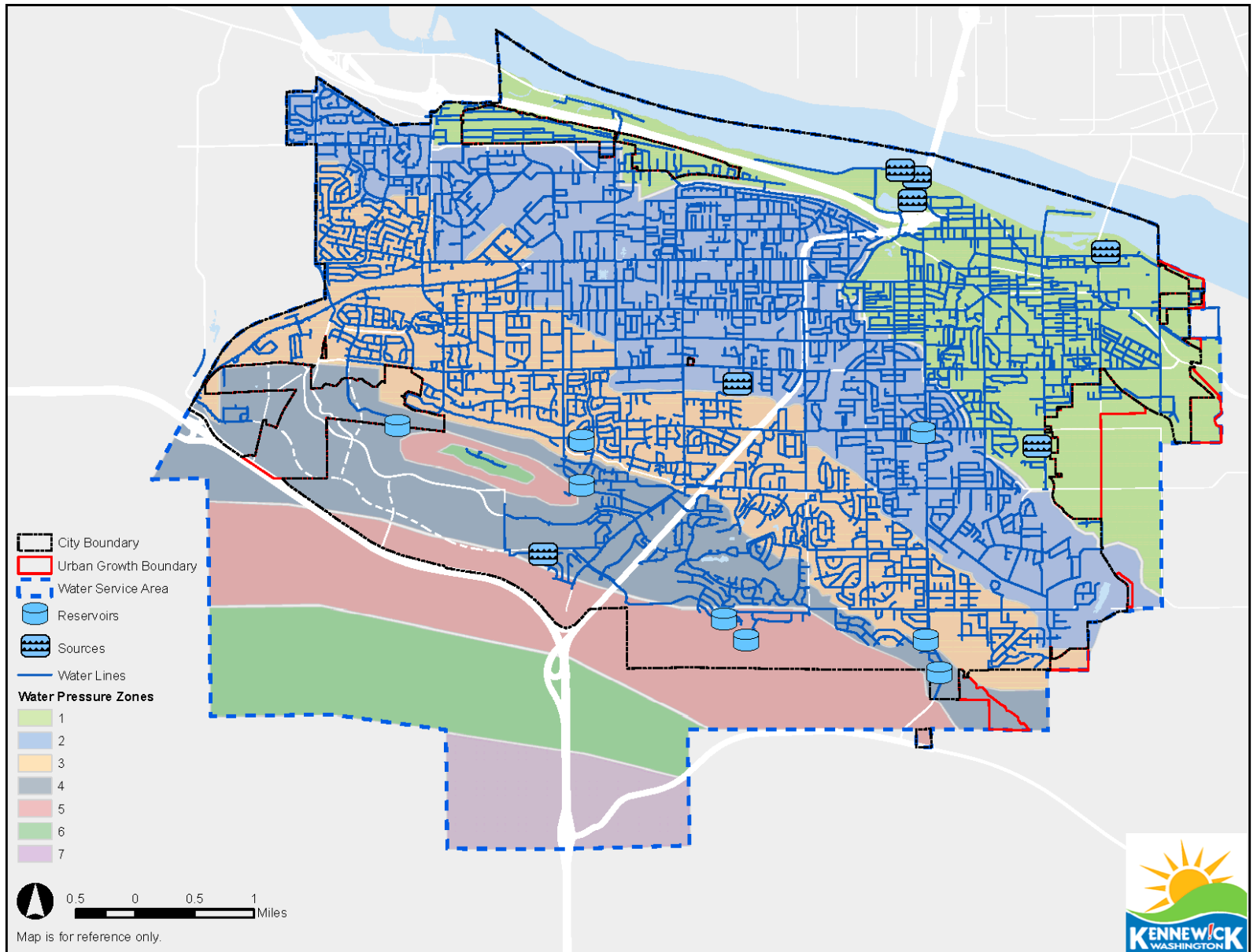


- KMC 4.12.055
- Resolution No. 02-21 – establishing conditions for water and sewer extensions and connections in the County
- City of Kennewick, Water Comprehensive Plan
- City of Kennewick, Comprehensive Stormwater Plan
- City of Kennewick, Transportation Element
- City of Kennewick, General Sewer Plan
- City of Kennewick, Comprehensive Parks and Recreation Plan
- Park Fees – KMC 17.100.010
- Interlocal Agreement – Water Intertie with City of Richland, March 5, 1975
- Benton Countywide Planning Policies # 1, 5, 6, and 20
- Local Improvement Districts
- Latecomers Agreements

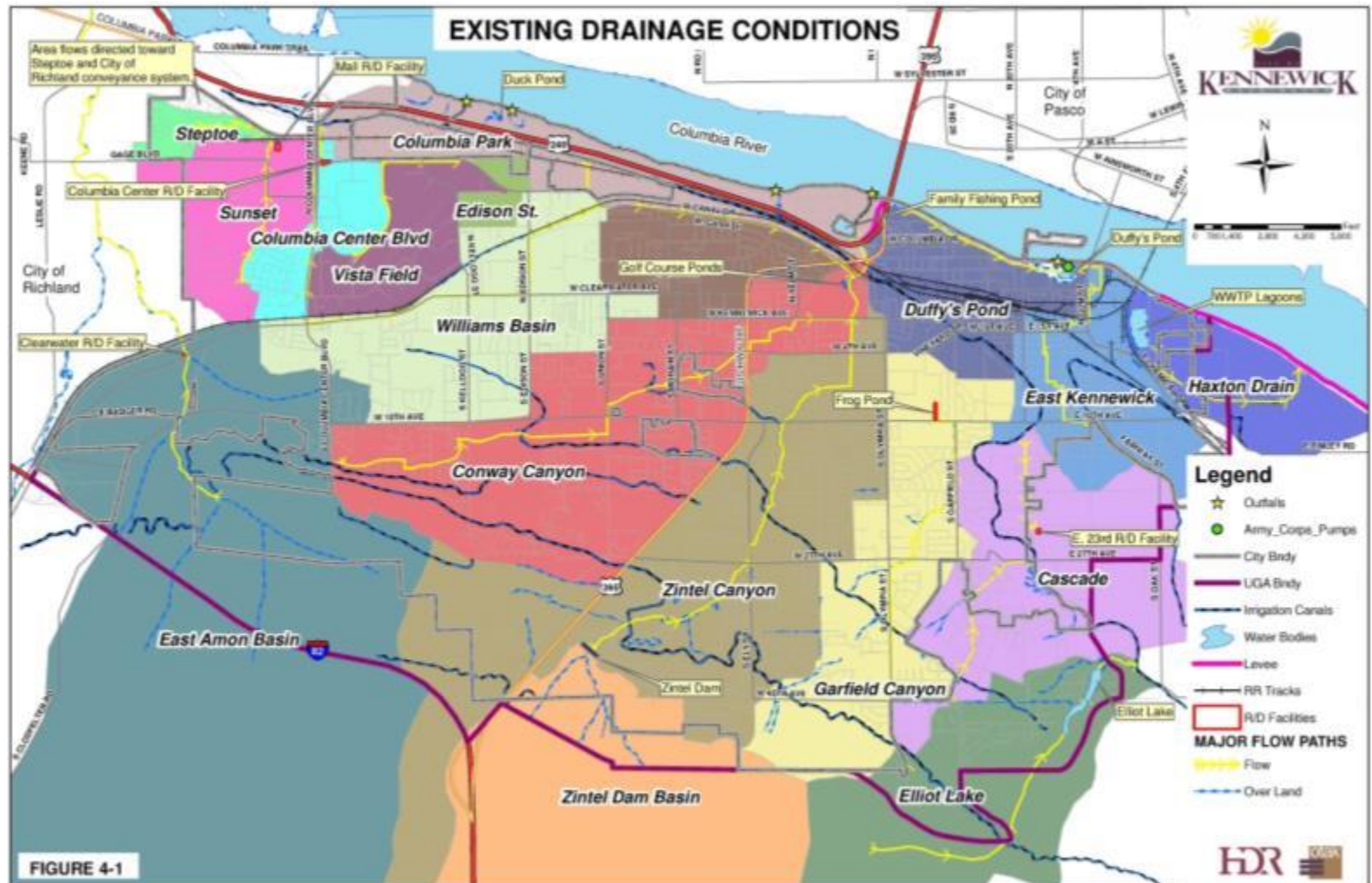
Map 2. Sewer System



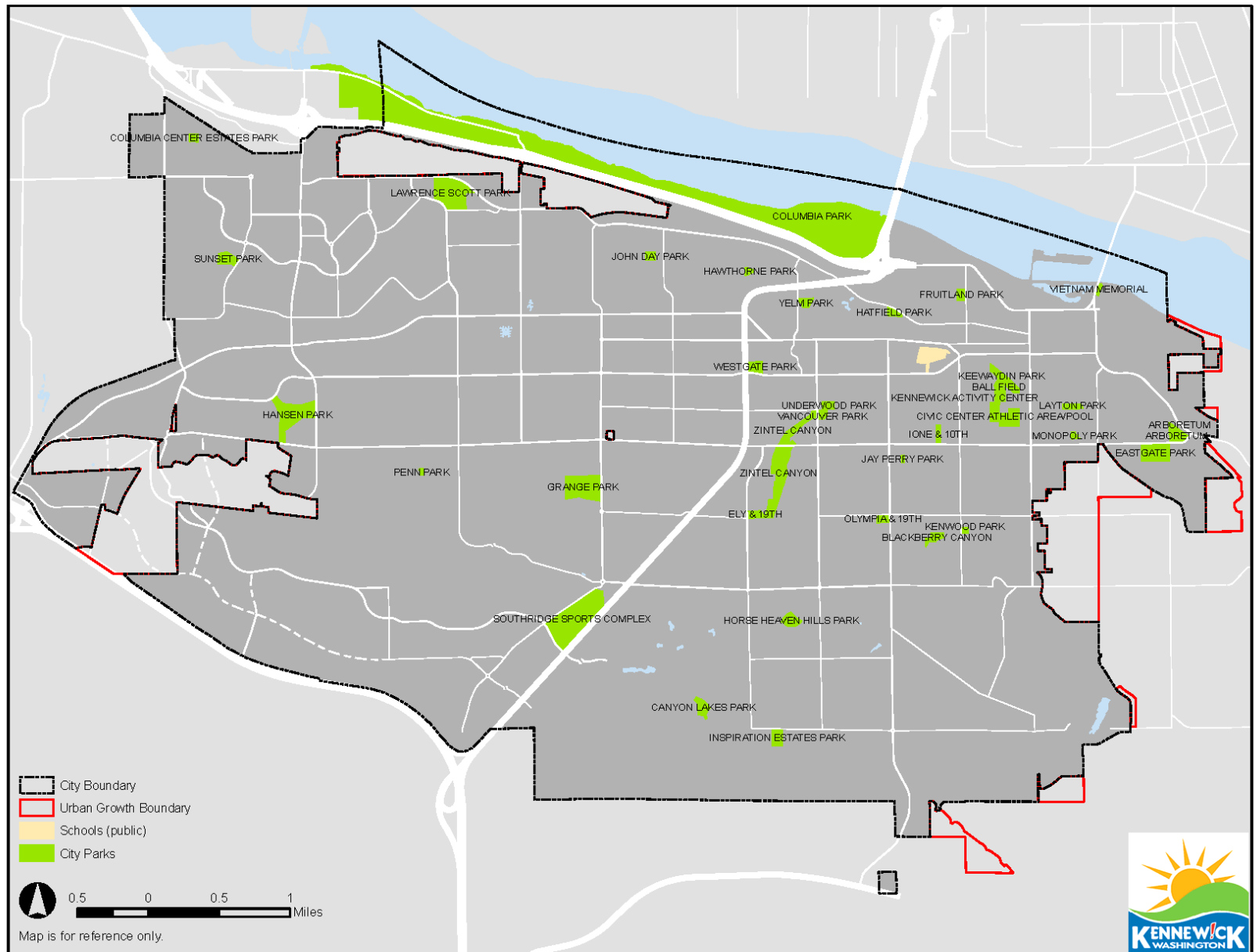
Map 3. Water System



Map 4. Drainage Conditions



Map 5. Recreation Areas





Section Five:

UTILITIES

INTRODUCTION

This section addresses utilities owned and operated by entities other than the City such as electricity, telecommunication and natural gas. In Kennewick, these are provided by the Benton County Public Utility District (Benton PUD), Cascade Natural Gas Company (CNG), Charter Cable, Frontier Communications telephone, Waste Management of Kennewick (WMK), Kennewick Irrigation District (KID) and Columbia Irrigation District (CID). The City owned utilities such as water and sewer are discussed in the Capital Facilities Element of the Comprehensive Plan.

Rather than each utility being planned independently, it is more efficient for a coordinated effort to provide such utilities. The Benton-Franklin Utility Coordinating Council works to address some of these issues. The Council is comprised of members from local jurisdictions and utility companies. The City and utility providers also participate in energy conservation measures through recycling, green power, and energy efficient construction methods.



STATUTORY REQUIREMENTS UNDER GMA

Utilities are mandated items for the Comprehensive Plans of the cities and counties in Washington State, according to the Washington State Growth Management Act (GMA). The GMA requires municipalities to address general location, proposed location and capacity of all existing and proposed utilities including but not limited to, electrical lines, telecommunication lines, and natural gas lines. GMA suggests that cities and counties coordinate with non-municipal service providers to include an analysis of capacity needs of various utilities over the 20-year planning period. Utilities discussed in this section only include non-city owned utilities. City owned utilities such as water and sewer are discussed in the Capital Facilities section of the Comprehensive Plan.

FACILITIES AND DISTRICT CHARACTERISTICS

Non-City owned utilities are those utilities privately owned or owned by public entities other than the municipality in which they provide services. Usually electric lines, telecommunication lines, and natural gas lines fall under this category. Non-City owned utilities that serve Kennewick are:

- The Bonneville Power Administration (BPA)
- Benton County Public Utility District (PUD)



- Cascade Natural Gas Company (CNG)
- Kennewick Irrigation District (KID)
- Columbia Irrigation District (CID)
- Charter Cable
- Frontier Communications telephone, and
- Waste Management of Kennewick (WMK)

Unlike City utilities providing services mostly to City residents, non-City owned utilities are not necessarily restricted by City boundaries. They have the option of serving customers both in the City and in the surrounding areas. Service districts for these utilities are varied in size and boundaries, and are established in a myriad of ways. Generally, franchise agreements between the City and the utility provider determine conditions and terms of the service.

Most of the boundaries of these service districts overlap, and some are identical with existing City boundaries. Charter Cable, part of a multi-state corporation, is usually available only to residents within the City limits. Some subdivisions in the County adjacent to the City also receive the cable service. The Benton County Public Utility District (PUD), the local provider of retail electricity to Kennewick, operates as a locally regulated and controlled wholesale customer of the Bonneville Power Administration (BPA), which is directed by the U.S. Department of Energy. The BPA is a multi-state conglomerate with many area and district offices serving the northwestern United States.

Kennewick and Columbia Irrigation Districts are local public agencies of the State of Washington and work as quasi-municipal corporations. They deliver irrigation water in Kennewick, Richland, West Richland and Benton City. Cascade Natural Gas Corporation (CNG) is a multi-state corporation, operating at the local level by a City franchise agreement. Another multi-state corporation, Frontier Communications, provides telephone service to Kennewick through a franchise agreement.

Currently there is a Utility Coordinating Council administered by the Benton-Franklin Council of Governments, whose responsibilities include coordinating trenching, mapping, and long-range planning. The Council also deals with the locating of underground utilities in accordance with the "U-Dig" law. The Council is comprised of members from cities within Benton and Franklin Counties, Cascade Natural Gas, Kennewick Irrigation District, Benton PUD, and several other local pipeline companies and utility providers.



GENERAL LOCATION AND CAPACITY

ELECTRICITY

Bonneville Power Administration does not directly provide electricity to the City of Kennewick. They have approximately 400 substations and 14,000 circuit miles of transmission lines, with some located in and around Kennewick. Both 115 kV and 230 kV transmission facilities cross Kennewick, requiring either ownership of the land on which these lines cross or more commonly, owning the rights to the land as right-of-ways. These are easements restricting encroachments on that land, and are maintained by the BPA.

Electricity to the City of Kennewick and various outlying areas is actually provided by Public Utility District No. 1 of Benton County, also known as Benton PUD, located at 2721 W 10th Ave. Benton PUD receives the vast majority of its electricity from the Bonneville Power Administration with some purchases from wholesale power markets to cover peak usage periods. To help meet state renewable portfolio standards Benton PUD also purchases energy from Energy Northwest's Nine Canyon Windfarm located just south of Kennewick and the White Creek Windfarm located near Goldendale, Washington. They serve five subsystems in this region: Kennewick Urban, Benton City, Prosser, Columbia River irrigation projects, and Hanford/Cold Creek. Only the Kennewick Urban subsystem is discussed in this section.

The Kennewick Urban subsystem is supplied by ten miles of 115kV transmission line, eight substations located throughout the City and 54 electric distribution feeders. Each feeder is designed to supply the electrical current for several sub-regions, with the capacity to switch to other feeders if an equipment failure should occur. These feeders are the basic unit of electricity planning and are typically designed to carry a maximum load of 8,000 kW under normal system conditions and 12,000 kW under emergencies. For planning purposes, each new residential customer of the District can be assumed to contribute 10 kW to the distribution feeder load. Using this figure, every 800 new residential buildings will require a new feeder line.

NATURAL GAS

Cascade Natural Gas Corporation is a natural gas distribution company with a local office located at 8113 W. Grandridge Blvd. in Kennewick. Cascade Natural Gas Corporation provides service to over 282,000 customers, in 96 communities – 68 of which are in Washington and Oregon. In 2015, Cascade provided natural gas service to 7,517 residential and commercial customers in the Kennewick area. Cascade expands its services to businesses and neighborhoods based on the demand. The average therm usage per residential customer is 683 therms. Each therm of natural gas contains 100,000 British Thermal Units (BTU) of energy.

IRRIGATION WATER

Irrigation water in Kennewick is provided by the Kennewick Irrigation District (KID), and Columbia Irrigation District (CID). In areas where there is no irrigation water, City water is used to meet the minimum irrigation requirements.



KENNEWICK IRRIGATION DISTRICT

The Kennewick Irrigation District delivers irrigation water and promotes related water activities, as authorized by Washington State statutes and Federal laws. The District operates and maintains over 88 miles of canal from Chandler to Hover. Water is diverted into the main canal at Chandler which is approximately 11.5 miles southeast of Prosser on the Yakima River and Hover is across the Columbia River from the Boise Cascade Pulp Mill. KID also delivers water around Badger Mountain via the Badger East Canal which ends close to the Tri-City Raceway in West Richland. It operates and maintains 144 Local Improvement Districts. It also serves through Private Lines Areas (PLA).

In Kennewick, KID delivers irrigation water to most of the City except for some areas to the north, east and southwest. It also operates and maintains one domestic water system. Within Kennewick's UGA, it has 117 Local Improvement Districts (LID). The following table indicates canals and laterals with the service area acreage. The attached map shows KID's service area within the Urban Growth Boundary.

COLUMBIA IRRIGATION DISTRICT

The Columbia Irrigation District system consists primarily of open canals, both lined and unlined, which total approximately 41 miles in length. The system begins at Wanawish Dam where water is diverted from the Yakima River into the main canal. The CID is one of the oldest irrigation entities on the Yakima River System. Its water rights date back to the end of the 19th century. The CID is located along the Yakima and Columbia Rivers, stretching from West Richland to Finley and in between, serves portions of the City of West Richland, City of Kennewick, and rural Benton County. It delivers irrigation water to approximately seven thousand parcels and ten thousand acres.

In Kennewick, the Columbia Irrigation District serves the north and east sides of Kennewick. CID canals in Kennewick run along the eastern part of the City as well as northern part parallel to Canal Drive and SR 240. It serves about 700 acres, in 2000 parcels within the City boundary. The attached map obtained from CID's webpage shows the service area within Kennewick's Urban Growth Boundary.

TELECOMMUNICATIONS

Basic and enhanced telecommunication services in Kennewick are provided by Frontier Communications Northwest. Long distance service is available from Frontier Communications, as well as from various other long distance carriers. In many cases, Frontier Communications can also provide fiber-fed and/or high-speed broadband facilities. Frontier Communications has expanded its DSL network, and that service is available in much of the Kennewick area. Provisioning of communication facilities to commercial and residential developments takes place concurrent with growth, typically underground.



In addition to landlines, Kennewick is being served by various cellular phone companies. Such wireless services are provided through cell towers, and/or collocations. Cell tower sites are regulated through the Kennewick Municipal Code. Collocations in existing structures are strongly encouraged in order to minimize the adverse visual impacts of such facilities.

CABLE TELEVISION

Charter Communications provides Basic, Expanded Basic, Digital Service, High Speed Internet Access, Impulse Pay-Per-View and Video On-Demand services to residents in the Tri-Cities area. Service is provided within the Kennewick City limits by franchise agreement. Charter's privacy policy does not allow the city to release the number of customers Charter serves. Service expansion is planned using the general figure of 15 residences per each quarter mile of cable line.

GARBAGE COLLECTION

Waste Management of Kennewick (WMK) provides garbage collection services under a franchise agreement with the City. Subscription to service is mandatory for health and safety reasons. Pick up of garbage is weekly from residential homes and businesses at a minimum. Curbside residential recycling is available at no extra cost to the subscriber. There are five drop-box recycling centers placed within the community for businesses and multi-family recycling. Waste Management also operates a transfer station at 2627 S. Ely Street. This facility is open six days a week, Monday through Saturday. A free dump coupon program has replaced the Spring and Fall free dump weeks. Each residential customer in good standing may receive coupons for 12 free dumps valid any day throughout the year. There is an additional post-holiday free dump week immediately following Christmas. There is solid waste disposal at the transfer station as well as a recycle buyback center. Recyclables are also collected from residences and businesses, as well as debris from construction and demolition projects. All recyclables are taken to Clayton Ward Recycling in Kennewick. All other waste is taken to Columbia Ridge. No sorting is done. The present franchise agreement with Waste Management is due to expire in 2025.

FUTURE NEEDS

Supply of these various utility services to customers is provided using established and tested guidelines. These guidelines are used as the basic determination of long-range planning for maintenance and expansion of the systems. For planning purposes, the guidelines are converted and defined on a per capita basis. Each utility has its own level of service calculations and capacity levels used for long-range planning.

Cascade Natural Gas continues to expand its service to businesses and neighborhoods where there is a demand. Charter Cable provides services mainly within the City limits and expands according to demand. Frontier Communications has already expanded



its service to most of the Kennewick Urban Growth Area. Irrigation districts' (KID and CID) plans currently do not indicate any major expansion of the facilities. WMK is serving the City based on the demand and has no future plan for major facility expansion. Cascade considers 683 therms as the average therm usage per residential customer. Each therm of natural gas contains 100,000 British Thermal Units (BTU) of energy. For electricity planning purposes, each new customer house in the District is anticipated to draw 10 kW. Using this figure, every 800 new residential buildings will require a new feeder line. As Kennewick grows, both in population and size, these levels of service can be combined with the projected growth figures to determine the anticipated supply that must be made available in the future to adequately service the new areas.

Benton PUD's forecast is based on its entire service area within Benton County. The 2016 Ten Year Load and Customer Forecast Base Case Scenario predicts a five year Average Annual Rate of Growth (AARG) of 0.41%. By the year 2025, this would result in an annual average power increase of 10 average megawatts (aMW) over the 2015 load of 205 aMW at the Bonneville Power Administration Points of Delivery (POD) which includes distribution system losses.

The majority of Benton PUD's wholesale electricity is supplied by the Bonneville Power Administration (BPA) under what is referred to as a Slice/ Block contract. BPA's power supply consists primarily of the electricity produced by federal Columbia and Snake River hydroelectric power plants along with Energy Northwest's Columbia Generating Station nuclear power plant located near Richland, Washington. Under the Slice portion of the BPA contract Benton PUD has rights to sell surplus hydroelectric power produced above their electricity demand but must make up the difference with purchases in the wholesale power markets when demand is above their BPA contract amount. The balance of Benton PUD's power supply portfolio consists of 50 megawatts (MW) of

Customer Forecast by Customer Class			
(Medium Case)	2015 Actual	2020 Forecast	2025 Forecast
Residential	42,375	45,040	47,576
Small General Service	4,828	5,159	5,477
Medium General Service	758	823	889
Large General Service	151	165	178
Industrial	3	3	3
Small Irrigation	560	535	507
Large Irrigation	234	295	349
Street Lights	9	9	9
Security Lights	1,482	1,519	1,546
Unmetered	362	362	365
Total	50,762	53,910	56,899
	(with Conservation)	(No Conservation)	
Residential	75.97	83.87	86.60
Small General Service	13.87	14.63	15.33
Medium General Service	20.85	21.75	22.76
Large General Service	25.82	24.61	25.92
Industrial	7.64	8.31	8.58
Small Irrigation	1.88	1.79	1.79
Large Irrigation	51.57	52.29	52.29
Street Lights	0.31	0.28	0.28
Security Lights	0.16	0.17	0.17
Unmetered	0.35	0.36	0.36
Total	198.40	208.07	214.08



the Frederickson 1 Generating Station Combined Cycle Combustion Turbine, approximately 5.4 average MW from the Nine Canyon and White Creek wind farms and about 1 average MW from the Packwood Lake Hydroelectric Project. Benton PUD's power supply portfolio with very low river flows (critical hydro conditions) is expected to supply enough electricity to meet expected loads on an average annual basis through 2022. Under average water flow conditions the current power supply is adequate through 2034.

Charter Cable provides services mainly within the City limits and expands according to demand. Frontier Communications has already expanded its service to most of the Kennewick Urban Growth Area. Irrigation districts' (KID and CID) plans currently do not indicate any major expansion of their facilities. Waste Management Kennewick is serving the City based on the demand and has no future plan for major facility expansion.

UTILITIES GOALS + POLICIES

GOAL 1: Coordinate non-City owner utilities for supply and efficiency.

POLICIES:

1. Support coordinated service extensions of all utilities to new developments.
2. Support the Benton-Franklin Utility Coordinating Council in order to site regional utility facilities in a timely manner.

GOAL 2: Support conservation measures for new construction and renovation.

POLICIES:

1. Promote joint use of transportation rights-of-way and utility corridors where possible.
2. Siting of necessary new utility facilities shall be consistent with the growth indicated in the Land Use Element. Opportunities to renovate existing utilities before adding new facilities should be considered.
3. Encourage green building principles in construction and renovation using alternative energy, energy efficient utility fixtures and recycling.



GOAL 3: Encourage aesthetic compatibility of utility facilities with surrounding land use and opportunities to develop recreation facilities.

POLICIES:

1. Encourage underground placement of new utilities. Coordinate with other utility providers to ensure that the use of right-of-ways and easements meet City street and landscape standards.
2. Utilize franchise agreements to accomplish undergrounding of new and existing facilities.
3. Utilize street reconstruction projects to underground new and existing utility facilities.
4. Encourage irrigation district right-of-ways to be used for connecting trails consistent with the City's Parks, Recreation, and Open Space Plan.

GOAL 4: Promote access to telecommunication services for businesses and residents and site new telecommunication facilities in a way that minimizes impacts.

POLICIES:

1. Promote the timely and orderly expansion of all forms of telecommunications service within the City and its planning area.
2. Coordinate with communication utilities to ensure adequate telephone services and high speed technology services in the community.
3. Require the placement and design of wireless communication facilities in a manner that minimizes the adverse impacts on adjacent land uses.
4. Require the siting and location of telecommunications facilities be accomplished in a manner that minimizes adverse impacts on the environment and adjacent land uses.

IMPLEMENTATION

UTILITY REVIEW

- KMC 5.56 – Public Works and Construction Standards
- KMC 9.04 – Garbage
- KMC 17.10.220 – Final Plat – Utility Companies



- KMC 17.20.010 – Design & Construction
- City of Kennewick Standard Specifications and Details for Municipal Public Works Construction – Standard drawing numbers 2-1 through 2-5 (KMC 5.56.030(7) and 5.56.040)
- DPW policies on street improvement

UNDERGROUND UTILITIES

- KMC 5.56.260 and 5.56.270 – Installation of Underground Utilities
- KMC 17.20.020 – Underground Utilities and Street Lights
- Design Standards – Arterial and Residential Street Landscaping
- Franchise agreements with various utilities
- KAC 12.80 – Right-of-Way Procedure
- Recommended Guidelines from Benton Franklin Utility Coordination Council
- RCW 19.122 – Underground Utilities

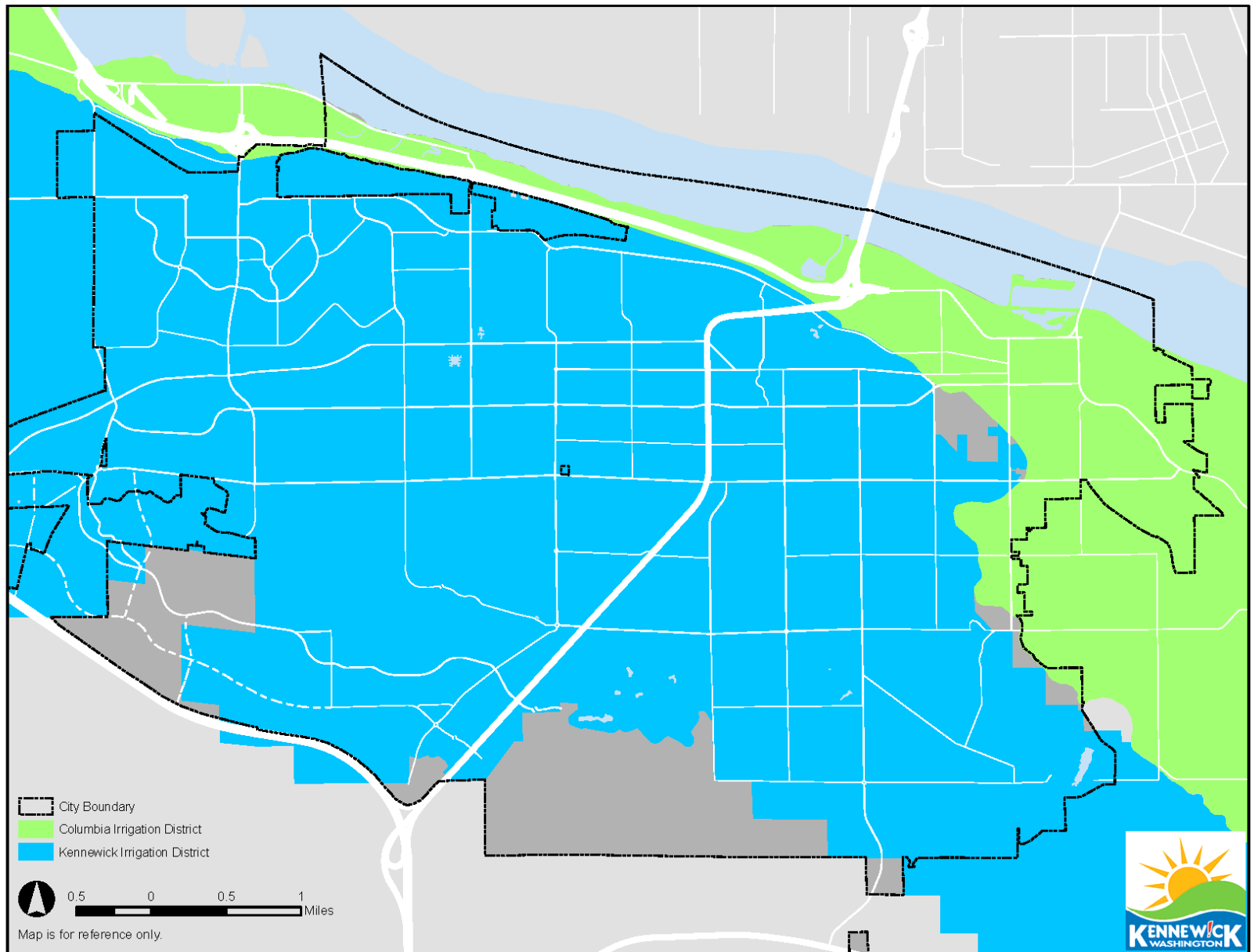
SITING

- Kennewick Comprehensive Plan – Land Use Element – Essential Public Facilities Section

RECYCLING AND GREEN BUILDING

- KMC 9.04.110 – Resource Recovery
- Washington State Energy Code – Chapter 51-11 WAC

Map 6. Irrigation Districts





Section Six:

TRANSPORTATION

INTRODUCTION

The transportation section of the Comprehensive Plan is a required element. It is designed to implement, and be consistent with the land use element. Safe and efficient movement of people, goods and services is the primary purpose of transportation planning. To accomplish this, the system must be internally consistent, coordinated between modes, and link appropriately with neighboring jurisdictions and the region. The overall vision for Kennewick's Transportation Element is to provide a safe, balanced, and efficient multi-modal transportation system that is consistent with the City's overall vision and adequately serves anticipated growth.



Private automobiles are the predominant users of the roadways, but a complete transportation system must also consider the needs of other modes of travel. Bicycles, public transit, school busses, commercial vehicles, emergency vehicles, air, water, and rail services are also part of our region's transportation system.

Land uses determine street design and classification. Generally street right-of-ways are obtained during new residential platting, or in commercial and industrial areas, during development review. Street linkages between established areas and proposed new ones are critical for mobility, access, and rapid response by emergency services.

Determining future land uses will significantly affect the ability to forecast traffic volumes and required transportation projects. Projects and funding fit together into a multi-year financing plan for the Capital Improvement Plan (CIP) and the Transportation Improvement Plan (TIP).

STATUTORY REQUIREMENTS UNDER GMA

The transportation section of the Comprehensive Plan is a required element. It is designed to implement, and be consistent with the land use element. Safe and efficient movement of people, goods and services is the primary purpose of transportation planning. To accomplish this, the system must be internally consistent, coordinated between modes, and link appropriately with neighboring jurisdictions and the region. The overall vision for Kennewick's Transportation Element is to provide a safe, balanced, and efficient multi-modal transportation system that is consistent with the City's overall vision and adequately serves anticipated growth.



Kennewick transportation policies must be consistent with the Growth Management Act as required in RCW 36.70A.210 of the Growth Management Act. RCW 36.70A.070 identifies the Transportation Element of one of 8 required elements. Additionally, RCW 36.70A.020 contains planning goals for the state. State Planning Goal 3 states: “Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.”

RCW 36.70A.070(6) outlines the requirements for the Transportation Element to include the following:

(6) A transportation element that implements, and is consistent with, the land use element.

(a) The transportation element shall include the following sub-elements:

(i) Land use assumptions used in estimating travel;

(ii) Estimated traffic impacts to state-owned transportation facilities resulting from land use assumptions to assist the department of transportation in monitoring the performance of state facilities, to plan improvements for the facilities, and to assess the impact of land-use decisions on state-owned transportation facilities;

(iii) Facilities and services needs, including:

(A) An inventory of air, water, and ground transportation facilities and services, including transit alignments and general aviation airport facilities, to define existing capital facilities and travel levels as a basis for future planning. This inventory must include state-owned transportation facilities within the city or county's jurisdictional boundaries;

(B) Level of service standards for all locally owned arterials and transit routes to serve as a gauge to judge performance of the system. These standards should be regionally coordinated;

(C) For state-owned transportation facilities, level of service standards for highways, as prescribed in chapters 47.06 and 47.80 RCW, to gauge the performance of the system. The purposes of reflecting level of service standards for state highways in the local comprehensive plan are to monitor the performance of the system, to evaluate improvement strategies, and to facilitate coordination between the county's or city's six-year street, road, or transit program and the office of financial management's ten-year investment program. The concurrency requirements of (b) of this subsection do not apply to transportation facilities and services of statewide significance except for counties consisting of islands whose only connection to the mainland are state highways or ferry routes. In these island counties, state highways and ferry route capacity must be a factor in meeting the concurrency requirements in (b) of this subsection;

(D) Specific actions and requirements for bringing into compliance locally owned transportation facilities or services that are below an established level of service standard;



- (E) Forecasts of traffic for at least ten years based on the adopted land use plan to provide information on the location, timing, and capacity needs of future growth;
- (F) Identification of state and local system needs to meet current and future demands. Identified needs on state-owned transportation facilities must be consistent with the statewide multimodal transportation plan required under chapter 47.06 RCW;

(iv) Finance, including:

- (A) An analysis of funding capability to judge needs against probable funding resources;
- (B) A multiyear financing plan based on the needs identified in the comprehensive plan, the appropriate parts of which shall serve as the basis for the six-year street, road, or transit program required by RCW 35.77.010 for cities, RCW 36.81.121 for counties, and RCW 35.58.2795 for public transportation systems. The multiyear financing plan should be coordinated with the ten-year investment program developed by the office of financial management as required by RCW 47.05.030;
- (C) If probable funding falls short of meeting identified needs, a discussion of how additional funding will be raised, or how land use assumptions will be reassessed to ensure that level of service standards will be met;

(v) Intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions;

(vi) Demand-management strategies;

(vii) Pedestrian and bicycle component to include collaborative efforts to identify and designate planned improvements for pedestrian and bicycle facilities and corridors that address and encourage enhanced community access and promote healthy lifestyles.

(b) After adoption of the comprehensive plan by jurisdictions required to plan or who choose to plan under RCW 36.70A.040, local jurisdictions must adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a locally owned transportation facility to decline below the standards adopted in the transportation element of the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. These strategies may include increased public transportation service, ride-sharing programs, demand management, and other transportation systems management strategies. For the purposes of this subsection (6), "concurrent with the development" means that improvements or strategies are in place at the time of development, or that a financial commitment is in place to complete the improvements or strategies within six years.



(c) The transportation element described in this subsection (6), the six-year plans required by RCW 35.77.010 for cities, RCW 36.81.121 for counties, and RCW 35.58.2795 for public transportation systems, and the ten-year investment program required by RCW 47.05.030 for the state, must be consistent.

COUNTYWIDE PLANNING POLICIES

The policies and goals within the Transportation Element of the Kennewick Comprehensive Plan are consistent with the applicable County-Wide Planning Policies as shown below:

Policy #1: The Comprehensive Plans of Benton County and each of the cities therein shall be prepared and adopted with the objective to facilitate economic prosperity by accommodating growth consistent with the following:

3. Transportation. Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

10. Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards. With the exception of water, sewer, and local access streets, which shall be available at the time of occupancy, the term "adequate" shall be defined as either available at the time of occupancy, or shown on the current Capital Improvement Plan (CIP), as a funded project within six years.

Policy #14: Maintain active County-City participation in the Regional Transportation Planning Organization* in order to facilitate City, County, and State coordination in planning regional transportation facilities and infrastructure improvements to serve essential public facilities including Port District facilities and properties.

**The Benton-Franklin Council of Governments is designated as the Regional Transportation Planning Organization.*

INVENTORY OF AIR, WATER & LAND TRANSPORTATION

The Comprehensive Plan must include an inventory of air, water, and land transportation facilities and services within the City of Kennewick. This inventory must also include transit alignments and state-owned transportation facilities per RCW 36.70A.070(6)(a)(iii)(A).



AIR TRANSPORTATION

Vista Field Airport was built in 1943 for naval operations. During World War II it served as a training facility for the Pasco Naval base. At the end of the war it was deeded to the Kennewick Irrigation District (KID) and opened to the public for general use. In the mid-1970s ownership of the land was split between the City of Kennewick and the KID and was annexed to the City of Kennewick. In 1991, the City transferred ownership of the Vista Field to the Port of Kennewick. The sale was coupled with a purchase and sale agreement containing a condition that should the airport cease operations, ownership of Vista Field would revert back to the City. In 2008, the reversionary clause was eliminated and in 2010, the contract was dissolved. The Port of Kennewick closed airport operations at Vista Field on December 31, 2013. The Port commenced a master planning process for the redevelopment of Vista Field and the surrounding properties in the summer of 2014 and concluded the process in 2015.

WATER TRANSPORTATION

The Kennewick urban growth boundaries contain 8 miles of Columbia River shoreline on the northern side of the City. There is no public transportation on the Columbia River owned or operating from Kennewick.

Private barge services have Interstate Commerce Commission (ICC) authority to serve the area and are available for shipping bulk agricultural products, containerized storage, and liquid fuels & fertilizers from the area to the lower Columbia River. There is one barge company, Shavers Transportation, serving the region at this time. It owns no facilities in Kennewick.

LAND TRANSPORTATION

RAIL

The Burlington Northern Santa Fe and the Union Pacific Railroads both offer mainline rail service in Kennewick. Burlington Northern maintains approximately eight miles of mainline track and a complex of sidetracks within Kennewick. Each intersection of mainline track with a city street is signalized. The sidetracks are not signalized. The opening of the Stampede Pass corridor is expected to increase daily traffic through Kennewick from six to as many as twenty trains per day. This will impact six at-grade crossings.

Burlington Northern Santa Fe owns two buildings in Kennewick. One is the old depot north of the historic downtown area, which is used by railroad train crews. The other building is leased to a private business. It also owns and maintains the Columbia River Railroad Bridge between Pasco and Kennewick.

The Union Pacific Railroad owns approximately eight miles of mainline track in Kennewick, with seven signalized crossings. They own no additional property within the City.



The Port of Kennewick owns one track section within the City. The Port maintains the track lines, ties, switches and crossings. The Port of Benton owns approximately 1-1/2 mile of industrial lead and siding within the City of Kennewick limits.

Amtrak provides intercity passenger rail service. The Amtrak station is located in Pasco and shares tracks with BNSF. The route between Pasco and Portland goes through the northeast portion of Kennewick.

PUBLIC TRANSIT

Ben Franklin Transit (BFT) is a municipal corporation, which provides public transportation services in a 616-square mile area known as the Public Transportation Benefit Area (PTBA). BFT's PTBA covers portions of Benton and Franklin Counties including the jurisdictions of West Richland, Prosser, Benton City, Richland, Kennewick, Finley, and Pasco. BFT is funded with six-tenths of one percent of all sales tax dollars generated within the PTBA. BFT funding is supplemented with fare box revenues, federal funding and state funding.

Fixed-route buses operate Monday through Friday from 6:00 am to 6:00 pm and Saturday from 8:00 am to 6:00 pm. Dial-A-Ride (DAR) is specialized door-to-door transportation for people whose disabilities limit their ability to use the fixed-route bus system. BFT exceeds requirements set forth in the Americans with Disabilities Act (ADA) by providing Paratransit service within the PTBA. Service provided outside the ¾ mile of fixed routes requires a premium fare. Operating hours for Paratransit services are the same as fixed route.

BFT's Vanpool program is a ride share alternative for those with long commutes. Volunteer drivers and riders share the cost of fuel, maintenance, and insurance through a monthly fare to utilize BFT vans. Vanpool drivers are fellow commuters, responsible for collecting the monthly fee and fueling the vehicle. The monthly Vanpool fare is based upon miles travelled.

Transit centers located in Kennewick are the Ed Frost Transit Center at Huntington Street, the Dayton Street Transit Center, and the Three Rivers Transit Center on Okanogan Place. There are two "park and ride" facilities in Kennewick. One is located at the Ed Frost Transit Center at Huntington and the other at 27th Avenue & S. Union Street.

TRUCKS

Truck Routes for vehicles over 14,000 pounds of gross weight are restricted to three road segments:

- Columbia Drive from US 395 interchange to SR 397;
- SR 397 from northern City limits to southern City limits; and
- US 395 from northern City limits to southern City limits.



W. 27th Avenue between S. Washington Street and S. Olympia Street is the only truck-restricted street in Kennewick. It is specifically signed to prohibit all traffic of trucks over 10,000 pounds gross weight except for pickup and delivery.

STREETS

Federal requirements determine that all public roads in the United States are to be uniformly classified by function. For balance, the criteria identified percentages of roads for each classification level. KMC 13.04 *Classification of Public Streets* identifies the four major types of public streets. They are classified and described in the following table.

Table 23: Functional Street Classification

Classification	Description
1. Principal Arterials	Intercommunity and intrametro area streets that are primarily used for traffic movement. Their general characteristics include moderate to high speeds that are generally thirty-five (35) mph to fifty-five (55) mph, high traffic generators, and no on street parking.
2. Minor Arterials	Intercommunity and intrametro area streets that provide primarily for traffic movement and secondarily for land access. Their general characteristics include moderate speeds (30 mph and above) and moderate to high traffic volumes (5,000 to 30,000 vehicles per day), some restriction on traffic movements, controlled driveway spacing and on street parking is generally prohibited.
3. Collectors	Streets with primary function to collect and distribute traffic between the local street system and the arterial street system. Collectors also provide for land access and inter-neighborhood traffic movement. Their general characteristics include low speeds (25 mph and above), low to moderate traffic volumes (500 to 20,000 vehicles per day), limited regulation of access control, and limited on street parking.
4. Local Access	Streets that primarily serve direct land access with the secondary function of traffic movement. Their general characteristics include: low speeds (25 mph), low traffic volumes (less than 1,500 vehicles per day), few access controls, and parking is generally permitted.

Federal guidelines establish high and low percentages for each classification type. The following table shows Kennewick percentages and the range of ideal percentages as determined by the Federal government.



Table 24: Miles of City Streets

Street Classification	Total Miles	Kennewick	Federal Guidelines
1. State Highways	7.96	3.0%	None
2. Principal Arterials	12.79	4.45%	5-10%
3. Minor Arterials	42.57	14.80%	10-15%
4. Collectors	24.03	8.36%	5-10%
5. Local Access	208.21	72.40%	65-85%

LEVEL OF SERVICE STANDARDS

Levels of service are qualitative measures established for various types of roadways using factors such as speed, freedom to maneuver, interruptions in the traffic flow, and convenience. Levels of service range from A to F and are defined by the Transportation Research Board. The following table identifies the level of service classifications for area roads and streets from the *2011-2032 Regional Transportation Plan for the Tri-Cities Metropolitan Area and the Benton-Franklin-Walla Walla RTPO*.



Table 25: LOS Definitions

Category	Definition
LOS A	Describes a condition of free flow with low volumes and higher speeds. Freedom to select desired speeds and to maneuver within the traffic stream is extremely high. Stopped delay at intersections is minimal.
LOS B	Represents reasonably unimpeded traffic flow operations at average travel speeds. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tensions.
LOS C	In the range of stable flow but speeds and maneuverability are more closely controlled by the higher volumes. The selection of speed is now significantly affected by interactions with others in the traffic stream, and maneuvering within the traffic stream requires substantial vigilance on the part of the driver. The general level of comfort and convenience declines noticeably at this level.
LOS D	Represents high-density, but stable flow. Speed and freedom to maneuver are severely restricted, and the driver or pedestrian experiences a generally poor level of comfort and convenience. Small increases in traffic flow will generally cause operational problems at this level.
LOS E	Represents operating conditions at or near the maximum capacity level. Freedom to maneuver within the traffic stream is extremely difficult, and it is generally accomplished by forcing a vehicle or pedestrian to “give way” to accommodate such maneuvers. Comfort and convenience levels are extremely poor, and driver or pedestrian frustration is generally high. Operations at this level are usually unstable, because small increases in flow or minor disturbances within the traffic stream will cause breakdowns.

The following table contains the City of Kennewick levels of service for city streets:

Table 26: Levels of Service

Functional Classification	Level of service
Local Streets	LOS C
All Arterials & Collectors	LOS D
Columbia Center Boulevard	LOS E

Kennewick’s roadways and facilities for alternative modes of traffic interconnect with those of Richland, Benton County, Franklin County, and Washington State. Traffic, including vehicles, pedestrian, bicyclists and trains, must be able to transition smoothly from



one jurisdiction to another without undue congestion or hazards. The RTPO has established the LOS for urban areas as “D” and for rural areas as “C”.

Coordination for levels of service is vital. This is accomplished through cooperation with all of the affected jurisdictions, the Regional Transportation Planning Organization (RTPO), and the Benton-Franklin Council of Governments. Their specific duties are for Benton, Franklin, and Walla Walla counties and the cities within them and include:

- Prepare and update a transportation plan for the region.
- Prepare a Regional Transportation Plan that is consistent with countywide planning policies, local comprehensive plans, and state transportation plans.
- Certify that the transportation elements of local plans reflect the region’s guidelines and principles for transportation planning, are consistent with the Regional Transportation Plan, and conform to GMA requirements.
- Certify that countywide planning policies and the RTP are consistent.
- Develop a six-year RTIP with regionally significant transportation projects and programs and demand management strategies.
- Designate a lead planning agency to coordinate preparation of the Regional Transportation Plan and other responsibilities.
- Review level of service methodologies to promote a consistent regional evaluation of transportation facilities and corridors.
- Work with cities, counties, transit agencies, WSDOT, and others to develop level of service standards or alternative transportation performance measures.

The transportation element of Kennewick’s Comprehensive Plan must coordinate with the transportation plans of the RTPO. It must also coordinate with the transportation plans of adjacent cities and the transportation plan of Benton County. It will be the joint responsibility of the RTPO and the City to ensure that this element of the Kennewick Comprehensive Plan meets this requirement.

HIGHWAYS OF STATEWIDE SIGNIFICANCE

Part of SHB 1487, passed in 1998 and known as the “level of service” bill, requires the Washington State Department of Transportation to identify Highways of Statewide Significance (HSS). HSS routes include National Highway System designations, rural highways serving statewide travel, urban routes linking rural HSS, principle arterial ferry routes, long haul freight routes, and connections to ports. Improvements to HSS routes are to be considered priority for funding by the Washington State Transportation Commission. Designated HSS routes through the city of Kennewick are:

- SR 240 from the northwest city limits to SR 395
- SR 395 from the southern city limits to the Franklin County line

The Washington State Department of Transportation, in consultation with local agencies, is responsible for establishing level of service (LOS) standards for HSS. These highways are not subject to local concurrency requirements. The level of service established for the City segments of SR 240 and SR 395 is D as shown in the 2011-2032 Regional Transportation Plan. The Regional Transportation indicates that these roadways will operate acceptably in both 2020 and 2030 with the exception of SR 395 at the Blue Bridge. These deficiencies will be resolved as project priorities and plans are defined and developed.

POLICY FOR TRANSPORTATION CONCURRENCY

Concurrency is defined by GMA to mean that needed improvements for water, sewer, and transportation for development proposals are in place at the time of development or that a financial commitment exists to complete the improvements within six years. Pursuant to WAC 365-195-510(1), land use proposals that would reduce service of the adjacent streets below adopted levels and cannot meet concurrency must be denied unless the applicant does one, or both, of the following:

- Amend the application to reduce the need for capacity improvements of transportation facilities in order to maintain the adopted level of service; or
- Arrange to provide capacity for transportation facilities that is not otherwise available.

If levels of service standards are set too high, it is possible that growth could be stunted. This is contrary to GMA. Level of service standards that are set too low so that concurrency is always avoided also violates GMA. KMC Section 4.12.055 Project Concurrency is Kennewick's response to the mandated requirement of WAC 365-195-510. It is based on the following specific levels of service standards for transportation.

Table 27: Level of Service for Transportation Concurrency

	LOS
Signalized Intersections – Existing	Level of Service “D”, Level of Service “E” for intersections along Columbia Center Blvd.
Unsignalized Intersections or Driveways (Minor Street Approach)	Level of Service “E”
Signalized or Unsignalized Intersection with Second Site Access Point within 1/3 mile with a Level of Service “D” or better	Level of Service “F”



SPECIFIC ACTIONS TO BRING INTO COMPLIANCE FACILITIES & SERVICES BELOW ESTABLISHED LOS STANDARDS

State law requires development be denied in the absence of strategies to meet compliance with transportation concurrency. Specific actions and requirements for doing so must be identified pursuant to RCW 36.70A.070(6). Land use proposals that would reduce the level of service of the adjacent streets and cannot meet concurrency requirements as established in KMC 4.12.055 Project Concurrency must be denied unless the applicant does one, or both, of the following:

- Amend the application to reduce the need for capacity improvements of transportation facilities in order to maintain the adopted level of service; or
- Arrange to provide capacity for transportation facilities that is not otherwise available.

Concurrency can mean that improvements or plans for such improvements are in place at the time of development, or that a financial commitment is available to complete the improvements within six years.

If a developer is unable or unwilling to amend the application in order to maintain the adopted transportation level of service, additional options may be available with approval of the City of Kennewick:

- Demonstrate that the development will have a lower need for capacity than usual, or expected, and existing capacity is therefore adequate.
- Developer assumes financial responsibility for funding to meet level of service standards.
- Lower level of service standard on an emergency basis by amending or revising the Comprehensive Plan.

Multi-modal strategies that could be used to meet concurrency include increased public transportation, ride-sharing programs, transportation demand strategies, or establishing innovative ways to pay for the needed improvements.

LAND USE ASSUMPTION IN ESTIMATING TRAVEL

Numerous assumptions are used in evaluating prospective impacts to the existing transportation system and facilities. The City uses a household size of 3.0 for low- density residential development by unit, 2.4 by unit for medium-density residential development, and 1.9 per unit for high-density residential development.

Additional land use assumptions used in Kennewick to determine transportation impacts are contained in the three-document “*Trip Generation*”, 9th Edition, Institute of Transportation Engineers, 2012. Specific land use assumptions unique to Kennewick are incorporated in the Kennewick Transportation System Plan that was completed in 2009.



FORECASTS OF TRAFFIC FOR AT LEAST 10 YEARS BASED ON LAND USE ELEMENT

GMA requires that local transportation planning be consistent with the land use element of the Kennewick Comprehensive Plan. Land use is also needed for establishing capital investments to provide adequate public facilities including transportation.

The *Regional Transportation Plan for the Tri-Cities Metropolitan Area, 2011-2032* was prepared by the Benton-Franklin Council of Governments. Land use data provided by each jurisdiction was used for modeling purposes using Traffic Analysis Zones (TAZ).

Each city and county provided ten-and twenty-year growth projections for specific land uses in each TAZ. An estimated projection for future growth in each TAZ was then used for modeling to prepare the 2011 regional transportation plan.

Table 28: Land Use Categories – TAZ (Kennewick)

Land Use Code	Land Use Type	Unit of Measure
LU1	Single-family	Dwelling Units
LU2	Multi-family	Dwelling Units
LU3	Industrial/Manufacturing	Employees
LU4	Retail	Employees
LU5	Finance, Insurance, Real Estate, Service, Government	Employees
LU6	Regional Mall	Employees
LU7	Airport	Employees
LU8	Schools	Students
LU9	Hanford Outer Area	N/A
LU10	Hanford Inner Area	N/A
LU11	Offices	Employees
LU12	Hotel/Motel	Number of Rooms
LU13	Assisted Living/Nursing Facilities	Number of Rooms
LU14	Undeveloped	Acres
LU15	Shift Industrial	Employees



Each metropolitan area within Benton and Franklin County submitted forecast data for the TAZ zones for 2010, 2020, and 2030 to update the 2011 Regional Transportation Plan. These forecasts were based on assumptions unique to each jurisdiction but were consistent with each jurisdiction's comprehensive plan.

An important assumption made by the City and the Council of Governments is that future land use in the urban areas will continue as it is now, with single-family and multi-family residential, commercial, and industrial as the primary land uses.

Table 29: Kennewick Land Use by Acres - 2016

Land Use Category	Total Acres*
Residential	10,477.5 (66%)
<i>Low Density Residential</i>	8,206.1
<i>Medium Density Residential</i>	1842.7
<i>High Density Residential</i>	428.6
Commercial	1,982.1 (12%)
Industrial	787.5 (5%)
Open Space	1,564.1 (10%)
Public Facilities	324.5 (2%)
Schools	237.5 (1%)
Parks and Recreation	241.9 (2%)
Public Service	77.2 (>1%)
Critical Areas	259.0 (2%)
Total	15,951 (100.0%)

**Does not include roads, irrigation rights of way, railroad rights of way or Columbia River*

Residential development is traditionally the largest land use in urban areas, and Kennewick is no exception. Residential land in Kennewick is 66% of the total land use.



The next largest land use is commercial at 12% of the total. The largest concentration of commercial and retail use is in the northwestern part of Kennewick, from Columbia Center Boulevard east and west; south from W. Canal Drive; and north and south from W. Gage Boulevard. Other commercial nodes and strips occur throughout the City. They are centered on Hwy. 395, Clearwater Avenue, Columbia Drive, the Southridge area and W. 27th Avenue; and N. Edison Street from Clearwater Avenue to Canal Drive.

Land designated for Industrial uses comprise 5% of the total. These areas are primarily located in the Vista Field region, east and northeast of the historic downtown area and the railroad tracks, and at the southern tip of the newly annexed Southridge area.

Population projections are forecast in order to provide direction for planning and financing of required infrastructure. The 2016 official population for Kennewick is 79,120. Population estimates for 2027 indicates an increase to 98,288. This is a 24.2% increase in 10 years. The population estimate for 2037 is 112,044. The projected population increase from 2016 (79,120) to 2037 (112,044) is 32,924 people, or 41.6% increase.

Growth throughout the entire region will also affect transportation planning for Kennewick and the greater Tri-Cities region. The population increase for Benton County in the twenty years from 2016 (190,500) to 2037 (280,109) is projected by the Washington State Office of Financial Management to be 89,609 people, or a 47% increase.

Table 30: City of Kennewick Projected Population Growth

Jurisdiction	2016	2016-2027 Increase	2027	2016-2037 Increase	2037
Kennewick	79,120	+19,168(+24%)	98,288	+13,756 (+14%)	112,044
Benton County	190,500	+55,067 (+29%)	245,567	+89,609 (+47%)	280,109

Specific transportation traffic forecasts for the next twenty years have been included in Kennewick's Transportation Systems Plan.

FINANCE

Kennewick's Capital Improvement Program is updated biennially. It is intended to be a flexible, dynamic tool for the City. Its purpose is to correlate funding sources to needed improvements. There are 6 guiding policies to provide for consistency between the Kennewick Comprehensive Plan, the biennial budget, and the Capital Improvement Program.

- Ensure Kennewick's land use and infrastructure elements are internally consistent.
- Reassess Kennewick's land use plan periodically to ensure consistency between capital facility needs and financing.
- Use adopted level of service standards, operating criteria and/or performance standards to evaluate capital facility needs.



- Base capital facility needs on employment and population projections developed by the City in conjunction with County and State estimates.
- Update the CIP in conjunction with the annual Comprehensive Plan process.
- Ensure that necessary capital facilities are provided as required by the City's concurrency ordinance.

New projects are evaluated not only in terms of total cost, but what impact the project will have on current and future operating costs.

There are three capital improvement funds used for transportation funding. They are the Arterial Street Fund, the Urban Arterial Street Fund, and the Capital Improvement Fund.

In 2005 the Safe, Accountable, Flexible, Efficient Transportation Equity Act: Legacy for Users (SAFETEA – LU) became law. It is the largest surface transportation investment in United States history with guaranteed funding of \$244 billion for highways, safety, and public transportation. A significant amount of grant funding for Kennewick comes through this Act.

ARTERIAL STREET FUND

The Arterial Street Fund is used for the continued development of the arterial streets within the City. Revenue sources are from state shared revenue in the form of gas tax with federal and state grants.

Motor Vehicle Fuel Tax

Cities receive approximately 3/4 of one cent of the 23-cent/gallon gas tax based on population. It is reserved for street construction and cannot be used for maintenance, but is designated for construction, improvement, and repair of arterial highways and streets. Approximately \$400,000 per year is projected for the next five years.

Highway Safety Improvement Program (HSIP)

Makes federal dollars available to the state Department of Transportation for projects on a competitive basis (priority and available funds) to eliminate hazards or safety problems. Will pay 90-100% of total cost.

STP Competitive

Funded from 1993 ISTEA 1998 TEA 21 2005 SAFETEA-LU, 2013 MAP-21 and 2015 FAST Act. Available on a competitive basis through the local MPO and various statewide competitive programs. Last used for the Columbia Center Boulevard Overlay project. This program provides funding for transportation projects on functionally classified streets.



URBAN ARTERIAL STREET FUND

The Urban Arterial Street Fund is used for the continued development of the urban arterial streets within the City. Revenue sources are grants from the State Transportation Improvement Board.

UAP (Urban Arterial Program)

Funded from the Urban Arterial Trust Account for projects that improve support of growth and development, maintain physical condition of roads, improve mobility and enhance safety. Funds are distributed across five regions statewide based on arterial lane miles and population. The program is administered by the Transportation Improvement Board.

STP Competitive

Funded from 1993 ISTEA 1998 TEA 21 2005 SAFETEA-LU, 2013 MAP-21 and 2015 FAST Act. Available on a competitive basis through the local MPO and various statewide competitive programs. Last used for the Columbia Center Boulevard Overlay project and the US395/Ridgeline Drive Grade Separation preliminary design. This program provides funding for transportation projects on functionally classified streets.

SP (Sidewalk Program)

Established by the Legislature in 1995 to provide funding for pedestrian projects. Funds are distributed across five regions statewide based on arterial lane miles and population. This program is administered by the Transportation Improvement Board.

CAPITAL IMPROVEMENT FUND

The Capital Improvement Fund is used for the acquisition or construction of major capital assets not identified with other capital funds, including streets. Revenue sources include that portion of optional local taxes designed for capital improvements, state grants, Public Works Trust Fund loans, and allocations from other funds.

Optional sales tax

Locally levied and distributed by state to each city on basis of collections within the jurisdiction. State law authorizes up to ½ of 1%. If both county & city are levying local sales tax, the city must allocate 15% of the amount it receives to the county. Proceeds from optional sales tax shall be used to fund City Council's priority Capital Improvement Program "CIP", capital debt service and contributions to safety service vehicles.

Public Works Trust Fund

The Washington State Legislature has not funded this program since the 2011-2012 state fiscal biennium.



The Capital Improvement Plan has been reviewed for consistency with the City of Kennewick's Comprehensive Plan. All projects with identified funding are located within the urban growth boundary and have funding sources identified for the six-year period from 2017 through 2022 of the CIP.

The six-year transportation projects have estimated costs and funding sources identified in the CIP program. The City relies on assistance from state and federal funding to implement the planned transportation improvements. If these sources of funding are not available for some reason, the City does have several options for making up the shortfalls:

- Use funds from another project that could be delayed without detriment.
- Enact impact fees, special taxes, tools, assessments, or other revenue sources available to the City.
- Develop a concurrency agreement stating that the necessary improvements will be provided within six years.
- Change the land use pattern to lower the number of trips to meet the LOS standards.
- Deny the land use proposal generating the need for the improvement.

The City's priority would be to make up any shortfalls with funds from another source. If this could not be done and the concurrency ordinance applies to the project, the City could either deny the proposed development or reassess the land uses in the area. This would be done to determine if changes to the land uses could be made that would result in a reduced LOS for the proposed project. If a project would have the potential to affect a neighboring transportation system, the proposal could be referred to the Metropolitan Planning Organization/Regional Transportation Planning Organization (MPO/RTPO) for intergovernmental consideration.

The Transportation Improvement Program (TIP) is prepared by the Benton-Franklin Council of Governments to meet state and federal guidelines. The TIP is required for applications for state and federal transportation funding. Proposed projects are prioritized based on available funding and the BFCG must certify that the TIP is in conformance with the Regional Transportation Plan.

IDENTIFICATION OF SYSTEM EXPANSION TO MEET CURRENT & FUTURE DEMANDS

The Capital Improvement Program (CIP) is updated biennially even though long-range projects, designed to meet both current and future needs, may be altered during each review. Long-range decision-making and budgeting is coordinated through the CIP.

The following Capital Improvements are identified as Major Transportation Projects in the Capital Improvement Program 2016-2021 for the City of Kennewick.



Table 31: Major Projects

Project	Description	Funding	Time
10th Ave. Reconstruction - Clearwater Ave. to Steptoe St. (Clodfelter)	Street reconstruction - one travel lane each direction & TWLTL. Curb, gutter, sidewalk, storm drainage and illumination. Clearwater widening for left turn storage. Roundabout @ Clearwater & 10th Ave.	TIB, STP, EDA, LID's, development contributions	2017-2018
10th Ave. Widening - Montana to Columbia Center Blvd.	Widening south side of the 10th Ave. Bike lane, curb, gutter, illumination, sidewalk, center turn-lane, HMA Overlay of existing.	TIB, STP, EDA, LID's, development contributions	2017-2018
45th Ave. Widening - Ely St. to Olympia St.	Reconstruction: roadway, curb, gutter, sidewalks, illumination, storm drainage, traffic control devices, channelization, signage. Project includes curb, gutter & sidewalk construction on one side of Ely St. from 45th to KID Canal.	TIB, STP, EDA, LID's, development contributions	2020-2021
Canal Dr. & Edison St. Intersection Improvements	Roadway and storage lanes for turning motions, channelization modifications, access reconstructions sidewalk improvements, frontage improvements, signal modification, APS and ADA improvements.	TIB, STP, EDA, LID's, development contributions	2019-2020
Canal Drive Sidewalks - US 395 to Hartford St.	Construct new sidewalks. Minor widening & curb construction.	TIB	2021
Cascade St. - W. 45th Ave. to 27th and Washington	City standard street, curb, gutter, sidewalk, illumination, storm drainage. Includes new construction from Highland Dr. to 45th Ave. Also, roundabouts at 45th & Cascade, 27th and Washington and Cascade and Highland.	TIB, STP, EDA, LID's, development contributions	2021-2022
Center Pkwy. & Deschutes Ave. Roundabout	Construction of a small diameter roundabout at Center Pkwy. and Deschutes Ave.	TIB, STP, EDA, LID's, development contributions	2018-2019
Center Pkwy. Interchange – Between Clearwater & US 395	On/off ramps to a structure constructed under a separate project, traffic control devices, channelization, signage.	TIB, STP, EDA, LID's, development contributions	2020-2021
City Arterial Pavement Preservation - City Wide to	Infrastructure preservation on city arterials.	TBD, CIP	Annually



Project	Description	Funding	Time
City Wide			
Citywide Channelization Improvements – Various Locations	Channelization improvements at priority intersections.	CIP, HSIP	2017
Citywide Safety Improvements – Various Locations	Provide signal timing, coordination, communication equipment and computer programming/equipment.	HSIP	2016-2021
Clearwater Ave. - Huntington St. to US395	Roadway and channelization modifications, access reconstruction, sidewalk improvements, frontage improvements, signal modification, APS and ADA improvements.	TIB, STP, EDA, LID's, HSIP, development contributions	2017
Clearwater Ave. - Utah St. Intersection	Construct widening for right turn lane, modify permanent pavement markings, permanent traffic control signing, and storm drainage modifications.	TIB, STP, EDA, LID's, development contributions	2019-2020
Clearwater Ave. & Union St. Access Improvements**	Roadway and channelization modifications, access reconstruction, sidewalk improvements, frontage improvements, utility relocations, signal modifications, APS and ADA improvement.	TIB, STP, EDA, LID's, development contributions	2016-2017
Clearwater Ave., Leslie Rd. to US 395	Develop and implement an access management plan. Work includes driveway consolidation, intersection improvements, medians, tapers, and turn pockets. PHASE 1 CLEARWATER AVE/ARTHUR ST. INTERSECTION; construct mid-block pedestrian crossing, pedestrian activated rapid flash beacon, median & bus pullout. No RW required for this phase. PHASE 2 - OTHER IDENTIFIED INTERSECTION IMPROVEMENTS; intersection improvements, medians, tapers, signal modifications, channelization modifications and turn pockets (intersections at Union, Johnson, Huntington, Edison, Columbia Center Blvd.); ROW required for these improvements.	HSIP	2016
Clearwater/Kellogg Intersection Improvements **	Construct additional storage lanes for increased turning motions. Signal modifications. Channelization	HSIP, CIP	2019-2020



Project	Description	Funding	Time
Columbia Center Blvd. Widening - Quinault Ave. to Deschutes Ave.**	Street reconstruction and widening. Construct an additional travel lane in each direction, curb & gutter, sidewalk, storm drainage, illumination, signal modifications.	TIB, STP, EDA, LID's, development contributions	2019-2021
Columbia Overlook - Phase 2 - Neel St. to US 395	Install concrete sidewalk on north side of roadway. Irrigation system installation and landscaped linear park. Requires agreement with BNSF Railway.	TIB, STP, development contributions	2018-2019
Columbia Park East - Pedestrian Bicycle Improvements	Removal of physical barriers, alterations to pavement markings and signage, low level lighting for the existing pedestrian path, install bicycle racks	CIP	2016-2017
E. 10th Ave. Sidewalks - US 397 to Oak St.	Construction of new sidewalks.	TIB	2016
Hildebrand Blvd. - City Limits (Sec. 7 T8N 29E) to Sherman St.**	New road construction - 2 travel lanes in each direction, medians, curb & gutter, sidewalk, roundabout @ Sherman in the Southridge planning area.	TIB, STP, EDA, LID's, development contributions	2016
Hildebrand Blvd. & US395 Intersection Improvements**	Acceleration-deceleration lanes, storage lanes for turning motions, channelization modifications, signal modification, APS and ADA improvements	WSDOT, Development Contributions	2016-2020
Kennewick Ave. Widening - Union St. to Morain St.	Reconstruction and widening. Curb, gutter, sidewalk, storm drainage & illumination.	TIB, STP, LID's, development contributions	2020-2022
Metaline Ave. Widening - Kellogg St. to Edison St.	Reconstruction and widening. Curb, gutter, sidewalk, storm drainage and illumination.	TIB, STP, EDA, LID's, development contributions	2016-2017
Montana St. Extension - 10th Ave. to Ridgeline Dr.	New construction: roadway, curb, gutter, sidewalks, illumination, storm drainage, traffic control devices, channelization, signage.	TIB, STP, EDA, LID's, development contributions	2019-2020
Morain St. Extension - 10th Ave. to 19th Ave.	New construction: roadway, curb, gutter, sidewalks, illumination, storm drainage, traffic control devices, channelization, signage.	TIB, STP, EDA, LID's, development contributions	2021-2022



Project	Description	Funding	Time
Ridgeline Dr. Extension Phase 3 - Center Pkwy. to Sherman St.	New alignment, gutter, sidewalks, illumination, storm drainage and controlled intersection. Right-of-way by developer donation.	TIB, STP, EDA, LID's, development contributions	2019-2020
Ridgeline Dr. Extension Phase 4 - Clodfelter Rd. to Center Pkwy.	New alignment. Curb, gutter, sidewalk, storm drainage, illumination and controlled intersection. Right-of-way by developer donation.	TIB, STP, EDA, LID's, development contributions	2019-2020
Ridgeline Dr. Reconstruction- Southridge Blvd. to Sherman St.	New construction: roadway, curb, gutter, sidewalks, illumination, storm drainage, traffic control devices, channelization, signage.	TIB, STP, EDA, LID's, development contributions	2017-2018
Sherman St. - Ridgeline Dr. to Hildebrand Blvd.	Reconstruction, curb, gutter, sidewalk, illumination and intersection control. Right-of-way by developer donation.	TIB, STP, EDA, LID's, development contributions	2018-2019
Southridge Center Pkwy. Extension - Hildebrand Rd. to Ridgeline Dr.	New construction. City standard street, curb, gutter, sidewalk, illumination. Roundabouts at Hildebrand Blvd. and Ridgeline Drive.	TIB, STP, EDA, LID's, Commerce, development contributions	2019-2021
US 395/Ridgeline Dr. Intersection Improvements **	Construction of a grade separated intersection at US395 and Ridgeline Drive. Includes improvements on US 395. Prior PE \$786,000	TIB, STP, EDA, LID's, development contributions & Connecting Washington Account	2016-2021
Zintel Way/Ridgeline Dr./Bofer Canyon Rd. - Zintel Way to US 395**	Zintel Way new street construction - Ridgeline Dr. reconstruction - Bofer Canyon Rd. realignment. All roadways - sidewalks, curb and gutter, illumination, storm drainage, roundabout. (Right-of-way by developer donation).	TIB, EDA, STP, LID's, Connecting Washington Account	2021
**TIF Eligible Projects			

Also included in the Capital Improvement Program 2017-2022 are future public works projects and funding sources for the years 2017 to 2037. Future projects and funding are constantly being reviewed and updated and are site specific. They include:

- Grade separations
- Signals or roundabouts
- Upgrading existing signals
- New street construction
- Street reconstruction and improvements
- Overlays of streets
- Widening of streets

Identified funding sources for the Public Works Future Projects are from the Arterial Street Fund, the Urban Arterial Street Fund, and the Capital Improvement Fund.

In 2014, the City of Kennewick adopted the Clearwater Access Management Plan. This plan identifies functional and safety improvements along the Clearwater Ave. corridor that runs from US 395 on the east to I-82 on the west. The plan identifies street widening, access relocation and consolidation, signal upgrades and pedestrian crossing improvements that will improve safety and levels of service along the corridor.

PEDESTRIAN AND BICYCLE COMPONENT

The City of Kennewick has adopted goals and policies supporting pedestrian and bicycle travel as essential alternative modes of transportation. The City is committed to providing pedestrian and bicycle systems that are safe, functional, and coordinate with the roadway system, open space corridors, and existing park and recreational systems. Federal and State legislation now requires that bicycling and pedestrian planning is included in a complete transportation-planning package. Pedestrian and bicycle needs are also identified in the City's Transportation System Plan.



Walking provides the most widely used and important link in transportation since all other modes of transportation ultimately depend upon it. If driving, we walk to and from our car. If using public transportation, we walk to the final destination. To encourage this link to develop into a widely used transportation mode will take not just new sidewalks and connections, but a specific plan to overcome identified barriers.

The Benton-Franklin Council of Governments has identified key regional goals, identified the system weaknesses and key resources for the pedestrian and bicycle system in the 2016 Regional Active Transportation Plan.



Specific pedestrian and bicycle network needs will be identified to provide linkage with the existing transportation network as new development is proposed. New bicycle lanes and sidewalks will be provided within the existing transportation network as street improvements occur.

TRANSPORTATION DEMAND MANAGEMENT

Transportation Demand Management (TDM) programs, or Demand Management Strategies, address transportation congestion from the demand side of the issue. TDM programs look for methods that will reduce the number of vehicles on roads in order to reduce the demand on the current system as well as demand for road improvements and new roads. The intent is for demand management programs to offer alternative, and low, or no-cost, solutions for road capacity problems.

One strategy is to reduce single occupancy vehicles (SOV) for daily work commutes. Ways to reduce SOV work trips are:

- Ride sharing,
- Alternative work hours, or flextime to reduce peak hour congestion & auto trips,
- Use of public transit,
- Non-motorized modes of travel such as bicycles and walking.

Programs such as this are generally successful when strongly encouraged and supported by individual employers. These will have the greatest impact on traffic congestion when used by employers with large numbers of commuting employees.

There are seven Transportation Demand Management strategies identified by the Benton-Franklin Council of Governments in the *2011-2032 Regional Transportation Plan*. Strategy number 3 has been adopted by the City of Kennewick. The City may adopt additional strategies if travel demands exceed level-of-service standards. These strategies are:

1. Work with WSDOT, Ben Franklin Transit, urban jurisdictions, and major employers to develop and implement a voluntary Commute Trip Reduction program for the Tri-Cities to reduce single occupancy vehicle use, vehicle miles traveled, and minimize trip length during peak periods. Overall benefits will be reduced congestion and delay, cleaner air and less fuel consumption.
2. Continue to work with decision-makers, jurisdictions, and other agencies to encourage the Department of Energy (DOE) to implement the Federal Employees Commute Trip Subsidy Program.
3. Encourage employers to offer flexible work schedules (flex time), telecommuting, 4-day workweek, and other incentives that reduce peak period travel and lessen the need for roadway capacity.
4. Encourage commercial drivers to make deliveries and the shipping of freight during off-peak hours.



5. Investigate ways in which parking can be managed to decrease drive alone commuters.
6. Explore land use strategies that can reduce the use of single occupancy vehicles.
7. Continue facilitation of the urban Transportation Demand Management Committee.

TRANSPORTATION GOALS + POLICIES

Goal 1: Develop an integrated and balanced transportation system consistent with regional transportation objectives that supports the land use vision in the comprehensive plan and accommodates future travel demand.

POLICIES

1. Support the Benton County-Wide Planning Policies applicable to transportation.
2. Coordinate the planning, implementation, and operation of a safe and efficient multimodal transportation system with stakeholders including WSDOT, Benton County, the Benton Franklin Council of Governments, Ben Franklin Transit, the cities of Richland, Pasco, and West Richland, as well as various bicycle and pedestrian advocacy groups.
3. Update the Transportation System Plan on a 10-year basis, developing 20-year projections of traffic volumes and arterial street capacities to provide information on the location, timing, and capacity needs of future growth.
4. Encourage the connection of streets when considering subdivision or street improvement proposals, unless topographic or environmental constraints would prevent it. Limit the use of cul-de-sacs, dead-end streets, loops and other designs that form barriers in the community. Recognize that increasing roadway and non-motorized connections can reduce traffic congestion and increase neighborhood unity.

Goal 2: Provide a multimodal transportation system that encourages, supports, and enhances the safe, efficient, and reliable movement of people, vehicles, and goods.

POLICIES

1. Use best management practices for transportation systems.



2. Develop and implement non-motorized transportation systems, such as bicycle and pedestrian facilities and connections, which are consistent with the Regional Active Transportation Plan, as well as coordinate with adjacent jurisdictions and the City Parks Department to ensure the interconnectedness of local trail systems.
3. Link pedestrian and bicycle networks to open space corridors, park and recreation facilities, schools, and other public facilities and to the transit system. Take advantage of natural features and available public right-of-way where possible.
4. Design sidewalks, streets and streetscapes to be context sensitive, pedestrian-friendly and meet requirements of the Americans with Disabilities Act (ADA). Incorporate mobility choices for people with special transportation needs, including persons with disabilities, the elderly, the young and low income populations.
5. Encourage railroad infrastructure to support current & future economic activities.
6. Coordinate with Ben Franklin Transit to improve access to transit by helping to properly locate and provide key facilities like benches and shelters, key pedestrian crossing enhancements, and park and ride facilities.

Goal 3: Coordinate transportation system improvements and level of service standards with other jurisdictions and providers.

POLICIES

1. Monitor and adjust LOS standards and concurrency management programs that promote the optimal movement of people across a multimodal transportation network in coordination with local and regional agencies
2. Periodically review long range transportation funding options and consider changes to LOS standards, project selection or phasing, or to the land use element if sufficient funding is not available.
3. Encourage Transportation Demand Management (TDM) strategies such as improving transit level of service, ride-sharing, staggered work hours for employees and improvements to the bicycle network.
4. Deny land use proposals that would reduce the LOS of the adjacent streets and cannot meet concurrency or establish a strategy to mitigate the transportation impacts of the proposal.



Goal 4: Create and maintain a transportation system that promotes functionality and safety while supporting measures to reduce environmental impacts through context sensitive design and the support of active transportation modes.

POLICIES

1. Implement a Complete Streets Policy that emphasizes a transportation system that promotes and embraces healthy living and provides safe and balanced accommodations for all travelers including pedestrians, bicyclists, wheelchair users, public transportation users, motorists, freight haulers and emergency responders.
2. Design major intersections and corridors with landscaping and streetscaping elements, gateway signage and plaza treatments, and other features to distinguish them as major intersections and corridors.
3. Consider environmental impacts of transportation facilities and operations, pursuing projects and programs, consistent with noise reduction, air quality and water quality objectives.

IMPLEMENTATION

Design Standards & Safety

- KMC 5.56 Public Works Construction Standards
- KMC 13.12. Traffic Obstructions
- KMC 17.20 Design & Construction
- KMC 18.21 Landscaping
- KMC 18.27.060 View Obstruction Prohibited
- KMC 18.75 and KMC 18.78 Design Standards
- KAC 13.08 Traffic Impact Study
- KAC 13.40 Neighborhood Traffic Calming
- KAC 13.46 Highway Access Management



Maps

- BFCOG – Tri-Cities Bike Routes
- Kennewick Comprehensive Plan Land Use Map

Sub-Area and Other Plans

- Bridge-to-Bridge/River-to-Railroad Revitalization Plan
- Southridge Sub-Area Plan
- Hansen Park Sub-Area Plan
- Kennewick Comprehensive Park and Recreation Plan

Public Investment

- Capital Improvement Program 2006- 2011
- Transportation Improvement Plan 2006-2011

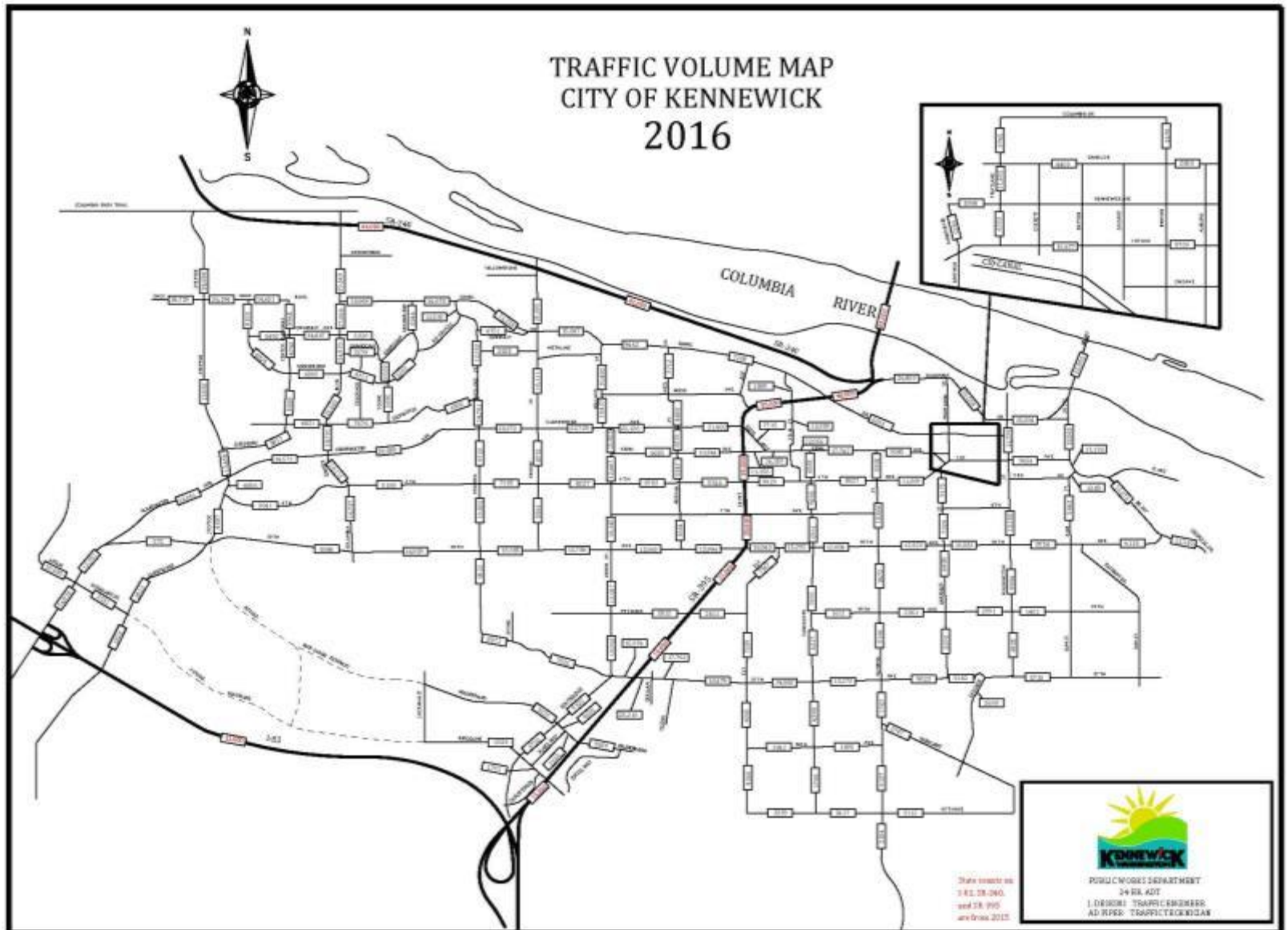
Regional Transportation

- BFCOG – Regional Transportation Plan 2001-2020

New Streets

- KMC 17.13.070 Roads and Rights of Way
- KMC 17.20.010 Design and Construction

Map 7. Traffic Volume





Section Seven:

ECONOMIC

DEVELOPMENT

INTRODUCTION

The economic wellbeing of a community is vital to its success in a competitive world. Numerous factors contribute to a successful formula that achieves both economic stability and economic growth for a community. Economic development is strategy to constantly improve the community's economic well-being and quality of life. Every community wrestles with the issue of economic growth since the stakes are so high; an expanded tax base, business retention and diversification, attraction of new businesses, and an improved quality of life. Without a strategy to help these things happen, it is unlikely that they will occur in a manner that matches the community vision.



In designing an effective economic development strategy, we recognize that effective economic development goals are part of a much larger picture for total community development. An economic development strategy recognizes that attracting new business and industry is desirable for the new wealth and jobs that are made available. At the same time, existing employers provide the first opportunity for growth through redevelopment and expansion.



It is desirable to provide a quality of life that attracts people and makes them want to stay, work, and play in Kennewick. Many tangible and intangible parts affecting economic development and involving the entire community are addressed in the Comprehensive Plan. Natural and physical features such as aesthetics and climate are important, as are necessities such as schools, government, services, and medical care. Additional factors are the cost of living, cultural opportunities, the availability of higher education, diversity, and the perception of personal safety.

Other major elements of the Comprehensive Plan, Land Use, Infrastructure, and Urban Design, represent essential elements in successful economic development. The Land Use element defines and creates the primary pattern of Kennewick's development and includes residential, industrial, public facility, open space, and commercial land use. The land use map identifies locations for each of the land use categories. Only when land use and locations have been identified can the Infrastructure Element apply to guide the provision of appropriately scaled infrastructure such as roads, water, sewer, and other utilities.

When Land Use and Infrastructure have been determined, Urban Design goals and objectives can be applied to new development. The Urban Design element provides aesthetic guidance to strengthen the community's quality of life, necessary for the attraction of new businesses and industry from outside the region.



STATUTORY REQUIREMENTS UNDER GMA

Economic Development is not a mandated element of GMA planning since no state monies have been appropriated to include it as a mandatory element consistent with RCW 36.70A.070(7). The following are the requirements under GMA for Economic Development Elements:

- (7) An economic development element establishing local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life. The element shall include:
 - (a) A summary of the local economy such as population, employment, payroll, sectors, businesses, sales, and other information as appropriate;
 - (b) A summary of the strengths and weaknesses of the local economy defined as the commercial and industrial sectors and supporting factors such as land use, transportation, utilities, education, workforce, housing, and natural/cultural resources; and
 - (c) An identification of policies, programs, and projects to foster economic growth and development and to address future needs. A city that has chosen to be a residential community is exempt from the economic development element requirement of this subsection.

GMA contains 13 statewide planning goals in RCW 36.70A.020, Goal 5 directly addresses Economic Development:

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

Benton Countywide planning policies

The Benton Countywide Planning Policies adopt state planning goals in CWPP #1; specifically CWPP 1 (12) and CWPP Policy 19 relate to economic development as follow:

Policy #1(12): Economic Development.

a. Encourage economic development throughout the County that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this County, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the County's natural resources, public services, and public facilities.



- b. Increase family-wage employment opportunities that improve the balance of jobs to housing throughout the County allowing workers the ability to live in close proximity to employment opportunities. Set a target jobs-housing ratio of 1.3 to 1.7 throughout the urban area.*

Policy #19: *The County and Cities have historically partnered with each other as well as with other organizations to achieve economic development throughout the region. It is the intention of the County and Cities to continue to actively pursue mutually beneficial partnerships that promote growth in all sectors of business and industry, including but not limited to: areas of agriculture, agri-business, industrial, commercial, public schools, recreation and tourism. Key strategies will include promoting family wage jobs, increasing income and reducing poverty, increase business formation, expansion and retention, and creating jobs and financial investment to improve the economics of our communities.*

- a. An economic development element should be integrated into the comprehensive plan of each jurisdiction. The economic development element should establish goals and policies for each jurisdiction; actively promote employment opportunities for family-wage jobs; support the retention and expansion of businesses and industry in Benton County; support development of public schools; encourage the development of tourist-related businesses, including those that capitalize on area agricultural and other resources.*
- b. Comprehensive Plans should foster and promote a natural environment that will contribute to economic growth and prosperity, and a business environment that offers diverse economic opportunities for businesses of all types and sizes in the region.*
- c. The County and Cities should encourage public and private agency cooperation and participation in the comprehensive planning process. These agencies should cooperatively evaluate trends and opportunities to identify strategies meeting long-term economic needs for the County region.*
- d. The County and Cities agree that Benton County may establish economic development strategies and implementation criteria for siting major industrial and resource based development within rural areas of the County in accordance with RCW 36.70A.365.*
- e. The provision of utilities and other supporting urban governmental services to commercial and industrial areas should be coordinated and assigned a high priority by utility purveyors and service providers.*
- f. A Countywide land use inventory should be established to monitor commercial and industrial land supply.*



g. Support the development of public schools in areas where present or can be extended, is financially supportable at urban densities, where the extension of public infrastructure will protect health and safety, as per WAC 365-196-425(3)(b).

LOCAL PLANNING – ECONOMIC DEVELOPMENT

There are numerous factors in a community that contribute to the effectiveness of a local economic development “vision” and accompanying overall strategic plan. These include the social aspects of the community: such as the perceived quality of life, the available work force, and the business partnerships that have been established. Included as additional factors in successful economic development are the opportunities for redevelopment and revitalization of existing businesses, diversification, and the ability to recruit new businesses to the area.

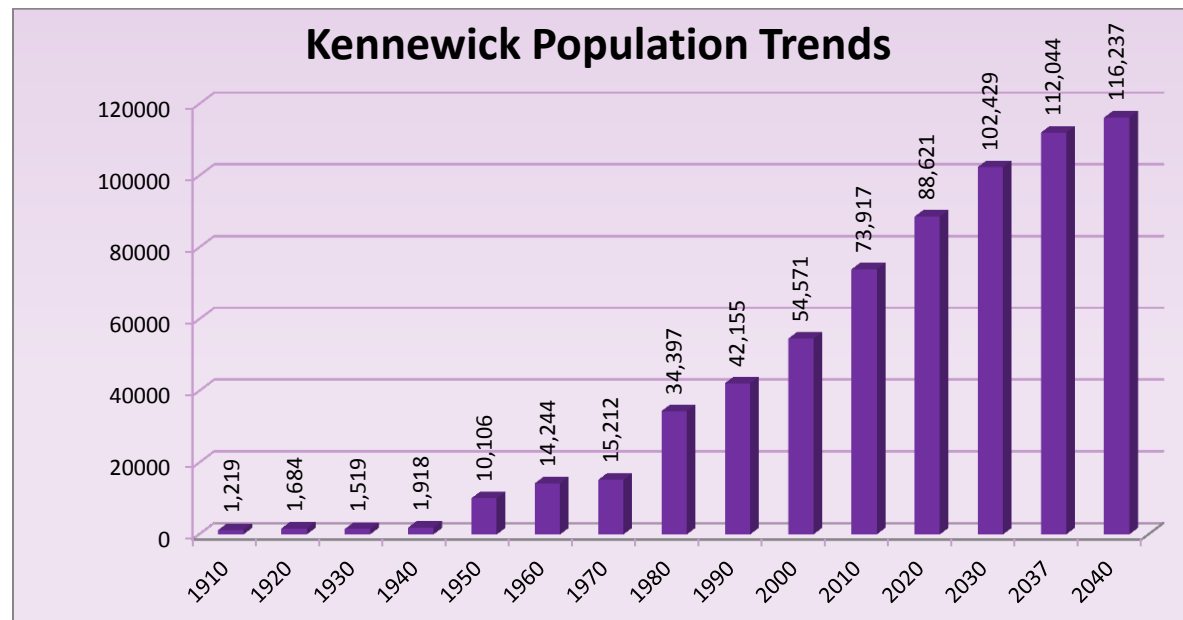
Economic Development is more easily described as it is defined. It’s often a regional activity that’s carried out through partnerships with other governments and development organizations and especially includes business groups as a partner. When describing Economic Development, it’s common to think of a series of job creation, retention and training programs; a series of public and private capital investments; and a process of capacity building that allows the community to influence its economic future. Often economic success is represented by total community development. It’s usually represented by the presence of a strong medical service sector, excellent school and educational activities, attractive and unique aesthetics that support local history and attributes of the area, programmatic devotion of staff resources to basic economic development and growth issues, a community wide commitment to a high level of customer service and a proactive marketing program.

In designing an effective Economic Development strategy, the City has prepared a community wide assessment and strategy in order to position Kennewick to address five key areas that are critical to Economic Development (Angelou Economic Report February 2006). These five components are: workforce and education; business climate; sites and infrastructure; economic development and marketing and quality of life. The goals listed below are those that have come from the City’s Economic Development Strategic Plan the Angelou Economic Report. Likewise, the policies are those that the City is primarily responsible for in efforts to achieve the listed goals. As noted, one of the most important steps to achieve economic success is the ability of the City to partner with local economic development groups. These include the Kennewick School District, the Tri-City Area Chamber of Commerce, TRIDEC and the Port of Kennewick. The ability to achieve the goals listed below greatly depends on the success of partnerships that the City has with these local groups.



POPULATION

Growth in population usually indicates growth in the available work force. The population of Kennewick has increased significantly since its incorporation as a city in 1904. At the time of the 1910 census, the Kennewick population was 1,219 people. In 2016 the population is 79,120. The following table shows this growth in 10-year increments from 1910 to 2010, using data from the U.S. Census Bureau. Kennewick is planning for a population of 112,044 by 2037; an increase of nearly 33,000 residents over the next 20 years.



LABOR FORCE

Having a trained labor force available is necessary for economic development and marketing. Basic to this need is the expectation that a high school diploma is the minimum requirement for employment. High school graduation rates affect both unemployment rates and the median weekly earnings of workers. In 2015 the 4-year high school graduation rates for the 3 primary Kennewick High Schools and the State of Washington were:



Table 32: 2015 High School Graduation Rates

HIGH SCHOOL	PERCENT	NUMBER OF GRADUATES
Kamiakin	81%	353
Kennewick	69%	222
Southridge	78%	297
Total District	76%	872
State of Washington*	77%	N/A

According to the Bureau of Labor Statistics, unemployment rates in the United States are directly tied to educational levels. In 2015, the unemployment rate in the U.S. for a high school dropout was 8.0%; the rate for persons with high school diplomas was 5.4%, and 2.1% for those with a Bachelor's, Master's or Doctoral Degree. The following table shows the number of employed in Kennewick who are 16 or over. There were 6.9% unemployed in the entire Kennewick work force in 2015.

Table 33: Kennewick Employment Status – 2015*

	NUMBER	PERCENT OF WORKFORCE
Population 16 years and over	57,670	100.0
In labor force	36,212	62.8
Civilian labor force	36,174	62.7
Employed	33,669	58.4
Unemployed	2,505	4.3
Armed Forces	38	0.1
Not in labor force	21,458	37.2

*U.S. Census Bureau

Educational levels also affect the income of the labor force. In 1996, those without a high school diploma or equivalency earned 60% less than those with some college, and significantly less than those with a Bachelor's Degree. For all college degrees from an



Associates of Art's Degree to a Doctoral degree, earnings exceed the median wage. In 2015 Kennewick's median household income was \$51,661.

Knowing where workers are employed will help in understanding the local environment as economic development strategies are designed. The attached table shows the top ten (10) employment categories for 2011 for the Kennewick, Richland, and Pasco Metropolitan Statistical Area (MSA). The data is from the U.S. Census Bureau. Numbers of employees are shown in descending order from the highest to the lowest.

Table 34: Top Six Employment Groups in the Tri-Cities

Description	Establishment	Paid Employees
Retail trade	763	12,063
Health care & social assistance	637	11,626
Professional, scientific, & technical services	522	10,484
Administrative, support, waste management & remediation service	285	8,520
Accommodation & food services	472	7,407
Manufacturing	186	5,768
Construction	699	5,567
Other services (except public administration)	475	3,406
Wholesale trade	238	2,538
Finance and insurance	286	2026

The remaining employment categories of Utilities; Arts, Entertainment, and Recreation; Real Estate and Rental and Leasing; Transportation and Warehousing; Information Services; Educational Services; Agriculture, Forestry, Fishing and Hunting; all have fewer than 2,000 employees each throughout the MSA. These are not shown on the above table.

Retaining a skilled labor force involves numerous components in addition to jobs that pay a livable wage: affordable and available housing, workforce programs for retraining workers for new opportunities, and an appealing community quality of life.



QUALITY OF LIFE

Quality of life is defined in the Kennewick Economic Development Strategy Plan as “those tangible and intangible features and characteristics that make people decide they want to live in a particular community, and make them commit to staying in that community”. There are numerous components that can contribute to a quality of life, from the physical appearance of a community to the services and amenities that are available.

AESTHETICS

The physical appearance of a town or city is often mentioned when defining quality of life. Aesthetically pleasing surroundings entice visitors and residents alike to public areas that are accessible, stimulating, and encourage them to feel they are a part of a unique community. The Downtown Kennewick Redevelopment Plan, emphasizing street and façade improvements, has resulted in numerous new businesses investing in the downtown.

Design standards for commercial development, single family and multi-family dwellings have been adopted by Kennewick and are incorporated into KMC 18.78 Commercial Design Standards and KMC 18.75 Residential Design Standards. These standards provide guidance for quality developments while allowing for creativity and diversity by the developer.

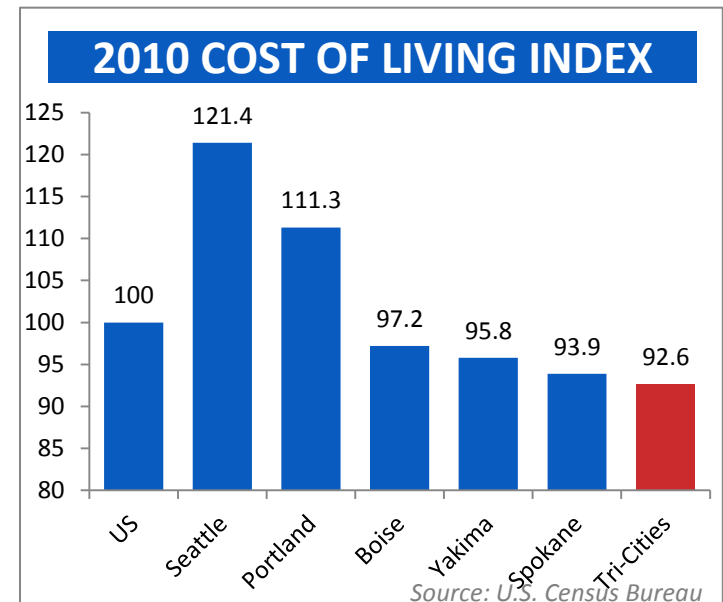
Sub-area plans such as the Bridge-to-Bridge/River-to-Railroad Revitalization Plan include design standards to protect and enhance the unique qualities of each area.

COST OF LIVING

Cost of living indexes are prepared by measuring prices for goods and services in various participating areas. The average for all participating areas equals 100. Each participant’s index is shown as a percentage of the average. A low relative cost of living is a desirable amenity in marketing the community to new business. The following graph indicates the Tri-Cities has a lower-than-average cost of living. Individual rates for Kennewick, Richland, and Pasco are not available.

CLIMATE

Kennewick is known as having a mild climate with over 300 days of sunshine per year. The average maximum temperature is 65.9 degrees Fahrenheit. The average minimum temperature is 42.3 degrees Fahrenheit. Combining this with an average total precipitation of 7.1





inches provides a perfect environment for golf, water sports, and other outdoor recreation.

SCHOOLS

Kennewick School District #17 provides 13 elementary schools, 4 middle schools, 3 high schools, and one skills center (Tri-Tech). The 2012-2013 enrollment was 17,022. The average cost to educate each student was \$8,938, compared with the state average of \$9,886 per student during this same period.

MEDICAL CARE

The Tri-Cities provides 4 hospitals with a full range of medical care. Trios Women's & Children's Hospital at 900 S. Auburn is a 37-bed specialty hospital, Trios Southridge Hospital is an acute care hospital, built in 2014., Both are owned and operated by the Kennewick Public Hospital District. Kadlec Regional Medical Center at 888 Swift in Richland is a 270-bed hospital. Our Lady of Lourdes Health Center, 520 N. Fourth in Pasco, is sponsored by the Sisters of St. Joseph of Carondelet and has 35 acute care beds. Additional medical care is provided at the Tri-Cities Cancer Center, 7350 W. Deschutes, Kennewick, and numerous other medical, dental, and eye clinics.



CULTURAL OPPORTUNITIES

The Tri-Cities offers various cultural venues such as the Mid-Columbia Symphony, the Mid-Columbia Ballet, the Richland Players Theatre, and numerous art galleries and exhibitions. There are 5 public libraries. The City of Kennewick has formed an Arts Commission that is responsible for reviewing proposed gifts or loans of art for aesthetic quality, site appropriateness, public safety and maintenance. Through the Arts Commission, the City supports providing art work in public places.

PERSONAL SAFETY

Personal safety is an important quality of life component. In 2005, Farmers Insurance rated the Tri-Cities as the most secure mid-sized city in the U.S. In 2010, Kiplinger rated the Tri-Cities among the one of the top-ten places in the country to raise a family. In 2015, Safewise named Kennewick as one of the 50 safest cities in Washington.



PARTNERSHIPS

Economic development cannot occur without cooperation and support of various public and private agencies. In Kennewick, economic development will be stronger with partnerships composed of local economic enhancement groups. These include the Port of Kennewick, TRIDEC, the Chamber of Commerce, Benton-Franklin Council of Governments, Visit Tri-Cities, Historic Downtown Kennewick Partnership and many other private and public agencies.

Further cooperation between various agencies, institutions, service providers, and businesses is often needed to stimulate commercial and industrial economic development activity in the form of infrastructure and recruitment concessions.

Tourism and diversity are two areas that depend heavily on partnerships. Tourism is a visible and popular way to create primary jobs by bringing outside money into the community and distributing it into the local economy. This can have positive results on existing businesses and could create new employment opportunities throughout the area. Partnerships can help create diversification of businesses and industry to create an economic climate not dependent on any one industry and one that can withstand not only the ups and downs of the local economy but also of the national economy.

There are numerous public and private agencies and organizations in the Tri-City area working for economic development. They are involved in workforce training, recruitment, investments, tourism, and government. A partial listing of these local organizations, with their web sites, is provided.





Table 35: Community Partner Agencies

ORGANIZATION	WEB SITE
Benton – Franklin Council of Governments	http://bfcog.us/
City of Richland – Economic Development	https://www.ci.richland.wa.us/business
City of Kennewick – Economic Development	http://www.go2kennewick.com/business
Historic Downtown Kennewick Partnership	http://www.historickennewick.org
Pacific Northwest National Laboratory – Economic Development Office (also Tri-Cities Small Business Development Center)	http://www.pnl.gov/edo
Port of Benton	http://portofbenton.com
Port of Kennewick	http://www.portofkennewick.org
Port of Pasco	http://portofpasco.org
Three Rivers Convention Center & Coliseum	http://threeriversconventioncenter.com
TRAC (Trade Recreation Agriculture Center)	http://www.traconline.com/
Tri-Cities Hispanic Chamber of Commerce	http://www.tricityshcc.org/
Tri-City Area Chamber of Commerce	http://www.tricityregionalchamber.com/
Visit Tri-Cities	http://www.visittri-cities.com
TRIDEC (Tri-City Industrial Development Council)	http://www.tridec.org
WorkSource Columbia Basin	https://www.worksourcewa.com/

PRIMARY AND SECONDARY JOBS

Primary jobs are necessary for economic stability, development, and growth. They add value to goods and services by exporting those products out of the community in which they are manufactured. In the process, wealth is imported back into the community. They contribute more to the overall growth of the economy since they have a greater market that extends beyond the local community. Examples of export-based industries in our area are manufacturing and agriculture.



Primary job creation is the foundation of economic development. Its importance cannot be underestimated in developing an economic development strategy for a community. Primary jobs are created by new businesses or industry moving into the community or local residents starting new primary businesses.

Secondary based businesses are those that re-circulate existing wealth throughout the community which they serve. These businesses are likely to grow if the community that is being served is growing. Examples are gas stations, grocery stores, restaurants, theaters, and other retail establishments.

REDEVELOPMENT AND REVITALIZATION

Redevelopment and revitalization is a simple way of investing in our own community. The City can play an active role in redevelopment and revitalization schemes by supporting private groups in their efforts to upgrade an area. Two examples are the revitalization efforts of the Port of Kennewick on Clover Island and the Downtown Revitalization Plan. Local resources such as Community Development Block Grant funds and the Capital Improvement Program could be used to assist in this effort.

The Port of Kennewick's plans for Clover Island are presented in the Clover Island Master Plan. The Plan proposes a coordinated system of public amenities and island infrastructure, a mix of water-oriented land uses, and recreational uses supporting the existing waterfront and boating tradition. As these changes have occurred, visitors to the area have increased and revitalization efforts in neighboring properties have grown. Just south of the island, the Port's Columbia Drive Redevelopment initiative includes a village for production wineries and a Columbia Basin College culinary arts training facility.

The Downtown Revitalization Plan has been effective in streetscape improvements and façade redesign throughout the historic downtown area of Kennewick. New trees have been planted, storefronts have been retrofitted, public art has been provided, and new businesses have moved into the area. Long-range plans include a landscaped corridor along Washington Street visually uniting Clover Island to the historic downtown area.

The Bridge to Bridge, River to Rail concept plan is a long-range concept of developing the riverfront area between the Cable and Blue Bridges. The goals are to create access to the Columbia River, develop the area as a focal point in Kennewick, and emphasize the uniqueness of this area while enhancing the natural environment. A portion of this concept has been implemented with the lowering of the levee from N. Washington Street to the Blue Bridge (Hwy. 395).



ECONOMIC DEVELOPMENT GOALS + POLICIES

Goal 1: Improve the business climate in Kennewick.

POLICIES:

1. Create incentives to attract target industries to Kennewick.
2. Ensure timely and coordinated permitting and regulations.

Goal 2: Support education and workforce development to prepare residents and workers for jobs in target industries, and improve Kennewick's ability to attract workers who can fill in target industries.

POLICIES:

1. Support the Tri-Cities Young Professional Network.
2. Partner with education and employment organizations and businesses to help ensure an adequate and trained labor pool.
3. Support efforts of businesses and institutions to train workers for today's and tomorrow's jobs and support continuing education in the region.

Goal 3: Support the development and redevelopment of walkable, mixed-use neighborhoods as attractive locations for employment, tourism, arts and culture, entertainment and residents.

POLICIES

1. Support Downtown Kennewick redevelopment efforts through regulatory incentives, infrastructure investments, urban design standards and other tools.
2. Encourage redevelopment in appropriate areas on the Columbia River.
3. Support the new entertainment district in the Vista Field/Three Rivers Convention Center area, through zoning, urban design, infrastructure investments and other tools.
4. Support the Port of Kennewick's goals of creating a new mixed-use neighborhood at Vista Field through infrastructure improvements; urban design tools and other actions.



Goal 4: Maintain the areas infrastructure so that it meets the needs of existing employers and targeted industries.

POLICIES

1. Increase the number of “shovel ready” commercial and industrial sites in Kennewick.
2. Continue to provide high quality and cost efficient city services and facilities consistent with the community’s priorities and growth.
3. Continue to identify, construct and maintain infrastructure systems and facilities required to promote and sustain a positive economic climate.

Goal 5: Support regional efforts to attract and retain target industries to market the Tri-City region.

POLICIES

1. Expand Kennewick’s commitment to TRIDEC.
2. Support the Tri-Cities Research District.
3. Focus recruitment efforts on target industries that raise the overall wage levels in Kennewick.

Goal 6: Ensure sufficient land is available to support development of industrial, office, and retail development.

POLICIES

1. Regularly assess market needs and available land for office, commercial, and industrial development.
2. Maintain an adequate supply of land to support economic development goals.
3. Encourage retail development. Activities could include: analysis of supply and demand, expanding areas with targeted retail designations, infrastructure investments, or urban design standards.



IMPLEMENTATION

Economic Development Strategy

- Kennewick Economic Development Strategic Plan (Angelou – February 2006)

Countywide Planning Policies

- Benton Countywide Planning Policies #1, #18 and #19

Design Standards

- KMC 18.75 and 18.78 Design Standards

Sub-Area Plans

- Hansen Park Master Plan
- Southridge Sub-Area Plan
- Columbia Park Master Plan
- Bridge-to-Bridge/River-to-Rail Revitalization Plan

Capital Improvement Plan

- Most current CIP



Section Eight:

APPENDICES



The Comprehensive Plan is supported by several systems and functional plans. These plans have been adopted and are incorporated by reference into the City of Kennewick Comprehensive Plan. They contain added detail and specifics that help to address the goals of the Growth Management Act and provide a path forward in achieving the goals and implementing the policies set forth in the Comprehensive Plan.

1. City of Kennewick Sustainability Program
2. Tri-Cities Consortium Consolidated Plan
3. City of Kennewick Capital Improvement Program
4. City of Kennewick Comprehensive Parks and Recreation Plan
5. City of Kennewick Comprehensive Stormwater Plan
6. City of Kennewick General Sewer Plan
7. City of Kennewick Transportation Systems Plan
8. City of Kennewick Water Comprehensive Plan

City of Kennewick

City Council

10 Year Comprehensive Plan Update

2017 Plan Update Adoption

June 6, 2017



Overview – Why Update

- Periodic Update Required by GMA
- 20 Year Growth Projection – 33,000 new residents
- Community Engagement
 - 4/12/16 – Council/Commission Workshop
 - 5/2/16 – Community Open House
 - 4/22-5/31/16 – On-line Survey
 - 1/23/17 – Community Open House
 - 12/16/16 – 1/16/17 – On-line Surveys (2)
 - PC Public Hearings: 1/23, 2/6, 2/15, 3/6, 5/9

Comp Plan Elements

- Land Use
- Transportation
- Capital Facilities
- Utilities
- Housing
- Economic Development

City Council Review

- **Council Workshops**
 - **3/14/17 – Housing & Utilities Elements**
 - **3/28/17 – Capital Facilities & Transportation Elements**
 - **4/25/17 – Economic Development Element**
 - **5/9/17 – Land Use Element – Part 1**
 - **5/23/17 – Land Use Element – Part 2**

Team Effort

- **Leadership –**
 - City Council
 - Planning Commission
 - City Manager
 - Department Head Team
- **State Agencies -**
 - Department of Commerce
 - Department of Ecology
 - Department of Fish & Wildlife
 - Department of Natural Resources
- **Local Agencies -**
 - Benton County
 - Ben Franklin Transit
 - Benton/Franklin COG
 - Port of Kennewick
 - Kennewick School District
 - Benton PUD
 - Kennewick Irrigation District
- **City Staff -**
 - Public Works
 - City Attorney
 - Economic Development
 - Finance
 - Community Planning

What Changed?

- Consolidated Plan
- Reformatted Plan
- Vision Statement
- Goals & Policies Updated Where Needed
- Goals & Policies “nested”
- Text Updated
- Data Updated

What Didn't Change

- **No Major Policy Changes**
- **Land Use Map –**
 - Map Changes “stayed” the year before and year of a mandated update
- **Annual Amendments 2018**

Questions?



Council Agenda Coversheet	Agenda Item Number	6.a.	Council Date	06/06/2017	Consent Agenda	☐
	Agenda Item Type	Resolution			Ordinance/Reso	☒
	Subject	Sewer Easement Vacation - Beverly Meadows Ph 2			Public Mtg / Hrg	☒
	Ordinance/Reso #	17-13	Contract #		Other	☐
	Project #		Permit #	ENG-2017-01136	Quasi-Judicial	☐
	Department	Public Works				

Recommendation

Staff recommends that Council consider the request to vacate a 10' sanitary sewer easement within lots 9, 10 & 11 of Beverly Meadows Phase 2.

Motion for Consideration

I move to adopt Resolution 17-13.

Summary

Notice of the June 6, 2017 public hearing to consider the request to vacate this 10' sanitary sewer easement was published in the Tri-City Herald on Saturday, May 27, 2017.

PBS Engineering is requesting on behalf of Monogram Homes, LLC the vacation of a portion of the sanitary sewer easement recorded under AFN 586514 within lots 9, 10 and 11. The sewer line that was located in this easement has been relocated and this portion of the easement is no longer needed. Construction of the relocated sewer line was completed in the fall of 2016. The ability to develop these lots is dependent upon the vacation.

City staff has reviewed and has no objections to the proposed vacation.

Alternatives

None recommended.

Fiscal Impact

None.

Through	Bruce Beauchene May 31, 08:24:24 GMT-0700 2017	Attachments: ☐ Deeds ☐ Resolution ☐ Drawings
Dept Head Approval	Cary Roe May 31, 11:55:32 GMT-0700 2017	
City Mgr Approval	Marie Mosley Jun 01, 21:14:41 GMT-0700 2017	

☒ Recording Required?

CITY OF KENNEWICK
RESOLUTION NO. 17-13

A RESOLUTION OF THE CITY OF KENNEWICK DECLARING SURPLUS A
PORTION OF CERTAIN SANITARY SEWER EASEMENT LYING WITHIN
LOTS 9, 10, AND 11 OF THE FINAL PLAT OF BEVERLY MEADOWS PHASE 2

WHEREAS, Monogram Homes, LLC, Nicolas Dyer Delaney and Victoria J. Ross have requested
the vacation of a certain sanitary sewer easement located on their property; and

WHEREAS, RCW 35.94.040 provides for the disposal of surplus property originally required for
public utility purposes; and

WHEREAS, notice has been published on May 27, 2017, that a public hearing would be held on
this date concerning disposal of this property; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON
that property originally acquired for the purpose of utility easement and described as follows:

LOT 9, 388 EAST 16TH AVENUE, PARCEL NO. 1-0780-208-0000-009

AN EASEMENT OVER REAL PROPERTY LOCATED IN THE SOUTH HALF OF
THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 30
EAST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON.

THAT PORTION OF THE SANITARY SEWER EASEMENT GRANTED TO CITY OF
KENNEWICK PER DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER
586514, LOCATED WITHIN LOT 9 OF THE FINAL PLAT OF BEVERLY MEADOWS
PHASE 2, AS RECORDED IN VOLUME 15 OF PLATS AT PAGE 550, RECORDS OF
THE BENTON COUNTY AUDITOR.

LOT 10, 380 EAST 16TH AVENUE, PARCEL NO. 1-0780-208-0000-010

AN EASEMENT OVER REAL PROPERTY LOCATED IN THE SOUTH HALF OF
THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 30
EAST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON.

THAT PORTION OF THE SANITARY SEWER EASEMENT GRANTED TO CITY OF
KENNEWICK PER DOCUMENT RECORDED UNDER AUDITOR'S FILE NUMBER
586514, LOCATED WITHIN LOT 10 OF THE FINAL PLAT OF BEVERLY
MEADOWS PHASE 2, AS RECORDED IN VOLUME 15 OF PLATS AT PAGE 550,
RECORDS OF THE BENTON COUNTY AUDITOR.

LOT 11, 374 EAST 16TH AVENUE, PARCEL NO. 1-0780-208-0000-011

AN EASEMENT OVER REAL PROPERTY LOCATED IN THE SOUTH HALF OF
THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 30
EAST OF THE WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON.

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586514, LOCATED WITHIN LOT 11 OF THE FINAL PLAT OF BEVERLY MEADOWS PHASE 2, AS RECORDED IN VOLUME 15 OF PLATS AT PAGE 550, RECORDS OF THE BENTON COUNTY AUDITOR,

is hereby found to be surplus to the City's needs and not required for the providing of continued services; and

BE IT FURTHER RESOLVED that the consideration to be paid for the release of this easement shall be \$50.00; and

BE IT FURTHER RESOLVED that the Mayor of the City of Kennewick is authorized to deed by quit claim to Monogram Homes, LLC, Nicholas Dyer Delaney and Victoria J. Ross the above-described easement and deliver the same upon payment.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 6th day of June, 2017, and signed in authentication of its passage this 6th day of June, 2017.

Attest:

STEVE C. YOUNG, Mayor

TERRI L. WRIGHT, City Clerk

RESOLUTION NO. 17-13 filed and recorded in the office of the City Clerk of the City of Kennewick, Washington, this 7th day of June, 2017.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

City of Kennewick
PO Box 6108
Kennewick, WA 99336

Tax Parcel ID # 1-0780-208-0000-009
Address: 388 E 16th Avenue

LOT 9, 388 EAST 16TH AVENUE, PARCEL NO. 1-0780-208-0000-009

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CITY OF KENNEWICK, WASHINGTON

Attest:

TERRI L. WRIGHT, City Clerk

STATE OF WASHINGTON)
)ss.
COUNTY OF BENTON)

I certify that on this 6th day of June, 2017, before me, the undersigned Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Steve C. Young and Terri L. Wright to me known to be the Mayor and City Clerk, respectively, of the City of Kennewick, Washington, the corporation that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute said instrument.

Witness my hand and official seal hereto affixed the day and year first above written.

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

City of Kennewick
PO Box 6108
Kennewick, WA 99336

Tax Parcel ID # 1-0780-208-0000-010
Address: 380 E 16th Avenue

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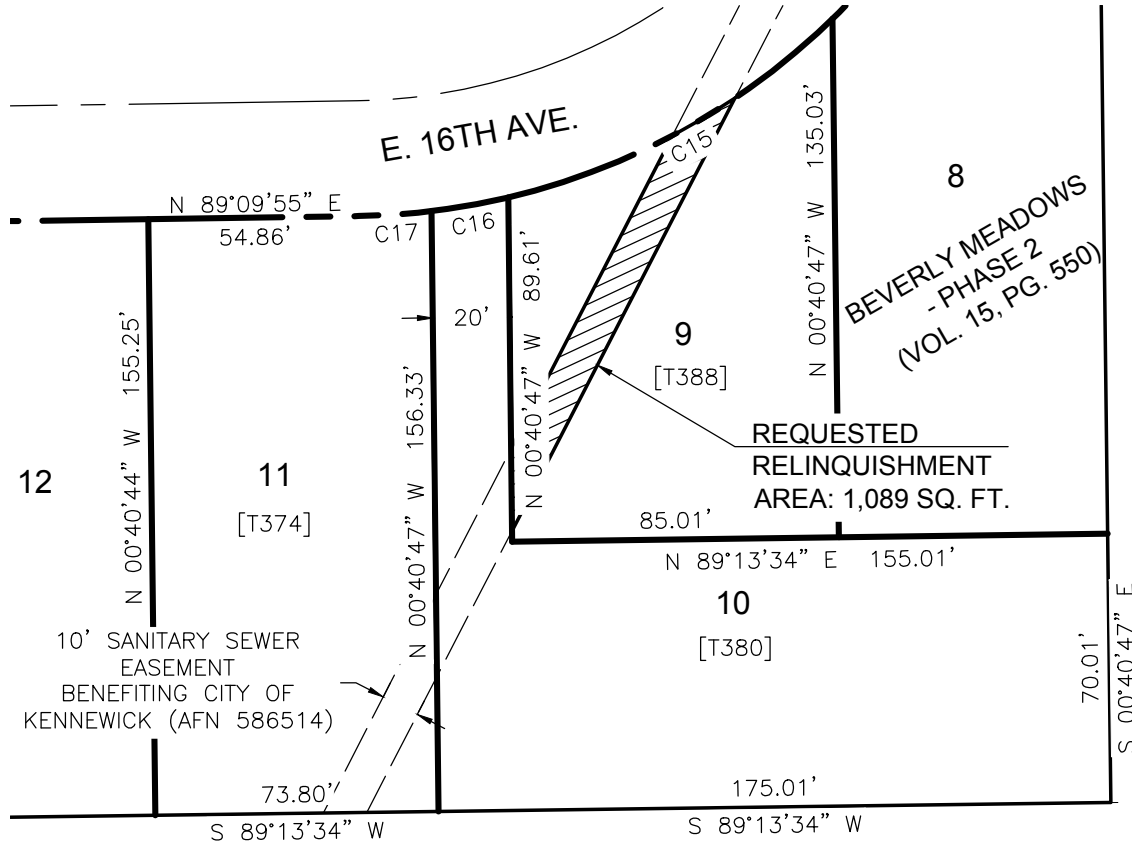
Witness my hand and official seal hereto affixed the day and year first above written.

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

10' SANITARY SEWER EASEMENT EXHIBIT

LOT 9

LOCATED IN THE S 1/2 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 8
NORTH, RANGE 30 EAST OF THE WILLAMETTE MERIDIAN,
BENTON COUNTY, WASHINGTON.
RECORDED UNDER AUDITOR FILE NUMBER 586514



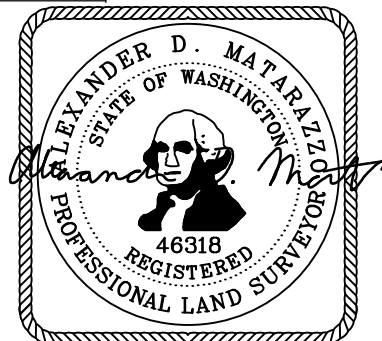
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C15	97.64'	180.01'	31°04'35"	N 61°07'56" E	96.45'
C16	20.29'	180.01'	6°27'24"	S 79°53'55" W	20.28'
C17	18.97'	180.01'	6°02'17"	S 86°08'46" W	18.96'

LOT DIMENSIONS OF RECORD SHOWN PER PLAT OF
BEVERLY MEADOWS - PHASE 2 (VOL. 15, PG. 550)

AN EASEMENT OVER REAL PROPERTY LOCATED IN THE SOUTH HALF OF
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05/25/2017



PBS Engineering and
Environmental Inc.
6115 Burden Blvd, Ste E
Pasco, WA 99301
509.547.5119
pbsusa.com

DRAWN BY: ROP

SCALE: N/A

DATE: 05/25/2017

CHECKED BY: ADM

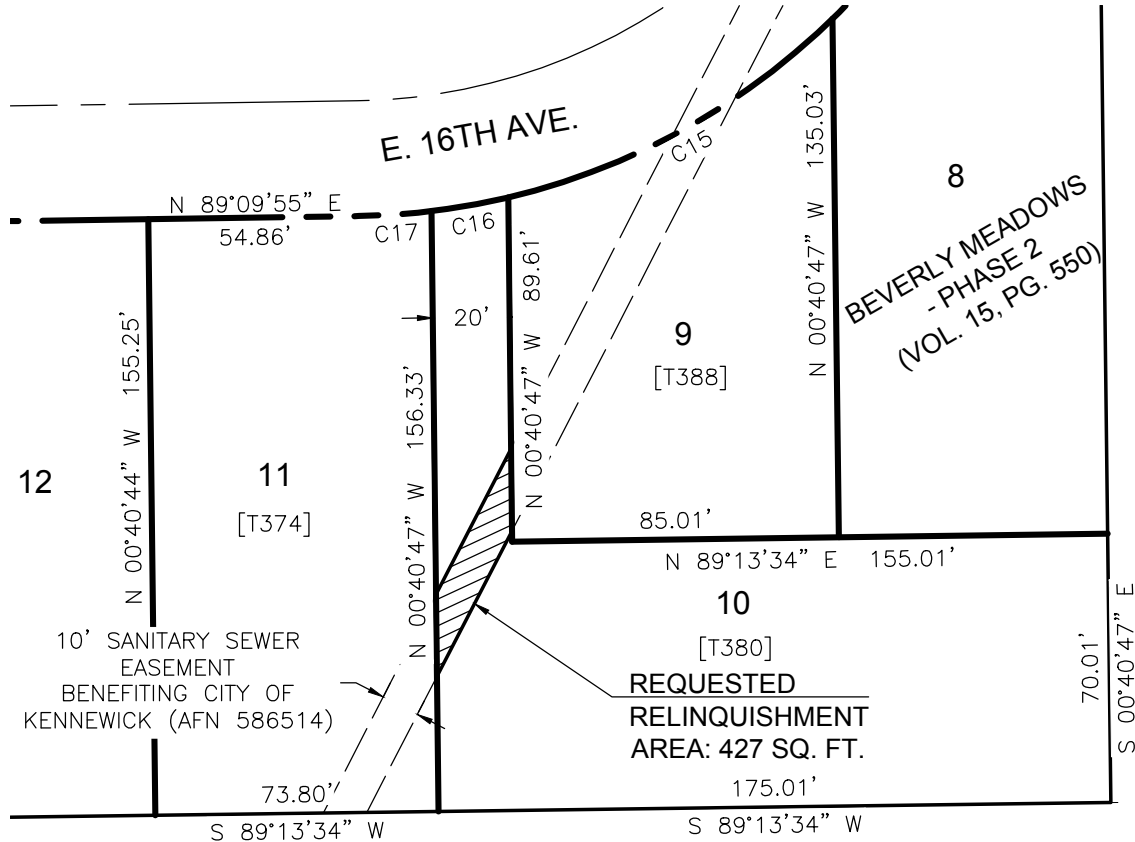
PROJECT NO.: 3449-01

SHEET 1 OF 1

10' SANITARY SEWER EASEMENT EXHIBIT

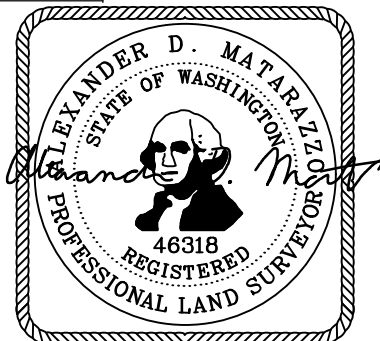
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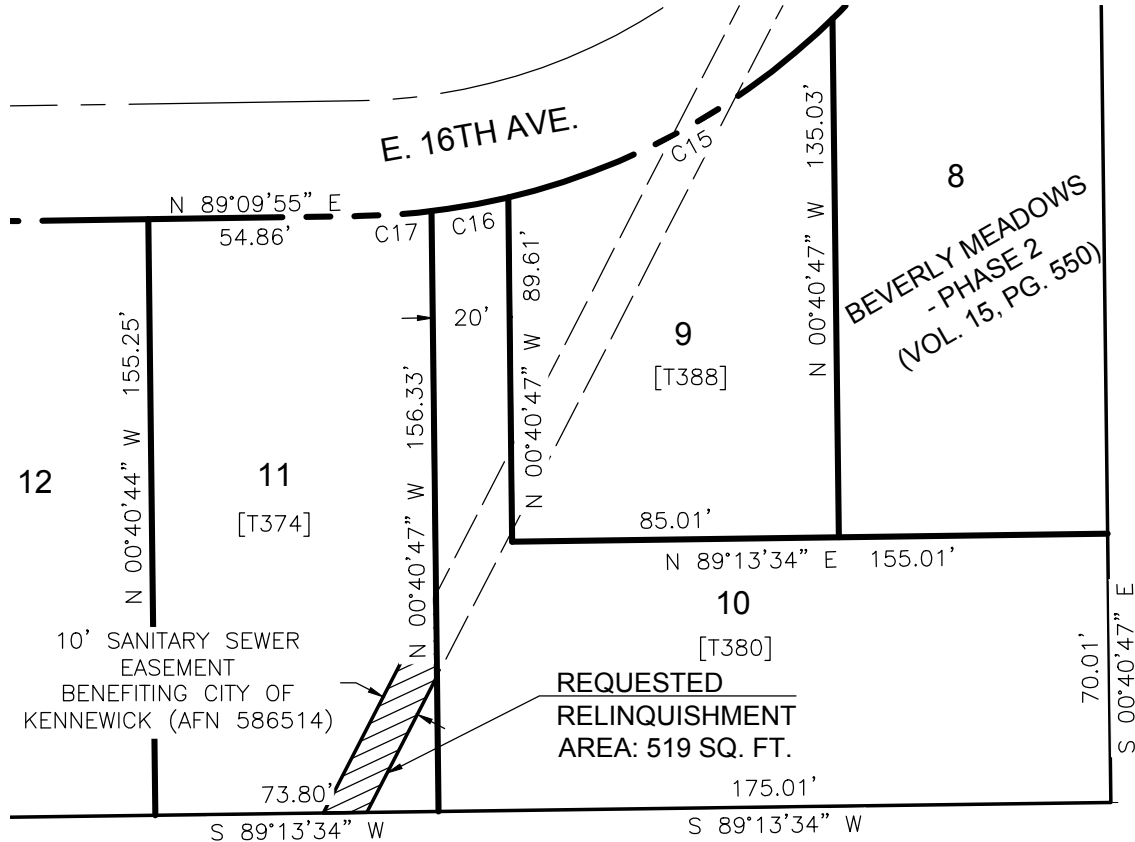
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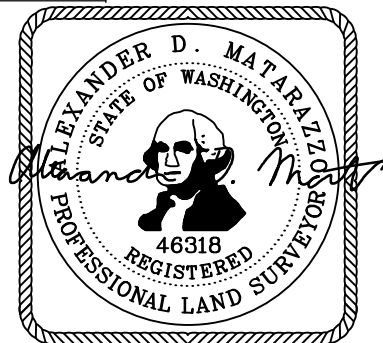
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SHEET 1 OF 1



City Council Meeting Schedule July 2017

July 4, 2017 Tuesday, 6:30 p.m.	REGULAR COUNCIL MEETING - <i>CANCEL DUE TO HOLIDAY</i>
July 11, 2017 Tuesday, 6:30 p.m.	WORKSHOP MEETING 1. Civic Campus Update
July 18, 2017 Tuesday, 6:30 p.m.	REGULAR COUNCIL MEETING
July 25, 2017 Tuesday, 6:30 p.m.	WORKSHOP MEETING 1. Development Update 2. Public Records Policy

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 Taped

July 2017
Updated 5/30/17